

**SAN MATEO COUNTY 2014-2022 DRAFT
HOUSING ELEMENT**

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1. INTRODUCTION

Overview

The San Mateo County Housing Element is one of seven mandatory elements of the County's General Plan, required by state law. California Government Code states that the Housing Element shall "consist of standards and plans for the improvement of housing and for the provision of adequate sites for housing," and shall "make adequate provision for the housing needs of all segments of the community." The Housing Element is the document that the County uses to:

- Analyze current and future housing needs for all areas of the unincorporated County and all types of housing;
- Determine existing and potential housing constraints, resources, and opportunities;
- Establish the County's housing objectives and the policies and programs intended to achieve these objectives;
- Identify sufficient housing sites to meet the County's share of Regional Housing Need, as determined by the State Department of Housing and Community Development.

San Mateo County's Housing Element addresses the housing needs of the entire unincorporated County. The Housing Element recognizes that housing affects all parts of the community, and that meeting the County's housing needs requires the effort of multiple partners in the public, private, and non-profit sectors. The Housing Element has been created in collaboration with a broad range of stakeholders, and with extensive public participation and community input, as described in Section 2.

The County first adopted a Housing Element as part of the General Plan in October 1991. The Housing Element is the only element of the General Plan that must be regularly updated, on a schedule established by state law. The San Mateo County Housing Element was most recently updated in 2011. Once adopted by the Board of Supervisors, this Element supersedes the 2011 Housing Element and is part of the County's General Plan.

This Housing Element is a comprehensive update of the prior Element. Revisions include: (1) updated demographic and housing data to reflect current conditions; (2) revised assessments of the County's current and future housing needs; (3) review of the County's progress in implementing the policies and meeting the goals and objectives of the prior Housing Element; (4) revised analysis of available sites for housing production; (5) incorporation of new requirements of State law, and (6) new policies and programs to encourage the production, preservation, availability and affordability of housing in the unincorporated areas.

The programs and policies in the Housing Element are the responsibility of a variety of County departments and agencies. The implementing programs described in Section 10 show the entities responsible for implementation.

While the programs and policies in the Housing Element are primarily focused on the unincorporated County, the Housing Element also recognizes that housing is a countywide and region-wide concern, and that housing issues and needs are shared across jurisdictional boundaries, and sometimes require solutions that are similarly shared across jurisdictions. Where appropriate, the analysis and the policies and programs included in the Element reflect this fact.

The Housing Element covers the state-mandated Planning Period from January 2015 to January 2023.

State Housing Element Requirements

All cities and counties in California must adopt and periodically update a Housing Element as one of the mandatory elements of the General Plan. Detailed requirements for preparing, revising, and adopting Housing Elements are contained in the California Government Code.

Substantive Requirements

The California Government code establishes substantive requirements for the contents of the Housing Element. The Housing Element must contain the following components:

- A description of current conditions in the County, including demographic, housing, and other conditions
- An assessment of current and future housing needs
- A review of the County's progress in meeting the goals, policies and programs established in the prior Housing Element
- An assessment of available and adequate sites for housing, and an analysis of the sufficiency of these sites to meet the County's Regional Housing Needs Allocation
- A statement of goals, policies, and programs to meet the County's current and future housing needs, and a statement of quantified objectives for meeting those needs
- An assessment of constraints to meeting the County's housing need, including governmental and non-governmental constraints
- A description of the County's efforts to ensure comprehensive public participation in the creation of the Housing Element

Procedural Requirements

California Government Code also establishes procedural requirements for revision and for State Department of Housing and Community Development (HCD) review of housing elements.

Public Participation

Housing Element Law states that “The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.” The public participation process implemented by the County for the current updated is described in Section 2.

HCD Review

The County must submit a revision or amendment of the Housing Element to HCD for review, and the County must consider and respond to HCD’s commitments prior to adoption. For the Housing Element to be legally valid, it must be certified as such by HCD.

Local Adoption

The revised Housing Element must be adopted by the Board of Supervisors.

Notification to Retail Water and Sewer Providers

Once the Housing Element revision is adopted, Government Code Section 65589.7 requires that the County distribute copies to all public and private water and sewer service providers within the unincorporated area. The purpose of this requirement is to ensure that water and sewer providers give priority to proposed housing developments for lower income households in their current and future resource or service allocations. Local public and private water and sewer providers must grant a priority for service hookups to developments that help meet the County’s share of the regional need for lower income housing.

SB 1087, adopted in 2005, strengthened these notification requirements, by requiring distribution of copies of the Housing Element to providers within one month of adoption. The revised and adopted Housing Element will be distributed to all providers within one-month period after adoption.

Coastal Zone Affordable Housing Requirements

Government Code Section 65590 establishes specific affordable housing obligations for jurisdictions with coastal zones, and Government Code Section 65588(d) establishes review requirements for these obligations, including review of housing units created, demolished, rehabilitated, and preserved within the coastal zone. A description of the County’s obligations under Section 65590 and a detailed review are provided in Section 3.

New Requirements since the prior Housing Element

The prior Housing Element covered the period from 2007 to 2014, and was bound by legal requirements adopted prior to 2007. Since then, the State Legislature has enacted several laws that change the required contents of the Housing Element. The most significant of the new requirements that apply to unincorporated San Mateo County are:

- Planning Period. The Housing Element cycle and planning period is now 8 years for most jurisdictions. Housing elements are due for adoption by January 2015, and jurisdictions that adopt Housing Elements on time will not be required to revise them again until December 2022. Jurisdictions that do not adopt on time will have to revise their Housing Elements on a four-year cycle, until they have adopted two subsequent Housing Elements on time.
- Housing Need/Developmental Disabilities. The housing need section of the Housing Element must now include an analysis of the special housing needs of people with developmental disabilities, defined as a disability that originates before an individual turns 18 years of age, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual.

Relationship of the Housing Element to Other County Plans and Programs

Consistency with Other Elements of the General Plan

Government Code Section 65300.5 states that the Housing Element must be consistent with all other elements of the General Plan. The County General Plan has 17 topic areas or elements: Vegetative, Water, Fish and Wildlife Resources; Soil Resources; Mineral Resources; Visual Quality; Historical and Archaeological Resources; General Land Use; Urban Land Use; Rural Land Use; Water Supply; Wastewater; Transportation; Solid Waste; Housing; Natural and Man-made Hazards; and Air Resources. The revised Housing Element has been reviewed for consistency with the General Plan, and is consistent with all elements of the Plan.

Consistency with Area Plans

As part of the General Plan, the County has also adopted the following area plans for specific communities in the unincorporated area: North Fair Oaks Community Plan, Emerald Lake Hills Community Plan, Montara-Moss Beach-El Granada Community Plan, San Bruno Mountain General Plan Amendment, Skyline Area General Plan Amendment and the Colma BART Station Area Plan. Each of these area plans contains housing-related policies that apply to the specific area. Because the Housing Element and area plans are all part of the General Plan, they must be consistent pursuant to State Government Code

Section 65300.5. The Housing Element has been reviewed for consistency with the area plans, and is consistent with each of these plans.

Consistency With Relevant Airport/Land Use Compatibility Criteria

Government Code Section 65302.3 requires that a local agency general plan/general plan amendment and/or any affected specific plan/specific plan amendment must be consistent with the applicable airport/land use compatibility criteria contained in the relevant adopted comprehensive airport land use plan (CLUP). The housing policies, goals, programs, and any other provisions to accommodate future housing development, as specified herein, have been reviewed by the County's Airport Land Use Commission, and are consistent with and do not conflict with the relevant airport/land use compatibility criteria contained in the San Mateo County Comprehensive Airport Land Use Plan December 1996, as amended, for the environs of all three airports located in San Mateo County (Half Moon Bay Airport, San Carlos Airport, and San Francisco International Airport).

Consistency with Local Coastal Program

San Mateo County has a Local Coastal Program (LCP) that addresses land use issues in the County's coastal zone. LCPs consist of Land Use Plans and Implementation Programs that have been certified by the California Coastal Commission as being consistent with, and adequate to carry out, the Coastal Act of 1976, which established policies for development throughout the state Coastal Zone. LCPs establish the standards of review for coastal development permits issued by local governments, some of which can be appealed to the Coastal Commission.

San Mateo County's LCP was certified by the Coastal Commission in 1981 and has been amended numerous times, most recently in 2013. The LCP Land Use Plan is a General Plan Area Plan that includes a background document, policies, and maps. The Implementation Program is comprised of the County's zoning, subdivision, grading, and tree removal regulations.

The Housing Element must be consistent with the LCP. Accordingly, the analysis of available developable sites contained in Section 9 considers LCP development standards and restrictions, and the policies and programs contained in the revised Housing Element are consistent with all aspects of the LCP.

Organization of the Housing Element

The Housing Element is divided into 11 sections:

- Section 1 is the introduction.
- Section 2 summarizes the public outreach, participation, and input process for the Housing Element update.
- Section 3 describes existing conditions in the County, including basic geographic, demographic, and jurisdictional information, housing conditions, economic conditions, and other current information.

- Section 4 describes the potential governmental and nongovernmental constraints to housing production in the County, including regulatory, economic, physical, and other conditions that might pose barriers to new housing.
- Section 5 describes the County's housing needs, including the County's share of the State-mandated Regional Housing Need.
- Section 6 addresses energy conservation.
- Section 7 evaluates the programs and policies included in the prior, [2007](#) Housing Element, and makes recommendations for continuation, modification, or discontinuation of those policies.
- Section 8 summarizes the resources available to the County to address housing needs.
- Section 9 presents an inventory of all of the sites in the unincorporated County that might potentially be developed with new housing, including an assessment of realistic development potential for each site.
- Section 10 describes the new and continued policies and programs the County will implement over the planning period ([2015](#) to [2022](#)) to address the County's housing needs.
- Section 11 presents the County's housing objectives for the period from [2015](#) to [2022](#).
- The Appendix presents additional information and input from the public participation process.

Data Sources and Data Availability

For description of existing conditions, analysis of housing needs, and other demographic, economic and housing data, the Housing Element [relies](#) on the [2010](#) U.S. Decennial Census, the most comprehensive source of data for the County and for sub-county areas, [and on more recent American Community Survey data provided by the U.S. Census Bureau \(in some cases, the American Community Survey, while more recent, does not provide the same level of detail, or the same type of data, as the 2010 Census\).](#) The prior Housing Element also [relied on Census data, and wherever possible, this Housing Element presents comparisons of the same data over time, to clearly demonstrate trends and changes. However, because some types of information available in prior years are no longer available,](#) the nature and level of detail of data in this Housing Element is in some cases substantially different than the [prior](#) Element, and direct comparisons with past data are not always possible.

Where possible, information is provided for the unincorporated County, and for discrete unincorporated subareas, such as North Fair Oaks, Broadmoor, Ladera and others. In cases where data is unavailable for the unincorporated County and/or sub-County areas, data is provided for the aggregated County as a whole, including both incorporated and unincorporated areas.

2. PUBLIC PARTICIPATION

Introduction

The County conducted a substantial public outreach and participation effort for the Housing Element update, including stakeholder and community workshops, distribution of informational brochures, a survey on housing issues, and public hearings at the Planning Commission and Board of Supervisors.

In addition to these efforts, the County participated in additional outreach through the Countywide 21 Elements collaboration, described below.

Community Workshops

The County held four public community workshops, two prior to creation of the draft Housing Element, and two to receive comments on the draft Element. The first two workshops were held in Redwood City and in Princeton. The subsequent workshops were held in North Fair Oaks and Half Moon Bay.

The workshops were publicized through brochures, posters posted at various locations, emailing to a wide variety of community partners, County websites, and notices and handouts available at the Planning and Building Department and Housing Department. To ensure that adequate notice of the workshops was provided to typically harder-to-reach populations, including lower-income groups, ESL speakers, disabled populations, seniors, and others, notice was provided at local community centers, health clinics, senior centers, and libraries, and distributed through organizations representing the elderly, disabled populations, the homeless, farm-workers, day laborers, and a variety of other groups representing potentially hard-to-reach populations. All notices and materials were provided in English and Spanish, and translation was available at all workshops. All materials were published and distributed in both the coastal and bayside areas of the County, and workshops were held on the bayside and on the coast.

A summary of comments received at the workshops is included in the Appendix.

Stakeholder Input

Through the 21 Elements collaborative, the County received input at stakeholder workshops, from developers, representatives of service organizations, non-profits, housing policy organizations, and a variety of other stakeholders involved in housing issues. The results of the stakeholder input are included in the Appendix.

Brochures

The County produced informational brochures in English and Spanish for the Housing Element update. The brochures provided information on the update, provided notice of public workshop dates and locations, highlighted key housing issues, described additional opportunities for public participation, included contact information for County staff, and included mail-back surveys of housing needs (described below), and information on the link to the web-based version of the survey. The brochures were distributed through the Planning and Building Department and the Housing Department, distributed to local libraries, community centers, senior centers, health clinics, and day labor centers, provided to [stakeholders](#) in paper and electronic format for distribution, and provided for distribution to County partners representing the elderly, disabled groups, ESL populations, the homeless, and other traditionally under-represented groups. Copies of the brochures are shown in the Appendix.

Survey

The County prepared [an online](#) survey of County housing issues, to obtain public feedback on the issues most critical to County residents. The survey was prepared in both English and Spanish, [publicized through](#) the brochures described above, and [made](#) accessible through the County website. The survey form, and a summary of responses, is provided in the Appendix.

Website

The County created and maintained a website describing the Housing Element update, providing information on housing issues, providing notice of meeting and hearing dates and other key dates and deadlines, and providing access to the current Housing Element, the online survey, electronic versions of the informational brochure, contact information for County staff, and other information.

21 Elements Outreach

The County participated in the The San Mateo County Housing Element Update Kit, otherwise known as “21 Elements”, a collaborative project sponsored by the San Mateo County Department of Housing and the City/County Association of Governments of San Mateo County, intended to encourage and assist with the production and certification of high quality Housing Elements in San Mateo County. More broadly, the collaborative is intended to strengthen local partnerships and develop solutions to housing needs throughout the County.

In addition to all twenty-one jurisdictions in the County, 21 Elements includes participation from the California Department of Housing and Community Development, the San Mateo County Department of Public Health, and other stakeholders. Throughout the Housing Element update process, representatives from each of the Cities, Towns and the County met regularly to advance their work. 21 Elements meetings also included stakeholder and expert presentations,

and specific stakeholder workshops and input, as described above. The collaborative also allows jurisdiction to share knowledge, best practices, and technical materials across jurisdictions, enabling jurisdictions to assist one another in addressing common issues, share successful strategies, and strengthen the overall process of updating and implementing housing elements Countywide

Summary of Input and Other Materials

A discussion of public, stakeholder, and steering committee input received through the public participation process is included in the Appendix. The Appendix also indicates how the policies and programs in the updated Housing Element address the comments and input received. Samples of the materials used in the public participation process are also included in the Appendix.

3. EXISTING CONDITIONS

This section provides an overview of current demographic, economic, and housing conditions in San Mateo County. The information provides a baseline to assess the County's housing needs, based on population characteristics and existing amounts, types and locations of housing.

General Description of the Unincorporated Areas

The planning area for the Housing Element consists of unincorporated lands under County jurisdiction. These unincorporated lands include urbanized communities and neighborhoods of various sizes, which typically adjoin incorporated cities, as well as extensive rural areas, such as the Skyline area. Approximately half of the County's land area, but only roughly 9% of County population, is in unincorporated areas (see Table 3-1).

Table 3-1
San Mateo County Population
Incorporated and Unincorporated Areas, 2000-2012

	Year				Change 2000-2012	
	2000		2012		#	%
Cities	645,886	91%	664,848	91%	18,962	3%
Unincorporated Area	61,275	9%	62,947	9%	1,672	3%
County Total	707,161	100%	727,795	100%	20,634	3%

Source: U.S. Census, 2000, 2012.

The Local Agency Formation Commission (LAFCo) has assigned each of the County's urbanized unincorporated areas to the sphere of influence of an adjacent city. As of 2014, these unincorporated, urbanized communities contained about 71% of the unincorporated County's housing supply, as well as 75% of the unincorporated population. Many of these areas may ultimately be annexed by adjacent cities, in which case responsibility for housing policy will shift to the annexing city, but the likelihood and timing of any potential annexations is unknown.

The unincorporated County consists of approximately 309 square miles, and there is wide variation in the size, location, and economic and social characteristics of the various unincorporated areas. The main unincorporated areas are shown on Map 3-1. General descriptions of these areas are provided below.

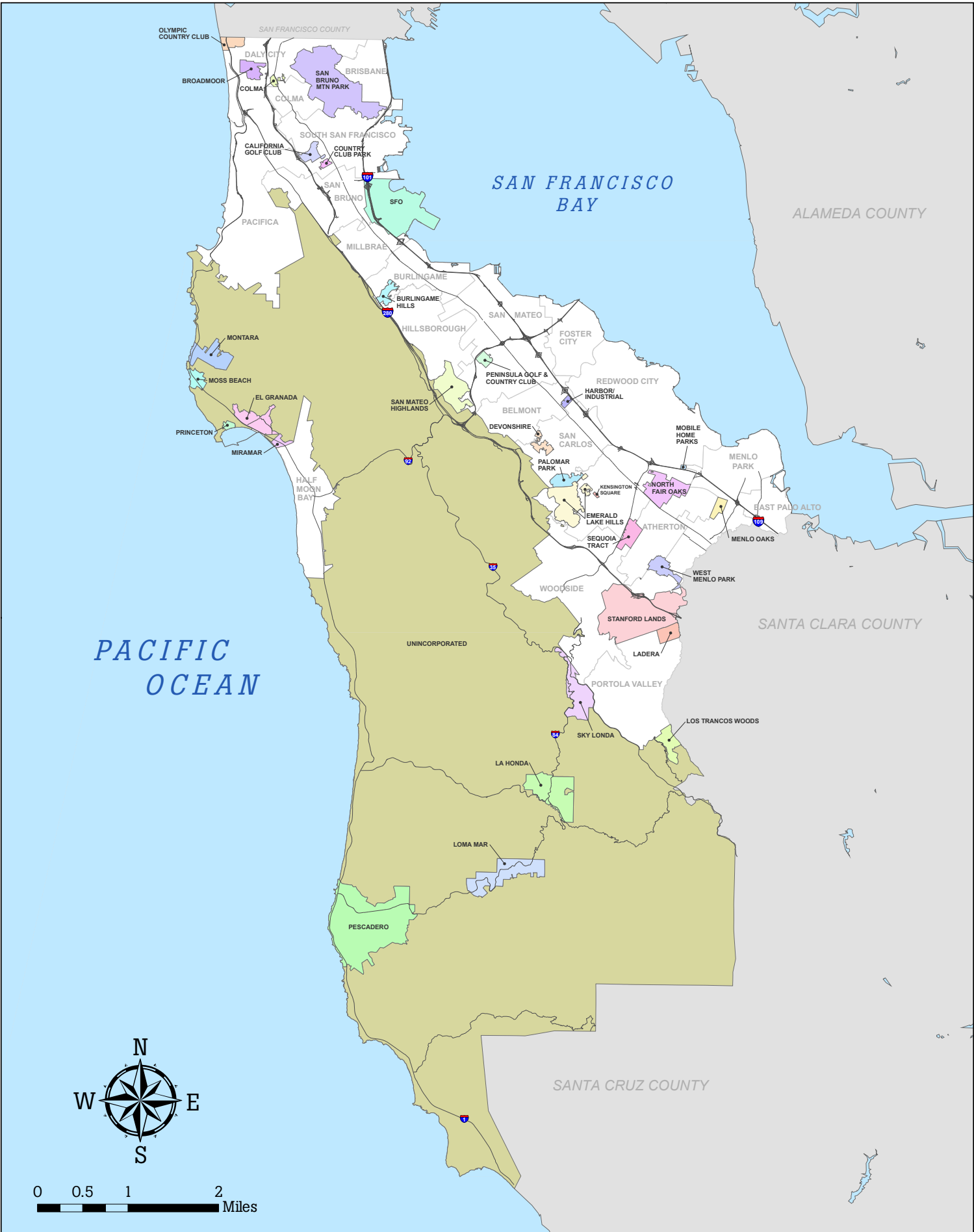
Urban Bayside Communities

North Fair Oaks. The largest unincorporated community is North Fair Oaks, which is within Redwood City's sphere of influence. This area is fully urbanized, with moderate to high densities of development. North Fair Oaks has over 15,000 residents and more than 4,000 housing units. North Fair Oaks has a relatively high concentration of low and moderate-income households, as well as a wide variety of housing types and a variety of land uses, including significant commercial and industrial uses. Development in North Fair Oaks is regulated by the North Fair Oaks Community Plan, which includes analysis of housing policies, housing availability, housing needs, and other housing issues specific to North Fair Oaks.

Colma. Unincorporated Colma is a small urbanized pocket in the northern part of the County, adjoining incorporated Colma and Daly City. Colma has seen significant amounts of relatively high-density residential development over the past decade, with several multifamily mixed-income apartment and condominium projects, a senior housing project, and several other projects, all located around the redeveloped Colma BART station. Development in the Colma area is regulated by the Colma Area Plan, which contains specific housing policies applicable to unincorporated Colma.

Emerald Lake Hills is a relatively low-density suburban area of the County, characterized primarily by single-family homes. While Emerald Lake Hills has a large amount of development, its primarily residential nature and lack of commercial and other uses distinguishes it from the more highly urbanized areas of the unincorporated County, such as North Fair Oaks.

Map 3-1: San Mateo County



Other unincorporated urban bayside communities include Burlingame Hills, Devonshire, Broadmoor, the San Mateo Highlands and Ladera. These communities are primarily small pockets of unincorporated jurisdiction, largely characterized by single-family residential development, although Devonshire and Broadmoor both have areas of higher development density and mixed uses.

Urban Coastal Communities

There are several unincorporated coastal communities north of Half Moon Bay, within the urban area of the County's urban/rural boundary. These communities include Montara, Moss Beach, El Granada, Princeton and Miramar. These communities are an exception to the primarily rural nature of the coastal unincorporated areas, and have housing and development issues, including infrastructure constraints and other issues unique to the coast, which require specific analysis. These communities are mainly within the area covered by the County's Local Coastal Program (LCP), which contains specific housing policies relating to the Midcoast area. The revised Housing Element does not modify any of the housing policies of the LCP.

Rural Areas and Communities

The vast majority of the unincorporated County consists of the ***Rural Midcoast***, ***Rural Southcoast***, and rural ***Skyline*** areas. In contrast to the urbanized communities, the rural areas tend to be sparsely developed, with very low housing densities on relatively large lots. These areas include La Honda, Pescadero, San Gregorio, Kings Mountain, and the remaining large, primarily undeveloped areas of the Midcoast and Southcoast. The rural South Coast has relatively few, widely dispersed households, and most housing needs are associated with the area's agricultural economy, including farmworker housing needs which tend to be unique to this part of the County. The rural portions of the Midcoast area are mainly characterized by large, minimally developed areas with large lots and low housing densities, although there are a few small higher density areas.

Population Characteristics

Total Population

As shown in Table 3-1, the 2012 population of all unincorporated areas was 62,947, a 3% increase over 2000. Table 3-1 also shows population changes for the County as a whole, including incorporated areas. Population in the unincorporated area has increased at approximately the same rate as the County as a whole.

Table 3-2 shows population for the County's major unincorporated areas as of 2010.

Age Characteristics

Table 3-3 shows age characteristics for the County as a whole, including incorporated areas. As the table indicates, the County's population is "aging:" the median age of the County's population has increased in the last two decades, from 36.8 years in 2000, to 39.2 in 2005, to 39.4 in 2011.

Table 3-4 shows median age for the major unincorporated areas in 2000 and 2011. The unincorporated County and its major unincorporated areas have traditionally had a somewhat higher median age than the County as a whole, and as this table demonstrates, with the exception of North Fair Oaks this remains the case. The increase in median age in most areas over the intervening decade probably indicates that there has not been significant population change in these areas, and the residents are "aging in place."

Race and Ethnic Composition

Table 3-5 shows population and race data for 2012, for San Mateo County as a whole.¹ Sixty-four percent of County residents in 2012 were white, 26% were Asian, 3% were black or African-American, 2% were native Hawaiian, 4% were multiple races, and roughly 1% were American Indian.

¹ This data is from the American Community Survey, which is based on a rolling sample covering multiple years.

Table 3-2
Total Population, San Mateo County and Major Unincorporated Areas

	1990	2000	2010	Change 1980-1990		Change 1990-2000		Change 2000-2010	
San Mateo County	649,623	707,161	718,451	62,294	11%	57,538	9%	11,290	2%
Total Unincorporated Area	57,637	61,275	61,611	5,260	10%	3,638	6%	336	1%
Major Unincorporated Areas									
Broadmoor CDP	2,952	4,026	4,176	-785	-21%	1,074	36%	150	4%
El Granada CDP ¹	4,426	5,724	5,467	844	24%	1,298	29%	-257	-4%
Emerald Lake Hills CDP	3,328	3,899	4,278	-72	-2%	571	17%	379	10%
Highlands/Baywood Park CDP	4,435	4,210	4,027	-96	-2%	-225	-5%	-183	-4%
Montara CDP	2,552	2,950	2,909	580	29%	398	16%	-41	-1%
Moss Beach CDP ¹	3,002	1,953	3,103	1,134	61%	-1,049	-35%	1,150	59%
North Fair Oaks CDP	13,912	15,440	14,687	3,618	35%	1,528	11%	-753	-5%
Sequoia Tract	3,551	3,671	N/A	-363	-9%	120	3%	N/A	N/A
West Menlo Park CDP	3,959	3,629	3,659	-391	-9%	-330	-8%	30	1%

Sources: 1980, 1990, 2000, 2010 Censuses; 2005, 2013 Department of Finance

1. Changes in CDP boundaries between 1990 and 2000, and again between 2005 and 2010 account for a large portion of population

Table 3-3
Median Age, San Mateo County 1990-2011

	1990	2000	2005	2011
Median Age	34.3	36.8	39.2	39.4

Sources: 1990, 2000 Census; 2005, 2011 American Community Survey

Table 3-4
Median Age, San Mateo County
Major Unincorporated Areas, 2000-2011

Area	Median Age, 2000	Median Age, 2011
Broadmoor CDP	30.9	45.5
El Granada CDP	38.3	45.7
Emerald Lake Hills CDP	41.8	46.7
Highlands/Baywood Park CDP	43.1	44.4
Ladera	N/A ¹	46
La Honda	N/A	42
Montara CDP	40.9	47.1
Moss Beach CDP	41.2	50.5
North Fair Oaks CDP	28.7	30.6
Pescadero	N/A	43
Sequoia Tract	41.3	N/A
West Menlo Park CDP	39.4	38

Source: 2000 Census, 2011 American Community Survey

1. N/A indicates that data is not available for this geography.

Table 3-5

Estimated Percent of San Mateo County Population by Race, 2013

Race	Population	Estimated % of Population
White alone	304,170	41%
Asian alone	194,490	26%
Hispanic or Latino (of any race)	189,660	25%
Black or African American alone	18,389	2%
Native Hawaiian and Other Pacific Islander alone	10,057	1%
American Indian and Alaska Native alone	948	0%
Some other race alone	4,042	1%
Two or more races	25,617	3%
Total:	747,373	100%

Source: American Community Survey, 2013

Household Characteristics

Households and Household Size

A “household” is defined as the person or persons occupying a housing unit. The “household population” is the count of people living in households, while “group quarters population” is the count of persons living in institutions such as nursing homes, dormitories, convents, boarding houses, jails, or other institutions. Total population of an area consists of the household population and the group quarters population. Average household size for an area is determined by dividing the household population by the total households. The number of households, by definition, is the same as the number of occupied housing units.

Table 3-6 shows population and household population for the unincorporated County in 2000 and 2012, and Table 3-7 shows these numbers compared to the County as a whole, including incorporated areas. As the tables indicate, in 2012 the unincorporated County had a household population of 64,461, 9% of the total County household population. There were also 1,383 persons living in group quarters, 15% of the County total. The household population grew approximately 7% between 2000 and 2010, while the group quarters population remained the same. The disproportionate percentage of group quarters residents in the unincorporated County, in comparison to the overall percentage of population, may reflect the population of several County jails and other detention facilities, among other factors.

Table 3-6
Unincorporated San Mateo County
Households and Household Population, 2000 - 2012

	2000	2012	Change
Total Population	61,275	65,844	7%
Household Population	59,892	64,461	8%
Group Quarters Population	1,383	1,383	0%
Households	20,846	22,105	6%
Average Household Size	2.9	2.9	0%

Source: California Department of Finance, 2013

The County had 22,105 households in 2012, roughly 6% more than in 2000. The current household size is approximately 2.9 persons per household, the same as in 2000, slightly higher than in the incorporated areas of the County. For purposes of comparison, Tables 3-8 and 3-9 show population and households characteristics for the County as a whole, compared to the unincorporated portions of the County, over a longer period of time.

Table 3-7
Population and Household Characteristics
Total County and Unincorporated Area, 2012

	Total County	Unincorporated County	Incorporated Cities	Unincorporated % of Total
Total Population	739,469	65,844	673,625	9%
Household Population	729,012	64,461	664,551	9%
Group Quarters Population	9,074	1,383	10,457	15%
Households	263,252	22,105	263,252	8%
Average Household Size	2.76	2.9	2.75	N/A

Source: 2010 U.S. Census, CA Department of Finance, 2013

Table 3-8
Total Households, San Mateo County and Unincorporated Area
1990-2012

	1990	2000	2005	2008	2012	% Change 1990- 2000	% Change 2000- 2012
San Mateo County	241,914	254,103	259,930	263,252	272,158	5.0%	7.1%
Unincorporated Area	19,717	20,846	21,676	22,015	22,562	5.7%	8.2%

Source: 1990, 2000 U.S. Census; 2005, 2008 California Department of Finance

Table 3-9
Average Household Size
San Mateo County and Unincorporated Area, 1990-2012

	1990	2000	2005	2008	2012
San Mateo County	2.6	2.7	2.7	2.8	2.8
Unincorporated Area	2.8	3.1	2.9	2.9	2.9

Source: 1990, 2000 U.S. Census; 2005, 2008, 2012 California Department of Finance

Household size data by County subarea in 2010 is shown in Table 3-10. As the table indicates, some of the urbanized unincorporated County subareas, including North Fair Oaks and Broadmoor, had larger household sizes in 2010 than the remainder of the unincorporated County, indicating that these areas may face overcrowding and other issues. Housing size in North Fair Oaks has also increased significantly over time, in contrast to other County areas. This data is consistent with anecdotal evidence that some areas, North Fair Oaks in particular, are experiencing overcrowding pressures.

Table 3-10
Household Size, Major Unincorporated Areas
San Mateo County, 1990-2010

Major Unincorporated Areas	1990	2000	2010
Broadmoor CDP	3.0	3.1	3.0
El Granada CDP	2.7	2.8	2.6
Emerald Lake Hills CDP	2.8	2.7	2.7
Highlands/Baywood Park CDP	2.7	2.6	2.7
Ladera	N/A ¹	N/A	2.7
La Honda	N/A	N/A	2.2
Montara CDP	2.8	2.8	2.6
Moss Beach CDP	2.7	2.6	2.8
North Fair Oaks CDP	3.5	3.8	3.7
Pescadero	N/A	N/A	3.2
Sequoia Tract	N/A	2.5	N/A
West Menlo Park CDP	2.4	2.6	2.7

Sources: 1990, 2000, 2010 Census, State Department of Finance 1999, 2000, 2013

1. Data for geographies marked N/A not available.

Types of Households

Households vary not only in size but also in type, an important consideration in assessing the adequacy of existing housing stock and identifying unmet housing needs. Table 3-11 shows the distribution of household types for the unincorporated County and the County as a whole, as of 2011. for the unincorporated County, approximately 76% of households were “family” households (two or more related persons living in the same housing unit) while 24% were non-family households (predominantly single people living alone, but also including non-relatives sharing a housing unit). For the entire County, only 68% were family households, and the remainder were non-family households.

Table 3-11
Percent of Households by Type
San Mateo County, 2011

		Family Households		Non-Family Households	
	Total	Family no Children	Family with Children	Single Person	Multiperson
Unincorporated County	22,830	9,184	8,219	4,109	1,370
%	100%	40%	36%	18%	6%
All County	256,305	94,001	80,115	64,595	17,594
%	100.0%	37%	31%	25%	7%

Source: American Community Survey, 2011; 21 Elements Collaborative

In comparison, Table 3-12 shows the relative percentage of family and non-family Households for major unincorporated communities in 2000 and 2010. While family households are invariably larger in each community, as the table shows, the relative difference in family and non-family percentages varies significantly between communities.

Table 3-12
Percent of Households by Type
San Mateo County and Major Unincorporated Areas, 2000-2010

	2000		2010	
	Family Households	Non-Family Households	Family Households	Non-Family Households
San Mateo County	67.4	32.6	67.5	32.5
Major Unincorporated Areas				
Broadmoor CDP	77.2	22.8	68.4	31.6
El Granada CDP	74.6	25.4	67.2	32.8
Emerald Lake Hills CDP	78.0	22.0	80.0	20.0
Highlands/Baywood Park CDP	79.2	20.8	77.5	22.5
Ladera	N/A	N/A	85.2	14.8
La Honda	N/A	N/A	67.7	32.3
Montara CDP	74.9	25.1	72.5	27.5
Moss Beach CDP	71.1	28.9	60.2	39.8
North Fair Oaks CDP	73.5	26.5	71.9	28.1
Pescadero	N/A	N/A	95.3	4.7
Sequoia Tract	68.8	31.2	N/A	N/A
West Menlo Park CDP	67.3	32.7	69.0	31.0

Source: 2000, 2010 U.S. Census

Income

Table 3-13 shows median household income levels for major unincorporated areas. In 2010, household income levels in most major unincorporated areas were higher than the \$85,648 median of the County as a whole. However, in North Fair Oaks, Broadmoor, and Pescadero the median income was significantly lower than the County median. Table 3-14 also shows incomes

countywide in 2000, 2007 and 2010. Household incomes in the County as whole have risen approximately 17% since 2000.²

Table 3-15 shows another measure of household income, the California Department of Housing and Community Development's income categories for 2014. These categories are used to establish housing affordability and eligibility for certain housing assistance programs.

Table 3-13
Median Household Income
Major Unincorporated Areas, 2000-2010

Area	2000	2010
Broadmoor CDP	\$69,836	\$75,000
El Granada CDP	\$91,979	\$125,833
Emerald Lake Hills CDP	\$127,250	\$165,052
Highlands/Baywood Park CDP	\$105,165	\$149,844
Ladera	N/A ¹	\$182,321
La Honda	N/A	\$147,188
Montara CDP	\$95,326	\$161,630
Moss Beach CDP	\$91,992	\$102,365
North Fair Oaks CDP	\$55,603	\$52,932
Pescadero	N/A	\$56,474
Sequoia Tract	\$81,086	N/A
West Menlo Park CDP	\$125,881	\$121,094

Source: 2000 Decennial Census, 2010 American Community Survey

1. Data for geographies marked N/A not available.

Table 3-14
Median Household Income
San Mateo County, 2000-2010

	2000	2007	2010	Change 2000-2010
Income	\$70,819	\$83,109	\$85,648	17%

Source: 2000 Census; 2007, 2010 American Community Survey

² This data is not adjusted for inflation.

Table 3-15
San Mateo County State Income Limits, 2013

	Persons per Household							
Income Category	1	2	3	4	5	6	7	8
Extremely Low	\$ 23,750	\$ 27,150	\$ 30,550	\$ 33,950	\$ 36,650	\$ 39,400	\$ 42,100	\$ 44,800
Very Low	\$ 39,600	\$ 45,250	\$ 50,900	\$ 56,550	\$ 61,050	\$ 65,600	\$ 70,100	\$ 74,650
Low	\$ 63,350	\$ 72,400	\$ 81,450	\$ 90,500	\$ 97,700	\$ 104,950	\$ 112,200	\$ 119,450
Median	\$ 72,100	\$ 82,400	\$ 92,700	\$ 103,000	\$ 111,250	\$ 119,500	\$ 127,700	\$ 135,950
Moderate	\$ 86,500	\$ 98,900	\$ 111,250	\$ 123,600	\$ 133,500	\$ 143,400	\$ 153,250	\$ 163,150

Source: California Department of Housing and Community Development, 2013.

Housing Characteristics

Total Housing Units

There were 21,270 housing units in the unincorporated areas of San Mateo County in 2000 (Table 3-16), 8.2% of the County's 260,576 units. By 2012, this number had increased to 22,562, still approximately 8% of the County's total housing units.

Table 3-16
Housing Units, San Mateo County, 2000-2012

	2000		2008		2012	
San Mateo County Total	260,576	100%	268,301	100%	272,158	100%
Incorporated Cities	239,306	92%	245,659	92%	249,596	92%
Unincorporated Areas	21,270	8%	22,642	8%	22,562	8%

Source: 2000 Census, 2008, 2012 Department of Finance

As shown in Table 3-17, the percentage of single-family and multifamily units in the unincorporated San Mateo County has remained relatively stable, at approximately 85% single-family and between 10 and 12% multifamily. The percent of occupied and vacant units has changed, rising to an estimated 6.43% in 2012. This number is largely due to for-sale home foreclosures and other impacts of the housing market crisis; rental vacancy rates are lower, and other measures indicate that the overall vacancy rate has since declined.

Table 3-17
Housing Characteristics in Unincorporated San Mateo County
2000, 2008 and 2012

Year	Total Units	Single-family	%	Multi-family	%	Mobile Homes	%	Occupied Units	% Vacant	Persons per HH
2000	21,270	18,144	85%	2,279	11%	847	4%	20,562	3.33	2.9
2008	22,642	19,445	86%	2,350	10%	847	4%	22,017	2.76	2.9
2012	22,562	19,223	85%	2,714	12%	625	3%	21,112	6.43	2.9

Source: California State Department of Finance, City/County Population and Housing Estimates 2000 through 2012.

Housing Units by Tenure

As of 2012, approximately 60% of housing units in the County were owner-occupied, and 40% were renter-occupied. As Table 3-18 shows, in almost all major unincorporated areas, the percentage of owner-occupied units was significantly higher than the percentage for the County as a whole. North Fair Oaks and Pescadero stand out as the only major unincorporated communities where the percentage of renter-occupied units (51% and 53%, respectively) were greater than the County total.

Table 3-18
Housing Units by Tenure
San Mateo County and Major Unincorporated Areas, 2012

	Owner-Occupied Units		Renter-Occupied Units	
	Units	%	Units	%
San Mateo County	153,656	59.7	103,713	40.3
Total Unincorporated Area	15,434	72.3	5,914	27.7
Major Unincorporated Areas				
Broadmoor CDP	1,245	83.0	255	17.0
El Granada CDP	1,464	73.5	527	26.5
Emerald Lake Hills CDP	1,487	93.9	96	6.1
Highlands/Baywood Park CDP	1,304	86.4	206	13.6
Ladera	520	100.0	0	-
Montara CDP	754	81.8	168	18.2
Moss Beach CDP	802	69.8	347	30.2
North Fair Oaks CDP	2,030	48.6	2,146	51.4
Pescadero	99	46.5	114	53.5
West Menlo Park CDP	1,169	83.2	236	16.8

Source: 2012 American Community Survey

Housing Units by Number of Rooms

Table 3-19 shows data on number of rooms for rental and ownership housing in 2012, for the entire County (including cities).³ Owner occupied units tend to be larger than renter occupied units: more than 70% of owner occupied units had 5 rooms or more, while more than half of renter occupied units had 4 rooms or less.

Table 3-19
Housing Units by Tenure by Number of Rooms
San Mateo County, 2012

	Owner Occupied Units	% of Ownership Units	Renter Occupied Units	% of Rental Units	Total	% of All Units
1 room	652	0.4%	6,784	7%	7,436	3%
2 rooms	1,816	1%	9,617	9%	11,433	4%
3 rooms	5,331	3%	27,471	26%	32,802	13%
4 rooms	15,892	10%	28,556	28%	44,448	17%
5 rooms	32,680	21%	16,065	15%	48,745	19%
6 rooms	37,656	25%	8,632	8%	46,288	18%
7 rooms	25,396	17%	3,498	3%	28,894	11%
8 rooms	16,655	11%	1,606	2%	18,261	7%
9 or more rooms	17,578	11%	1,484	1%	19,062	7%
Total	153,656	100%	103,713	100%	257,369	100%

Source: U.S. Census, 2012

Vacancy Rates

Table 3-20 shows housing vacancy rates for the County from 2000 to 2012. As noted above, vacancy rates have reason over the past five years, largely due to the recession and housing crisis beginning in 2007, although rates have recently begun to decline once more. Vacancy rates for individual unincorporated communities are shown in Table 3-21; rental vacancy rates countywide from 2009 to 2013 are shown in Table 3-22.

³ "Rooms" includes all rooms except bathrooms, and excludes hallways, foyers, balconies, and other non-living space.

Table 3-20
Housing Vacancy Rates, San Mateo County, 2000-2012

	2000	2005	2008	2012
San Mateo County	2.5	2.5	1.9	4.9
Unincorporated Area Only	3.3	3.3	2.8	6.4

Source: 2000 U.S. Census; 2005, 2008, 2012 California Department of Finance

Table 3-21
Housing Vacancy Rates, Major Unincorporated Areas
2012

	Total Units	Occupied	Vacant	% Vacant
Broadmoor	1,524	1,500	24	2%
El Granada	2,088	1,991	97	5%
Emerald Lake Hills	1,618	1,583	35	2%
Highlands- Baywood Park	1,510	1,510	0	0%
Ladera	520	520	0	0%
La Honda	449	359	90	20%
Montara	995	922	73	7%
Moss Beach	1,206	1,149	57	5%
North Fair Oaks	4,343	4,176	167	4%
Pescadero	239	213	26	11%
West Menlo Park	1,541	1,405	136	9%

Source: 2012 American Community Survey

Table 3-22
Average Rental Vacancy Rates, San Mateo County, 2009-2013

	2009	2010	2011	2012	2013	Change 2009-2013
Vacancy Rate	5%	5%	4%	4%	5%	0%

Source: San Mateo County Housing Department, Realfacts 4th Quarter Rental Data

Age of Housing Units

The age of the housing stock is an important factor in assessing housing conditions. As shown in [Table 3-23](#), as of [2012](#), [20%](#) of all housing units in the County were built before 1950, and a number of unincorporated communities have significant percentages of units built 60 or more years ago.

Table 3-23
Age of Housing Stock, Major Unincorporated Areas, 2012

	% of Units Built Before 1950	Median Year Built
Broadmoor	52	1949
El Granada	6	1976
Emerald Lake Hills	27	1975
Highlands/Baywood Park	2	1959
Ladera	0	1958
La Honda	40	1955
Montara	7	1968
Moss Beach	13	1975
North Fair Oaks	32	1958
Pescadero	65	1939
West Menlo Park	22	1958

Source: 2012 American Community Survey

Housing Prices and Rents

Ownership Housing Prices

Table 3-24 and [3-25](#) show measures of housing prices countywide, and in various County jurisdictions, between [2010](#) and [2014](#). Housing prices increased consistently and [significantly over that period](#), and remain out of reach of very

low, low-income, and even moderate-income earners. While unincorporated areas of the County are not shown in the data, prices in these areas are similarly high. According to the California Association of Realtors Housing Affordability Index, as of 2014 only 12% of households in the County can afford the median priced home, down from 21% in 2009. Section 5 of the Housing Element, Housing Needs, discusses the affordability of ownership housing for various income groups in the County in detail.

Table 3-24
San Mateo County Median Home Price, All Home Sales, 2012-2014

January 2012	January 2013	January 2014	Change 12-13	Change 13-14
\$580,000	\$695,000	\$992,500	20%	43%

Source: California Association of Realtors, 2012-2014

Table 3-25
Median Home Sale Prices by Housing Type, San Mateo County
2010-2013

	2010	2011	2012	2013	Change 2010-2013
Condominiums	\$410,000	\$365,000	\$409,000	\$540,000	32%
Single Family Homes	\$725,000	\$685,000	\$736,000	\$912,000	26%

Source: San Mateo County Association of Realtors, 2010-2013

Rents

Table 3-26 shows average rents countywide from 2009-2013. As the table indicates, over the past 4 years, rents for both 1-bedroom and 2-bedroom rentals have increased by approximately \$800, or roughly 45%. Section 5 of the Housing Element provides more detail on rental affordability.

Table 3-26
Average Rents, San Mateo County
2009-2013

	Dec 2009	Dec 2010	Dec 2011	Dec 2012	Dec 2013
1-BR/1 BA	\$1,438	\$1,535	\$1,713	\$1,926	\$2,114
2-BR/1 BA	\$1,675	\$1,689	\$1,929	\$2,155	\$2,412

Source: San Mateo County Housing Department, 2014

Housing Production

The data in the previous section is drawn from various external sources, including the U.S. Census, California Department of Finance, and others. In contrast, data in the following section is drawn from the County's own housing production data, based on building permits and certificates of occupancy issued. General housing production data is shown below; this data is also revisited in Section 9 of the Housing Element, which addresses the County's Regional Housing Needs Allocation.

All Unincorporated Areas

Table 3-27 shows the number of new housing units constructed in the unincorporated County, by area, from 2009-2014.⁴

As the table shows, housing production has remained at relatively stable but very slow rates over the past few years, after declining from much higher levels in 2007 and 2008.

⁴ This data is based on units for which certificates of occupancy were issued, and/or units for which a final inspection was conducted.

Table 3-27
Housing Production by Area
San Mateo County, 2007-2014

City	2007	2008	2009	2010	2011	2012	2013	Total
Montara	16	9	3	1	3	1	-	33
Burlingame Hills	2	2	1	3	-	-	-	8
Broadmoor	2	-	-	2	-	-	-	4
Country Club Park	-	1	2	2	-	2	-	7
Colma	-	-	-	1	-	-	-	1
Devonshire	-	1	-	-	-	-	-	1
El Granada	16	19	5	3	1	2	2	48
Emerald Lake Hills	27	11	5	7	4	3	6	63
Harbor Industrial	-	-	-	-	-	-	-	-
San Mateo Highlands	-	1	2	-	1	-	-	4
Uninc. Half Moon Bay	-	1	1	1	2	-	-	5
Ladera	-	-	-	2	1	1	-	4
La Honda	3	5	2	1	1	1	2	15
Los Trancos Woods	1	-	-	-	-	1	3	5
Moss Beach	3	3	1	4	3	1	-	15
Mobile Home Park	1	-	-	1	1	-	-	3
Miramar	3	4	-	2	-	2	-	11
Menlo Oaks	5	1	2	2	3	1	5	19
North Fair Oaks	6	10	7	6	6	5	2	42
Palomar Park	1	1	4	-	-	5	-	11
Pescadero	-	4	-	-	2	8	2	16
Princeton	-	-	-	-	-	-	-	-
Sequoia Tract	4	3	-	6	3	2	3	21
San Gregorio	-	-	-	-	-	-	2	2
Skyline	-	-	1	-	-	-	2	3
Weekend Acres	2	-	-	-	-	2	2	6
West Menlo Park	15	19	5	11	15	15	14	94
Woodside	2	1	-	2	2	2	5	14
Total	109	96	41	57	48	54	50	455

Source: San Mateo County Planning and Building Department, Building Permit Data

Table 3-28 shows residential demolitions per year, from 2007-2014. As the table indicates, demolitions have steadily declined since 2007, and no residential demolitions were completed in the past two years. Most residential demolitions in the County are undertaken in order to construct a new residence on the same site, so demolition and production trends tend to be closely linked, but in recent years this does not appear to be the case, although both construction and demolition rates have been low, and Table 3-28 only shows demolitions that have been completed, rather than demolition permits issued.

Table 3-28
Residential Demolitions, Unincorporated Areas
2007-2014

	2007	2008	2009	2010	2011	2012	2013	Total
Units	48	22	14	11	2	0	0	97

Source: San Mateo County Planning and Building Department, Building Permit Data

Table 3-29 shows total new units constructed since 2007, net of residential demolitions. Three-hundred twenty eight new units were constructed over the period.

Table 3-29
Net New Residential Construction
2007-2014

2007	2008	2009	2010	2011	2012	2013	Total
61	74	27	46	46	54	50	358

Source: San Mateo County Planning and Building Department, Building Permit Data

Coastal Zone

State Government Code Section 65588(c) requires that the Housing Element contain analysis of low or moderate-income housing converted or demolished in or near the Coastal Zone, pursuant to State Government Code Section 65590. Generally, replacement units are required if a residential structure containing three or more dwelling units is demolished or converted. Additionally, low and moderate-income housing must be provided either on the site of new housing developments or on other sites in or near the Coastal Zone.

There have been no conversions or demolitions of multifamily, low or moderate income housing in the Coastal Zone since adoption of the prior Housing Element, and no recorded replacements, conversions or demolitions of dedicated low or moderate income housing units in the unincorporated County's Coastal Zone since January 1, 1982.

4. CONSTRAINTS TO HOUSING PRODUCTION

Governmental Constraints to Housing Production

State Law requires an analysis of potential and actual governmental constraints to housing production, including land use controls, fees and exactions, permit procedures, codes, code enforcement, and on and off-site improvement standards. State law also requires specific analysis of governmental constraints to production of housing that is appropriate and accessible for persons with disabilities.

Local Land Use Controls

San Mateo County's primary land use controls are General Plan policies, the zoning code, subdivision regulations and building codes. Through these land use and development controls, the County maintains standards for protection of neighborhoods, compatibility of uses, public safety and protection of the environment.

General Plan

The General Plan, as the County's fundamental land use and development policy document, establishes the basic parameters of the type and extent of housing permitted in unincorporated areas of the County. The General Plan contains broad policies for land use and development in various parts the County. The policies established in the General Plan are implemented in greater detail and specificity by the development and use regulations incorporated in the zoning code and subdivision regulations, described later in this section.

Among other things, the General Plan:

- Establishes basic land use designations for all parts of the unincorporated County
- Establishes an urban/rural boundary, which defines, generally, the intensities and types of development allowed in various parts of the County, based on the urban or rural character of a given area
- Demarcates sensitive habitat and other resource areas
- Establishes basic ranges of allowed development intensities for various categories of land use

The General Plan attempts to balance important and sometimes competing land use objectives, including: (1) preserving and enhancing the character of local communities and environments, (2) preventing or minimizing negative impacts on natural resources, (3) supporting the distribution of land uses that best provides resources and opportunities for all residents to obtain adequate housing, employment, and services, (4) maximizing the strength and viability of local economies, (5) minimizing the costs of providing public improvements, facilities, and services, (6) minimizing energy usage, (7) minimizing exposure of life and

property to environmental hazards, and (8) creating and maintaining physically coherent, workable, vital communities.

The permitted densities of residential development for each Land Use designation established by the General Plan are shown in Table 4-1. Allowed residential densities range from roughly 0.2 units/acre (Very Low Density Residential) to 87.0 units/acre (High Density Residential). These density designations establish the minimum and maximum densities of residential development in areas where residential development is permitted. The General Plan Land Use Designations for the County are shown on Map 4-1.

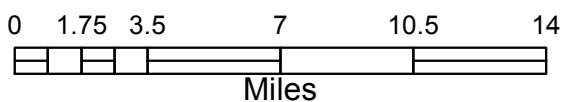
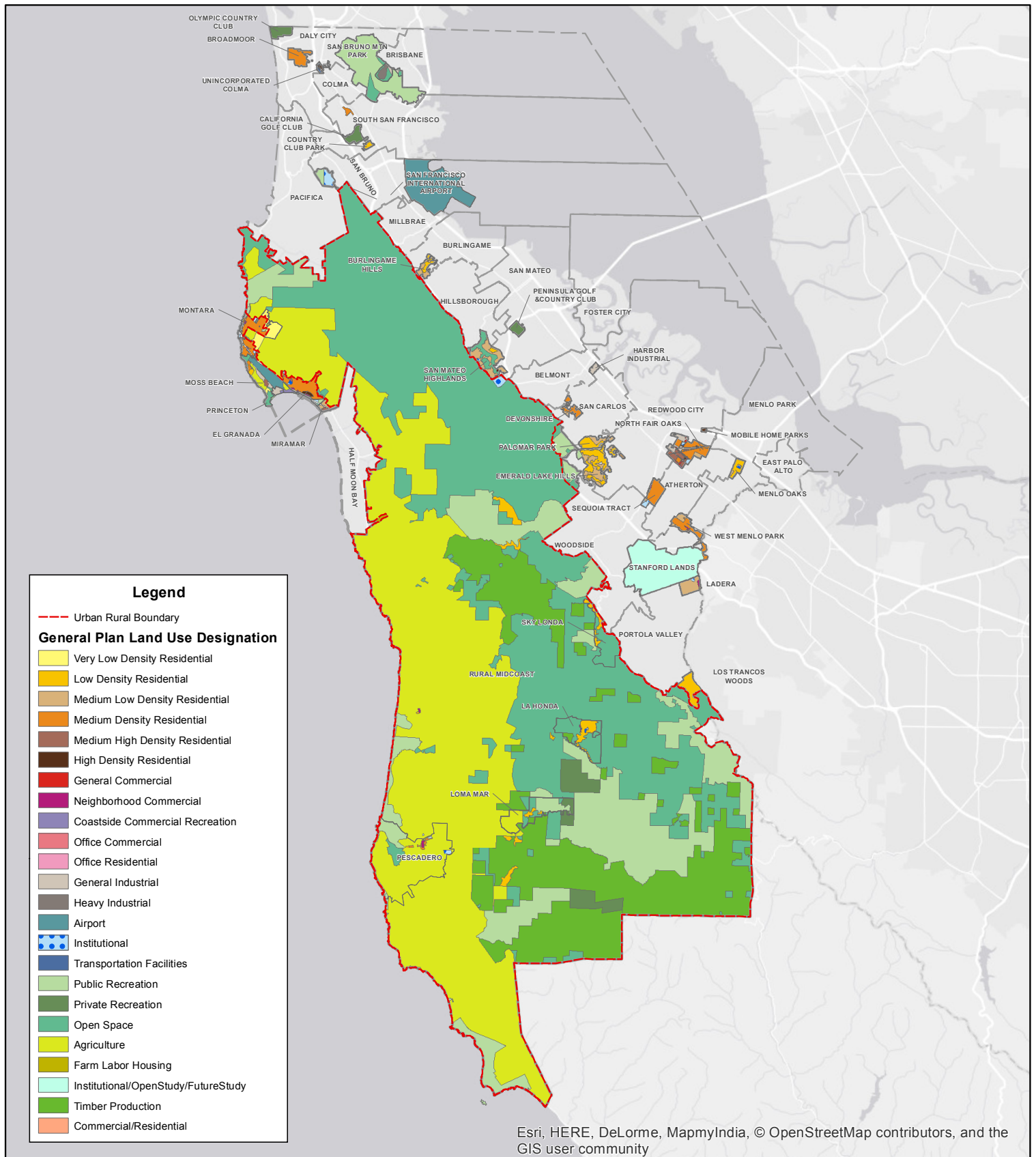
Urban/Rural Boundary

The General Plan establishes an urban/rural boundary line, which clearly denotes the specific land areas that are appropriate for either urban or rural development. The County's urban/rural boundary is shown in Map 4-1. In general, allowed residential densities are higher in areas demarcated as urban. By establishing the appropriate residential densities allowed in areas defined as either urban or rural, the General Plan facilitates residential development by providing clear direction on where housing and other urban development is most appropriate and where limited resources will be concentrated to support it. Other policies in the General Plan reinforce this concept by emphasizing higher densities and the provision of infrastructure in urban areas, while in rural areas lower density development compatible with agriculture, recreational open space and resource management is encouraged. Allowed urban and rural residential densities are shown in Table 4-1.

Table 4-1
General Plan Land Use Designations and Densities
San Mateo County

<i>Urban Land Uses</i>	
Designation	Residential Density
Low Density Residential	0.3-2.3 units/net acre
Medium Low Density Residential	2.4-6.0 units/net acre
Medium Density Residential	6.1-8.7 units/net acre
Medium High Density Residential	8.8-17.4 units/net acre
High Density Residential	17.5-87.0 units/net acre
General Commercial	N/A
Neighborhood Commercial	N/A
Commercial Recreation	N/A
Office Commercial	N/A
Office/Residential	N/A
General Industrial	N/A
Heavy Industrial	N/A
Industrial Buffer	N/A
Institutional	N/A
Airport/Airport Transportation-Related	N/A
Public Recreation	N/A
Private Recreation	N/A
General Open Space	N/A
<i>Rural Land Uses</i>	
Designation	Residential Density
Very Low Density Residential	approximately or slightly less than 1 unit/5 acres
Low Density Residential	0.3-2.3 units/net acre
Medium-Low Density Residential	2.4-6.0 units/net acre
Medium Density Residential	6.1-8.7 units/net acre
Neighborhood Commercial	N/A
General Commercial	N/A
General Open Space	N/A
Public Recreation	N/A
Private Recreation	N/A
Agriculture	N/A
Timber Production	N/A
Solid Waste Disposal Facilities	N/A

Map 4-1: San Mateo County General Plan Land Use



Zoning Regulations

San Mateo County's Zoning Regulations establish appropriate uses of land and structures, development density, structure size and placement, parking requirements and, in certain areas, the pace and design of development. Every housing developer must comply with each applicable provision of the County's Zoning Regulations when developing a site. From a developer's standpoint, the most critical limitations typically are: (1) zoning and (2) off-street parking requirements. These provisions affect the number, type and cost of housing units that may be constructed.

County Zoning Regulations Overview

Section 6110 of the County's Zoning Regulations establishes 29 basic zoning districts for unincorporated areas. The district regulations establish the land uses that are permitted in each zoning district. The basic zoning districts are shown in Table 4-2.

The majority of the basic districts are in urban areas. The primary rural zoning districts are the Planned Agricultural District (PAD), Resource Management District (RM), Resource Management-Coastal Zone District (RM-CZ), Timberland Preserve Zone District (TPZ), and the Timberland Preserve Zone District-Coastal Zone (TPZ-CZ).

In addition to the basic zoning districts shown in Table 4-2, most of the zoning districts established by Section 6110 have associated "combining districts" that establish the development standards applicable in those districts. For example, the One-Family Residential District (R-1) is combined with various "S" districts to create single-family residential zones of varying densities. Likewise, the Neighborhood Commercial District (C-1) is combined with various "S" districts to create commercial zones that allow residential uses of varying densities as conditional uses, allowed with a use permit. The basic zoning district, in concert with the associated combining district, establishes the permitted land uses and development standards for a particular parcel. There are 30 combining districts (S-1 through S-108) as shown in Table 4-3. The development standards established by each "S" district include minimum building site, minimum lot area per dwelling unit, minimum yards (setbacks), maximum building height, and maximum lot coverage. Some districts also have maximum floor area limits and daylight plane requirements. A few basic zoning districts have no associated combining districts; rather, development standards for these districts are incorporated into the basic zoning district regulations. These districts are the: (a) rural zoning districts listed above; (b) industrial districts (including all M-1 districts, M-2, and W); (c) Parking District; (d) Planned Unit Development Districts (PUD); (e) Coastside Commercial Recreation District (CCR); (f) Residential Hillside District (RH); and (g) Planned Colma District (PC).

Finally, in addition to the district regulations (permitted uses) and the combining district regulations (development standards), the County Zoning Regulations also

Table 4-2
Base Zoning Districts, San Mateo County

R-E	Residential Estates District.
R-1	One-Family Residential District
R-2	Two-Family Residential District
R-3	Multiple-Family Residential District
R-3-A	Affordable Housing District
PUD	Planned Unit Development District
A-1	Agricultural District
A-2	Exclusive Agricultural District
A-3	Floricultural District
COSC	Community Open Space Conservation District
P	Parking District
H-1	Limited Highway Frontage District
O	Office District
C-1	Neighborhood Business District
C-2	General Commercial District
CCR	Coastside Commercial Recreation District
M-1	Light Industrial District
M-2	Heavy Industrial District
W	Waterfront District
I/NFO	Institutional/North Fair Oaks District
RM	Resource Management
PAD	Planned Agricultural District
PC	Planned Colma District
TPZ	Timberland Preserve Zone
RH	Residential Hillside District

Table 4-3
Zoning Districts and Development Standards, San Mateo County

District	Minimum Building Site		Minimum lot area per dwelling unit	Minimum Setbacks			Maximum Height		Maximum Lot Coverage (%)
	Lot width (ft.)	Minimum area (sq.ft.)		Front (ft.)	Side** (ft.)	Rear (ft.)	Stories	Feet	
S-1	50	5,000	500	20	5	20	3	36	50
S-2	50	5,000	1,000	20	5	20	3	36	50
S-3	50	5,000	1,250	20	5	20	3	36	50
S-4	50	5,000	1,650	20	5	20	3	36	50
S-5	50	5,000	2,500	20	5	20	3	36	50
S-6	50	5,000	3,500	20	5	20	3	36	50
S-7	50	5,000	5,000	20	5	20	3	36	50
S-8	50	7,500	7,500	20	5	20	3	36	40
S-9	50	10,000	10,000	20	10	20	3	36	30
S-10	75	20,000	20,000	20	10	20	3	36	25
S-11*	100	1-5 ac.	1-5 ac.	50	20	20	3	36	15
S-17*	50	5,000	5,000	20	5-10	20	*	28	35-50
S-50*	50	5,000	2,500	20	5	20	2	28	50
S-71*	50	5,000	5,000	20	5	20	*	30	50
S-72*	50	5,000	5,000	20	5	*	*	*	50
S-73*	50	5,000	5,000	20	5	20	2*	28	50
S-74*	50	5,000	5,000	20	10	20	2	28	50
S-81	50	9,000	9,000	20	5	20	3	36	40
S-82*	50	7,500	7,500	20	5	*	*	*	50
S-83*	50	7,500	7,500	20	5	20	3	36	40
S-90*	50	10,000	10,000	40	10	20	*	30	30
S-91*	50	10,000	10,000	20	10	20	*	28	30
S-92*	50	10,000	10,000	20	10	*	*	*	50
S-93*	50	10,000	10,000	20	10	20	2*	30	30
S-100*	75	20,000	20,000	40	10	20	-	30	25
S-101*	75	20,000	20,000	20	10	20	-	28	25
S-102*	75	20,000	20,000	20	10	20	-	30	25
S-103*	-	14,000	14,000	25	10	25	2.5	35	-
S-104*	-	*	*	*	8	20	2.5	35	-
RH*	50	*	*	20	20	20	-	28	25
RM***	-	*	*	50	20	20	3	36	-
RM-CZ	-	*	*	50	20	20	3	36	-
PAD	-	*	*	30/50	20	20	3	36	-
E, A-0, GH	The E (Entertainment Overlay), A-0 (Airport Overlay), and GH (Geologic Hazard) combining districts require specific permitting and analysis procedures for entertainment businesses and development in airport areas and geologic hazard zones, but contain no additional height, size, setback, or other development restrictions.								

*Additional requirements may vary, including building height, possible floor area ratio, daylight plane and/or design review.

**Side yard setbacks on corner lots shall be 50% of the required front yard setback in the respective district.

***RM District requires a conservation easement on newly subdivided parcels.

establish overlay zoning districts that apply in some unincorporated areas. The key overlay zones are the Design Review District (DR), and the Coastal Development District (CD), Zoning Regulations Chapters 28.1 and 20B. Other overlay zones are the Airport Overlay (AO), Geologic Hazard (GH), and Entertainment (E) districts. These overlay zones establish special permit requirements and standards for the unincorporated areas where they apply. More detail about the permit procedures established by these overlay zones is provided in the Local Permit Approval Process section, below.

Description of Typical Single-Family Residential Zoning Districts

About 75% of the urban unincorporated area is covered by three residential zoning districts: the R-1/S-73 District (primarily in North Fair Oaks), R-1/S-17 District (primarily on the Midcoast), and the Residential Hillside District (mainly in Emerald Lake Hills). The development standards applicable in these districts are summarized in Table 4-3. As the table shows, both the R-1/S-73 and R-1/S-17 districts are single-family residential zones with a minimum lot size of 5,000 sq. ft. Both districts also limit floor area to about 50% of lot area, and have standard daylight plane requirements (not shown on the exhibit). The Residential Hillside District applies to Emerald Lake Hills, a hilly area just to the west of Redwood City. The minimum lot size for this district is determined by a slope density formula that requires larger parcels in areas of steep topography. In the most level areas, the minimum lot size is 12,500 sq. ft. This district has a floor area limit of 30% of lot area and a stricter lot coverage limit of 25 percent; otherwise, the development standards for this district are similar to the other two districts described.

The standards applicable in single-family residential zoning districts are intended to maintain the existing residential character of each neighborhood. In some cases, strict application of these standards may make development infeasible on sites with steep slopes, irregular lot shapes or other unique characteristics. However, in such cases, exceptions to the standards may be granted through a variance.

Description of Multi-Family Residential and Commercial Zoning Districts

Multi-family residential uses are allowed by right in multi-family zoning districts (R-2 and R-3 districts) and the Office District (O District), and as a conditional use, by obtaining a use permit, in commercial zoning districts (C-1 and C-2 districts). The “S” combining districts establish the density and development standards applicable to multi-family residential uses in these zones. The S-3 combining district is most often combined with multi-family and commercial zoning districts; the development standards associated with this combining district are shown in Table 4-3.

Multi-family residential uses are also allowed in the Coastsides Commercial Recreation District (CCR) and the Planned Colma District (PC), Zoning Regulations Chapters 16.5 and 21B. The primary purpose of the CCR District is

to promote Coastside commercial uses. As such, multi-family uses are conditional uses limited to the second floor above retail or restaurant uses. The Planned Colma District implements the Colma BART Station Area Plan, which promotes the location of high density residential uses near the station. This district has very specific standards for various types and densities of multi-family residential development that is allowed by right.

The standards applicable to multi-family residential development in multi-family and commercial zoning districts are not onerous or excessive, are similar to standards in other jurisdictions nearby, and do not uniquely constrain housing development. Although the maximum developability of any given site depends on a variety of site conditions, in general the standards for multifamily residential districts do not constrain residential development from reaching maximum development densities, even when setbacks, lot coverage regulations, and other restrictions are taken into consideration. However, as most urban unincorporated areas have been built-out, the amount of vacant land in parcels large enough for significant new multi-family development is relatively limited. There are opportunities for redevelopment of underutilized land, particularly on major transportation corridors such as El Camino Real, and as part of the Adequate Sites Inventory required for the Housing Element, the County has identified potentially redevelopable sites. On an ongoing basis, the County will continue to identify redevelopable sites, to help potential developers find feasible development sites in appropriate areas. The North Fair Oaks Community Plan update will also include a detailed assessment of developable and redevelopable sites specific to North Fair Oaks. Based on this additional analysis, the County will explore ways to increase the potential for higher-density, multifamily, and mixed uses on potential redevelopment sites, through changes to land uses, zoning, design standards, and other policies.

The fact that residential uses are conditionally, rather than ministerially, permitted uses in commercially zoned areas (C zoned districts, as well as the CCR district) is a potential constraint to housing development in two ways: first, the use permit process itself adds time, cost, and complexity to the process of developing housing in these areas, and; second, because residential uses are not a prioritized use in these areas, and because the areas are described in the zoning regulations as primarily commercial, potential applicants may be unaware that residential uses are allowed in these areas. The zoning regulations in general, and the commercial regulations in particular, also do not incentivize projects with a mixture of residential and non-residential uses, although such projects are often cost-effective for developers. As described in the Goals, Policies and Programs in Section 10, the County will explore ways to streamline residential development in appropriate commercial areas, encourage mixed use development, and reduce constraints, such as residential use permit requirements, in areas where such changes are appropriate and necessary. Changes will include allowing residential and mixed uses by right in appropriate areas, and incorporating explicit language into the zoning regulations highlighting

the potential for residential development in commercially zoned areas, in order to increase awareness of this option.

While San Mateo County's zoning regulations, in general, do not present unique constraints to residential development compared to other jurisdictions, the County's single family residential districts, and many of the residential zoning overlays, incorporate a minimum lot and/or building site size of 5,000 square feet (a similar restriction is included in the Subdivision Regulations, discussed below). This size is often appropriate for single-family detached residential development, but can be an unintended constraint to attached ownership housing. In higher density residential areas such as North Fair Oaks, developers have expressed interest in producing condominium and/or attached townhome development. However, the minimum 5,000 square foot building site area, as well as required side setbacks for single-family homes, necessitates rezoning multiple lots through the Planned Unit Development (PUD) process in order to develop such projects. The PUD rezoning process involves greater time, cost, and complications than a project that does not require a PUD. In addition, while some exceptions to minimum lot sizes are allowed for single-family detached housing, the minimum lot size requirements may preclude some types of small lot development, cluster development, and other types of development that may be relatively affordable. As part of the policies described in Section 10, the County will address these constraints through assessing whether to exempt attached ownership housing from the minimum lot size requirements, in specific areas or countywide, or whether other measures to streamline this type of development are appropriate, and whether to allow cluster development, small lot development, or other exceptions to minimum lot and building site requirements in some areas zoned for single-family residences.

Off-Street Parking Requirements

Chapter 3 of the County's Zoning Regulations contains off-street parking requirements. For both single-family dwellings and apartments, the required parking spaces are governed by the number of bedrooms as shown in the Parking Table, Section 6119. For example, two parking spaces are required per single-family home having two or more bedrooms, while 1.5 parking spaces per unit are required for apartments. Section 6117 requires parking spaces to have a minimum of 171 square feet (9' x 19') to accommodate full-sized vehicles and be provided in garages or carports; although up to 25% of spaces may be compact spaces, if allowed through an exception.

While parking regulations are necessary, and the County's regulations do not compare unfavorably with the requirements of other jurisdictions, parking regulations do increase the cost of development, and can act as a constraint on housing production. In particular, the parking requirements for multifamily residential development increase development costs, and can constrain the maximum feasible densities of such development. As described in Section 10, the County will examine the parking regulations to determine areas of the county,

types of land uses, and types of residential and mixed-use projects that require less parking, or different types of parking, and will amend the parking regulations to reduce required parking to the maximum feasible extent. Types of uses that may require less parking include multifamily housing, mixed residential and other uses, special needs housing (including senior housing), and others. Alternative parking strategies for these uses could include tandem parking, lower amounts of required parking, parking shared with other adjacent uses, and other alternatives. The North Fair Oaks Community Plan update will also include reduced parking requirements specific to North Fair Oaks.

Subdivision Regulations/On and Off-Site Improvement Requirements

The Subdivision Map Act (Government Code Section 66410 et seq.) provides local governments with the legal power to regulate land divisions and the conversion of existing multi-family buildings to condominiums or stock cooperatives. All local governments rely on the Subdivision Map Act in regulating subdivision of land.

Requirements for Development of New Parcels or Vacant Lots

The County's subdivision regulations affect the manner in which parcels can be divided into individual lots for development. The County's subdivision approval procedures are drawn directly from the Subdivision Map Act and are summarized in Table 4-4.

Site access requirements and road improvement standards are summarized in Tables 4-5, 4-6 and 4-7. The standards are the minimum required to provide safe access from private property to a publicly maintained road. Typically, the County requires the installation of public roads for major subdivisions and allows private roads to serve minor subdivisions. Exceptions to this requirement may be allowed through the subdivision exception process, although they are not guaranteed. Variance from other standard requirements is also potentially allowed through the subdivision exception process or alternately, through a street improvement exception process where no subdivision is involved. The County's road/access standards do offer flexibility in that the County allows different road/access standards in different unincorporated communities based on local conditions and preferences, or in accordance with "Creative Road Design Guidelines" adopted by the Planning Commission.

Utility improvements are also required for new lots created by subdivision or when new homes are built on existing, unimproved lots of record. For subdivisions, developers are typically required to install new mains and individual laterals or service. For new homes on unimproved lots, developers are typically required to install individual laterals or service. Size and other standard specifications for utility improvements are determined by the applicable water and sewer district or other service provider.

Table 4-4: Subdivision Approval Process

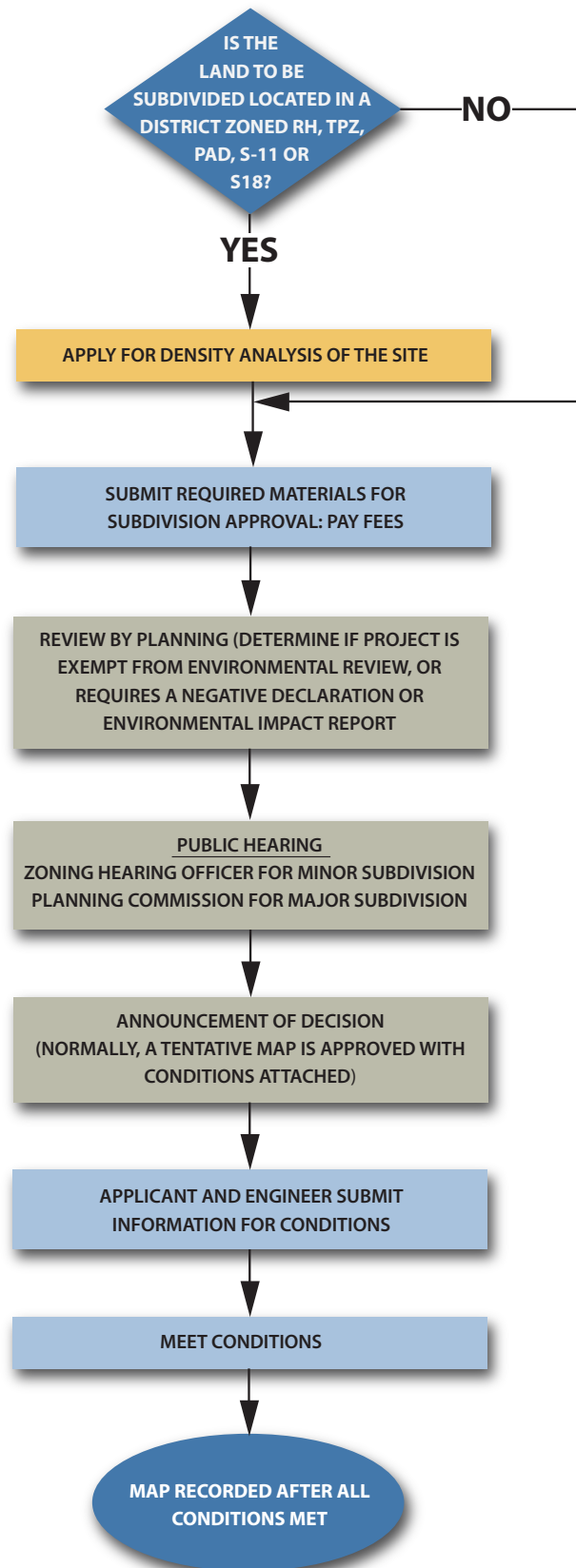


**Table 4-5
Subdivision Street Improvement Standards**

Classification	Surface Width, Curb to Curb	Curbs, Gutters, Sidewalks	Right-of- Way	Easement Width
Urban Streets				
<i>Public</i>				
Residential One-Way Loop	18'	sides; Sidewalk--one side	40'	--
Residential Cul-De-Sac	32'	Curbs, gutters, sidewalks--both sides	50'	--
Residential Minor	36'	Curbs, gutters, sidewalks--both sides	50'	--
Residential Collector or Minor Commercial	40'	Curbs, gutters, sidewalks--both sides	60'	--
Major Commercial, Industrial or Arterial	64'	Curbs, gutters, sidewalks--both sides	80'	--
<i>Private</i>				
Private	16'	needed to control storm runoff	--	--
Rural Roads				
<i>Public</i>				
One-Way Loop to 10 parcels each 20,000 sq. ft. to 5 acres)	15'	Berms and one path	40'	--
Cul-De-Sac or Minor (5 to 10 parcels each 5 to 40 acres)	20'	Berms and one path	40'	--
Cul-De-Sac or Minor (more than 10 parcels each 20,000 sq. ft. to 40 acres)	20'	2' rocked shoulders	40'	--
Collector	22'	Berms and one path	50'	--
Major Collector (F.A.S. standard)	28'	Berms and one path	50'	--
	34'	Surface width including two 5' paved shoulders	50'	--
<i>Private</i>				
Private (serves 2 through 4 parcels)	16'	1' graded shoulders--each side	--	20'
Private (serves 4 through 10 parcels)	16'	2' rocked shoulders--each side with turnouts	--	50'
Private (with parcels 40 acres or larger)	16'	2' rocked shoulders--each side with turnouts	--	50'
Private Access Within 500' of Public Road	16'	1' graded shoulders on each side	--	50'
Private Access More Than 500' from Public Road	16'	2' rocked shoulders on each side turnouts	--	50'

Table 4-6
Road Improvement Requirements as a Condition of Subdivision Approval

Urban Area		
<i>Private Road</i>	<i>Property Adjacent To Public Road</i>	<i>State Highway</i>
Safe and Adequate Paved Access; Ordinance No. 3265	On-Site Improvement; Generally No One-Half Street Improvements; Dedication of Right-of-Way if Necessary	On-Site Improvement; Generally No One-Half Street Improvements; Dedication of Right-of-Way if Necessary
Skyline		
<i>Private Road</i>	<i>Property Adjacent To Public Road</i>	<i>State Highway</i>
Safe and Adequate Unpaved Access to and Through Subdivision	On-Site Improvement; Generally No One-Half Street Improvements; Dedication of Right-of-Way if Necessary	On-Site Improvement; Generally No One-Half Street Improvements; Dedication of Right-of-Way if Necessary
All Other Rural Areas		
<i>Private Road</i>	<i>Property Adjacent To Public Road</i>	<i>State Highway</i>
Safe and Adequate Unpaved Access to and Through Subdivision	On-Site Improvement; Generally No One-Half Street Improvements; Dedication of Right-of-Way if Necessary	On-Site Improvement; Generally No One-Half Street Improvements; Dedication of Right-of-Way if Necessary

Table 4-7
Standards for Private Roads in Single-Family Areas

Dwelling Units Served	Visitor Parking Spaces Required	Width of Easement	Width of Paving
1	2	15'	12'
2	4	20'	16'
3	6	20'	16'
4	8	20'	16'
5+	Provided on right-of-way	50'+	County road standards

If the County determines that a subdivision of 50 parcels or more will create or intensify need for park and recreational facilities in the County, the County may require a dedication of land or an in-lieu park fee as a condition of subdivision approval. For subdivisions of less than 50 parcels, only an in-lieu fee is required. The dedication is based on a standard of .003 acres per anticipated new resident in the subdivision. The in-lieu fee is based on the assessed (rather than market) value per acre of the parkland that would otherwise be provided if dedication of parkland were required. The assessed value of the land is typically lower, in many cases much lower, than the market value of the land either before or after subdivision, resulting in lower fees. The County also assesses a Park and Recreation Development fee of \$1.17 per square foot of new development in the Midcoast area only.

As noted above, the subdivision regulations include a minimum 5,000 square foot size for subdivided lots, as well as a minimum 20 foot street frontage requirement for most subdivided lots, both of which can be a constraint to the production of attached ownership housing. The County will address this constraint through policies described in Section 10.

Building Codes

Building codes are standards and specifications designed to establish minimum construction safeguards for public safety. Like many communities, San Mateo County has adopted the [2013](#) California Building Code for the unincorporated areas. There is little difference between San Mateo County's building code standards and those found in most other communities. While building codes could be viewed as a constraint to affordable housing development, the advantages of requiring minimum building standards for health and safety reasons far outweigh the disadvantages.

Inclusionary Housing Requirements

In 2004, San Mateo County adopted an Inclusionary Housing program. The program as adopted requires that, in all new rental or for-sale multifamily housing projects larger than 5 units, 20% of the units be restricted as affordable for very-low, low, or moderate-income households (as defined by the federal department of Housing and Urban Development). The inclusionary requirement may also be met through land dedication, in-lieu fees, or off-site provision of units. In 2009, the California courts invalidated the application of stand-alone inclusionary requirements (requirements not levied in exchange for development bonuses or subsidies) for rental apartments statewide. Pending further court decisions or legislative action, San Mateo County is only applying the inclusionary housing requirement to multifamily ownership housing.

State law requires that inclusionary programs be considered as governmental constraints to housing development. The rationale for this requirement is that Inclusionary Housing regulations, by reducing the permitted sale or rental price of some units and thereby potentially mandating a lower profit margin for the housing developer, may discourage private market development of housing.

However, a number of studies⁵ indicate that inclusionary regulations are not a strong disincentive to housing production, particularly in regions such as the Bay Area, where housing demand tends to remain consistently high. Studies have concluded that inclusionary requirements can be implemented and still allow acceptable returns for developers, particularly if incentives are offered such as density bonuses, reduced or deferred permit fees, and priority processing. Experience in other local jurisdictions with inclusionary requirements has suggested that the cost of providing affordable units is generally passed on to the sellers of property for housing, rather than to the purchasers of the market-rate housing units. In other words, once an inclusionary requirement is adopted, the price of land selling for residential development is adjusted downward, reflecting the developers' lowered expectations for return on development of the property. Ultimately, developers will charge whatever price the market will bear for the market-rate units, regardless of the development costs associated with the affordable units.

⁵ Calavita, Nico and Kenneth Grimes. "Inclusionary Housing in California: The Experience of Two Decades," *Journal of the American Planning Association* 64 (2) (1998): 150-169; Calavita, Nico, Kenneth Grimes and Alan Mallach. "Inclusionary Housing in California and New Jersey: A Comparative Analysis," *Housing Policy Debate* 8 (1) (1997): 109-142; Rosen, David Paul & Associates. "City of Los Angeles Inclusionary Housing Study," prepared for the Los Angeles Housing Department (September 25, 2002); National Housing Conference, The. "Inclusionary Housing: Lessons learned in Massachusetts," *NHC Affordable Housing Policy Review* 2 (1) (January 2002).

| There are at least 38 jurisdictions in the Bay Area, and at least 6 in San Mateo County, had inclusionary requirements of some type.⁶ The County's inclusionary requirements are fairly typical of those of other Bay Area jurisdictions, both in terms of the threshold development size at which the requirements apply, and in terms of the nature of the inclusionary requirement. The County's ordinance currently exempts single-family housing developments, and only applies to projects of 5 units or greater. In addition, because the County's inclusionary ordinance allows the requirement to be met through very-low, low, or moderate income units, as well as offering in-lieu fee, land dedication, and off-site transfer alternatives, the ordinance is more flexible than that of many jurisdictions, and less likely to act as a constraint to housing development.

The County's experience in unincorporated Colma reinforces the conclusion that inclusionary programs, when appropriately crafted, do not act as a constraint to housing development. The County's 1991 Housing Element recommended adoption of an inclusionary policy that required residential developments to provide a percentage of units as affordable housing. This policy was implemented for the unincorporated area near the Colma BART Station in 1994, with the adoption of the Colma BART Station Area Plan. The inclusionary requirement for that area specified that for developments of five or more units, at least 20% of the units must be affordable to low or very low income households. The zoning for the area allows relatively high densities (up to 87 dwelling units/acre), and incentives such as density bonuses, permit fee deferment/reduction, and priority permit processing were available for developments complying with the inclusionary requirement. Since the Colma Plan was adopted, approximately 240 affordable units and 118 market rate units have been built in unincorporated Colma, and more than 30 additional market rate units have been approved. The County's experience with the inclusionary policy in the Colma BART Station Area Plan was a significant factor in the County's decision in 2004 to expand the inclusionary ordinance to cover the entire unincorporated County.

| The first project constructed under the provisions of the Countywide Inclusionary Housing ordinance was completed in 2009, and several additional projects are in various stages of review and approval. Table 4-8 shows residential construction rates from 1999 to 2009 (five years prior to and five years subsequent to adoption of the ordinance). There is no significant difference in construction rates prior to and after adoption of the Inclusionary Housing ordinance, indicating that the ordinance has had little impact on residential construction in the County. The constraining effect of the County's Inclusionary Housing ordinance on housing production is minimal, at most.

⁶ Affordable By Choice: Trends in California Inclusionary Housing Programs, Non-Profit Housing Association of Northern California, California Coalition for Rural Housing, San Diego Housing Federation and the Sacramento Housing Alliance, 2007.

Table 4-8
Residential Construction
Unincorporated San Mateo County, 1999-2009

Year	Units	Change from Prior Year
1999	235	N/A
2000	155	-34%
2001	231	49%
2002	244	6%
2003	121	-50%
2004	104	-14%
2005	278	167%
2006	89	-68%
2007	109	22%
2008	96	-12%
2009	200	108%
Total	1,862	

Regulation of Condominium Conversions

In 1981, the County adopted a prohibition on condominium conversions, which remains in effect until the residential vacancy rate in the County as a whole, including both incorporated and unincorporated areas, exceeds 4.15 percent.

While this regulation is a constraint to condominium conversions, it protects the existing multi-family rental housing stock from conversion. The existing rental housing stock tends to be the most affordable housing available in the unincorporated areas of the County. Since the condominium conversion regulation only prohibits certain changes in the tenure of existing housing units, rather than regulating the production of new housing, it is not a constraint to overall housing production, and helps preserve affordable housing in the unincorporated County. The ordinance also allows exceptions for conversion by non-profit and affordable housing organization, and for conversion initiated by existing apartment tenants.

Local Permit Approval Process

The permit approval process can potentially impede housing development because of: (1) the length of time it takes to analyze and ultimately reach a decision on land use applications, (2) the cost and time spent by a developer to secure planning and building permits, and (3) the annual limit on building permits imposed in certain areas of the County.

Overview of Local Permit Approval Processes

The Planning Division processes approximately 20 different types of planning permits. The approval authority/decision maker and the noticing requirements for these permits are summarized in Table 4-9. The permits most often required for residential development are: (1) Design Review, and (2) Coastal Development Permits. Required much less frequently are: Use Permits, Subdivisions, Variances, Rezoning, Off-Street Parking Exceptions, and General Plan Amendments. The requirements and process for Design Review (including Second Unit Design Review) and Coastal Development Permits are described further below. Residential uses permitted in each zoning district in the County, and the type of permit required (ministerial or conditional), are shown in Table 4-10.

Table 4-9
San Mateo County Permit Approval Authorities and Noticing Requirements

Permit Type		Approval Authority	Noticing Requirements
Architectural Review		Planning Commission	Owners - 300 ft.
Arch. Review/Exemption		Staff	None
Coastal Development	Outside Appeals Jurisdiction	Staff	Owners - 300 ft.; residents - 100 ft.
	Inside Appeals Jurisdiction	Zoning Hearing Officer	Owners - 300 ft.; residents - 100 ft.
Coastal Development Exemption	Wells (Midcoast)	Staff	None
	All Others	Counter Staff	None
Confined Animal		Staff	Owners - 100 ft.
		Zoning Hearing Officer	Owners - 300 ft.
Confined Animal/Exemption		Staff	Owners - 300 ft.
Design Review	Coastal Zone SFD	Design Review Coastsides Committee	Site posting and owners - 300 ft.
	Coastal Zone Non-SFD	Staff	Site posting and owners - 300 ft.
	ELH, Palomar Park, Devonshire	Design Review Bayside Committee	Site posting and owners - 300 ft.
	2nd Dwelling Unit	Staff	Adjacent properties
Design Review/Exemption	Coast	Staff	None
	ELH, Palomar Park, Devonshire	Staff	Site posting only
Fence Height Exception		Staff	Owners - 300 ft.
General Plan Amendment		Board of Supervisors	Owners -300 ft.
Grading Permit	State or County Scenic Corridor	Planning Commission	Owners - 300 ft.
	Land clearing, grading for ag. or less than 1,000 cub.yds, exemptions	Staff	None
	All Others	Zoning Hearing Officer	Owners - 300 ft.
Confined Animal Permit		Zoning Hearing Officer	Owners - 300 ft.
Lot Line Adjustment		Staff	Adjacent properties and adjacent to any private road serving property
PAD Zoning District	Development Permit	Zoning Hearing Officer	Owners - 300 ft.
Rezoning		Board of Supervisors	Owners - 500 ft.
RM & RM/CZ* Zoning District	Minor Development Permit	Staff	Owners - 300 ft.
Minor Subdivision		Zoning Hearing Officer	Owners - 300 ft. (500 ft. if rezoning) Residents - 100 ft. if in Coastal Zone
Major Subdivision		Planning Commission	Owners - 300 ft. (500 ft. if rezoning) Residents - 100 ft. if in Coastal Zone
TPZ & TPZ/CZ Zoning District	Minor Development Permit	Staff	Owners - 300 ft.
	Major Development Permit	Planning Commission	Owners- one mile
Tree Removal		Staff	Site posting on site (front property line) and on the tree, owners - 100 ft.
Use Permit		Zoning Hearing Officer	Owners - 300 ft.
Variance and Home Improvement Exception	Optional Hearing Notice	Staff	Owners - 300 ft.
	Hearing	Zoning Hearing Officer	Owners - 300 ft.

Note: For any permit associated with another, higher-level permit, decision and noticing requirements pertaining to the higher level permit apply.

Table 4-10
Housing Types Permitted by Zoning District, San Mateo County

	Zoning District																							
Residential Use	R-1	R-2	R-3	R-3-A	PUD	A-1	A-2	A-3	COSC	P	H-1	O	C-1	C-2	CCR	M-1	M-2	W	I/NO	RM	PAD	PC	TPZ	RH
Single-family Detached	P	P	P	CUP	N/A ¹	P	P	N	CUP	N	CUP	N	CUP	CUP	N	N	N	N	N	P	CUP	P	CUP	P
Single-family Attached	N	P	P	CUP	N/A	N	N	N	N	N	CUP	P	CUP	CUP	N	N	N	N	N	P	CUP ²	P	CUP	N
2-4 Dwelling Units	N	P	P	CUP	N/A	N	N	N	N	N	CUP	P	CUP	CUP	CUP	N	N	N	N	P	CUP ²	P	CUP	N
5+ Dwelling Units	N	N	P	CUP	N/A	N	N	N	N	N	CUP	P	CUP	CUP	CUP	N	N	N	N	P	CUP ²	P	CUP	N
Residential Care < 6 beds	P	P	P	P	N/A	N	N	N	N	N	N	N	CUP	CUP	N	N	N	N	CUP	N	N	P	N	P
Residential Care > 6 beds	CUP	CUP	CUP	CUP	N/A	N	N	N	N	N	N	N	CUP	CUP	N	N	N	N	CUP	N	N	P	N	P
Emergency Shelter	N	N	CUP	CUP	N/A	N	N	N	N	N	N	N	CUP	CUP	N	N	N	N	N	N	N	N	N	N
Single-Room Occupancy	N	N	P	CUP	N/A	N	N	N	N	N	CUP	N	CUP	CUP	N	N	N	N	N	N	N	P	N	N
Manufactured Homes	P	P	P	CUP	N/A	N	N	N	N	N	CUP	N	CUP	CUP	N	N	N	N	N	P	N	P	N	N
Mobile Homes	P	P	P	CUP	N/A	N	N	N	N	N	CUP	N	CUP	CUP	N	N	N	N	N	P	N	P	N	P
Transitional Housing	N	N	CUP	CUP	N/A	N	N	N	N	N	CUP	N	CUP	CUP	N	N	N	N	CUP	N	N	P	N	N
Farm Labor Housing	N	N	CUP	CUP	N/A	N	CUP	CUP	N	N	N	N	CUP	CUP	N	N	N	N	N	N	CUP	N	CUP	N
Supportive Housing	N	N	CUP	CUP	N/A	N	N	N	N	N	CUP	N	CUP	CUP	N	N	N	N	CUP	N	N	P	N	N
2nd Unit	P	P	P	CUP	N/A	CUP	CUP	CUP	N	N	CUP	P	CUP	CUP	N	N	N	N	N	P	N	P	CUP	P

P = Permitted

CUP = Conditionally Permitted

N = Not Permitted

1. Uses allowed in PUD zones are specified on adoption of the individual PUD district.

2. Multifamily residential uses are allowed in the PAD zone only if they are affordable or farm labor housing.

Design Review Regulations

The County's design review procedures and standards are contained in Chapter 28.1 of the Zoning Regulations. The DR District is an overlay zone that applies in 8 of 22 urban unincorporated residential areas. On the Bayside, it applies in Colma, Devonshire, Palomar Park, and Emerald Lake Hills, and to commercial and mixed-use development on Middlefield Road (only) in North Fair Oaks. On the Coastside, the DR District applies in the urban Midcoast, and the rural service centers of San Gregorio and Pescadero.

The Planning Director or the Director's designee has the authority to approve design review permits for major development in Colma, San Gregorio, Pescadero, Emerald Lake Hills, Middlefield Road in North Fair Oaks, and in R-3 and C-1 zones in the Midcoast; no public hearing is required. Major development (new single-family homes, major additions/remodels, new multi-family projects) in the other design review areas is subject to review by the County's Design Review Committee at a public hearing. In both situations, the design review permit process takes about two to three months, with another two to three months required to obtain a building permit. About 5% of design review permits are more complicated or controversial and take four to six months for approval, and an additional two to three months for a building permit. In contrast, a single-family home or multi-family residential project that requires only a building permit (i.e., no design review approval or any other planning permit—use permit, variance, etc—is required) takes about two to three months in total.

Application Requirements

In all cases, the applicant must submit a detailed site plan, indicating all features of the existing development site, and all proposed aspects of proposed development. These application requirements are the same as those for any project not subject to Design Review. In addition, the project applicant must submit a statement describing how and why the proposed development conforms to the relevant Design Review standards. Project applicants must also participate in a pre-design conference to discuss the proposed project; at this point, staff must provide the applicant with all applicable regulations and guidelines, answer any questions the applicant may have, and provide guidance on how best to ensure that a project meet design review requirements. New projects that are subject to design review are charged an additional \$3,489 fee for review, and significant additions to existing uses are charged \$1,782. Minor changes to an existing use are typically exempt from design review, and are charged only \$451, which covers staff review to confirm the exemptions.

Design Review Standards

In every area, the regulations are a mix of required design elements, and elements that are preferred or encouraged, but which are not required for every project. The combination of design requirements and preferred design elements is intended to achieve overall consistency with the character of the existing area

in which design review applies, without strictly regulating every element of project design. The regulations state that “It is not the purpose of this Chapter that regulation of design should be so rigidly interpreted that individual initiative is precluded in the design of any particular building or substantial additional expense is incurred. Rather, it is the intent of this Chapter that any regulation exercised be the minimum necessary to achieve the overall objectives of this Chapter.”

Emerald Lake Hills, Oak Knoll Manor, Devonshire, Palomar Park

In general, the design review regulations for the lower density and more rural Bayside areas subject to design review—Emerald Lake Hills, Oak Knoll Manor, Devonshire, and Palomar Park—encourage locating buildings on parcels so as to minimize tree removal, minimize altering natural topography, respect the privacy of neighboring homes and yards, minimize blockage of light to neighboring buildings, and minimize alteration of streams and natural drainage channels. In addition, regulations for these areas state that new structures should conform to the predominant architectural style and natural character of the surrounding area, and/or make varying architectural styles compatible by using similar materials and colors that blend with the natural setting and immediate area, and discourage the use of building materials and colors which are highly reflective and contrasting. The standards encourage buildings with shapes that respect and conform to the natural topography of building sites by requiring them to step up or down hillsides in the same direction as the natural grade, and control the bulk of buildings on hillsides by requiring them to be terraced up or down the hill at a uniform height.

Regulations for these areas also require design of well-articulated and proportioned facades, by: avoiding the dominance of garages at street level; considering the placement and appearance of garages and the width of garage doors; prohibiting massive blank walls by creating aesthetic and proportioned patterns of windows and shadows; and relating the size, location, and scale of windows and doors to adjacent buildings. The regulations also require use of pitched roofs when possible, and roofs that reflect the predominant architectural styles of the immediate area.

Regulations for Emerald Lake Hills, Oak Knoll Manor, and Devonshire require colors such as warm grays, beiges, natural woods, and muted greens, and prohibit the use of cool grays, blues, pinks, yellows, and white, while Palomar Park encourages the same colors, but does not prohibit any colors. Regulations for all areas encourage the use of building materials that are compatible with the predominant architectural styles of the immediate area.

Regulations for these areas require utilities to be installed underground, to the extent feasible, and encourage minimization of visible paved areas (driveways, walkways, etc.) to the maximum possible extent. The regulations also require control of the use of signs so that their number, location, size, design, lighting,

materials, and colors harmonize with their surroundings and are compatible with the architectural style of the building.

Palomar Park also has distinct regulations requiring that lighting be subdued and indirect, that glaring fixtures should be avoided, and that retaining walls should be surfaced, painted, landscaped or otherwise treated to blend with their surroundings.

North Fair Oaks

The regulations in North Fair Oaks apply to a portion of Middlefield Road only. There is a specific set of regulations for commercial and mixed-use structures, while the general provisions of design review for all areas (described below) apply to residential structures in the limited non-commercial portions of Middlefield where design review applies.

The regulations for commercial and mixed uses Middlefield Road are as follows:

- Locate development on parcels so that commercial uses abut the front property line, with the exception of recessed entryways, and directly face the street, such that pedestrians have direct access to retail uses from the street, and storage areas are located towards the rear of the parcel. Perpetuate the existing pattern of small-scale commercial development by requiring 25-foot or 50-foot wide building or storefronts within larger buildings that face the street. On corner parcels, locate development on both property lines; however, corners should be recessed, where feasible, up to a maximum of six feet from the front and side property lines in order to create pedestrian plazas, increased site distances, prominent building entrances, and more architecturally-interesting buildings.
- Encourage mixed-use development with commercial uses on the ground level and offices and/or residences on upper levels.
- Encourage architecture that strongly enhances the overall appearance of the street, and allow varying architectural styles. Harmonize building scale and height of commercial buildings with any adjacent residential buildings. Design building facades with doors, windows, walls, and/or other elements that proportionately fit together and are humanly scaled in order to create a harmonious composition where no one element dominates or overwhelms another.
- Encourage use of door and window canopies and awnings, and recessed entryways. Require that transparent windows that are seen by pedestrians be at least sixty percent of the length of the building facade facing the street. Prohibit opaque or reflective window tints and glazes. Encourage the use of special architectural features on corner building, including corner entries at ground level and projecting windows, towers, turrets, and cupolas on the corners of upper levels.
- Use building materials and colors that are compatible with the design of the building and enhance surrounding development. Minimize the use of

materials and colors that are highly contrasting and reflective. Use building materials of durable quality. Use exterior building materials that are in harmony with surrounding neighborhood and enhance the building style, e.g., red brick or other masonry, painted or stained wood, or textured painted stucco surfacing materials. Prohibit the use of unfinished cinder or cement block or corrugated metal siding when visible from a public street or residential use.

- Minimize the use of colors that are brilliant, deep, highly contrasting and reflective (e.g.: pink, orange, blue, purple) by allowing them only for design and/or accent purposes, covering no more than twenty-five percent of any one exterior side of a building.
- Where possible, locate off-street parking at the rear of the parcel and behind buildings, screen off-street parking when visible from a public street or residential use, and encourage the use of common driveways providing access to more than one parcel.
- Limit the number, location, size, design, lighting, materials, and colors of signs so that they are compatible with the building style. Require the content and design of signs, illustrations, and murals painted on exterior building walls to be compatible with the building and the surrounding environment. Encourage the growing of vines on walls and trellises; and flowers in planter boxes to enhance the appearance of blank walls when visible from a public street or residential use. Require exterior lighting fixtures, standards, and all exposed accessory lighting to be compatible with building design.
- Install new distribution lines underground.

Unincorporated Colma

Design review applies in areas designated High Density Residential, Medium High Density Residential and Neighborhood Commercial within the Planned Colma (PC) Zoning District. The regulations for these areas are as follows:

All Building Types

Require building entrances on streets, pedestrian ways, kiss-n-ride areas, central courtyards and parks and plazas rather than the interior of blocks or parking lots. Require buildings to be placed along the frontage of the BART bus turnaround and kiss-n-ride area. Encourage single-loaded apartments along the BART bus turnaround with service areas facing the BART area and active spaces facing an interior courtyard. Prohibit street-facing facades consisting of a blank wall or an unbroken series of garage doors, or lined with off-street uncovered parking spaces.

Require buildings to follow the natural topography by terracing up slopes and varying floor level, facades, roof patterns, architectural details, and finishes of large buildings to create the appearance of several smaller buildings. Encourage unobstructed views along east-west street corridors, from the Planned Colma (PC) District to San Bruno Mountain and from surrounding areas to the area.

Encourage vertical, rather than horizontal, building forms. Encourage grand entries, such as porches; corner entries; landmark features, such as towers, at corners of large buildings; porches, patios, bays, solariums, and balconies, and; vertical, rather than square or horizontal windows. Encourage casement or divided windows with individual panes of glass, high quality wooden windows and door frames, and windows and doors to be recessed one to three inches from the front facade. Prohibit exterior stairs to upper floor units on street facing facades and the front half of side facades.

Require mechanical equipment to be screened with parapets or the roof form. Encourage roofs that are integral to the structure of the building and the design of the facade, rather than ornamental. Encourage gable roofs. Prohibit mansard roofs and buildings covered entirely by a flat roof.

Encourage identical building materials on all sides of buildings, smooth-finish stucco, horizontal wood siding, and light tints and bright accents, rather than earth tones. Prohibit walls entirely of glass, reflective glass, textured stucco, and scored plywood.

Require trees to be planted every 30 feet in the setback along the frontage of the BART bus turnaround and kiss-n-ride area. Encourage low walls or fences of light-colored stucco, concrete, masonry, or wood along front property lines, and low hedges along front property lines.

Specific Building Types

Podium Apartments. Require street entries placed every 50 to 60 feet. Require porches, patios, bays, solariums, and balconies overlooking streets to be placed every 25 to 30 feet. Where necessary, require second floor residential bays to be placed a minimum of 3 feet above retail awnings. Require a minimum 20-foot by 20-foot open courtyard area on the podium above parking. Require a tree survey for development in the eucalyptus grove north of D Street and east of the Colma BART Station. Encourage one entrance to serve no more than 16 units. Encourage courtyards to contain shared facilities and paths, surrounded by porches, patios, and entry porticos. Encourage courtyard landscaping to provide both common and private open space, and steps to connect courtyards to the street. Encourage ground-level open space where possible. Encourage roof decks integrated into overall building design, with wind screens and landscaping. Encourage preservation of existing eucalyptus trees, and encourage openings between parking levels and podium courtyards for sunlight and ventilation.

Podium Apartments, Small Apartment Buildings and Courtyard Apartments.

Encourage porches, patios, solariums, and balconies to be a minimum of 6 feet deep and 50 square feet in size. Encourage porches and patios to be accessible directly from the street or courtyard. Encourage second floor residential bays to be placed a minimum of 3 feet above retail awnings. Prohibit open railings on balconies.

Small Apartment Buildings and Courtyard Apartments. Require street entries placed every 25 to 30 feet. Require minimum 20-foot by 20-foot open space area as a combination parking and open space area. Encourage one entrance to serve no more than 16 units. Encourage pavement patterns and material to emphasize the combined pedestrian and auto use of parking and open space areas. Encourage hard-surface playgrounds in parking and open space areas.

Duplexes, Flats and Townhouses. Require street entries placed every 25 to 30 feet. Encourage one entrance for every one to two units, street-facing porches, and porches a minimum of 6 feet deep and 50 square feet in size. Encourage porch support columns and roofs to appear integral to the structure of the building and the design of the facade, rather than ornamental.

Commercial Structures. Require buildings to face streets, pedestrian ways, kiss-n-ride areas, and parks and plazas rather than the interior of blocks or parking lots. Encourage benches and small tables along ground floor retail frontages outside the public right-of-way. Prohibit street-facing facades to consist of a blank wall.

Require variations in floor level, facades, roof patterns, architectural details, and finishes of large buildings to create the appearance of several smaller buildings. Encourage unobstructed views along east-west street corridors, from the Planned Colma (PC) District to San Bruno Mountain and from surrounding areas to the area. Encourage vertical, rather than horizontal, building forms.

Require storefront floor to ceiling height of 12 feet, and street entries to ground floor retail shops placed every 25 to 30 feet. Require the design of residential entries to be clearly distinct from retail entries. Require display windows of clear glass, display windows to begin no higher than 30 inches above finished sidewalk grade, and no more than 6 feet of blank, non-window, wall space in every 25 feet of storefront. Encourage corner entries, and separate awnings for each shop, hanging 9 to 12 feet above the sidewalk. Encourage columns or other vertical definition placed at least every 25 to 30 feet, alternating with entries, and storefront entries to be accented by 3 to 4-foot recesses for door swing space and associated display bays.

Require mechanical equipment to be screened with parapets or the roof form. Encourage roofs that are integral to the structure of the building and the design of the facade, rather than ornamental. Encourage gable roofs and prohibit Mansard roofs and buildings covered entirely by a flat roof.

Encourage identical building materials on all sides of a building, light tints and bright accents, rather than earth tones, and prohibit glass curtain walls, reflective glass, textured stucco, and scored plywood.

Coastside Design Review Areas

Design regulations for applicable areas in the County's coastal zone are as follows: Ensure that proposed structures are designed and situated so as to retain and blend with the natural vegetation and landforms of the site and to ensure adequate space for light and air to itself and adjacent properties. Where grading is necessary for the construction of structures and paved areas, ensure that it blends with adjacent landforms through the use of contour grading rather than harsh cutting or terracing of the site and does not create problems of drainage or erosion on its site or adjacent property. Ensure that streams and other natural drainage systems are not altered so as to affect their character and thereby causing problems of drainage, erosion or flooding, and that structures are located outside flood zones, drainage channels and other areas subject to inundation. Ensure that trees and other vegetation land cover are removed only where necessary for the construction of structures or paved areas in order to reduce erosion and impacts on natural drainage channels, and maintain surface runoff at acceptable levels.

Ensure that a smooth transition is maintained between development and adjacent open areas through the use of natural landscaping and plant materials that are native or appropriate to the area. Ensure views are protected by the height and location of structures and through the selective pruning or removal of trees and vegetative matter at the end of view corridors, that construction on ridgelines blends with the existing silhouette by maintaining natural vegetative masses and landforms and does not extend above the tree canopy, that structures are set back from the edge of bluffs and cliffs to protect views from scenic areas below, and that public views to and along the shoreline from public roads and other public lands are protected.

Ensure that varying architectural styles are made compatible through the use of similar materials and colors that blend with the natural setting and surrounding neighborhoods. Ensure that the design of structures is appropriate to the use of the property and in harmony with the shape, size and scale of adjacent buildings in the community.

Ensure that overhead utility lines are placed underground where appropriate to reduce the visual impact in open and scenic areas, that the number, location, size, design, lighting, materials, and use of colors in signs are compatible with the architectural style of the structure they identify and harmonize with their surroundings, and that paved areas are integrated into the site, relate to their structure, and are landscaped to reduce visual impact from residential areas and from roadways.

General Design Review Standards, Applicable to All Design Review Areas

The following regulations apply to all County areas, unless contradicted by regulations specific to a given area.

- Design and situate structures to retain and blend with the natural vegetation and land forms of the site and ensure adequate space for light and air to the structure and adjacent properties.
- Ensure that where grading is necessary, it blends with adjacent land forms through contour grading rather than harsh cutting or terracing, and does not create problems of drainage or erosion on its site or adjacent property.
- Do not alter streams and other natural drainage systems in ways that affect their character and cause problems of drainage, erosion or flooding.
- Locate structures outside flood zones, drainage channels and other areas subject to inundation.
- Remove trees and other vegetative land cover only where necessary for the construction of structures or paved areas, in order to reduce erosion and impacts on natural drainage channels, and to maintain surface runoff at acceptable levels.
- Maintain a smooth transition between development and adjacent open areas through the use of natural landscaping and plant materials native or appropriate to the area.
- Protect views by controlling height and location of structures and through selective pruning or removal of trees and vegetative matter at the end of view corridors. Blend construction on ridgelines with existing silhouettes by maintaining natural vegetative masses and land forms, and do not extend structures above the height of the tree canopy.
- Set structures back from the edge of bluffs and cliffs to protect views from scenic areas below. Protect public views to and along the shoreline from public roads and other public lands.
- Make varying architectural styles compatible through use of similar materials and colors that blend with the natural setting and surrounding neighborhoods.
- Ensure that the design of structure is appropriate to the use of the property and harmonizes with the shape, size and scale of adjacent building in the community.
- Place utility lines underground where appropriate to reduce the visual impact in open and scenic areas.
- Ensure that the number, location, size, design, lighting, materials, and use of colors in signs are compatible with the architectural style of the structure they identify and harmonize with their surroundings.
- Ensure that paved areas are integrated into building sites, relate to their structure, and are landscaped to reduce visual impact from residential areas and from roadways.

Summary

With the exception of unincorporated Colma and the primarily commercial area along Middlefield Road in North Fair Oaks, the design review regulations mainly apply in lower density, primarily single-family areas of the County. As Table 3-27 in Section 3 shows, the amounts of residential development in Emerald Lake Hills and North Fair Oaks have been greater than most other parts of the County, and unincorporated Colma has more high-density housing any other County

area. The County's design review regulations do pose some additional complication, and cost, to residential development in the areas where the regulations apply, and can therefore be considered a constraint to development, albeit a moderate constraint, as indicated by the data noted above. However, in every case where the County has explored termination of design review regulations, communities have indicated unwillingness to have the regulations removed. The County does not promote additional design review regulations for any areas, and will continue to explore opportunities to abrogate or reduce these regulations if communities express interest. The County will also continue to provide greater certainty in the design review process by providing transparency of information and guidance on the design review regulations and processes, including pre-design conferences, guidance from staff, and other steps to provide clarity and direction. At present the regulations remain in place, and are unlikely to constitute any more than a minor constraint

Second Units

The County's Second Unit Program was adopted in 1984. The standards and procedures for second units are contained in Chapter 22.5 of the Zoning Regulations. These generally small, relatively affordable units are allowed in all single-family residential zoning districts, as well as the Resource Management and Timber Production Zone Districts. The standards applicable to second units are not overly restrictive, but are designed to ensure that second units are limited in size, have adequate parking, and are visually integrated with the main dwelling to maintain the existing residential character of the area.

Applications for second units are reviewed and approved at the staff level. The process typically takes roughly two to three months. Chapter 22.5 also addresses the legalization of existing un-permitted second units. The County is in the process of revising the second unit regulations to align them with the requirements of AB 1866, the State's adopted second unit law. In the interim, the County is applying the requirements of state law. New policies, as described in Section 10 of the Housing Element, will also focus on streamlining the second unit application process by providing "pre-approved" second unit design templates.

Second units are frequently created without permits, within or as an addition to an existing structure. These units may or may not be compliant with building codes and other regulations. In addition to the procedures for legalization of units described in the zoning code, policies described in Section 10 of the Housing Element focus on legalizing these units through a potential second unit amnesty program, financial assistance for second unit upgrade and legalization, and other methods.

Coastal Development Permits

The County's Coastal Development District regulations are contained in Chapter 20B of the Zoning Regulations. Consistent with the State Coastal Act, all

development in the Coastal Zone requires a Coastal Development Permit, unless located in a permit exclusion area. In San Mateo County, much of the Midcoast urban area is in a Categorical exclusion area, in which single-family residential development is excluded from Coastal Development Permit requirements. Single-family development outside this area and all multi-family residential and mixed-use development require the issuance of a Coastal Development Permit (CDP).

CDPs are processed administratively by staff unless the project involves: (a) another permit that requires a public hearing (e.g., a variance), (b) a use that is not permitted by right (i.e., it requires a use permit), or (c) a location within the Coastal Commission Appeals Jurisdiction. The appeals jurisdiction is defined in Section 6328.3 of the CD District regulations, but generally includes those areas directly adjacent to the coast or near a sensitive habitat such as a creek or wetland. CDPs requiring public hearings are approved by either the Zoning Hearing Officer or the Planning Commission.

The criteria for review and approval of a CDP are contained in the County's Local Coastal Program (LCP). In order to determine compliance with LCP standards, additional information (e.g., biological reports) is often required as part of the CDP application. This additional level of review is required to ensure local compliance with the State Coastal Act; however, it can add cost and time to the permit process. As shown in Table 4-11, a staff level CDP typically takes about three to four months to process, while CDPs requiring a public hearing take four to six months. Appeals to the Coastal Commission can add substantial time to the permitting process (six months to a year or more).

Farm Labor Housing Permits

The County allows farm labor housing on all agriculturally zoned land (PAD, A1, A2, and A3), and on land zoned RM and RM-CZ. The County's permitting process for farm labor housing currently requires the developer of the units to apply for a permit, and to periodically renew the permit. The review and approval process can take from approximately 6 months to much longer, depending on the complexity and size of the proposed farm labor housing. The intent of the review process is to ensure that the housing is created in areas that are appropriate for farm labor housing (proximate to active agricultural uses), that the housing will be occupied by farm workers, and that the housing is sufficiently safe and healthy for occupancy. While this process allows the County to ensure that the housing developed is genuinely intended for farm laborers, and to maintain some ongoing oversight of farm labor units, it also constitutes an additional layer of approval that adds time, complexity, and cost to the process of developing farm labor housing. This constraint is discussed in relation to potential farm labor housing sites in Section 9, and addressed by policy changes described in Section 10.

Processing Times

Table 4-11 shows average planning and building processing times for San Mateo County.

Table 4-11
Typical Permit Processing Times, San Mateo County

Permit Type	Time
Minor Subdivision Permit (4 parcels or less)	6 Months
Environmental Review- Initial Study and Neg Dec	4-9 Months
Planning Appeal	6-9 months; at least 6 months with hearing
Design Review (new use)	2-3 months
Building Permit (typical 2,000 sq. ft Residence w/400 sq. ft garage)	2-3 weeks per department, 15 weeks total

These processing times are not unusual, do not pose a significant constraint to housing production in the County, and are the minimum amount of time unavoidably required for the comprehensive evaluation of projects needed to ensure compliance with codes and regulations and protect public health, safety, and environmental quality. In addition, expedited permit processing is offered for projects involving affordable and other special needs housing, and for green building projects.

Cost of Planning and Building Permits

Tables 4-12 and 4-13 show San Mateo County's Planning and Building fees. While many of these fees are similar in type and amount to fees charged by other local jurisdictions, direct comparison of individual fees across jurisdictions is difficult, because the types of individual fees, the projects to which the fees apply, the basis for levying the fees (on a square footage basis, a per unit basis, or a per project basis, for instance), and a number of other factors can vary greatly from jurisdiction to jurisdiction. A more relevant comparison is the total amount of fees charged on a typical project of a given type. Tables 4-14 and 4-15 compare typical planning and building permit processing fees for selected jurisdictions in San Mateo County, based on a typical single-family home, and a typical 10-unit multifamily project.⁷ The fees shown in the tables are organized by category, and include impact fees. As shown, the fees charged by County for a typical single-family and multifamily housing project are consistent with those of other

⁷ The fees shown in these tables are based on a survey completed in 2008/2009. However, San Mateo County's fee schedule has not changed with the exception of a 4% information technology surcharge, approved in 2011. This 4% surcharge has been added to the San Mateo County data in the tables shown, but data from other jurisdictions is from 2008/2009, and may have increased since that time. There is no comparable, more recent data available on fees across jurisdictions; while similar surveys have been completed since that time, they do not collect data that is comparable with prior data.

jurisdictions, and do not pose any significant constraint to development relative to other jurisdictions. The County also offers fee waivers, reductions, or deferrals for affordable housing projects.

Unlike most of the jurisdictions shown in the Table, the County does not independently provide water and sewer service to most of the unincorporated County. In the majority of the unincorporated County, the water and sewer districts serving each area establish the fees for service connections, and the fees are paid directly to the water or sewer provider. These fees vary widely by district. A typical water hookup fee for a single-family home in the unincorporated area ranges from roughly \$8,000 to \$15,000, while typical sewer connection fees range from approximately \$15,000 to \$20,000. In addition, some areas of the County are not served by either water or sewer providers, and must rely on well water and septic sewage disposal. These facilities require review and inspection by the County's Environmental Health and Public Works Departments, the cost of which is included in Tables 4-14 and 4-15. Construction of these facilities may add substantial cost to the residential project, but there is no hookup fee for these facilities.

The County does directly provide water service to 70 customers in County Service Area 7 (La Honda area) and 90 customers in County Service Area 11 (Pescadero area). The connection fee for CSA 7 is approximately \$3,000, and the connection fee for CSA 11 ranges from roughly \$10,000 to \$13,000.

The County also maintains the Burlingame Hills Sewer Maintenance District, Crystal Springs County Sanitation District, Devonshire County Sanitation District, Edgewood Sewer Maintenance District, Emerald Lake Heights Sewer Maintenance District, Fair Oaks Sewer Maintenance District, Harbor Industrial Sewer Maintenance District, Kensington Square Sewer Maintenance District, Oak Knoll Sewer Maintenance District, and Scenic Heights County Sanitation District. Each of these sewer/sanitation districts has very limited expansion capacity.

Annual Permit Limits

In the following areas of the County, annual permit limits have been imposed to control the pace of development.

South Coast

In the South Coast, the Local Coastal Program (LCP) limits the total number of residential building permits to 33 (1 to 9 per watershed) in any given year. Permits are available on a first come-first served basis. This limit ensures that South Coast residential buildout proceeds at an even rate and does not overburden coastal resources (particularly water resources) or public services. Exemptions from the permit limit are available for affordable housing and/or farm labor housing. Exemptions are also available for large-scale projects on a case-by-case basis, provided that the cumulative impact of the proposed development

and any other development in the relevant watershed(s) will not adversely affect coastal resources. To date, this permit limit has not been a constraint to the development of housing, as the pace of residential construction in the South Coast has been well below the limit, rarely exceeding a total of 10 permits per year.

Planning Service Fee Schedule

Established by Board of Supervisors Resolution Number 071529 (Adopted June 12, 2011). Effective September 12, 2011.

Permit	Fee	Permit	Fee	Permit	Fee
Appeal of Any Permit		S-11, RH, S-104 Districts	451	100,001 - cby and above	9,633
.....	451	Design Review (DR District)		Information Technology Surchage	4%
Agricultural Preserve and Farmland Security		Exemption (Admin)	451	Land Clearing Permit	
Contract - Less Than 40 Acres.....	6,941	Second Units, staff level.....	451	State or County Scenic	
Contract - 40 Acres or More.....	5,783	Review by Design Review Committee New Use	3,489	Road Corridor	3,489
Non-Renewal	400	Review by Design Review Committee Major Revision.....	1,500	Other	1,782
Cancellation - Immediate	5,783	Addition to Existing Use	1,782		
Amendment.....	5,783	Environmental Review		Land Division	
Archeological/Historical Research		Categorical Exemption	287	San Mateo County Fire Review	
.....	83	Initial Study and Negative Declaration	2,234	First 4 lots.....	199
Architectural Review in State Scenic Highway Corridor		Environmental Impact Report		Each additional 4 lots.....	199
Exemption	572	Processing Fee	5,783	Certificate of Compliance (verifying parcel legality—Government Code 66499.35a)	1,782
Any New Use	3,489	Preparation	Cost plus 10%	Certificate of Compliance (legalizing parcel—Government Code 66499.35b)	6,796
Addition to an Existing Use	1,782	Mitigation Monitoring and Reporting (as required by Public Resources Code Section 28781.6)	Cost plus 10%	Lot Line Adjustment	2,655
Building Permit Plan Reviews		Environmental Document		Minor Lot Line Adjustment (maximum two parcels; no more than 5% of largest parcel transferred)	1,331
Minor Type (Counter Review Only)	0	Recording Fee.....	81	Major Subdivision	
Plan Review and 1 Resubmittal	400	Exceptions		First 5 Lots or Units	15,549
Additional Resubmittal(s) (each)	100	Fence Height	670	Each Additional Lot or Unit	287
Plan Revision (each).....	150	Off-Street Parking		Minor Subdivision	10,371
San Mateo County Fire		Administrative.....	2,648	Merger (by request of property owner)	400
Review Fee	173	w/Public Hearing, add	2,648	Unmerger (Government Code Section 66451.30)	2,655
(See note # 7)		Street Improvement	3,489	Landscape Plan Review	
Coastal Development Permit		Tandem Parking (new second dwelling unit)	1,782	Up to 10,000 sq. ft. parcel	287
Exemption	287	Home Improvement	1,782	10,001 to 25,000 sq. ft. parcel	451
Staff Level	1,782	w/Public Hearing, add	1,706	25,001 sq. ft. to 1 acre parcel	572
Public Hearing	3,489	Extension of any Permit		Over 1 acre	1,257
Biologic Report	287		881	Revised plans	169
With a Lot Line Adjustment	1,782	General Plan Amendment		Large Family Day Care Facility Permits	
Confined Animal Permit			15,549		557
Certificate of Exemption	114	General Plan Conformity		w/Staff Level Coastal Development Permit, add	557
Initial Permit			3,489	Legal Counsel Surchage	
No Hearing Required	900	General Plan Update Surchage			5%
Hearing Required	1,800	(See note #9)	40	Major Development Pre-Application Procedure	
Permit Self-Renewal (six years)	None	Geotechnical Review			1,534
Permit Review (three years)	450	Basic Fee (no report)	622	Natural Resource Permits	
Credit Card Processing Fee	3%	Basic Fee (report required).....	2,656	Drilling Permit	
Department of Public Works		Review by Geologist (basic fee)	940	Exploratory	11,532
Review Fee	400	(See note #4 below)		Production	5,783
Each additional service.....	100	Grading Permits		Inspection	1,190
(Review or Site Inspections, see Note # 10)		Exemption	572		
Density Analysis		1-100 cubic yards (cby)	1,482		
PAD, RM, TPZ Districts		101-1,000 cby	3,489		
Less Than 40 Acres	803	1,001-5,000 cby.....	5,333		
40 to 200 Acres	1,615	5,001- 10,000 cby	5,783		
201 Acres or More	3,098	10,001-100,000 cby	8,213		

San Mateo County Planning & Building Department

Permit	Fee	Permit	Fee	
Surface Mining Permit (less than 200 tons/day)		Timberland Preserve Zone (TPZ, TPZ-CZ)		second dwelling unit (new or legalized) on an existing legal parcel; or (2) establish a kennel or cattery (new or legalized) on an existing legal parcel; or (3) construct a project or operate a use in the Princeton area, shall not exceed \$5,614 provided that all permits are applied for and processed concurrently.
Initial/Renewal	5,783	Minor Development Permit	878	
Inspection	1,190	Concept Plan	3,489	
Surface Mining Permit (200 tons/day and up)		Development and Timber Management Plan (DTM)	3,405	
Initial/Renewal	11,532	Timber Management Plan	572	
Inspection	1,190	Tree Permits		
Surface Mining Reclamation Plan	2,869	Significant Trees		
Inspection	1,190	Removal		
Timber Harvesting Permit		1st 3 trees	154 ea.	
Initial	5,783	4th thru 6th trees	89 ea.	
Inspection	1,190	Trees beyond 6th	60 ea.	
Renewal	4,362	Trimming (RH/DR District only)		
Topsoil Permit			One-half of the above	
Initial	3,489	Heritage Trees		
Inspection	1,190	Removal, per tree	451	
Noise Report Review		Trimming	229	
.....	287	Text Amendment		
Planned Agricultural Permit			15,549	
.....	4,574	Use Permit - Standard		
Farm Labor Housing	0	Initial	4,650	
Public Noticing		Renewal/Amendment	3,489	
.....	136	Inspection	572	
Research		Farm Labor Housing	0	
First 1/2 hour	0	4-H Projects	See Note #6	
Per hour over 0.5 hours	100	Second Dwelling Units	4,680	
Resource Management District (RM, RM-CZ)		Use Permits - Special		
Minor Development Review - Certificate of Compliance	572	Auto Wrecking permit		
Development Review Procedure		Initial	5,783	
Environmental Setting Inventory (ESI)	1,782	Renewal/Amendment	3,489	
Previous ESS Approval	3,489	Inspection	572	
No Previous ESS	3,489	Kennel/Cattery Permit		
Final Development Plan	3,489	Initial	3,489	
Rezoning		Renewal/Amendment	572	
.....	15,549	Inspection	572	
Sewage Capacity Transfer		Variance		
.....	294	Administrative	1,782	
Specific Plan		w/Public Hearing, add	1,706	
BART Station Area Specific Plan (per gross square feet of development)	0.089	NOTES:		
County to obtain reimbursement in accordance with Government Code Section 65453		1. When a violation of the Zoning Ordinance or Subdivision Ordinance (or any other ordinance or law establishing the requirements for the permits or approvals referenced in this schedule) includes or results from the failure to obtain a required permit, the fee for obtaining the permit required to correct the violation shall be double the fee amount shown, except for grading and tree cutting or trimming violation, for which the fee shall be ten times the amount shown.		
Stormwater Pollution Prevention Program		2. Notwithstanding the fee schedule listed above, total costs of all fees for permits, excluding a Variance Permit fee, and/or Certificate of Compliance to legalize a parcel, required to: (1) construct a new single-family residence or additions/remodels to same, or a		
Basic Fee	258			
Each additional service	100			
(Reviews or Site Inspections) (See note #5)				
Street Name Change				
.....	3,489			
				3. The Community Development Director is authorized to adjust fees in unusual circumstances when the regular fees listed above would clearly be excessive for a minor project requiring limited service. In such cases, the Community Development Director is authorized to reduce the fees to reflect actual staff costs. In other cases, when County costs for reviewing a major project will clearly exceed revenues from the regular fees, the Community Development Director is authorized to increase the fees to reflect actual staff costs. Any adjustment in fees shall be documented by the Community Development Director in writing.
				4. Basic fee covers the average County cost to review a geotechnical report (4 hours). Smaller projects which require less review time will be refunded the difference in cost, and larger projects which require more review will be charged for additional time on a case by case basis.
				5. Basic fee includes one-time Planning and Public Works review of applicant's proposed Stormwater Best Management Practices, as well as two site inspections. County Staff time beyond these services will be charged \$100.00 for each additional review or site inspection.
				6. Use Permit and related fees are waived for 4-H or similar projects authorized under Section 6500(c)13 of the Zoning Code. Written certification from the County Agricultural Extension Office is required, stating that the application involves an official 4-H project.
				7. San Mateo County Fire Review fee for the following Planning permits: Agricultural Preserve contracts, Grading and Land Clearing Permits, Fence Height Exceptions, Off-Street Parking Exceptions, Certificates of Compliance (Type B), Lot Line Adjustments, Major Development Pre-Application projects, Street Naming, Use Permits, and Confined Animal Permits.
				8. All planning and building fees are waived for new affordable housing projects, as mandated by Board of Supervisors Resolution No.62405.
				9. General Plan Update Surcharge applicable for all Planning Permits except Tree Removal Permits and Permit Exemptions less than \$500.
				10. Department of Public Works Review Fee includes one review of applicant's proposed project and two site inspections. County Staff time beyond these services will be charged \$100.00 for each additional review or site inspection.

County of San Mateo
Environmental Services Agency
Planning and Building Division

BUILDING INSPECTION SERVICE FEE SCHEDULE

*As Established by Board of Supervisors Resolution No. 066665
Adopted June 8, 2004
Effective August 9, 2004*

A. SQUARE FOOTAGE SCHEDULE – NEW CONSTRUCTION AND ADDITIONS

Permit fee rates in dollars per square foot of applicable area. Used for new construction and additions. For alterations, repairs, interior changes, use Section B, Valuation Schedule.

Occupancy		Type of Construction	Building Only	Plumbing	Mechanical	Electrical
“A”	Assembly Buildings, Theaters, Stadiums, Reviewing Stands, Amusement Park Structures	I and II	1.77	.40	.40	.41
		IIN to V-IHR	1.66	.36	.40	.40
		VN	1.37	.36	.32	.40
“B & S & M”	Gas Stations, Storage Garages, Open Garages, Wholesale/Retail Stores, Churches, Office Buildings, Bars/Restaurants, Printing Plants, Police, Fire Stations, Factories, Workshops, Storage, Sales, Paint Stores, Ice Plants, Power Plants, Pumping Plants, Cold Storage, Creameries	I and II	1.69	.48	.40	.41
		IIN to V-IHR	1.70	.36	.40	.40
		VN	1.37	.36	.48	.48
NOTE: For warehouses (no office, no occupancy, plumbing, or mechanical) and commercial greenhouses, ICBO Building Valuation Data Schedule.						
“E”	Educational Buildings, Day Care (more than 6 children--less than 6 use “R”)	I and II	2.14	.40	.41	.45
		IIN to V-IHR	1.92	.40	.40	.41
		VN	1.77	.37	.36	.45
“H”	Storage (Hazardous, Explosive, Highly Flammable, Class I, II, III Liquids), Dry Cleaning Plants, Paint Shops, Spray Painting Rooms, Woodworking/Planing Mills, Box Factories, Buffing and Tire Plants, Shop Factories, Warehouse (loose combustible fibers or dust are manufactured), Refinishing Rooms, Repair Garages, Educational Purposes, Vocational Shops, Laboratories (1-Hour Separated)	I and II	2.14	.40	.41	.45
		IIN to V-IHR	1.92	.40	.40	.41
		VN	1.77	.40	.36	.45

Occupancy		Type of Construction	Building Only	Plumbing	Mechanical	Electrical
"I"	Hospitals, Sanitariums, Nursing Homes (non-ambulatory patients--more than 5 persons), Nursing Homes (ambulatory patients), Homes for Children (6 years and over--more than 5 persons), Mental Hospitals, Mental Sanitariums, Jails, Prisons/Reformatories	I and II	2.14	.40	.41	.47
		IIN to V-IHR	1.92	.40	.40	.41
		VN	1.77	.40	.36	.47
"U"	Private Garages/Carports, Patio Covers, Greenhouses, Water Tanks, Storage Sheds, Corrals, Barns, Towers, Fences Over 6 Feet High	I and II	1.22	.37	.36	.36
		IIN to V-IHR	.96	.31	.36	.38
		VN	.80	.31	.31	.36
"R"	Hotels, Apartment Houses, Dwellings, Duplexes, Lodging Houses, Motels	I and II	1.77	.40	.40	.41
		IIN to V-IHR	1.66	.36	.38	.38
		VN	1.44	.36	.38	.38
	Swimming Pools (including utilities)		1.14			
	Decks		.55			

B. VALUATION SCHEDULE – ALTERATIONS, REPAIRS, INTERIOR CHANGES

Permit fee rates based on project valuation. Used for alterations, repairs, and interior changes. For new construction and additions, use Section A, Square Footage Schedule.

Building Valuation Data Standards are published by ICBO Standards. Construction cost is adjusted by regional modifiers. San Mateo County uses Western U.S. (California-San Francisco Area).

Minimum Fee: \$85.00 (includes first \$799 of valuation).

\$800 – \$1,999:

Valuation At Or Above \$	Permit Fee \$	Valuation At Or Above \$	Permit Fee \$
800	96	1,400	173
900	110	1,500	181
1,000	121	1,600	196
1,100	129	1,700	204
1,200	144	1,800	210
1,300	162	1,900	225

\$2,000 – \$100,000:

Valuation At Or Above \$	Permit Fee \$	Valuation At Or Above (In \$1,000) \$	Permit Fee \$	Valuation At Or Above (In \$1,000) \$	Permit Fee \$	Valuation At Or Above (In \$1,000) \$	Permit Fee \$
		26	1,331	51	2,207	76	2,760
2,000	227	27	1,362	52	2,221	77	2,784
3,000	274	28	1,402	53	2,236	78	2,814
4,000	318	29	1,434	54	2,253	79	2,829
5,000	370	30	1,468	55	2,269	80	2,852
6,000	420	31	1,502	56	2,298	81	2,874
7,000	468	32	1,538	57	2,328	82	2,903
8,000	491	33	1,572	58	2,345	83	2,922
9,000	560	34	1,604	59	2,369	84	2,947
10,000	599	35	1,645	60	2,397	85	2,961
11,000	649	36	1,673	61	2,415	86	2,998
12,000	694	37	1,710	62	2,435	87	3,014
13,000	738	38	1,744	63	2,461	88	3,039
14,000	790	39	1,785	64	2,486	89	3,056
15,000	837	40	1,814	65	2,504	90	3,090
16,000	882	41	1,851	66	2,531	91	3,112
17,000	926	42	1,882	67	2,555	92	3,131
18,000	976	43	1,921	68	2,575	93	3,149
19,000	1,010	44	1,951	69	2,596	94	3,185
20,000	1,067	45	1,987	70	2,625	95	3,199
21,000	1,107	46	2,022	71	2,645	96	3,220
22,000	1,158	47	2,031	72	2,669	97	3,243
23,000	1,202	48	2,087	73	2,692	98	3,279
24,000	1,248	49	2,125	74	2,719	99	3,294
25,000	1,294	50	2,157	75	2,737	100	3,418

\$100,000 to \$499,000:

\$3,418.00 for the first \$100,000 plus \$17.82 for each additional \$1,000 or fraction thereof and including \$499,000.

\$500,000 and Up:

\$10,413.00 for the first \$500,000 plus \$17.82 for each additional \$1,000 or fraction thereof.

C. ADDITIONAL PROVISIONS

1. The permit application filing fee of \$29.00 (see Section F) applies to each filing of a permit application, whether for one or several permits, and is applied in addition to permit or plan checking fees.
2. The minimum permit fee shall be \$85.00 for building permits and \$85.00 for other permits unless otherwise indicated in miscellaneous fees.
3. Plan checking fees are 65% of the permit fees (minimum plan checking fee – \$192.00).
4. PENALTY FOR BUILDING WITHOUT A PERMIT: 10 times the permit fee to a maximum of \$3,000 plus the permit fee. Each permit is charged 10 times fee plus permit fee (i.e., building, electrical, plumbing, heating). The minimum fee required when a Stop Work Notice has been issued is \$144.00.
5. All permits required to complete a project shall be issued under a single permit.
6. Permits shall expire by time limitation as set forth in the County Ordinance Code.

D. TERMITE REPAIR SCHEDULE

Based on the contract costs as follows:

<u>CONTRACT COST</u>		<u>FEE</u>
\$ 1	TO \$ 250	\$ 229
250	500	243
501	1,000	283
1,001	2,000	318
2,001	3,000	362
3,001	4,000	396
4,001	5,000	438
5,001	6,000	480
6,001	7,000	515
7,001	8,000	559
8,001	9,000	597
9,001	10,000	638
10,001	11,000	677
11,001	12,000	714
12,001	13,000	750
13,001	14,000	794
14,001	15,000	829
15,001	16,000	866
16,001	17,000	911
17,001	18,000	950
18,001	19,000	991
19,001	20,000	1,031

Plus \$23.30 for every additional \$1,000 or fraction thereof.

E. HOUSING INSPECTION SCHEDULE

Single-Family Residence	—	\$ 752
Duplex	—	1,712
Triplex	—	2,397
Fourplex	—	3,091
5 Units to 9 Units	—	3,423
10 Units to 14 Units	—	3,769
15 Units to 19 Units	—	4,146
20 Units to 24 Units	—	4,448
25 Units to 29 Units	—	4,795
30 Units to 34 Units	—	5,137
35 Units to 39 Units	—	5,480
40 Units to 44 Units	—	5,816
45 Units and More	—	6,162

F. MISCELLANEOUS FEE SCHEDULE

Electrical

1. For the installation, alteration or replacement of each electrical circuit (includes all necessary outlets, switches, receptacles and lighting fixtures):

	<u>First Circuit</u>	<u>Each Additional</u>
01 to 20 ampere capacity circuit	\$41.00	\$21.00
21 to 30 ampere capacity circuit	44.00	21.00
31 to 40 ampere capacity circuit	48.00	21.00
41 to 50 ampere capacity circuit	55.00	21.00
51 to 70 ampere capacity circuit	73.00	21.00
71 to 100 ampere capacity circuit	85.00	21.00

Over 100 ampere capacity--\$85.00, plus \$7.00 per 100 ampere capacity or fraction thereof.

2. For the installation, alteration, relocation or repair of each electrical service including one meter:

600 Volts or Less

First 100 ampere capacity	\$85.00
Each additional 100 ampere capacity or fraction thereof	27.00
Each additional meter	7.00

Over 600 Volts

First 200 KVA capacity	\$165.00
Each additional 200 KVA capacity or fraction thereof	85.00

3. For the installation, relocation, or replacement of each motor (not an integral part of an electrical appliance, fan, heating appliance, or cooling appliance), generator, heater, electrical furnace, welding machine, transformer and rectifier (includes all necessary circuits, outlets, fixtures, switches and controls):

Rating in HP, KVA or KW
Each Additional

0 to 1	\$ 55.00
1 to 2	73.00
2 to 5	85.00
5 to 15	166.00
15 to 50	243.00
50 to 100	279.00
100 and over	266.00

For motor generator sets, add 50%.

4. For the installation, relocation, or replacement of each fixed or stationary electrical appliance (includes all necessary circuit outlets, switches, receptacles and fixtures): \$44.00
5. For each electrical appliance which requires plumbing installation such as garbage disposals, dishwashers (includes all necessary circuits, outlets, switches, receptacles, fixtures, water piping, and waste and vent piping): \$85.00
6. For the installation, relocation, replacement or repair of an electrical outlet, receptacle, switch or fixture on existing circuits: \$2.20 each

Plumbing

7. For the repair/replacement of each:

Drainage or vent piping system	\$85.00
Gas piping system	85.00
Refrigerant piping system	85.00
Ventilating duct system	85.00
Water heater	85.00

8. For each installation or alteration of each water piping system, gas piping system, duct system, or refrigerant piping system, or portion thereof, where fixtures or appliances are not installed:

One to three outlets (registers)	\$48.00
Over three outlets per outlet (registers)	11.00
For gas piping systems add for each meter	29.00

9. For each lawn sprinkler or irrigation sprinkling system on central valve: \$44.00
10. For the installation, relocation, or replacement of each plumbing fixture or trap (includes all necessary water, drainage and vent piping): \$85.00

Mechanical

11. For the installation, relocation, or replacement of each heating, cooling or refrigeration appliance (includes all necessary electrical circuits, outlets, fixtures, switches, receptacles, gas piping, vents, water piping), but does not include motors subject to Item 3 of this schedule and does not include duct work subject to Item 8.

Rating in BTUHorsepower

0 to 100,000	\$122.00	0 to 3	\$122.00
Over 100,000 to 500,000	200.00	Over 3 to 15	200.00
Over 500,000	317.00	Over 15	317.00

12. For the installation, relocation, or replacement for each heating, cooling or refrigeration appliance not connected to a duct system (includes all necessary electrical circuits, outlets, fixtures, switches, receptacles, gas piping and vents), but does not include motors subject to Item 3 of this schedule: \$85.00
13. For the installation, relocation, or replacement of each boiler (includes all necessary electrical circuits, outlets, fixtures, switches, receptacles, gas piping vents), but does not include motors subject to Item 3 of this schedule and does not include vents or chimneys for solid or liquid fuel burning appliances subject to Item 20 of this schedule:

Rating in BTUHorsepower

0 to 100,000	\$170.00	0 to 3	\$170.00
Over 100,000 to 500,000	280.00	Over 3 to 15	280.00
Over 500,000	398.00	Over 15	398.00

14. For the installation, relocation, or replacement of other fuel burning appliances not listed in this schedule (includes all necessary gas piping and vents, electrical circuits, outlets, switches, receptacles and fixtures):

Domestic appliances and other appliances	\$ 85.00
0 to 100,000 BTU	122.00
Over 100,000 BTU to 500,000 BTU	200.00
Over 500,000 BTU	317.00

15. For the installation, relocation or replacement of fans or air handling units connected to a duct system (includes all necessary electrical circuits, outlets, switches, receptacles and fixtures):

0 to 5,000 CFM	\$170.00
Over 5,000 CFM	241.00

16. For the installation, relocation or replacement of each heating or cooling coils or element in a duct system (includes all necessary electrical circuits, outlets, switches, receptacles, fixtures and piping for the heating or cooling media):

0 to 100,000 BTU	\$ 70.00
Over 100,000 BTU to 500,000 BTU	122.00
Over 500,000 BTU	239.00

17. For the installation, relocation, repair, or replacement of each radiant heating panel, radiator or convactor (includes all necessary piping):

1 to 3	\$85.00
Each additional	11.00

18. For the installation, relocation, or replacement of each commercial range hood and/or exhaust duct (includes all necessary duct work, electrical circuits, outlets, switches, receptacles and fixtures): \$200.00

19. For the installation or replacement of each masonry or concrete chimney: \$200.00

20. For the installation, relocation or replacement of each factory-built fireplace (includes vent but not a masonry or concrete chimney): \$128.00
21. For the installation, relocation, or replacement of a fire alarm system (does not apply to individual detectors not part of a system):
- | | |
|------------------|----------|
| 1 to 3 detectors | \$200.00 |
| Over 3 detectors | 280.00 |
22. For the installation of an individual fire alarm detector system (including smoke detector(s)):
- | | |
|--------------------------|---------|
| 1 to 3 detectors | \$85.00 |
| Each additional detector | 22.00 |

Other

23. Permit Application Filing Fee	\$29.00
24. Appeal to Board of Building Permit Appeals	\$537.00
25. Reroofing Permit (per 1,000 sq. ft. or fraction thereof)	\$85.00
26. Demolition Permit	\$266.00
27. Special Inspection Charge Applies to: Pre-Application Site Inspections Occupancy Change Inspections House Moving Inspections Reinspections	\$144.00
28. Energy Code Compliance Plan Check and Inspection	\$141.00
29. Geotechnical Report Review - See Planning Fee Schedule	
30. Plan Revisions - Minimum Plan Check Fee	\$192.00
31. Property Addressing Service (applies to each assignment or change of each street address)	\$45.00
32. Microfilming (processing plans)	\$5.00/sheet
33. Research (for general public/site): Minimum Fee (non-refundable) Microfiche/Photocopy Staff Labor	\$55.00 \$0.25 \$102.00/hour
34. Credit Card Surcharge	2%
35. Department of Public Works Review Fee	\$400.00
36. Legal Counsel Surcharge	5%

County of San Mateo
Environmental Services Agency

FIRE MARSHAL SERVICE FEE SCHEDULE

*As Established by Board of Supervisors Resolution No. 067300
Adopted May 17, 2005
Effective July 18, 2005*

CDF/SAN MATEO COUNTY FIRE PERMIT FEES

1. Residential Plan Review (New Construction)	\$0.44 per sq. ft.
2. Residential Plan Review (Additions)	\$0.44 per sq. ft.
3. Residential Plan Review (Alterations)	See Schedule

Valuation Schedule – Alteration, Repairs, Interior Changes

Building Valuation Date Standards are published by ICBO Standards. Construction cost is adjusted by Regional Modifiers. San Mateo County uses Western U.S. (California – San Francisco Area).

Minimum Fees: \$86.00 (includes the first \$ of valuation).

\$3,000 - \$100,000

Valuation At Or Above \$	Permit Fee \$	Valuation At Or Above (In \$1,000) \$	Permit Fee \$	Valuation At Or Above (In \$1,000) \$	Permit Fee \$	Valuation At Or Above (In \$1,000) \$	Permit Fee \$
		26	482	51	802	76	1,005
		27	496	52	809	77	1,012
3,000	99	28	510	53	812	78	1,024
4,000	115	29	521	54	817	79	1,029
5,000	135	30	533	55	826	80	1,039
6,000	151	31	547	56	836	81	1,046
7,000	172	32	559	57	845	82	1,055
8,000	186	33	573	58	852	83	1,062
9,000	205	34	583	59	861	84	1,072
10,000	220	35	597	60	871	85	1,077
11,000	238	36	609	61	878	86	1,090
12,000	253	37	623	62	885	87	1,097
13,000	269	38	633	63	895	88	1,103
14,000	286	39	649	64	904	89	1,109
15,000	302	40	659	65	909	90	1,124
16,000	323	41	671	66	920	91	1,131
17,000	337	42	684	67	930	92	1,138
18,000	354	43	697	68	937	93	1,143
19,000	370	44	711	69	944	94	1,157
20,000	389	45	722	70	954	95	1,164

Valuation At Or Above \$	Permit Fee \$	Valuation At Or Above (In \$1,000) \$	Permit Fee \$	Valuation At Or Above (In \$1,000) \$	Permit Fee \$	Valuation At Or Above (In \$1,000) \$	Permit Fee \$
21,000	404	46	736	71	961	96	1,171
22,000	422	47	739	72	970	97	1,178
23,000	435	48	760	73	979	98	1,192
24,000	456	49	772	74	989	99	1,197
25,000	470	50	786	75	994	100	1,206

\$100,000 - \$499,000

\$1,241.00 for the first \$100,000 plus \$8.61 for each \$1,000 or fraction and including \$499,000

\$500,000 and up

\$3,812.00 for the first \$500,000 plus \$8.60 for each fraction thereof.

4. Accessory/Agricultural Buildings	\$0.44
5. Automatic Fire Sprinkler Systems (New) (includes one hour of plan review time, four hours of inspection time, and three hours of travel time)	\$0.18
6. Automatic Fire Alarm Systems (New) (includes two hours of plan review, two hours of rough-in inspection, one hour final inspection and two hours of travel time)	\$599.00
7. Automatic Fire Protection Systems (Hood and Duct) (includes on hour of plan review, one hour of inspection, and one hour of travel time)	\$258.00
8. Compressed Gasses/Liquid Petroleum Gas (includes one hour plan check, one hour inspection and one hour travel time)	\$258.00
9. Aboveground Flammable or Combustible Liquid Storage (includes one hour plan check, one hour inspection and one hour travel time)	\$258.00
10. Fire Inspection/Reinspection Fee (Minimum)	\$171.00/hour \$86.00 each additional hour \$129.00/hour - after hours

Planning Service Fee Schedule

11. Plan Review Fee	\$173.00
12. Land Division	
First 4 lots	\$199.00
Each additional 4 lots	\$199.00

Table 4-14a
Fees, Typical Single Family Residential Development
San Mateo County Jurisdictions, 2009

	Planning and Building Fees																		
Jurisdiction	Design Review	Building Permit	Plan Check	Plan Storage	Title 24 Energy Fee	Seismic Tax	Engin. Plan Check	Engin. Site Inspection	Planning Plan Check	Plumbing	Electrical	Mechanical (including fire sprinklers/alarms)	General Plan Surcharge	Data Base Mgt.	Affordable Housing In-Lieu Fee	Res. Dev't Tax	Sewer connection fee (not impact fee)	Other	Planning & Building Total
Atherton	\$0	\$5,324	\$3,461	\$0	\$0	\$94	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$550	\$1,000	\$12,429
Belmont	\$5,711	\$3,234	\$5,040	\$0	\$1,294	\$50	\$1,740	\$0	\$1,132	\$95	\$95	\$95	\$1,250	\$0	\$417	\$0	\$1,085	\$0	\$21,237
Brisbane	\$0	\$1,944	\$972	\$24	\$0	\$50	\$793	\$0	\$29	\$0	\$0	\$140	\$0	\$0	\$0	\$0	\$697	\$1,159	\$5,808
Burlingame	\$1,550	\$4,813	\$3,129	\$241	\$1,203	\$50	\$1,203	\$0	\$722	\$0	\$0	\$0	\$0		\$0	\$0	\$209	\$0	\$13,120
Daly City	\$0	\$2,963	\$3,503	\$148	\$593	\$50	\$593	\$0	\$593	\$194	\$326	\$110	\$2,500	\$0	\$0	\$0	\$2,700	\$5,000	\$19,273
Foster City	\$200	\$4,219	\$2,953	\$0	\$0	\$50	\$0	\$0	\$0	\$45	\$50	\$454	\$0	\$0	\$0	\$0	\$1,870	\$1,774	\$11,615
Half Moon Bay	\$2,356	\$1,869	\$1,215	\$0	\$0	\$25	\$0	\$0	\$0	\$230	\$213	\$81	\$0	\$0	\$0	\$0	\$3,777	\$2,595	\$12,361
Hillsborough	\$1,274	\$3,413	\$2,218	\$75	\$0	\$50	\$1,154	\$582	\$0	\$348	\$348	\$320	\$250	\$170	\$0	\$2,500	\$10,177	\$0	\$22,879
Millbrae	\$959	\$4,267	\$2,774	\$210		\$50	\$200	\$200	\$160	\$1,000	\$1,000	\$7,000	\$625	\$10	\$0	\$0	\$3,309	\$0	\$21,764
Pacifica	\$0	\$2,618	\$1,702	\$15	\$0	\$59	\$750	\$750	\$0	\$127	\$157	\$463	\$1,950	\$0	\$0	\$0	\$404	\$639	\$9,634
Portola Valley	\$910	\$3,234	\$2,102	\$0	\$0	\$0	\$110	\$0	\$140	\$150	\$175	\$150	\$0	\$0	\$0	\$0	\$0	\$4,560	\$11,531
Redwood City	\$620	\$6,161	\$2,021	\$0	\$0	\$0	\$0	\$0	\$866	\$0	\$0	\$0	\$308	\$123	\$0	\$0	\$0	\$866	\$10,966
San Carlos	\$2,399	\$3,290	\$3,178	\$22	\$164	\$50	\$524	\$1,000	\$857	\$164	\$82	\$82	\$477	\$27	\$5,000	\$0	\$0	\$0	\$17,316
San Mateo County	\$3,489	\$3,776	\$4,302	\$250	\$141	\$0	\$2,656	\$0	\$0	\$864	\$1,066	\$912	\$0	\$0	\$0	\$0	\$0	\$0	\$17,456
Average	\$1,391	\$3,652	\$2,755	\$70	\$261	\$41	\$837	\$181	\$321	\$230	\$251	\$701	\$526	\$25	\$387	\$179	\$1,770	\$1,257	\$14,813
Median	\$935	\$3,352	\$2,864	\$19	\$0	\$50	\$672	\$0	\$85	\$139	\$126	\$125	\$125	\$0	\$0	\$0	\$624	\$753	\$12,775

Source: 21 Elements

Notes: Fees consisting of refundable deposits are omitted; data reported as a range is averaged in the table; numbers noted as "approximate" are presented as given.

Table 4-14b
Fees, Typical Single Family Residential Development
San Mateo County Jurisdictions, 2009

	Impact Fees												
Jurisdiction	Roads	Water	Sewer	Storm Water	Parks	Fire	Police	Library	Other civic facilities	Solid Waste	School	Other	Impact Fee Total
Atherton	\$6,674	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,384	\$10,058
Belmont	\$0	\$0	\$0	\$0	\$0	\$247	\$0	\$0	\$0	\$66	\$5,136	\$0	\$5,449
Brisbane	\$0	\$5,710	\$2,523	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,128	\$0	\$15,361
Burlingame	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,924	\$0	\$7,924
Daly City	\$1,464	\$428	\$0	\$1,065	\$768	\$140	\$580	\$576	\$0	\$0	\$6,312	\$224	\$11,557
Foster City	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,312	\$0	\$6,312
Half Moon Bay	\$1,913	\$0	\$3,777	\$838	\$3,114	\$0	\$0	\$0	\$0	\$0	\$7,128	\$0	\$16,770
Hillsborough	\$4,150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,680	\$0	\$8,830
Millbrae	\$0	\$2,500	\$1,500	\$1,500	\$6,459	\$3,200	\$0	\$0	\$0	\$0		\$725	\$15,884
Pacifica	\$2,491	\$0	\$2,702	\$0	\$9,309	\$0	\$0	\$0	\$0	\$0	\$7,364	\$2,600	\$24,466
Portola Valley	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,312	\$0	\$6,312
Redwood City	\$1,502	\$11,230	\$1,676	\$0	\$9,998	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000	\$34,406
San Carlos	\$2,000	\$0	\$4,500	\$0	\$4,989	\$0	\$0	\$0	\$0	\$0	\$0	\$747	\$12,236
San Mateo County	\$3,696	\$0	\$0	\$258	\$2,808	\$1,056	\$0	\$0	\$0	\$0	\$258	\$400	\$8,476
Average	\$1,706	\$1,419	\$1,191	\$262	\$2,675	\$332	\$41	\$41	\$0	\$5	\$4,504	\$1,291	\$13,146
Median	\$1,483	\$0	\$0	\$0	\$384	\$0	\$0	\$0	\$0	\$0	\$6,312	\$112	\$10,808

Source: 21 Elements

Notes: Fees consisting of refundable deposits are omitted; data reported as a range is averaged in the table; numbers noted as approximate are presented as given.

Table 4-14c
Fees, Typical Single Family Residential Development
San Mateo County Jurisdictions, 2009

Jurisdiction	Total Single Family Fees
Atherton	\$22,487
Belmont	\$26,686
Brisbane	\$21,169
Burlingame	\$21,044
Daly City	\$30,830
Foster City	\$17,927
Half Moon Bay	\$29,131
Hillsborough	\$31,709
Millbrae	\$37,648
Pacifica	\$34,100
Portola Valley	\$17,843
Redwood City	\$45,371
San Carlos	\$29,552
San Mateo County	\$25,932
Average	\$27,959
Median	\$27,908

Source: 21 Elements

Notes: Fees consisting of refundable deposits are omitted; data reported as a range is averaged in the table; numbers noted as approximate are presented as given.

Table 4-15a
Fees, Typical Multifamily Residential Development
San Mateo County Jurisdictions, 2009

	Planning and Building Fees																	
Jurisdiction	Design Review	Building Permit	Plan Check	Plan Storage	Title 24 Energy Fee	Seismic Tax	Engin. Plan Check	Engin. Site Insp'n	Planning Plan Check	Plumbing	Electrical	Mechanical (incl. fire sprinklers/alarms)	General Plan Surcharge	Data Base Mgt.	Affordable Housing In-Lieu Fee	Sewer connection (not impact fee)	Other	Planning & Building Fee Total
Belmont	\$5,711	\$16,559	\$10,763	\$0	\$6,624	\$400	\$1,740	\$0	\$5,796	\$95	\$95	\$95	\$10,000	\$0	\$417	\$1,085	\$0	\$59,379
Brisbane	\$2,217	\$9,901	\$4,950	\$24	\$0	\$400	\$1,881	\$0	\$29	\$0	\$0	\$722	\$0	\$0	\$0	\$12,540	\$12,492	\$45,156
Burlingame	\$2,000	\$23,876	\$15,519	\$1,194	\$5,969	\$400	\$5,969	\$0	\$3,581	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,090	\$60,598
Daly City	\$0	\$16,773	\$10,902	\$839	\$3,355	\$939	\$3,355	\$0	\$3,355	\$578	\$1,733	\$192	\$22,360	\$0	\$0	\$0	\$0	\$64,381
Foster City	\$900	\$19,778	\$13,845	\$0	\$0	\$400	\$0	\$0	\$0	\$450	\$501	\$2,117	\$0	\$0	\$0	\$1,165	\$926	\$40,082
Millbrae	\$1,097	\$3,528	\$2,300	\$400	\$0	\$40	\$400	\$200	\$160	\$2,000	\$2,000	\$15,000	\$500	\$10		\$23,160	\$529	\$51,324
Pacifica	\$0	\$8,529	\$5,544	\$15	\$0	\$270	\$150	\$0	\$0	\$1,360	\$672	\$673	\$9,000	\$0	-	\$27,020	\$0	\$53,233
Redwood City	\$0	\$30,383	\$13,262	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,519	\$608	\$0	\$0	\$0	\$45,772
San Carlos	\$7,022	\$19,812	\$15,569	\$7	\$164	\$500	\$1,500	\$1,800	\$857	\$820	\$0	\$1,250	\$1,200	\$27	\$50,000	\$45,000	\$735	\$146,263
San Mateo County	\$3,489	\$18,880	\$23,816	\$250	\$141	\$0	\$2,656	\$0	\$0	\$4,320	\$8,880	\$4,560	\$0	\$0	\$0	\$0	\$0	\$66,992
Average	\$2,244	\$16,802	\$11,647	\$273	\$1,625	\$335	\$1,765	\$200	\$1,378	\$962	\$1,388	\$2,461	\$4,458	\$64	\$6,302	\$10,997	\$1,677	\$63,318
Median	\$1,549	\$17,827	\$12,082	\$20	\$71	\$400	\$1,620	\$0	\$95	\$514	\$298	\$697	\$850	\$0	\$0	\$1,125	\$265	\$56,306

Source: 21 Elements

Notes: Fees consisting of refundable deposits are omitted; data reported as a range is averaged; numbers noted as "approximate" are presented as given.

Based on a typical 10-unit multifamily project.

Table 4-15b
Fees, Typical Multifamily Residential Development
San Mateo County Jurisdictions, 2009

	Impact Fees												
Jurisdiction	Roads	Water	Sewer	Storm Water	Parks	Fire	Police	Library	Other civic facilities	Solid Waste	School	Other	Impact Fee Total
Belmont	\$0	\$0	\$0	\$0	\$0	\$247	\$0	\$0	\$0	\$0	\$25,680	\$0	\$25,927
Brisbane	\$0	\$103,399	\$18,020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,640	\$0	\$157,059
Burlingame	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,000	\$0	\$33,960	\$0	\$58,960
Daly City	\$18,360	\$4,283	\$0	\$14,210	\$107,687	\$1,398	\$5,804	\$5,765	\$0	\$0	\$31,560	\$2,243	\$191,310
Foster City	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,560	\$0	\$31,560
Millbrae	\$10,000	\$80,000	\$3,500	\$3,500	\$21,530	\$2,700	\$0	\$0	\$0	\$0			\$121,230
Pacifica	\$25,270	\$0	\$0	\$5,586	\$140,000	\$3,960	\$0	\$0	\$0	\$0	\$31,560	\$12,060	\$218,436
Redwood City	\$10,210	\$35,965	\$14,370	\$0	\$99,980	\$0	\$0	\$0	\$0	\$0	\$0	\$150,000	\$310,525
San Carlos	\$0	\$0	\$0	\$0	\$33,264	\$0	\$0	\$0	\$0	\$1,000	\$0	\$245	\$34,509
San Mateo County	\$18,480	\$0	\$0	\$258	\$14,040	\$5,280	\$0	\$0	\$0	\$0	\$0	\$0	\$38,058
Average	\$8,232	\$22,365	\$3,589	\$2,355	\$41,650	\$1,359	\$580	\$577	\$2,500	\$100	\$21,107	\$18,283	\$118,757
Median	\$5,000	\$0	\$0	\$0	\$17,785	\$124	\$0	\$0	\$0	\$0	\$31,560	\$0	\$90,095

Source: 21 Elements

Notes: Fees consisting of refundable deposits are omitted; data reported as a range is averaged; numbers noted as "approximate" are presented as given.

Based on a typical 10-unit multifamily project.

Table 4-15c
Fees, Typical Multifamily Residential Development
San Mateo County Jurisdictions, 2009

Jurisdiction	Total Multifamily Fees
Belmont	\$85,306
Brisbane	\$202,215
Burlingame	\$119,558
Daly City	\$255,691
Foster City	\$71,642
Millbrae	\$172,554
Pacifica	\$271,669
Redwood City	\$356,297
San Carlos	\$180,772
San Mateo County	\$105,050
Average	\$182,075
Median	\$176,663

Source: 21 Elements Survey of Jurisdictions, 2008

Notes: Fees consisting of refundable deposits are omitted; data reported as a range is averaged; numbers noted as "approximate" are presented as given.

This represents estimated total project fees for a typical 10-unit multifamily project.

Midcoast

The LCP imposes a similar limit of 40 new units per year in the urban Midcoast in order to ensure that schools and other public works are not overburdened by rapid growth. Again, permits are available on a first come-first served basis, and affordable housing is currently exempt from this building limit. Also, the Board of Supervisors can extend the limit to allow additional development upon finding that water, schools and other public works have sufficient capacity to accommodate additional growth. In the past 5 years, approximately 8 units per year have been built in the urban Midcoast, well below the limit of 40, and during this period, the maximum number of new units developed in any one year was 10, in 2009, and the lowest number was 2, in 2013.

The Midcoast has two designated affordable housing sites and one designated farm labor site, designated in the LCP and the zoning regulations. Development of affordable housing on these sites would be exempt from the quota under current regulations, and any associated market rate units built on these sites as part of a mixed-income, partially affordable housing project would also be exempt from the limit. There are no current proposals for development of these sites, however.

Emerald Lake Hills

In October, 1989, a building permit limit for new residential structures of 55 per year was established for Emerald Lake Hills as part of the adoption of revised zoning regulations for the area. The limit was adopted to control the pace of residential development, which had accelerated rapidly since the completion of a new sewer system in 1985. Permits in Emerald Lake Hills are available on a first come-first served basis. From 2007 to 2013, the average annual number of new units built in Emerald Lake Hills was 9, and the largest number, in 2007, was 27 new units. Since its adoption, new construction in the area has not approached the annual limit, and is unlikely to do so in the future.

Constraints on Housing for Persons with Disabilities

State housing element law requires an analysis of the constraints on the development, maintenance and improvement of housing for persons with disabilities, and the inclusion of programs that remove constraints or provide reasonable accommodations for such housing. This section contains the required analysis; additional information on programs is contained in Section 10, Policies and Programs.

Zoning/Land Use

Group or Multifamily Housing for Persons with Disabilities

Consistent with State law, the County allows all types of group homes with six or fewer residents by right in residential zoning districts. No permits are required, other than a building permit, if construction is proposed. Group homes or “rest homes” with more than six residents are allowed as a conditional use in all zoning districts pursuant to Zoning Regulations Chapter 24. The County does not restrict the siting of group homes, and does not regulate the siting of group homes in relation to one another.

Group homes of six or fewer residents are subject to the same parking standards as single-family homes (two covered parking spaces per unit having two or more bedrooms), while larger group homes are subject to the standard applicable to “convalescent homes,” one parking space for each five beds. Exceptions are allowed through the parking exception process in cases of practical difficulties or unusual hardship, if the finding can be made that the establishment, maintenance and/or conducting of the off-street parking facilities as proposed are as nearly in compliance with the requirements as are reasonably possible. As part of a more comprehensive analysis of parking regulations, as described in Section 10, the County will explore other reductions or exceptions to parking requirements for all types of special needs housing.

Finally, the County Zoning Regulations define “Family” as “one or more persons occupying a premises and living as a single housekeeping unit as distinguished from persons occupying a hotel, club, fraternity, or sorority house. A family shall be deemed to include necessary servants.” The definition does not limit the

number of family members nor take into consideration whether or not persons in a family are related. In other words, it does not impose an occupancy standard that is different for unrelated adults compared to related family members. As such, the definition does not act as a constraint to group homes for disabled persons.

The current zoning regulations require that entrance ramps meet setback requirements; however, Zoning Regulations Section 6404 allows a stairway, landing place or uncovered porch (or ramp) to extend into the front yard setback as much as 6 feet, and into side or rear yards as much as 3 feet. The porch or ramp must be uncovered and may not reduce the effective side yard clearance to less than 3 feet. These exceptions may allow sufficient flexibility to accommodate most ingress/egress ramps needed to accommodate persons with disabilities, but the County will analyze whether these regulations should be modified as part of the policies described in Section 10, along with analysis of new exception procedures for special needs housing, and exploration of universal design guidelines.

Single Residences for Persons with Disabilities

Residences for persons with disabilities may have unique requirements for access, siting, or other factors. Various zoning requirements, such as setbacks, lot coverage, frontage, and others can potentially pose constraints to construction of single family housing for persons with disabilities, making a site that would otherwise be appropriate for single-family housing infeasible for housing for persons with disabilities. The County takes these constraints into consideration during permit processing, and can allow exceptions to some requirements that pose an undue burden on development of housing for persons with disabilities, or that make such development infeasible. As described above, the County will also explore modifications to setback and other requirements, modifications to exception procedures, and adoption of universal design guidelines to address potential constraints to both accessible single- and accessible multifamily housing.

Permit Processing Procedures

Group homes. As noted above, the County allows group homes with six or fewer persons by right in residential zoning districts, while larger group homes are allowed in any zoning district subject to approval of a use permit. The County does not have specific conditions or restrictions for larger group homes, including those that provide services on site; conditions of use permit approval are determined on a case-by-case basis depending on the type and size of home and its location. Conditions may also be imposed to address concerns expressed at the public hearing required as part of the use permit process. For the hearing, notices are sent to property owners within 300 feet of the subject site and to homeowners' associations, if any, representing the neighborhood. The use

permit process and the noticing to invite community input is the same as that applied to other residential uses that are also conditional uses.

With regard to hearing notices, all agendas published for the Planning Commission, Design Review Committee and Zoning Hearing Officer inform that the meetings are accessible to people with disabilities. Individuals who need special assistance or accommodation to participate in the meeting may request auxiliary aids or services, or an alternative format for the agenda, meeting notice, agenda packet or other relevant written materials.

Single family. Permits for single family housing for persons with disabilities are processed in the same manner as other permits. Constraints and undue burdens to development of single-family housing are taken into account in the permit review process.

Building Permits and Codes

Building permits are required and processed for group homes, as they would be for any residential use when construction is proposed. This includes proposals to retrofit homes for accessibility. Again, entrance ramps are currently required meet setback requirements, but Zoning Regulations Section 6404 allows a stairway, landing place or uncovered porch (or ramp) to extend into the front yard setback as much as 6 feet, and into side or rear yards as much as 3 feet. The porch or ramp must be uncovered and may not reduce the effective side yard clearance to less than 3 feet. This may allow sufficient flexibility to accommodate most ingress/egress ramps needed to accommodate persons with disabilities, although the County will examine these requirements further as part of the policies included in Section 10.

| The County has adopted the [2013](#) California Building Code, and has not adopted any amendments that might make accommodating persons with disabilities more difficult. With regard to design elements, the County has adopted only the State-mandated design elements.

Conclusion

The County's current zoning regulations and other policies do not pose a significant constraint to housing for persons with disabilities, but they could be improved to facilitate such housing. As described in Section 10, the County will adopt a formal process and standards for provision of "reasonable accommodations" (i.e., modifications or exceptions) in the zoning regulations or procedures that may be necessary to ensure equal access to housing pursuant to fair housing laws, rather than relying on existing exception procedures.

The County will also pursue adoption of a streamlined application procedure specific to housing for persons with disabilities, including adoption of universal design standards for such housing, formalized exception procedures for zoning and other requirements where such requirements make such housing infeasible,

and other modifications to regulations and permit processing procedures to facilitate and encourage both multifamily and single-family housing for persons with disabilities. The County will also explore expanding the areas in which larger group homes are allowed by right, rather than as a conditionally permitted or non-permitted use. These policies are described in detail in Section 10.

Non-Governmental Constraints to Housing Production

As required by California Government Code Section 65583, this section provides an analysis of non-governmental constraints to the maintenance, improvement or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction. While the list of non-governmental constraints to the development of housing is potentially quite long, and includes such factors as national and regional economic conditions, this section focuses on non-governmental constraints that the County may be able to influence. The discussion below is divided into six sections: Development Costs, Community Opposition to Housing Production, Mortgage Financing Costs and Availability, Downpayment/Move-in Costs; Infrastructure Constraints, and Environmental Constraints. All of the factors discussed below impact the cost to maintain, improve, or produce housing, including affordable housing.

Development Costs

The primary cost components of housing development are land, construction, and financing costs, each of which directly impacts the feasibility of development and the price for the purchaser or renter of housing.

Land and Construction Costs

Overall, San Mateo County is a desirable place to live, and available land is in short supply. Vacant sites that are easily developed are scarce. Underutilized sites with redevelopment potential are more readily available, but may suffer from impediments, such as contamination, limited parcel size, or other site conditions that make development infeasible or add significantly to the cost of construction.

The price of land in the Bay Area is a significant component of development costs. While the cost of land varies both between and within jurisdictions, depending on a variety of factors, including the desirability of the location, the permitted density of development on the site, and other issues, land costs throughout San Mateo County tend to be uniformly high. Generally, land zoned for multifamily residential and mixed-use development is more costly than land zoned for single-family residential development.

Developers report that for typical multi-family construction in San Mateo County, land costs add approximately \$90,000 per unit, and land for single-family home development costs \$400,000 or more per lot.⁸

Along with the price of land, high construction costs—driven by a generally strong demand for housing in the Bay Area, the high cost of materials, and other factors—are a major component of housing development costs, and an impediment to the production of housing affordable to moderate and lower income households. Construction costs include both hard costs, such as labor and materials, and soft costs, such as architectural and engineering services, development fees and insurance. For multi-family homes in San Mateo County, hard costs account of 60-65 percent of the building cost and soft costs average around 15-20 percent (the remainder being land costs). For single family homes, hard costs often are roughly 40 percent of the total cost, and soft costs 20 percent.

Construction costs for multi-unit buildings vary based on the form of parking (structured vs. surface) in addition to other environmental factors such as topography, site conditions, and other factors. For a larger, multi-unit building, costs can vary from \$185,000 per unit to as high as \$316,000 per unit. The cost per square foot ranges from \$172-\$200.

For basic single family homes, the minimum cost of preparing the vacant land is around \$100,000 per lot, and the cost of construction is at least \$145 per square foot. For more expensive, custom homes, construction costs can exceed \$435 per square foot. In general, soft costs add approximately 30% to this total.

According to the Association of Bay Area Governments, wood frame construction at 20-30 units per acre is generally the most cost effective method of residential development, but local development regulations, market demand, site conditions, and other factors impact the feasibility of various construction types.

Construction Financing Availability and Costs

Typically, construction costs are financed by construction loans, obtained by the housing developer. For much of the past decade, construction loans at favorable rates were relatively easy to obtain, due to consistently high demand for housing, rising home prices, and very low overall interest rates. However, in recent years, construction loans have been difficult to secure, and developers have been required to provide greater percentages of construction funding.⁹

⁸ Information on land, construction, and mortgage costs from 21 Elements, 2014.

⁹ 21 Elements, 2014; "Emerging Trends in Real Estate, 2014," Urban Land Institute.

Due to Federal and state budget cuts, affordable housing developers, and developers of relatively complicated, risky, or unconventional projects, particularly affordable housing projects, have been even more severely impacted by changes in funding. Since 2009, the Federal Government has cut programs such as Community Development Block Grants, HOME, and HOPE VI funding by 27-50%(ABAG). Traditionally, these programs have been a large source of affordable housing funds. In addition to Federal cuts, the State dissolved Redevelopment agencies in 2012, leaving San Mateo County as a whole with a loss of \$25.5 million in funds for affordable housing. However, Low Income Housing Tax Credits still provide an important source of funding, although this source of funding is also in decline.

All of the cost components that go into the production of housing directly affect the ultimate cost for the purchaser or renter of housing. High construction costs, land costs, and financing costs result in higher market prices and rents for housing. When demand for housing declines, the resultant decline in housing production can be exacerbated by high production costs, which reduce builder profits and further disincentivize production. When housing demand is relatively stable or increasing, as in the current market, these production costs may not constrain overall housing production, although they typically translate into high housing prices and rents, resulting in a scarcity of affordable housing.

Community Opposition to Housing Production

Community concerns and/or opposition can pose a constraint to the development of both market rate and affordable housing. Neighborhood and community opposition may succeed in slowing or stopping local approval of new development, or result in downsizing of controversial projects. When new housing developments or plans are proposed, individual and community-wide fears may surface regarding perceived decreases in property values, traffic congestion, school overcrowding, fiscal impacts, environmental degradation, or public safety issues. As communities become built out, any new or increased density of housing may be perceived as a threat to existing residents' quality of life in terms of traffic patterns, level of community services provided, and change in community character.

Despite this backdrop, new affordable housing developments proposed in the unincorporated county over the past 10 to 15 years (including San Pedro Commons, El Camino Village, Trestle Glen Apartment, and others) have generally met with little public opposition, and have been actively supported by housing advocates and various community organizations. Elected officials in some jurisdictions adjoining the Colma BART-Station Specific Plan area have expressed concern over having too great a concentration of housing for low-income and disabled people located near their jurisdiction, but opposition from community residents has been minimal. The decline in organized community opposition may reflect growing community recognition of the lack of, and importance of, affordable housing. Much of this awareness may be a result of the

ongoing advocacy and education work of the San Mateo County Housing Leadership Council, Peninsula Interfaith Action, HEART, Department of Housing, and other groups.

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Comprehensive planning efforts that study the need and opportunity for various densities of residential development, incorporate community needs and concerns, and appropriately integrate various types of development with other land uses may be the most effective way to address community concerns in advance, and mitigate potential opposition to development. The Colma BART Station Area Specific Plan, adopted in 1994, is an example of this type of comprehensive planning. The North Fair Oaks Community Plan update, funded by a \$500,000 FOCUS planning grant from the Metropolitan Transportation Commission (with a \$150,000 County match) and completed in 2011, is another effort that examines the opportunities for various types of development, changes in development densities, housing needs, and other factors. Zoning implementation of the adopted North Fair Oaks Community Plan is underway, and will result in significantly higher residential densities in some parts of North Fair Oaks. The Colma BART Station Area and the North Fair Oaks area are two of the largest, densest, most urbanized areas of the County, with the best access to transit and other infrastructure. As identified in Section 9, these areas offer some of the best available sites for additional housing.

To the extent that the County has experienced recent opposition to housing, it has not been specific to affordable housing, but there has been some generalized opposition to new housing of all types, driven by community concerns about the impacts of new development, including negative environmental impacts such as loss of vacant land, real or perceived threats to sensitive habitats, and increased traffic and parking impacts, and concerns such as changes in the character of existing communities, impacts to quality of life, and other factors. These concerns highlight the need to prioritize housing in infill locations, housing that maximizes the availability of transit, and housing that, in general, minimizes potential environmental impacts, respects the character of existing communities, and makes efficient use of existing infrastructure and services. The policies incorporated in Section 10 prioritize these types of residential development.

Mortgage Financing Costs and Availability

While mortgage loan interest rates have been as high as 10 to 12% in the past 10 to 15 years, currently rates remain low, around 4 or 5%. Because changes in interest rates translate into the affordability of home financing, low rates have made home loans more affordable for some purchasers, expanding access to home ownership. However, since the subprime crisis of 2008, loan standards have become more stringent. While loan rates are attractive, it still remains more difficult for low-income and minority borrowers to obtain mortgages.

Barriers to homeownership disproportionately impact different segments of the San Mateo County community. Project Sentinel, a nonprofit organization focused on fair housing issues, contracts with the County to produce a periodic "Analysis of Impediments to Fair Housing Choice (AI)." The most recent AI was completed in 2012 and examines policies and practices that may limit San Mateo County

residents' ability to choose housing in an environment free from discrimination. According to the [2012 AI](#), for those able to qualify for mortgage loans, housing throughout San Mateo County is accessible, regardless of ethnic groups or family types. However, according to Project Sentinel:

["Home Mortgage Disclosure Act \(HMDA\) data were used to analyze differences in home mortgage application denial rates in San Mateo County by race, ethnicity, sex, income, and Census tract. \[...\] Denial rates fell from 24.9 percent in 2006 to 15 percent in 2010. These HMDA data also showed that American Indian, black, and Hispanic applicants experienced higher rates of loan denials than white or Asian applicants, even after correcting for income in most cases. Further, these more frequently denied racial and ethnic groups may have been disproportionately impacted in some specific areas of the County. Analysis of originated loans with high annual percentage rates showed that American Indian, black, and Hispanic populations were also disproportionately issued these types of lower-quality loan products. Hispanic borrowers experienced a rate more than three times that of white applicants, and American Indian and black borrowers saw rates more than double the 10.8 percent rate for white applicants. With high proportions of low-quality, high-annual percentage rate loans being issued to these particular groups, the burden of foreclosure may fall more heavily upon them."](#)¹⁰

[Project Sentinel's findings show discriminatory patterns in predatory lending, and in loan denials, disproportionately impacting minority and low income buyers.](#) Project Sentinel's recommended action to remove this impediment is to conduct a continual education and outreach campaign in minority communities to provide facts on home mortgage lending, data on the negative impact of sub-prime loans, and information on how to maintain good credit so that residents are not denied access to prime loans based on a sub-par credit. East Palo Alto already funds such a program, which could serve as a template for other communities in the county.

[In addition to loan conditions, because housing prices in San Mateo County remain high, a large mortgage is needed to purchase a home in the County, which means that many mortgages are "jumbo loans," larger than the Federally-established threshold which triggers higher loan rates. Despite overall low interest rates, these prices, in and of themselves, and in combination with more stringent loan restrictions and higher rates, place ownership housing out of reach for many lower income residents.](#)

¹⁰ ["Analysis of Impediments to Fair Housing Choice for San Mateo County and the Cities of Daly City, Redwood City, San Mateo, and South San Francisco – with special focus on East Palo Alto, Half Moon Bay, Menlo Park, North Fair Oaks, and San Bruno," prepared by Project Sentinel, 2012.](#)

Downpayment/Move-In Costs

Downpayment requirements and move-in costs can present another barrier for homeowners and renters. Lower income households may be unable to accrue sufficient savings to pay a security deposit plus first and last month's rent, up-front costs typically required to secure an adequate rental unit. Similarly, the inability to accumulate sufficient funds for a downpayment (the minimum down payment required from borrowers to avoid paying mortgage insurance is typically 20%) remains a significant obstacle to many potential homebuyers, particularly younger and first-time buyers who may have sufficient income to cover ongoing homeowner costs, but not downpayment and move-in costs. Prior to the subprime mortgage market and credit meltdowns, it was often possible for prospective homeowners to purchase homes with little or no money down, but this is no longer the case. Downpayment assistance programs in San Mateo County targeted at moderate and lower-income households have helped boost homeownership in the past, but these programs currently have very limited funds available.

Infrastructure Constraints

Bayside

Water and sewer hookups are currently available for new residential development in all areas on the Bayside except Palomar Park and Devonshire.¹¹ However, both Palomar Park and Devonshire are within the City of San Carlos' sphere of influence, and the San Carlos General Plan includes policies for annexation and extension of sewer service to areas in its sphere of influence. The policies require that properties adjacent to City boundaries annex to San Carlos in order to receive sewer service, and permit extension of sewer service to non-contiguous properties in cases where annexation is not feasible, if the property meets City zoning standards.

The 2003 Housing Element noted, and the 2007 Housing Element reiterated, that future development on the Bayside could be constrained if upgrades are not made to the Hetch Hetchy water system, which provides water to much of the Peninsula. The system is owned by the City of San Francisco, but also supplies water to customers in Alameda, San Mateo and Santa Clara counties. Upgrades to the Hetch Hetchy system are now underway, and will improve the capacity and reliability of water delivery throughout the Peninsula. Despite these improvements, the San Francisco Public Utilities Company (SFPUC) predicts that the capacity of the Hetch Hetchy system may be constrained within the next decade, and this constraint may affect the feasible types and amounts of new

¹¹ At the time of adoption of the prior Housing Element, Los Trancos Woods did not have sewer capacity, but much of Los Trancos Woods has since been annexed to the West Bay Sanitary District.

development in Peninsula communities. However, the size of future shortfalls and the type of limitations that may be imposed are uncertain.

Coastside

Water Supply

There are two water service providers for the unincorporated Midcoast. The Coastside County Water District (CCWD) serves the Midcoast urban (and small surrounding portions of the rural) areas generally south of Half Moon Bay Airport, including Miramar, Princeton and El Granada. The Montara Water and Sanitary District (MWSD) serves the area generally north of the Airport, including Moss Beach and Montara.

For the area served by CCWD, in the short term, water connections are available. Given the District's existing water capacity, absent any improvements or new water sources, projected demand at buildout would result in a 5% supply shortfall in a normal year, and a 34% shortfall in drought years. It should be noted that the District has upgraded the transmission and delivery system to improve water availability. In 1999, the County approved a Coastal Development Permit for the District's proposal to replace an existing 10-inch water transmission line with a 16-inch water transmission pipeline extending from Half Moon Bay to El Granada needed to meet peak day demand for future planned development. The project was appealed to the Coastal Commission, which approved it with the condition that the new water capacity be used only for CCWD's existing service area, and be limited to certain priority land uses.

In areas served by MWSD, very few new connections are available. Currently, new development in areas served by MWSD is typically served by new wells, which are permitted in the area. However, there are concerns about the impact of additional wells on the capacity and quality of groundwater basins in the Midcoast area, which may impact development feasibility in the future. The County is conducting a groundwater study for the area, which will provide a basis for future groundwater planning and management efforts. Depending on the outcome of these efforts, and of MWSD's efforts to secure additional water sources, water supply may continue to be a significant constraint.

Sewer Capacity

The sewer treatment provider for the Midcoast is Sewer Authority Mid-Coastside (SAM), which operates a treatment facility in Half Moon Bay. Recent analysis conducted for the Midcoast LCP Update ([adopted 2013](#)) determined that existing treatment capacity exceeds current demand and projected demand at buildout. Sewer treatment capacity does not pose a constraint to current or future housing development in areas served by SAM facilities (areas not served by a water provider are typically also reliant on septic systems, since sewer connection and transmission also requires water service).

However, while sewage transmission and treatment capacity is sufficient to serve new and existing development, stormwater runoff into the sewer system during wet weather periods often pushes the system to or beyond capacity, leading to risk of overflow and sewage spills. To address this issue, SAM is currently refurbishing and enhancing a major tank and pump station. SAM has also proposed a catchment facility for stormwater overflow. This facility would collect and store stormwater during wet periods, keeping it from impacting the sewer system. The facility is currently in the permit application and review process.

Rural Areas with No Service Provider

In addition to the portions the urban Midcoast and surrounding areas served by CCWD and MWSD, there are several pockets of unincorporated County territory served by other providers. Outside of these areas, however, extensive portions of the rural Midcoast and rural Southcoast are primarily served by well and septic systems. These areas are mainly designated for resource management, agriculture, and timber production, and are mostly comprised of larger parcels on which a single-family residence may be developed, provided that on-site water and septic systems can be constructed consistent with County standards.

Summary

Overall, analysis of County infrastructure indicates that while a few County areas may suffer from constraints limiting all types of development (residential and non-residential) at some point in the future, depending on uncertain factors including availability of SFPUC water supply and future quality of well-water, as a whole the County's sewer, water and other infrastructure is sufficient to serve the amount of residential development needed to meet the County's share of regional housing need.

Environmental Constraints

San Mateo County's housing development potential is impacted by environmental constraints in a number of areas. In particular, in the County's large rural and coastal areas, various environmental constraints limit development potential, or reduce feasible and appropriate densities. In general, County policies prioritize infill development in urbanized areas, areas with existing infrastructure, and areas unaffected by environmental constraints over new development in environmentally sensitive or environmentally constrained areas.

Environmental constraints may include areas at risk of natural disaster, areas with sensitive plant and animal habitats or other sensitive natural resources, or areas with topographical conditions that make development difficult, such as steep slopes or other conditions. The County's General Plan policies, zoning regulations, subdivision regulations, building code, and other regulations also address environmental constraints, and incorporate prohibitions on development in certain areas, limitations on density, and mitigation measures to ensure that proposed development is safe, and will not negatively impact sensitive areas. In

general, the County's regulations prohibit or discourage development on sites with severe environmental constraints, but may allow development on sites with more moderate constraints, with appropriate mitigation measures. While these regulations may be seen as a constraint on potential housing development, they are necessary to ensure public safety and meet County, State and Federal environmental and safety regulations and goals.

This section provides a general description of the County's environmental constraints. These constraints are mapped in the County's General Plan, and on maps available through the County's website. The County's General Plan and Local Hazard Mitigation Annex also provide more detail on the environmental constraints affecting the County.

Sensitive Habitats

The County has multiple locally designated sensitive habitat areas, as well as areas designated by State and Federal authorities. These may include wetlands, riparian corridors, coastal areas, areas that are home to native and threatened species, and other areas. In particular, the rural areas of the County have numerous sensitive habitat areas. Any proposed development is reviewed for the presence of and impact on sensitive habitats, and development may not be permitted, or mitigation measures may be required, in these areas. Development must also meet the requirements of the California Environmental Quality Act (CEQA), and proposed projects are reviewed to ensure that these requirements are met, and an Initial Study, Environmental Impact Report, and other measures may be required. The County's regulations reflect and incorporate the requirements of CEQA.

Geographical Constraints to Development

The County has a number of areas with steep hillsides, cliffs, bluffs, and other geographic or topographic constraints that may limit the feasibility of residential development in these areas. In many cases, existing zoning already takes these constraints into account, as in the County's largely rural RM-zoned areas, which require a slope and density analysis prior to any new development, and typically allow only very-low densities of development. RH (Residential Hillside) zoning, and other zoning districts, similarly include provisions that address geographic constraints particular to specific County areas. County regulations also require appropriate geotechnical analysis of proposed developments to ensure that development is feasible and safe.

Scenic Areas

The County has numerous local, state and federally designated scenic areas, in which development is limited or requires significant mitigation to minimize scenic impacts. The County General Plan and zoning regulations incorporate specific regulations addressing permitted development and required mitigation measures in scenic areas. Proposed development is reviewed for compliance with these

regulations, and may be restricted, or mitigation measures may be required prior to approval.

Natural Hazards

The County General Plan and Local Hazard Mitigation Annex describe the natural hazards affecting the County in detail. Many of the County's adopted natural hazard maps are based on ABAG mapping, and maps available at ABAG's website at www.abag.ca.gov may also provide more detailed information.

San Mateo County's Local Hazard Mitigation Annex includes an assessment of natural hazard risks in the unincorporated County. As described in detail in the Annex, the County has areas subject to earthquake faulting, earthquake shaking, earthquake-induced landslides and liquefaction, tsunami hazards, flooding, landslides, wildfires, and dam failure inundation.

Proposed development in the County is reviewed to assess the impact of these natural hazard risks, and development may be prohibited, or mitigation measures required to address these impacts. In addition, as noted above, appropriate geotechnical analysis is required for sites significantly affected by natural hazard risk, geographic features, and other factors.

Again, in general, County regulations require that all new development be assessed for the potential impact of the project on environmentally sensitive areas, and impacts on the project from natural hazards and other risks. Policies and regulations generally limit or discourage development on sites with severe environmental constraints, but may allow development, at lower intensities and/or with mitigation measures, on sites that are moderately impacted. These regulations attempt to appropriately balance the requirements of Federal, State and local environmental regulations and safety regulations, and environmental and safety goals, while still permitting sufficient needed development in appropriate areas.

Greenhouse Gas Emissions, Climate Change and Related Impacts

A number of areas in the County are potentially impacted by effects related to climate change, which could constrain the viability of these areas for housing production. Global temperature rise could have a range of impacts on the feasibility of housing production in the County, including changes to water availability, changes to the degree of environmental hazards in various County areas (fire hazard and other risks), and perhaps most directly and specifically, constraints imposed by potential sea level rise.

Potential sea level rise in coastal unincorporated areas of the County could impact existing housing and preclude development of new housing. Maps obtained from the Bay Area Conservation and Development Commission show areas projected to be impacted by sea level rise under two scenarios, 16-inch

rise and 55-inch rise. On the Bayside (the unincorporated County areas along the San Francisco Bay), according to BCDC's information, two unincorporated areas could be impacted by direct inundation from sea level rise:

- A small portion the eastern edge of North Fair Oaks, the largest urbanized community on the Bayside, may be at moderate risk of direct inundation from 55-inch sea level rise. The projected risk appears to primarily affect the Bay Road right-of-way, rather than structures in North Fair Oaks, but the area would still be impacted.
- A portion of the Harbor Village/Bayshore Villa mobile home park, just east of Hwy 101 in Redwood City, is in a pocket of unincorporated County jurisdiction. According to BCDC's maps, this area would be entirely inundated under either 6-inch or 55-inch sea level rise. The area is not under consideration for any future development or change in development intensity, but the mobile home park is a significant source of existing affordable housing that could be lost in the long term due to climate change. The County will continue to monitor the extent of this risk, and to work with partners to identify solutions. If the risk of loss of this housing becomes imminent and unavoidable, the County will work to provide relocation assistance and other measures either to replace the at-risk housing or assist with resident relocation, as described in the policies in Section 10.

On the Bayside, BCDC is studying multi-jurisdictional solutions to projected sea level rise that will protect existing communities, and the County will continue to monitor BCDC's findings and recommendations, and work with other jurisdictions and partners to assess potential impacts and identify measures to minimize these impacts.

No other Bayside unincorporated areas are at risk under these scenarios. However, many of the unincorporated areas on the Coastside (unincorporated areas along the Pacific Coast, including Princeton, Moss Beach, El Granada, the unincorporated South Coast, and other areas) could be inundated by sea level rise to some degree, damaging existing housing and directly constraining housing production.

In addition to direct impacts of inundation, sea level rise could impact water quality and availability, drainage, sewage disposal, and a number of other resource and infrastructure issues that could constrain housing production, even in areas not at risk of inundation. This may be the case in areas such as North Fair Oaks and unincorporated areas on the Coastside. Projects subject to California Environmental Quality Act analysis are required to take these impacts into account in their planning and design, and County infrastructure planning, the County's Climate Action Plan, General Plan Update, and all area plan updates, will also be required to address these issues.

The policies in Section 10 of the Housing Element emphasize and encourage housing production in already urbanized areas, which are primarily in parts of the County that are not at risk from sea level rise. While coastal sites are identified in the Adequate Sites Inventory presented in Section 9, consistent with the requirements of State Law, the policies and programs in the Housing Element do not encourage higher intensity development in Coastside areas. The Housing Element and other policies do not preclude development in these areas, but urbanized areas with existing infrastructure, access to transit, bicycle and pedestrian facilities, and proximity to a mix of residential and non-residential uses are encouraged. In addition, as noted above, large scale and higher intensity developments in Coastal areas of the County are already required, by County policy and by the California Environmental Quality Act, to consider and mitigate the potential impacts of climate change, including sea level rise and other related issues.

In addition, because the policies and programs in the Housing Element encourage, facilitate, or require housing production in existing urbanized areas, with available transit access, at relatively higher densities, and with a mix of residential and other uses, they are intended to facilitate pedestrian and bicycle access and reduce automobile use, vehicle miles traveled, and related greenhouse gas emissions. The County's green building ordinance also emphasizes the use of environmentally friendly materials, recycling, and other measure that reduce greenhouse gases and other environmental impacts. By adoption of policies encouraging housing production of types and in locations that reduce the production of greenhouse gases, the revised Housing Element is intended to minimize the climate-related impacts of housing development in the unincorporated County.

5. HOUSING NEEDS

This section provides an assessment of the County's existing and projected housing need.

The California Department of Housing and Community Development defines existing need as “the number of households overpaying for housing, living in overcrowded conditions, or with special housing needs (e.g., the elderly, large families, homeless), the number of housing units that need rehabilitation, and assisted affordable units at-risk of converting to market-rate.”

Projected need is defined as “the city or county's share of the regional housing need as established in the [Regional Housing Needs Plan \(RHNP\)](#) prepared by the [Council of Governments \(COG\)](#). The allocation establishes the number of new units needed, by income category, to accommodate expected population growth over the planning period of the housing element. The RHNP provides a benchmark for evaluating the adequacy of local zoning and regulatory actions to ensure each local government is providing sufficient appropriately designated land and opportunities for housing development to address population growth and job generation.” San Mateo County's Regional Housing Needs Allocation (RHNA), which was determined by a somewhat different, subregional process, rather than directly by the RHNP, is addressed in this section. The section also discusses other indicators of future housing need, including employment trends, commuting trends, and housing production trends.

Existing Need

Lower-Income Households

Table 5-1 shows the California Department of Housing and Community Development's Income Limits (i.e., income categories) for San Mateo County in [2014](#). Table 5-2 shows households [by income for](#) the County [as a whole](#) in [2012](#), the latest year for which this data is available.

Table 5-1				
Income Limits, San Mateo County				
Income Category	Income Limit			
Extremely Low	Up to	\$ 33,950		
Very Low	Between	\$ 33,950	and	\$ 56,550
Low	Between	\$ 56,550	and	\$ 90,500
Moderate	Between	\$ 90,500	and	\$ 123,600
Above Moderate	Above	\$ 123,600		
AMI, 2014:	\$	103,000		
<i>Source: California Department of Housing and Community Development, 2014</i>				
<i>Based on a 4-person, 3-bedroom household.</i>				

Table 5-2
Households by Income
San Mateo County, 2012

Income	Households	% of Households
Less than \$10,000	8,543	3%
\$10,000 to \$14,999	7,767	3%
\$15,000 to \$24,999	16,310	6%
\$25,000 to \$34,999	18,122	7%
\$35,000 to \$49,999	26,407	10%
\$50,000 to \$74,999	41,681	16%
\$75,000 to \$99,999	31,843	12%
\$100,000 to \$149,999	46,859	18%
\$150,000 to \$199,999	20,970	8%
\$200,000 or more	40,387	16%
Total Households	258,888	100%

Source: U.S. Census, American Community Survey, 2012

The U.S. Department of Housing and Urban Development (HUD) defines extremely low-income households as those earning 30% of area median income (AMI) or less, very low-income households as those earning between 30 and 50% of AMI, low-income households as those earning from 50 to 80% of AMI, and moderate-income households as those earning between 80 and 120% of AMI.

Table 5-3 shows households by income level and tenure in the County's major unincorporated areas in [2010](#). Low- and moderate-income households in these areas were predominantly owner households, while very low- and extremely low-income groups were almost equally divided between owner and renter

households, except in North Fair Oaks, where these households were mainly renters.

Table 5-3
Income by Tenure, Unincorporated San Mateo County Areas

Income Category	County Area											
	San Mateo County	Broadmoor	El Granada	Emerald Lake Hills	Highlands-Baywood Park CDP	Ladera	La Honda	Montara	Moss Beach	North Fair Oaks	Pescadero	West Menlo Park
Renter Occupied												
Less than \$5,000	2,789	98	0	8	3	0	0	0	0	54	0	0
\$5,000 to \$9,999	2,412	69	31	0	0	0	24	0	31	72	0	0
\$10,000 to \$14,999	4,589	0	6	0	24	0	0	0	13	57	0	0
\$15,000 to \$19,999	4,042	15	26	0	0	0	0	0	0	102	0	9
\$20,000 to \$24,999	3,481	0	14	0	0	0	0	0	0	161	29	9
\$25,000 to \$34,999	9,067	0	76	0	7	0	0	45	14	411	0	0
\$35,000 to \$49,999	13,722	0	97	0	0	0	0	64	0	413	0	68
\$50,000 to \$74,999	20,819	17	83	0	8	0	24	13	67	329	20	66
\$75,000 to \$99,999	13,582	12	0	0	33	0	0	0	25	123	9	31
\$100,000 to \$149,999	16,159	58	54	6	42	0	0	51	38	186	26	32
\$150,000 or more	11,634	0	77	45	98	20	0	51	38	94	0	44
Total Renter Occupied	102,296	269	464	59	215	20	48	224	226	2,002	84	259
Owner Occupied												
Less than \$5,000	1,667	46	0	20	0	0	0	0	13	28	0	36
\$5,000 to \$9,999	1,179	0	0	30	9	0	0	0	32	8	0	0
\$10,000 to \$14,999	2,239	17	11	30	48	0	0	23	21	27	0	14
\$15,000 to \$19,999	2,930	79	8	11	8	0	0	0	10	51	9	10
\$20,000 to \$24,999	3,545	9	54	11	25	0	0	0	47	100	0	22
\$25,000 to \$34,999	6,883	81	11	11	23	14	0	51	9	205	13	31
\$35,000 to \$49,999	10,438	125	45	21	74	11	31	0	23	176	0	42
\$50,000 to \$74,999	20,472	178	155	112	109	52	31	10	109	415	0	134
\$75,000 to \$99,999	18,882	82	124	85	117	24	19	100	22	294	9	35
\$100,000 to \$149,999	32,260	310	300	314	237	118	23	282	178	323	0	210
\$150,000 or more	53,632	264	719	884	639	301	217	378	283	408	64	533
Total Owner Occupied	154,127	1,191	1,427	1,529	1,289	520	321	844	747	2,035	95	1,067
County Total	256,423	1,460	1,891	1,588	1,504	540	369	1,068	973	4,037	179	1,326

Source: U.S. Decennial Census, 2010

Housing Affordability

Tables 3-24 through 3-26, in Section 3, show home prices for the unincorporated County over the past 10 years. As these tables indicate, San Mateo County is consistently one of the most expensive places to live not only in California, but in the nation.

Table 5-4 shows the gap between the median ownership housing price in San Mateo County in 2014, and the affordable price for purchasers at various income levels.

Table 5-4					
Ownership Housing Affordability Gap					
San Mateo County, 2014					
	Extremely Low	Very Low	Low	Median	Moderate
Annual Income	\$ 33,950	\$ 56,550	\$ 90,500	\$ 103,000	\$ 123,600
30% of Annual Income	\$ 10,185	\$ 16,965	\$ 27,150	\$ 30,900	\$ 37,080
Affordable Monthly Payment	\$ 849	\$ 1,414	\$ 2,263	\$ 2,575	\$ 3,090
Less Utilities ¹	\$ (193)	\$ (193)	\$ (193)	\$ (193)	\$ (193)
<i>Subtotal</i>	\$ 656	\$ 1,221	\$ 2,070	\$ 2,382	\$ 2,897
Less PMI ²	\$ -	\$ (4.50)	\$ (13.50)	\$ (13.50)	\$ (18.00)
Less Taxes + Assessments	\$ (103)	\$ (192)	\$ (324)	\$ (374)	\$ (454)
<i>Max. Mortgage Payment</i>	\$ 552	\$ 1,024	\$ 1,732	\$ 1,995	\$ 2,425
Maximum Mortgage	\$ 97,269	\$ 180,409	\$ 304,970	\$ 351,324	\$ 427,047
Downpayment ⁴	\$ 10,700	\$ 19,845	\$ 33,547	\$ 38,646	\$ 46,975
<i>Affordable Price</i>	\$ 107,968	\$ 200,254	\$ 338,517	\$ 389,970	\$ 474,023
Median Home Price ⁵	\$ 992,500	\$ 992,500	\$ 992,500	\$ 992,500	\$ 992,500
Affordability Gap	\$ (884,532)	\$ (792,246)	\$ (653,983)	\$ (602,530)	\$ (518,477)
<i>Note: Based on income levels for a 4-person household, California Department of Housing and Community Development, 2014. Represents affordability gap countywide.</i>					
<i>1. San Mateo County Housing Authority Utility Allowance for detached homes, 2013.</i>					
<i>2. Private Mortgage Insurance of \$4.50/\$1000,000 home value/month.</i>					
<i>3. 1.15% annually.</i>					
<i>4. 10.0% downpayment.</i>					
<i>5. California Association of Realtors, median sale price for single family homes, January 2014.</i>					

The median home price in **2014** was unaffordable to buyers at all income categories up to and including the moderate income level. For extremely low-income buyers, the gap was almost **\$900,000**, and even for moderate-income buyers, the gap was above **\$500,000**.

Table 3-**26** in Section 3 shows average rents for unincorporated San Mateo County over the past 5 years. As Section 3 describes, rents have also remained consistently high, although, like housing prices, they have begun to decline in the past several years.

Table 5-5 shows the rental affordability gap for renters at various income levels, based on average rents in **2014**. Rental housing is more affordable than ownership housing, particularly for low-, median-, and moderate-income renters. For extremely low- and very-low income renters, however, average rents remain unaffordable, with an affordability gap of between **approximately \$500** and **\$2,000** per month for the average rental.

Table 5-5
Rental Housing Affordability Gap
San Mateo County, 2014

	Extremely Low	Very Low	Low	Median	Moderate
Annual Income	\$ 30,550	\$ 50,900	\$ 81,450	\$ 92,700	\$ 111,250
30% of Annual Income	\$ 9,165	\$ 15,270	\$ 24,435	\$ 27,810	\$ 33,375
Affordable Monthly Payment	\$ 764	\$ 1,273	\$ 2,036	\$ 2,318	\$ 2,781
Less Utilities ¹	\$ (112)	\$ (112)	\$ (112)	\$ (112)	\$ (112)
Affordable Rent	\$ 652	\$ 1,161	\$ 1,924	\$ 2,206	\$ 2,669
Average Rent ²	\$ 2,412	\$ 2,412	\$ 2,412	\$ 2,412	\$ 2,412
Affordability Gap	\$ (1,760)	\$ (1,252)	\$ (488)	\$ (207)	\$ 257

Note: Based on income levels for a 3-person household, California Department of Housing and Community Development, 2014. Represents affordability gap countywide.

1. San Mateo County Housing Authority Utility Allowance for 2-bedroom apartment/condo/duplex, 2013. Assumes water and garbage paid by landlord.

2. Average rent for a 2-bedroom, 1 bath apartment, December 2013, San Mateo County Housing Department, 2013.

Overpayment

Federal law defines overpayment as payment of more than 30% of gross household income for housing costs.¹²

Overpayment Countywide

Tables 5-6 and 5-7 show the number of renter and owner households paying more than 30% of income for housing, for the County as a whole in 2012, the most recent year for which data is available. As the tables show, 51% of all renter households and 50% of all owner households countywide overpaid for housing in 2012. The tables also show that lower income groups are far more likely to overpay: 94% of renters earning less than \$35,000 per year overpay for housing, compared to only 11% of households earning more than \$75,000 annually, and a similar, although less dramatic disparity exists among owner households, with 69% of households earning less than \$35,000 overpaying, compared to 31% of household earning \$75,000 or more.

¹² Overpaying households are also called “cost burdened” households. While any income group may overpay for housing, this standard is typically applied to lower income households. Overpayment is not considered a significant problem for upper-income households with more resources and discretionary income to afford housing costs.

Table 5-6										
Overpayment by Annual Income Category, Renter Households										
San Mateo County, 2012										
	HH Earning < \$35,000	%	HH Earning \$35,000- \$50,000	%	HH Earning \$50,000- \$75,000	%	HH Earning > \$75,000	%	Total HH	%
HH Paying 30% or more	24,505	94%	11,836	84%	10,055	49%	4,300	11%	50,696	50%
All HH in Income Category	25,950	100%	14,024	100%	20,359	100%	40,369	100%	100,702	100%
Note: Excludes 3,011 households with no cash rent.										
Source: U.S. Census, 2012										

Table 5-7										
Overpayment by Income Category										
San Mateo County, 2012										
	HH Earning < \$35,000	%	HH Earning \$35,000- \$50,000	%	HH Earning \$50,000- \$75,000	%	HH Earning > \$75,000	%	Total HH	%
HH Paying 30% or more	12,691	69%	5,368	52%	10,833	55%	33,114	31%	62,006	40%
All HH in Income Category	18,443	100%	10,329	100%	19,690	100%	105,194	100%	153,656	100%
Source: U.S. Census, 2012										

Overpayment in Unincorporated Areas

Table 5-8 and 5-9 show rental and ownership overpayment for selected unincorporated areas of San Mateo County, in 2012. As in the County as a whole, a significant number of households in unincorporated areas of the County overpaid for housing costs in 2012.

Table 5-8
Gross Rent as a Percentage of Household Income, San Mateo County and Major Unincorporated Areas, 2012

Area	All Households	30-34% HH Income	% of Area HH	35-49% HH Income	% of Area HH	50%+ HH Income	% of Area HH	All HH Overpaying	% of Area HH
Broadmoor	255	0	0%	31	12%	68	27%	99	39%
El Granada	527	49	9%	48	9%	245	46%	342	65%
Emerald Lake Hills	96	0	0%	0	0%	0	0%	0	0%
Highlands-Baywood Park	206	7	3%	76	37%	32	16%	115	56%
La Honda	64	0	0%	0	0%	32	50%	32	50%
Montara	168	0	0%	90	54%	36	21%	126	75%
Moss Beach	347	0	0%	174	50%	48	14%	222	64%
North Fair Oaks	2,146	144	7%	510	24%	675	31%	1,329	62%
Pescadero	114	0	0%	30	26%	0	0%	30	26%
West Menlo Park	236	44	19%	7	3%	25	11%	76	32%
Total, Major Unincorporated Areas	4,159	244	6%	465	11%	1,161	28%	1,870	45%
San Mateo County Total	103,713	9,069	9%	16,865	16%	23,580	23%	49,514	48%

Source: 2012 American Community Survey

Table 5-9
Mortgage Costs as a Percentage of Household Income, Housing Units with a Mortgage
Major Unincorporated Areas, 2012

Area	All HH w/Mortgage	30-34% HH Income	% of Area HH	35-49% HH Income	% of Area HH	50%+ HH Income	% of Area HH	All HH Overpaying	% of Area HH
Broadmoor	1,022	130	13%	173	17%	194	19%	497	49%
El Granada	1,133	67	6%	222	20%	204	18%	493	44%
Emerald Lake Hills	1,208	143	12%	223	18%	241	20%	607	50%
Highlands-Baywood Park	977	146	15%	141	14%	181	19%	468	48%
La Honda	256	40	16%	36	14%	20	8%	96	38%
Montara	654	111	17%	156	24%	117	18%	384	59%
Moss Beach	547	20	4%	69	13%	151	28%	240	44%
North Fair Oaks	1,513	129	9%	253	17%	371	25%	753	50%
Pescadero	71	25	35%	0	0%	19	27%	44	62%
West Menlo Park	858	73	9%	164	19%	142	17%	379	44%
Total, Major Unincorporated Areas	8,239	884	11%	1,437	17%	1,640	20%	3,961	48%
San Mateo County Total	114,145	10,950	10%	20,459	18%	24,684	22%	56,093	49%

Source: 2012 American Community Survey

Overcrowding

Housing units are defined as overcrowded when they house more than one person per room. “Rooms” for purposes of this definition do not include bathrooms, porches, balconies, foyers, halls, utility rooms, unfinished attics, basements and other spaces used for storage. A unit is considered severely overcrowded when it is occupied by 1.5 persons or more per room.

Table 5-10 shows overcrowding for owner and renter households in 2012, countywide. As of 2012, approximately 18,000, or 7% of the County’s housing units were overcrowded.

Table 5-10
Overcrowding, Owner and Renter Households
San Mateo County, 2012

Occupants Per Room	Owner HH	% of Owner HH	Renter HH	% of Renter HH	Total	% of All HH
1.01 to 1.5	3,923	3%	7,978	8%	11,901	5%
1.51+	1,107	1%	5,652	5%	6,759	3%
Total Overcrowded HH	5,030	3%	13,630	13%	18,660	7%

Source: American Community Survey, 2012

There is a stark disparity in the prevalence of overcrowding between rental and ownership units. In 2012, only 3% of all ownership units countywide were overcrowded, while 13% of renter units were overcrowded. This disparity is also evident in subcounty areas, as shown in Table 5-11.

Table 5-11 shows overcrowding for major unincorporated areas in 2012. Overcrowding in these areas was also much more prevalent among renter households than owner households, and renter households were more likely than owner households to experience severe overcrowding. Of these areas, North Fair Oaks was most severely affected by overcrowding, with 27% of all households overcrowded.

Table 5-11
Overcrowded and Severely-Overcrowded Households, San Mateo County Major Unincorporated Areas, 2012

Area	All HH	Owner Occupied Households				Renter Occupied Households				Total	
		Overcrowded HH	% of Area HH	Severely-Overcrowded HH	% of Area HH	Overcrowded HH	% of Area HH	Severely-Overcrowded HH	% of Area HH	Overcrowded HH	% of Area HH
Broadmoor	1,500	49	3.3%	0	0.0%	0	0.0%	74	4.9%	123	8.2%
El Granada	1,991	34	1.7%	0	0.0%	34	1.7%	0	0.0%	68	3.4%
Emerald Lake Hills	1,583	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Highlands-Baywood Park	1,510	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Ladera	520	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
La Honda	359	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Montara	922	0	0.0%	0	0.0%	0	0.0%	52	5.6%	52	5.6%
Moss Beach	1,149	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
North Fair Oaks	4,176	148	3.5%	66	1.6%	459	11.0%	460	11.0%	1,133	27.1%
Pescadero	213	0	0.0%	0	0.0%	38	17.8%	0	0.0%	38	17.8%
West Menlo Park	1,405	19	1.4%	0	0.0%	44	3.1%	13	0.9%	76	5.4%
Total	15,328	250	1.6%	66	0.4%	575	3.8%	599	3.9%	1,490	9.7%

Source: 2012 American Community Survey

Rehabilitation Need

Housing units in need of rehabilitation are those with: (1) structurally unsound foundations, floors, walls, stairs, roofs and porches, (2) unsafe mechanical and electrical systems, (3) significant dry rot and termite damage, and/or (4) inadequate kitchen and bathroom facilities.

There is a strong correlation between the age of the housing stock and the need for rehabilitation. A significant portion of the County's housing stock is aging: almost 80% of San Mateo County, as indicated in Table 5-12, was built before 1980.

As of 2004, 7% of the County's housing units were 1) in need of rehabilitation, and 2) required some public financial assistance for rehabilitation. Many other units may require some rehabilitation, but are owned by middle to upper income households who do not qualify for public financial assistance. Of the communities in the unincorporated County, North Fair Oaks had the most units requiring rehabilitation assistance in 2004, approximately 1,500 units. While no more recent data is available, as the County's housing stock has aged, the number of units in need of rehabilitation has likely increased.

Table 5-12
Housing Units by Year Structure Built
San Mateo County, 2012

Year Structure Built	Units	%
2010 or later	1,297	11%
2000-2009	14,492	3%
1990-1999	16,323	4%
1980 to 1989	26,818	11%
<i>Subtotal</i>	<i>58,930</i>	<i>22%</i>
1970 to 1979	45,815	13%
1960 to 1969	49,598	15%
1950 to 1959	66,052	20%
1940 to 1949	27,991	13%
1939 or Earlier	22,328	11%
<i>Subtotal</i>	<i>211,784</i>	<i>78%</i>
Total	270,714	100%

Source: 2012 American Community Survey

Single Parent Households and Families¹³

Single parent households or families are those headed by a single male or female parent. According to the U.S. Census, in 2012 there were approximately 20,000 single-parent households with children under 18 in the County as a whole, 8 percent of all households. Six percent of households were single female-headed households with children, and 2% were single male-headed households with children.

Table 5-13
Estimated Distribution of Household Types
San Mateo County, 2012

Household Type	Households	%
Households with one or more people under 18 years:	86,988	34%
Family households:	86,347	34%
Married-couple family	65,933	26%
Other family:	20,414	8%
Male householder, no wife present	5,598	2%
Female householder, no husband present	14,816	6%
Nonfamily households:	641	0%
Male householder	454	0%
Female householder	187	0%
Households with no people under 18 years:	170,381	66%
Family households:	87,435	34%
Married-couple family	69,369	27%
Other family:	18,066	7%
Male householder, no wife present	6,718	3%
Female householder, no husband present	11,348	4%
Nonfamily households:	82,946	32%
Male householder	36,896	14%
Female householder	46,050	18%
Total:	257,369	100%

Source: American Community Survey, 2012

Table 5-14 shows estimated families by type and poverty status in the unincorporated County in 2012. While single male- and female-headed households with children made up only 2% and 4% of all households in the unincorporated County, they make up a much larger portion of families below the

¹³ The U.S. Census reports some data only by Household, and some data only by Family. The data reported here is based on the type of Census data available.

poverty level: 13% of families below the poverty level are single male-headed families with children, and 44% are single female-headed families with children.

Table 5-14
Estimated Family Households by Poverty Status
San Mateo County, 2012

	Families	%
Income in the past 12 months below poverty level:	8,509	5%
<u>Married-couple family:</u>	3,652	2%
With related children under 18 years:	2,492	1%
Under 5 years only	384	0%
Under 5 years and 5 to 17 years	997	1%
5 to 17 years only	1,111	1%
No related children under 18 years	1,160	1%
<u>Other family:</u>	4,857	3%
Male householder, no wife present:	1,099	1%
With related children under 18 years:	676	0%
Under 5 years only	181	0%
Under 5 years and 5 to 17 years	172	0%
5 to 17 years only	323	0%
No related children under 18 years	423	0%
Female householder, no husband present:	3,758	2%
With related children under 18 years:	3,218	2%
Under 5 years only	782	0%
Under 5 years and 5 to 17 years	925	1%
5 to 17 years only	1,511	1%
No related children under 18 years	540	0%
Income in the past 12 months at or above poverty level:	165,273	95%
<u>Married-couple family:</u>	131,650	76%
With related children under 18 years:	63,242	36%
Under 5 years only	14,029	8%
Under 5 years and 5 to 17 years	12,379	7%
5 to 17 years only	36,834	21%
No related children under 18 years	68,408	39%
<u>Other family:</u>	33,623	19%
Male householder, no wife present:	11,217	6%
With related children under 18 years:	4,851	3%
Under 5 years only	830	0%
Under 5 years and 5 to 17 years	798	0%
5 to 17 years only	3,223	2%
No related children under 18 years	6,366	4%
Female householder, no husband present:	22,406	13%
With related children under 18 years:	11,385	7%
Under 5 years only	1,939	1%
Under 5 years and 5 to 17 years	1,641	1%
5 to 17 years only	7,805	4%
No related children under 18 years	11,021	6%
Total:	173,782	100%

Source: U.S. Census 2012

Farm Workers

Unincorporated San Mateo County has a number of active agricultural uses, located primarily in the County's coastal areas, which employ farm laborers on both a permanent and seasonal basis. According to the most recent estimates, the unincorporated County has approximately 1,352 farm workers.¹⁴ Of these, approximately 970 are permanent workers, and the remainder are temporary or migrant laborers.¹⁵

Farm Labor Housing Quality and Cost

Farm workers in the County live in a variety of housing types, which may include: formal group housing dedicated specifically for farm labor, typically but not always located on farms; regular rental market housing; un-permitted, illegal housing, including second units; informal housing, including farm labor camps. Regardless of the type of housing, farm workers often reside in substandard quality housing, including housing that may be improperly maintained, lack adequate services, and may be unhealthy and unsafe.

¹⁴ There are various estimates of farm labor employment in the County. The Federal Bureau of Labor Statistics (BLS) estimates that 490 workers were engaged in farm labor-related occupations in 2013 in San Mateo County as a whole. The U.S. Department of Agriculture's 2012 Census of Agriculture, in contrast, reports that San Mateo County as a whole has only 1,722 farm laborers, while the U.S. Census estimates that 2,425 workers were employed in agriculture, forestry, fishing and hunting, and mining, collectively, in the County as whole.

The 2007-2014 Housing Element, completed prior to the 2010 Decennial Census, used a formula (described in that Housing Element) to estimate the unincorporated County's share of farm labor, based on BLS data, 2000 Census data, and data from prior studies of County farm labor, taking into account a steady decline in farm labor in the County over the prior decade, and applying an estimation methodology to calculate current farm labor from older data. Using this method, the 2007-2014 Element estimated that the unincorporated County had approximately 1,352 farm workers. Based on this calculation, the BLS data from 2013 seems low, while the 2,425 workers reported from the Census includes incorporated areas and non-farm employment, and is thus higher than the unincorporated total alone, as is the USDA's estimate of 1,722. An average of these three estimates results in 1,545 farm laborers, close to the 1,325 estimate (but including data that is not exclusive to the unincorporated County). Although estimates of farm labor in San Mateo County have shown a steady decline over the past several decades, this Housing Element conservatively assumes that the County still has approximately 1,325 farm laborers, the same number reported in the 2007-2014 Housing Element.

¹⁵ Farm laborers may be permanent, year-round employees, seasonal employees, or migrant labor. BLS does not provide any detail on the number of farm laborers by type. The USDA Census of Agriculture, while it does count migrant, permanent, and seasonal employees, does not disclose this data for San Mateo County in 2012, for confidentiality reasons. The 2007 Census, however, reported that approximately 65% of county farm workers were permanent, and 35% were seasonal. This distribution, applied to current estimates, equals 862 permanent farm workers and 463 seasonal farm workers in the unincorporated County.

While no single form of housing is typical, because farm workers generally have low incomes, they are usually reliant on some form of low cost housing, either publicly or privately subsidized (multifamily housing provided by public agencies or employer-provided housing), or housing that may be low cost due to substandard conditions (informal housing, labor camps, and other similar housing). In addition, like other low-income populations, farm workers are often forced to overpay for housing, and in many cases are forced to overpay for housing that is substandard. While there is no precise, comprehensive information available either on the quality or cost of housing occupied by farm laborers in the County, there is a significant need for housing that is higher quality, dedicated specifically for farm laborers, and available at costs commensurate with very low incomes.

In addition, because farm labor housing populations and farm labor housing conditions change frequently, the County does not have complete, contemporary data on the type and condition of all farm labor housing, the types and numbers of farm laborers occupying various kinds of housing, and the precise quantitative and qualitative housing needs of the County's farm labor population, including the need for new housing, and the need for improvements to existing housing. This information would require a comprehensive study of farm laborers and farm labor housing in the County, a study that the County is currently undertaking, as addressed in Policy 27, in Section 10.

Large Families

As defined by the California Department of Housing and Community Development, a large household consists of five or more persons. According to the U.S. Census, in 2012 there were 30,280 large households in the County, or 12% of all households. Of the major unincorporated areas, North Fair Oaks and Pescadero had significantly more large households, 24 and 26% of households, respectively, than other unincorporated areas.

Table 5-15
Large Households (5+ Persons)
San Mateo County and Major Unincorporated Areas, 2012

Jurisdiction	Households	Large Households	% of Households
Broadmoor	1,500	301	20%
El Granada ^{P1}	1,991	166	8%
Emerald Lake Hills	1,583	102	6%
Highlands Baywood Park	1,510	55	4%
Ladera	520	96	18%
La Honda	359	23	6%
Montara	922	90	10%
Moss Beach ¹	1,149	46	4%
North Fair Oaks	4,176	995	24%
Pescadero	213	56	26%
West Menlo Park	1,405	198	14%
Incorporated and Unincorporated Remainder	242,041	28,152	12%
San Mateo County Total	257,369	30,280	12%

Source: 2012 American Community Survey

Elderly Residents

Table 5-16 shows estimated County population by age group in 2012.

Table 5-16
Estimated Population by Age Group
San Mateo County, 2012

Age Group	Population	%
Under 18 years	158,660	22%
18-24 years	55,531	8%
25-34 years	100,244	14%
35-44 years	108,899	15%
45-54 years	110,341	15%
55-64 years	90,148	13%
65+ years	97,360	14%
Total	721,183	100%

Source: American Community Survey, 2012

San Mateo County is home to an aging population. As shown in Table 5-16, 97,360 County residents, 14% of the population, were over age 65 in 2012. While this cohort makes up a large portion of the population, it is also important to note the number of “baby boomer” residents: 90,148 residents are between the ages of 55-64 years, and 110,341 residents are between the ages of 45 and 54. In addition to the existing elderly population, this boomer cohort will soon reach retirement age and elderly status, and will require appropriate housing and other services.

Table 5-17
Elderly Residents (65+)
San Mateo County Unincorporated Areas, 2012

Jurisdiction	Elderly	% of Area Residents
Broadmoor	661	15%
El Granada	579	12%
Emerald Lake Hills	685	16%
Highlands Baywood Park	814	19%
Ladera	306	19%
La Honda	104	11%
Montara	308	12%
Moss Beach	467	17%
North Fair Oaks	1,025	7%
Pescadero	92	12%
West Menlo Park	506	13%
San Mateo County Total	97,360	14%

Source: American Community Survey, 2012

Table 5-17 shows the elderly population for major County unincorporated areas. As shown, significant portions of the population in each area are elderly, in similar proportions to the County as a whole. The highest populations are in Highlands-Baywood Park, Ladera, and Moss Beach, each with almost 20% of residents over 65 years of age.

The elderly population is large and diverse, with a wide range of housing needs that differ depending on income, health, and preference. Older residents may need features in the home that provide safety and accessibility, allowing them to “age in place,” remaining in their home as their needs change with age. Such features include grab bars, roll-in showers, ramps and wider doors and hallways, additional lighting, non-trip floor surfaces, and other features. Elderly residents also often prefer or require housing in proximity to transit, shopping, social activities, and other services. In addition, because many elderly residents are on fixed incomes, housing affordability is a key issue. Elderly residents may need a continuum of different housing types, from independent housing to shared housing, supportive housing, assisted living, nursing care facilities, and other housing types.

The San Mateo County Aging Model, a study commissioned by the San Mateo County Health System, the County Department of Housing, and the San Mateo

County Transit District, examined the aging of the County's baby boomer population, and the impact of this trend on the need for housing, healthcare, transportation, and other services. The study projected that San Mateo County's elderly population will increase from 91,000 in 2005 to 157,000 in 2030, and found that this age cohort prefers to live close to public transit, near downtown corridors, and within walking distance of retail, food, parks, medical services, and social outlets such as restaurants, community and cultural centers. Based on these findings, both the need and demand for higher-density, transit-oriented, senior-friendly housing will increase significantly over the next 20 years.

Homelessness

The federal McKinney-Vento Homeless Assistance Act defines homelessness as lack of a fixed, regular and adequate nighttime residence, and/or reliance on a primary nighttime residence that is: a supervised publicly or privately operated shelter providing temporary living accommodations; an institution that provides temporary residence for individuals intended to be institutionalized; or a public or private place not designated for a regular sleeping accommodation.

| In January 2013, the San Mateo County Human Services Agency conducted a biennial "point-in-time" Homeless Census and Survey. The census, conducted over the course of one night in January, gathered information on the number and location of homeless individuals in the County, while the survey interviewed a random selection of homeless individuals, over the course of two weeks, on their demographic information, the length and causes of their homelessness, their housing needs, and other information.

| As shown in Table 5-18, the homeless population in the unincorporated areas of San Mateo County decreased 52% between 2009 and 2013 (although the homeless population is quite fluid in size and location, and is difficult to accurately assess with a single point-in-time survey). The 46% of homeless persons in the unincorporated areas in 2009 represent approximately 4% of the County's total homeless population.¹⁶

| ¹⁶ Both the 2009 and 2013 Census and Survey reported zero "sheltered homeless" in the unincorporated County. Since there is one 15-bed shelter, Spring Street Shelter, in the unincorporated County, this is probably inaccurate.

Table 5-18
Homeless Count, San Mateo County, 2007 - 2013

Type	2007 Count	2009 Count	2013 Count	Change 09- 13	% Change
Unsheltered Homeless Countywide	1,094	803	1,299	496	62%
Unsheltered Homeless, Unincorporated County	162	95	46	-49	-52%
<i>Unincorporated % of County Total</i>	15%	12%	4%	-10%	N/A
Sheltered Homeless Countywide	970	993	982	23	2%
Sheltered Homeless, Unincorporated County	0	0	0	0	0%
<i>Unincorporated % of County Total</i>	0%	0%	0%	0%	N/A
Total Homeless	2,064	1,796	2,281	485	27%

Source: 2007, 2009 and 2013 San Mateo County Homeless Census and Survey, County Human Services Agency

The survey component of the 2013 Census and Survey interviewed 192 homeless individuals. Of those surveyed, 94% were single adults or couples with no children, and 71% were male. Sixty-five percent of respondents were “chronically” homeless: individuals with a disability who had been homeless for more than 12 continuous months, or at least four times in the past three years.

Eighty percent of those surveyed reported having at least one disability, with high percentages reporting alcohol/drug related illness, mental illness, or physical health problems.

The survey identified the major initial causes of homelessness as unemployment, low income, the high cost of housing, and behavioral issues related to disability.

The survey results also indicate that while shelters remain an important source of housing, and have been used by a significant number of respondents, the unsheltered homeless population in the County as a whole has grown rapidly, and a need for more shelter beds is clearly indicated.

There is only one emergency shelter located in the unincorporated County, the Spring Street Shelter, in North Fair Oaks, but the County also contracts with the Core Service Agency Network of San Mateo County to provide emergency assistance to homeless persons. The Network consists of eight non-profit organizations that provide emergency shelter assistance, including food, transportation, clothing, housing assistance, utility payment assistance, and landlord and tenant information. A person in need of emergency shelter can obtain a voucher for a shelter bed or motel room through the core service agencies. One of these agencies, Fair Oaks Community Center, is in Redwood City, adjacent to unincorporated San Mateo County, and the other, Puente de la Costa Sur, is in unincorporated Pescadero. Both provide services to residents of the unincorporated County. The Department of Housing provides funding to the core service agencies through the federal CDBG and HOME funding programs.

According to the County’s 2013 Continuum of Care Housing Inventory Count, in 2013 the County as a whole had 840 shelter beds: 299 for individuals, and 535 for families. Compared to the total of 2,281 homeless determined by the 2013 survey, this indicates a need for at least 1,441 additional shelter or housing spaces for the homeless countywide.

State Senate Bill 2 (SB 2), adopted in 2007, requires the County to quantify its need for emergency shelters, and to designate sufficient zoning districts in which such shelters are allowed by right (i.e., without any discretionary permit or additional conditions of approval), to meet the identified need. The 2013 Homeless Census and Survey meets SB 2’s requirement to identify and quantify homeless need. As Table 5-18 indicates, there are at least 46 homeless residents in the unincorporated County on a given night. The unincorporated County has one permanent shelter, the Spring Street Shelter, in North Fair Oaks,

which can accommodate 15 individuals, leaving a theoretical gap of at least 31 beds. In 2013, the County amended the zoning regulations for portions of the unincorporated Colma area to allow emergency shelters as a use by right, subject to no discretionary approval. The designated areas are more than sufficient to meet the County's estimated need.

Disabled Households

A person is considered disabled if he/she has an impairment or illness that affects his or her ability to function independently. According to the U.S. Census, in 2012 there were 55,209 persons with disabilities Countywide, approximately 8% of the County's total population. This prevalence is similar to that of the larger region: the disabled population of the entire Bay Area in 2012 was approximately 403,000 persons, 9% of the total population.

Table 5-19
Disabled Population, San Mateo County,
2012

	Number	% of Population
Male Disabled	26,020	4%
Female Disabled	29,189	4%
Age 0-17 Disabled	3,985	1%
Age 18-34 Disabled	4,619	1%
Age 35-64 Disabled	17,495	2%
Age 65+ Disabled	29,110	4%
Total Disabled Population	55,209	8%
Total County Population	735,605	100%

*Source: American Community Survey,
2012*

The 2012 American Community Survey identifies six disability categories, including hearing, vision, cognitive, ambulatory, self-care, and independent living difficulty, as shown in Table 5-20. Of all persons with disabilities in the County, half reported having one of the listed disabilities, and half reported having two or more disabilities. Of those persons reporting one disability in 2000, 38% had an employment disability, 24% had a physical disability, 16% had a "go-outside-

home” disability, 11% had a sensory disability, 10% had a mental disability, and 1% had a self-care disability.¹⁷

Table 5-20										
Disabled Population by Type of Disability										
San Mateo County, 2012										
Type of Disability	Age 0-5 Years		Age 5-17 Years		Age 18-64 Years		Age 65+ Years		Total	
	<i>Number</i>	<i>% of Age Group</i>	<i>Number</i>	<i>% of Age Group</i>	<i>Number</i>	<i>% of Age Group</i>	<i>Number</i>	<i>% of Age Group</i>	<i>Number</i>	<i>%</i>
Hearing	44	0.1%	723	0.6%	22,114	4.7%	29,110	28.8%	51,991	7%
Vision	95	0.2%	498	0.4%	3,705	0.8%	11,810	11.7%	16,108	2%
Cognitive	N/A	N/A	2,295	2.0%	3,450	0.7%	3,823	3.8%	9,568	1%
Ambulatory	N/A	N/A	387	0.3%	9,491	2.0%	7,270	7.2%	17,148	2%
Self-Care ¹	N/A	N/A	1,235	1.1%	10,434	2.2%	17,999	17.8%	29,668	4%
Independent Living	N/A	N/A	N/A	N/A	2,942	0.6%	8,393	8.3%	11,335	2%
Number of Disabilities										
One Disability	139	0.3%	2,816	2.4%	12,722	2.7%	12,439	12.3%	28,116	4%
Two or More Disabilities	0	0.0%	1,030	0.9%	9,392	2.0%	16,671	16.5%	27,093	4%
No Disability	45,725	99.7%	111,451	96.7%	451,410	95.3%	71,810	71.2%	680,396	92%
1. Self-care disabilities are physical, mental or emotional disabilities lasting more than 6 months that create difficulty in dressing, bathing, or getting around inside the home.										
Source: American Community Survey, 2012										

¹⁷ Self-care disabilities are physical, mental or emotional disabilities lasting more than 6 months that create difficulty in dressing, bathing, or getting around inside the home. Go-outside-home disabilities are physical, mental or emotional disabilities lasting more than 6 months that cause difficulty in going outside the home alone for necessary tasks, such as shopping or visiting a doctor's office.

As the Census data indicates, the disabled population is diverse, with a wide range of housing needs. The type and severity of disability affect housing requirements, the level of independence of the disabled varies significantly, and there is also considerable overlap between the disabled population and other groups with unmet housing needs, including elderly and lower-income populations. Special housing needs for the elderly and the disabled may be related to:

- Location: the need to live near medical facilities, transportation, or other services;
- Household Type: the need for a supportive living arrangement including shared housing, group homes or institutional care;
- Physical Design: physical design features which improve accessibility including ramps, handrails, extra-wide doors, and other features.

Developmental Disabilities

Senate Bill 812, adopted in 2010, requires local housing elements to specifically analyze the housing needs of persons with developmental disabilities. While there is no available data on the developmentally disabled populations in the unincorporated portions of the County, Tables 5-21 and 5-22, below, analyze the developmentally disabled populations of the County as a whole, by incidence of disability, and by age and living arrangement. .

Table 5-21

Distribution of Developmental Disabilities in San Mateo County

<u>Disability</u>	<u>Incidence in Developmentally Disabled Population</u>
<u>Mild/Moderate Mental Retardation</u>	<u>50%</u>
<u>Autism</u>	<u>18%</u>
<u>Epilepsy</u>	<u>18%</u>
<u>Cerebral Palsy</u>	<u>17%</u>
<u>Severe/Profound Mental Retardation</u>	<u>11%</u>

Source: Golden Gate Regional Center

Table 5-22
Age and Living Arrangement of Persons with Developmental Disabilities, San Mateo County

	<u>Living Situation</u>						
<u>Age</u>	<u>Home of Parent or Guardian</u>	<u>Own Home</u>	<u>Licensed Group Home</u>	<u>Licensed Health Care Facility</u>	<u>Foster-Type Care</u>	<u>Homeless</u>	<u>Total</u>
<u>0-3</u>	<u>609</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>11</u>	<u>-</u>	<u>620</u>
<u>4-14</u>	<u>930</u>	<u>-</u>	<u>11</u>	<u>-</u>	<u>1</u>	<u>1</u>	<u>943</u>
<u>15-29</u>	<u>908</u>	<u>47</u>	<u>113</u>	<u>17</u>	<u>13</u>	<u>2</u>	<u>1,100</u>
<u>30-44</u>	<u>294</u>	<u>103</u>	<u>135</u>	<u>35</u>	<u>12</u>	<u>-</u>	<u>579</u>
<u>45-59</u>	<u>156</u>	<u>109</u>	<u>245</u>	<u>71</u>	<u>11</u>	<u>1</u>	<u>593</u>
<u>60-74</u>	<u>35</u>	<u>53</u>	<u>122</u>	<u>91</u>	<u>6</u>	<u>-</u>	<u>307</u>
<u>75-89</u>	<u>3</u>	<u>5</u>	<u>20</u>	<u>17</u>	<u>-</u>	<u>-</u>	<u>45</u>
<u>90-104</u>	<u>-</u>	<u>-</u>	<u>4</u>	<u>1</u>	<u>-</u>	<u>-</u>	<u>5</u>
<u>Total</u>	<u>2,935</u>	<u>317</u>	<u>650</u>	<u>232</u>	<u>54</u>	<u>4</u>	<u>4,192</u>

Source: Golden Gate Regional Center

As Table 5-22 shows, a significant portion of the developmentally disabled population lives with a parent or guardian. However, a significant portion of this population is also young, and the incidence of living with a parent or guardian drops significantly among older age groups. This indicates a need for various types of assisted living of various types, including group homes and other facilities, particularly as various forms of developmental disabilities, such as autism, appear to be on the rise.

Like those with other forms of disability, persons with developmental disabilities require both low-cost and assisted housing of various types, depending on the nature of the disability. The Housing Element, in Section 10, incorporates a range of policies intended to promote low costs housing, and housing appropriate to residents with a range of disabilities, including developmental disabilities. These policies are intended both to make appropriate housing available, and to make appropriate housing available near adequate transportation and other necessary services. .

Conclusion

The County, through the Housing Department and other sources, provides significant resources to assist in the provision of housing for special needs populations, as described in Section 8. In addition, the policies and programs in Section 10 include ways to reduce constraints to housing developed for special needs groups, and to encourage and incentivize such housing. However, with the aging of the County's population, continuing high housing costs in the County, the continued decline in housing production, ongoing budget shortfalls at the Federal, State, and local levels, and the difficulties in producing housing for hard-to-serve populations, as described in Section 4, new resources for special needs populations will need to be identified and provided in the future in order to adequately serve these groups.

At-Risk Housing Units

California Government Code Section 65583 requires that the Housing Element include analysis of existing assisted housing developments that are at risk of conversion to market rate housing during the next ten years, due to termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions. The state defines “assisted housing developments” as multifamily rental housing receiving government assistance under federal programs listed in Government Code Section 65863, state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees. “Assisted housing developments” also include multifamily rental units that were developed pursuant to a local inclusionary housing program or that were used to qualify for a density bonus pursuant to Government Code Section 65916. The analysis must also estimate the cost of producing comparable new units to replace those at risk of conversion, as well as the cost of preserving at-risk units, identify any appropriate and qualified local public or nonprofit corporations with capacity to acquire and manage units identified as at-risk, and identify all available federal, state and local funding that could be used to preserve the identified at-risk units.

Inventory of At-Risk Developments and Units

The inventory of assisted housing developments in unincorporated San Mateo County that are at-risk over the next ten years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restriction was compiled by the California Housing Partnership Corporation (CHPC) from HUD data, and reviewed and corrected by CHPC and the County Department of Housing.¹⁸

There are two developments, with a total of 25 units, at risk of conversion in the unincorporated County within the next 10 years. These projects are the only two known assisted housing developments at risk of conversion in the unincorporated County. Neither project is at serious risk of conversion in the next 5 years. The County’s analysis has not identified any units produced under the County Inclusionary Housing Ordinance, Density Bonus Ordinance, or with other project-specific use restrictions that are currently at-risk of conversion. However, as discussed in Sections 7 and 10, the County Housing and Planning Departments will continue to work to create a comprehensive inventory of restricted units that will be monitored for risk of conversion on an ongoing basis.

The two developments are:

Alameda House Inc, 124 Alameda de las Pulgas, Redwood City, CA 94063. Alameda House is an independent living residence for adults with developmental disabilities. It is owned and operated by Parca, a local nonprofit organization that

¹⁸ This section discusses only those at-risk developments in the unincorporated County. There are many other at-risk units in the incorporated cities, and the County will continue to assist incorporated cities to preserve at-risk housing units.

has been serving persons with developmental disabilities since 1952. This project has 5 supportive housing units and currently serves 5 adult men. The project received funding from the HUD Section 202 Program (Supportive Housing for the Elderly), and also has a Section 8 Project Rental Assistance Contract (PRAC). The Section 202 funds are in the form of a capital advance that is not required to be repaid, as long as the property continues to serve very low-income elderly or disabled residents until 2030. According to Parca, the current Section 8 contract will expire in July 2015, and Parca is in the process of renewing it for another five years. Because the property is owned and managed by a mission-driven nonprofit, and because the Section 202 use restrictions will be in place until 2030 unless the entire capital advance is repaid, this property is a low risk of conversion to market-rate housing. However, supportive housing developments with PRACs all have some degree of risk, because such contracts are renewed only if there is federal funding available. While the project is not currently in danger of conversion, it should be monitored closely for any change in status during the Housing Element period.

Colma Ridge, 85 Reiner Street, Colma, CA 94014. Colma Ridge is owned by Mid-Pen Housing Corporation and managed by their management affiliate, MidPen Housing Management Corporation. The project is a 20-unit development completed in 1996 with HUD Section 811 (Supportive Housing for Persons with Disabilities) funds and local CDBG funds. It serves 19 adults with mental disabilities, and has one unit for a manager. The project also has a Section 8 PRAC for the 19 affordable units. The project has multiple affordability restrictions: the Section 811 funding, like Section 202 funding, is a capital advance that need not be repaid if the project remains dedicated to very-low income persons with disabilities until 2037; the San Mateo County CDBG funding has regulatory restrictions that will be in place until 2034; and the PRAC expires on 8/31/2016. Although the 20 year PRAC contract expires in Aug 2016, HUD allows for annual renewals each year thereafter. MidPen has other Section 202 and 811 properties in their portfolio that are in the same situation and has indicated they fully intend to seek all avenues for continuing to preserve these projects. MidPen reported that they strongly believe that HUD will continue to allocate funds for these types of projects, given that they provide supportive housing for disabled persons and seniors. Also, MidPen reported it has and will continue to self-impose low income rental parameters for their older properties that are nearing the expiration of their restrictions. Other strategies that MidPen may pursue, if necessary, include seeking additional local funding to extend the restrictions and/or undertake large capital improvements that may be needed at a given property such as Colma Ridge.

For all of the above reasons, this property is considered to be at low risk of conversion. However, supportive housing developments with PRACs all have some degree of risk because such contracts are renewed only if there is federal funding available. While the project is not currently in danger of conversion, it

should be monitored closely for any change in status as it approaches the expiration of its Section 8 contract in 2016.

Costs of Replacement and Cost of Preservation for At-Risk Units

The cost of replacement for Colma Ridge, a 20-unit project, would be in the range of \$7.8 to \$8.5 million (including land cost), based on recent information from Waverly Street Apartments, a 15-unit affordable project for disabled adults in the unincorporated North Fair Oaks area of the County that is anticipated to begin construction in 2015. Total development cost for the Waverly Street project is currently projected to be \$7.68 million, including land cost of \$1,290,000. Cost of replacement for the five units at Alameda House Inc., in a location appropriate for the targeted population, would be in the range of \$800,000 to \$1,600,000, based on recent sales data for existing homes in the county with a similar bedroom count (purchasing, and remodeling if necessary, an existing single-family home would be the preferred and most cost-effective method of replacement, rather than buying land and constructing a replacement home). The total replacement cost of these 25 at-risk rental units would be approximately \$8.5 - \$10.1 million.

Preservation of these units, rather than replacement, is the most cost-effective alternative. The potential options for preservation include: assigning Housing Authority Section 8 project-based rent subsidies to all or part of the units; using local housing trust (HEART or other) funds, County Affordable Housing Fund (AHF) funds, CDBG funds, and/or HOME funds to assist with acquisition of one or both properties by another nonprofit organization should either of the current owners default or decide to transfer their property; and using tax credits and other state and federal programs such as tax-exempt bonds to assist with acquisition by another nonprofit organization. Transferring ownership of either of these developments to another nonprofit owner should not require a substantial investment of funds, however, unless significant rehabilitation is necessary; rather, the acquiring nonprofit would typically take on the existing debt and obligations associated with the property in exchange for transfer of ownership.

Preservation of these at-risk units would entail ongoing rental assistance, with the cost estimated to be approximately \$234,000 per year (or \$9,360 per unit per year), or approximately \$2.34 million over a 10-year period.¹⁹

Entities Qualified to Preserve At-Risk Units

The State Housing and Community Development Department (HCD) maintains a list of "Qualified Entities" who are interested in purchasing at-risk government-subsidized multifamily housing projects in order to keep the units affordable. This list was last updated by HCD in August of 2014. Qualified Entities listed for San Mateo County include: Affordable Housing Foundation, BRIDGE Housing

¹⁹ Estimate provided by the Housing Authority of San Mateo County, using current average HAP payments for project-based units in affordable housing projects.

Corporation, Community Home Builders and Associates, Foundation for Affordable Housing, Inc., Housing Corporation of America, [MidPen Housing](#), Northern California Land Trust, Inc., Palo Alto Housing Corp, [ROEM Development Corporation](#), and West Bay Housing Corporation. In addition, there are other Qualified Entities listed in other counties who have developed affordable housing in San Mateo County and have the capacity to acquire and/or build and manage at-risk developments. These entities include: Eden Housing, American Baptist Homes of the West, EAH, Inc., First Community Housing, and Mercy Housing California.

Resources Available for Preservation

The following funding sources are currently available for purchasing or otherwise preserving at-risk units in San Mateo County.

Federal Programs

Community Development Block Grant (CDBG) Funds. Approximately \$1.5 million in CDBG funds is available annually for housing development, rehabilitation, and/or preservation through acquisition and rehabilitation. [This allocation is subject to Congressional approval, and has declined over the last decade.](#)

HOME Funds. Approximately \$1 million in HOME funds is available annually for housing development, replacement (new construction), and preservation through acquisition, and rehabilitation. [This allocation is subject to Congressional approval, and has declined substantially over the last decade.](#)

Low Income Housing Tax Credits (LIHTC) (4% and 9%). LIHTC awards are made directly to project sponsor through a competitive process. Nine percent credits are extremely competitive and the amount available within San Mateo County in any funding round is very limited. Four percent credits are available to projects with tax-exempt bonds LIHTC can be used for new construction and preservation through acquisition and rehabilitation.

Tax-Exempt Bonds. A local government or joint powers issuer must apply to the California Debt Limit Allocation Committee for allocation of private activity mortgage revenue bonds, which can be combined with Low Income Housing Tax Credits. Nonprofit organizations have authority to issue 501(c)(3) bonds directly, but these cannot be combined with Low Income Housing Tax Credits. Bonds can be used for replacement (new construction) and preservation through acquisition and rehabilitation.

Housing Opportunities for Persons with AIDS (HOPWA). San Mateo County receives a limited amount of HOPWA funds as a sub-recipient of an entitlement grant awarded under the federal HOPWA Program for the San Francisco Eligible Metropolitan Statistical Area, which includes the counties of Marin, San Francisco, and San Mateo. These funds are for delivery of services to low-

income individuals and households with HIV/AIDS, and are currently restricted to short-term rental and mortgage assistance, supportive services, and project sponsor and grantee administrative expenses. These funds could be used for short-term direct rental subsidies for individuals and households with HIV/AIDS or related diseases who might be displaced from affordable housing lost to market-rate conversion.

Federal Home Loan Bank Affordable Housing Program (AHP). The AHP Program provides grants and subsidized loans to support affordable rental housing and homeownership. AHP funds can be used for replacement (new construction) and preservation through acquisition and rehabilitation.

State and Local Housing Funds

Redevelopment Funds. Redevelopment Agencies (RDAs) were eliminated in 2012, which eliminated the RDA “Low-Mod set-aside” source of funding for affordable housing. The County made a one-time commitment of “boomerang” RDA set-aside funds that had flowed to the County following dissolution of the RDAs; however, the County will no longer be receiving significant RDA proceeds from RDAs that existed in the County. As the unincorporated County never had a Redevelopment Agency, no County redevelopment funds are or will be available for preservation or replacement of at-risk units in unincorporated areas.

Housing Trust Funds (HEART). The County has a local housing trust, the Housing Endowment and Regional Trust of San Mateo County (HEART). HEART has provided both short-term bridge loans as well as long-term permanent financing for acquisition and rehabilitation, and for new construction projects throughout the County. HEART currently has very limited funding for long-term loans, hindering its ability to provide substantial preservation assistance. However, HEART is committed to helping preserve affordable low-income units in the county.

Local Housing Trust Fund Program (LHTFP). This state program, which helps finance local housing trust funds dedicated to the creation or preservation of affordable housing, issued a “Notice of Funding Availability” (NOFA) in 2014. It is unknown if future funds will be available through this program.

Multifamily Housing Program - General (MHP-General). This State HCD program assists the new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households. There was a MHP-General “Notice of Funding Availability” (NOFA) in 2014 for \$50 million. However, as these funds represented the unexpended portion of Proposition 46 and 1C bond program funds, it is unknown if future funds will be available through this program.

Multifamily Housing Program – Supportive Housing (MHP-Supportive Housing). This State HCD program assists the new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income supportive housing households. A MHP-Supportive Housing “Notice of Funding Availability” (NOFA) for \$45 million is tentatively scheduled for release in November 2014.

Infill Infrastructure Grant Program. This State HCD program provides grants to fund new construction and rehabilitation of infrastructure that supports higher-density affordable and mixed-income housing in locations designated as infill. There was an Infill Infrastructure Grant “Notice of Funding Availability” (NOFA) in September 2014. However it is unknown if future funds will be available through this program.

Veterans Housing and Homelessness Preventions Program (VHHP). This new State program assists the acquisition, construction, rehabilitation and preservation of affordable multifamily housing for veterans and their families to allow veterans to access and maintain housing stability. The State anticipates releasing a “Notice of Funding Availability” (NOFA) for \$75 million in December 2014 or January 2015.

Affordable Housing and Sustainable Communities Program (Cap-and-Trade Program). This new State program makes grants and affordable housing loans for infill and compact transit-oriented development and infrastructure activities. The State anticipates releasing a “Notice of Funding Availability” (NOFA) for \$120 million in January 2015.

Program for Preserving At-Risk Units

The unincorporated County of San Mateo has a total of 25 units in two HUD-subsidized properties that are at some risk of conversion to market rate during the next 10 years (prior to 2025). The County’s objective is to retain as low-income housing all at-risk units in the unincorporated County. The County will initiate and/or continue the programs and activities listed below during the housing element period to ensure that these units are preserved. These efforts utilize existing County and local resources, including efforts to secure additional resources from the public and private sector should they become available. Unless otherwise noted, the San Mateo County Department of Housing will be responsible for implementation of these programs. Funding sources for the listed programs and activities is specified, where appropriate. In addition to efforts targeted to at-risk units in the unincorporated County, the County Housing Department will also continue to use available resources to assist the incorporated cities, as needed, to retain or replace at-risk units throughout the County.

The County's program includes the following activities:

- **Monitor At-Risk Units.** Monitor Alameda Housing Inc. on an ongoing basis Conduct annual updates, with the next update at least six months prior to expiration of the current HUD PRAC contract in 2015, to assess the status of owner's efforts to extend Alameda House's Section 8 rental subsidy contract if this option is still available. Monitor Colma Ridge starting one year prior to expiration of its HUD PRAC rental assistance contract in 2016, to determine owner intention regarding ongoing participation in this rental subsidy program if this option is available.
- **Work with Owners to Develop a Preservation Plan.** Work with Parca (Alameda House Inc) starting in January 2015, and with MidPen Housing Corporation (Colma Ridge) starting in August 2015, to develop a preservation plan to ensure that the at-risk units will be retained should expiration of each entity's respective HUD rental assistance contracts occur.
- **Investigate Inventory of Locally Restricted Units.** The Housing and Planning Departments will jointly investigate locally restricted units in the unincorporated county to create a comprehensive inventory of restricted units, and monitor these units for risk of conversion on an ongoing basis. If any additional at-risk units are identified, the Housing Department will analyze the nature of the risk and develop a program for preservation, which may include regulatory actions, tenant and sponsor technical assistance, direct rental subsidies, and other options.
- **Continue to Implement a New Program for Awarding Section 8 Project-based Rental Assistance.** The Housing Authority of San Mateo County developed a new program in 2010 for awarding project-based rental assistance to create or preserve low-income units in the unincorporated areas, as well as in cities throughout the county. This program is developing criteria for awarding assistance to help retain low-income at-risk units that would otherwise be lost, and is currently in the process of awarding Section 8 Project-Based Rental Assistance vouchers to the 100-unit Ocean View Senior Apartments in Pacifica as part of preserving these units as affordable housing (see paragraph below).
- **Work with City Partners to Identify Preservation Funding Sources.** As part of the ongoing countywide Housing Element coordination effort ("21 Elements"), the County Housing Department will work with city partners, on an annual basis, to identify funding sources available to retain or replace at-risk projects, and how these resources can be maximized to achieve the greatest benefit.

While not within the unincorporated County, the Department of Housing is assisting with preservation efforts for another project, located in the City of Pacifica. Ocean View is a 100-unit senior affordable housing development that was acquired in 2000 in an effort to save it from conversion to market-rate housing, but for a variety of reasons is currently at risk of being lost to the affordable-housing stock in the county. The County Department of Housing is

cooperating with a number of partners – including National Church Residences (the current property owner), BRIDGE Housing, HEART, the Housing Authority of the County of San Mateo, the City of Pacifica, and the California Housing Finance Agency (Cal-HFA) – to develop a refinancing scenario that will allow the project to be rehabilitated and sustainably operated over a long period. The preservation plan also involves a transfer of ownership to BRIDGE Housing. Efforts by the County Department of Housing and Housing Authority include: subordinating and extending existing loans to the project; allocating Section 8 Project-Based Vouchers to a number of units; possible forgiveness of existing Pacifica RDA loans that have been transferred to the Housing Authority; and collaborative work with Cal-HFA to allow refinancing of the state-financed first mortgages for the project.

Projected Need

This section provides an overview of projected housing need.

Regional Housing Needs Allocation (RHNA)

The Regional Housing Needs Allocation (RHNA) is one important indicator of the County's housing need.

State law requires the State Department of Housing and Community Development (HCD) to determine the existing and projected regional housing need for each region in the state, including the 9-county Bay Area, during each planning period (in this case, 2014-2022). This regional need represents one estimate of the number of new housing units required to meet the region's housing demand over the period.

After the state allocates the regions share of housing need, the local Council of Governments, in the case of the Bay Area, the Association of Bay Area Governments (ABAG) allocates shares to various parts of the region. For the 2014-2022 planning period, San Mateo County and its cities continued the option, first used for the 2007-2014 period, of forming a subregion to independently allocate San Mateo County's portion of regional housing need. ABAG allotted a total amount of need to the San Mateo County subregion, which included the unincorporated County and all cities within the County, and the County and cities, in collaboration, determined each jurisdiction's share of that allotment.

Table 5-23 shows the RHNA for unincorporated San Mateo County, as determined by the subregional allocation process. The table also shows the income and affordable home price and affordable rent related to each income category, based on the calculations shown in detail in Section 3.²⁰ The RHNA represents the number of housing units that the County will need in order to meet its fair share of regional housing need, as determined by HCD, ABAG, and the subregional allocation process, for the period from 2014 to 2022. The estimate of housing need is also determined for various income levels, including projected need for extremely low, very low, low, moderate and above-moderate income levels.

The County is statutorily required to plan for this amount of housing need in the Housing Element, and to demonstrate, through an inventory of developable sites and through policy and programmatic elements, that the available sites, in combination with policies and programs, are sufficient to allow and/or cause

²⁰ Only the income levels and associated numbers of units needed were generated through the RHNA and subregional allocation process. The related price and rent information is based on independent calculations by the County Planning Department.

enough new housing units to be created to match the need estimated in the RHNA. The number of adequate, developable sites is addressed in Section 9, and housing goals, policies and programs are described in Section 10.

Table 5-23
Unincorporated San Mateo County RHNA, 2014-2022

Income Category	Units Needed	Income Limit	Affordable Price¹	Affordable Rent²
Extremely Low	77	\$33,950	\$107,968	\$652
Very Low	77	\$56,550	\$200,254	\$1,161
Low	103	\$90,500	\$338,517	\$1,924
Moderate	102	\$116,160	\$474,023	\$2,669
Above Moderate	555	N/A	N/A	N/A
Total	913			

1. Based on affordable housing cost of 30% of income; see Table 5-4.

2. HUD, 2014; San Mateo County Housing Dept. Based on a 3-bedroom, 4-person household; see Table 5-5.

Note: Only the income levels and associated numbers of units needed were generated through the RHNA and subregional allocation process. The related price and rent information is based on independent calculations by the County Planning Department.

The RHNA process, at the State level, the COG (ABAG) level, and the subregional level, estimates housing need based on a broad range of factors. The methodology considers State Department of Finance and ABAG regional population growth projections, ratios between housing units and population, and an estimate of existing housing need based on vacancy rate assumptions, among other elements. The resulting numbers are intended to be reasonable estimates that take local factors into consideration in determining each jurisdiction's projected housing need.

While there are a number of other estimates of housing need, none are specific to or report the discrete housing needs of the unincorporated portions of the County. For this reason, the Housing Element focuses primarily on the Regional Housing Needs Allocation as the most reasonable estimate of housing need over the planning period.

6. ENERGY CONSERVATION

Energy costs are an increasingly significant component of housing costs. Energy costs related to housing include the energy required to operate appliances, home heating and cooling, and other factors, as well as the energy costs of travel to and from the home. The location of newly constructed housing also impacts the cost of production and the energy cost and impacts of service provision, including infrastructure costs, energy and waste transmission costs, and other costs.

The County promotes energy efficiency in new and rehabilitated housing, and also prioritizes infill housing, housing in proximity to existing infrastructure, and housing near transit, in order to minimize the cost and impact of energy use in the construction and operation of new and existing housing. The County's efforts to promote energy efficiency include the following:

- Adoption of the latest California Building Standards Code, which includes significant energy efficiency and conservation components.
- Compliance with new statewide landscaping policy requiring sustainable landscaping practices, including water-efficient and drought-tolerant landscaping.
- Promotion of energy efficiency measures in all housing rehabilitation efforts supported by the County's Housing Rehabilitation and Repair Loan Program.
- Promotion of infill development and high-density development near transit corridors through General Plan policies, Area Plans and Zoning Regulations, participation in the Grand Boulevard Initiative, and other efforts.
- Promotion of use of natural heating and cooling opportunities in the design of new residential subdivisions and new buildings, through provisions in the Subdivision Regulations and Residential Design Review Standards. Design that maximizes natural heating and cooling reduces future heating and cooling costs.
- A Sustainable Building Policy that requires new County buildings to be built to the highest practicable LEED standards.
- Adoption of a Construction and Demolition Debris Ordinance requiring contractors to submit a "Waste Management Plan" as part of the building or demolition permit application process.

- Efforts to publicize and promote green building and energy efficiency practices throughout the County through outreach efforts by the County's RecycleWorks Division and other departments, including a "brown-bag" lecture series, information on programs and policies made available via website and brochures, and other outreach efforts.
- Support for utility bill payment assistance and weatherization/insulation programs for low-income households administered by community service agencies and PG&E.

7. REVIEW OF PREVIOUS HOUSING ELEMENT

This section provides a review of the policies and programs included in the prior (2007-2014) Housing Element. Each policy and program from the prior Element is listed in the table below, with a description of the goals of the policy or program, an evaluation of its effectiveness and any barriers to successful implementation of the policy/program, and recommendations for either continuing the policy or program in its current form, continuing with recommended modifications, or discontinuing the policy/program, with specific justifications for each recommendation. The new Goals, Policies and Programs included in Section 10 of this Housing Element integrate the findings of this review.

The goals, policies, and programs and the review and recommendations are listed in the same order that the goals, policies and programs are shown in the prior Housing Element. As in that Element, programs are organized by goal, policy, and program, in that order. The goal, policy and program descriptions shown here have been abbreviated; the analysis and recommendation follow each policy and program.

GOAL 1: Protect Existing Affordable Housing

Conserve and Improve Existing Affordable Housing Stock

Policy HE 1 Support Housing Rehabilitation.

HE 1.1 Continue funding 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.

Lead: Housing Department

Implementation Targets: Support the Low-Interest Housing Rehabilitation Loan Program by allocating funding in the range of \$500,000-\$1,000,000 annually, depending on available resources. Continue to provide rehabilitation grants/loans with extended use restrictions keeping the low-income units affordable to low-income tenants.

Timeframe: Ongoing

The County Housing Department continues to use CDBG and HOME funds to provide rehabilitation assistance to lower income units. The number of units rehabilitated varies year by year, but funding allocated continues to be in the \$1,000,000 range, as reflected in Table 8.1 in Section 8 of the Housing Element. Continue as is.

- HE 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.
Lead: Housing Department
Implementation Target: Target funding for urgent repairs and modifications as a high priority for CDBG and/or HOME program funds.
Timeframe: Ongoing
The County Housing Department continues to use CDBG and HOME funds to provide rehabilitation assistance to lower income units, as shown in Table 8.1. Urgent repairs and modifications are prioritized.
Continue as is.
- HE 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.
Lead: Housing Department and Building Department
Implementation Target: 50% of units funded through the Low Interest Rehabilitation Loan Program will include energy or water efficiency retrofits or repairs in their rehab plans. All new or rehabilitated units in the unincorporated County will include energy efficiency measures, consistent with the County's adopted Green Building Ordinance.
Timeframe: Ongoing
As the County has adopted a Green Building Ordinance, since superseded by adoption of the latest California Building Code Standards, which incorporate similar energy efficiency requirements, all major remodels and new construction projects in the unincorporated County are now required to incorporate energy efficiency measures. However, the Rehabilitation Loan Program can continue to promote energy efficiency retrofits beyond the scope of those required by code.
Continue as is.
- HE 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.
Lead: Housing Department
Timeframe: Ongoing
The County Housing Department continues to support community programs providing repair and rehabilitation (as shown in Table

8.1), including Habitat for Humanity and Rebuilding Together, as well as by providing staffing and/or assistance to organizations, such as HEART, that also provide funding assistance to similar programs.

Continue as is.

Policy HE 2 Enforce and Improve Codes and Regulations that Address Housing Cost and Safety.

HE 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.

Lead: Planning and Building Department

Timeframe: Ongoing

The Planning and Building Department, in coordination with the Environmental Health Department, Department of Public Works, and other agencies, continues to enforce policies and requirements that ensure healthy and safe rental housing.

Continue as is.

HE 2.2 Continue to offer rehabilitation loans and housing repair assistance to low-income households as listed in HE 1.1.

Lead: Housing Department

Timeframe: Ongoing

The County Housing Department continues to offer this assistance, as noted above and shown in Table 8.1.

Continue as is.

HE 2.3 Continue residential health and safety code enforcement efforts in unincorporated areas.

Lead: Environmental Health Division/Planning and Building Department

Timeframe: Ongoing

The Planning and Building Department has expanded code enforcement efforts, through hiring of (two) new code enforcement officers, creation of a code enforcement ombudsman to provide oversight and public input and communication on code enforcement efforts, creation of a code enforcement hotline, and more aggressive enforcement efforts.

Continue expanded code enforcement efforts as currently constituted.

HE 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.

Lead: Planning and Building Department

Timeframe: Ongoing

The Planning and Building Department continues to offer these services.

Continue as is.

HE 2.5 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.

Lead: Planning and Building Department/Housing Department

Implementation Target: Undertake a study in 2011-2012, including analysis of methods used in other jurisdictions and input from stakeholders, and report back to the Board on the most feasible and effective methods for unincorporated San Mateo County. At Board direction, draft an ordinance for adoption in 2012-2013.

Timeframe: 2012-2013

This study has not been initiated, and the County currently has insufficient identified funds to undertake this research.

In the 2014-2022 Planning Period, identify grant sources that could fund this project, and identify similar efforts, best practices, and other resources from jurisdictions that have attempted such an effort. Initial research should be completed by 2016, as described in amended Program HE 2.5 in the current Housing Element.

HE 2.6 Explore establishment of a community-based program to encourage and assist property owners to bring residences with illegal or non-conforming additions and/or conversions into compliance with zoning and building codes. Explore ways to offer funding assistance, potentially in partnership with outside organizations, such as HEART.

Lead: Housing Department

Implementation Target: Complete feasibility analysis and identify potential funding sources and other resources in 2012 and 2013.

Timeframe: 2012-2013

This effort has not been established.

As a stand-alone program apart from efforts to formalize illegal second units, this program is a low priority, and should be re-examined in 2016, and possibly discontinued

HE 2.7

Establish new monitoring, inspection, and regulation programs to ensure the health and safety of farm labor housing, as described in Policy HE 27.3.

Lead: Planning and Building Department/Housing Department/Environmental Health

Timeframe: 2012-2013

The County is currently selecting a consultant to help undertake a comprehensive study of farmworker housing needs in the unincorporated County, to include an analysis of housing quality, and recommendations for improvement of housing conditions. This study will be undertaken in collaboration with farm labor stakeholders, and will establish a basis for further work on improvements to farm labor housing conditions.

Continue this program, on the basis of the findings of the farm labor housing needs study, anticipated to be completed in 2015.

Policy HE 3 Preserve and Enhance Neighborhood Character.

HE 3.1 Evaluate existing neighborhood conditions and consider the needs and desires of existing residents when amending the General Plan and Zoning Regulations.

Lead: Planning and Building Department

Implementation Target: All plan amendments and zoning revisions will include an existing conditions analysis and provide adequate opportunity for interested parties to have input.

Timeframe: Ongoing

The Planning and Building Department has undertaken multiple plan amendments and zoning revisions since adoption of the prior Housing Element, including the updated North Fair Oaks Community Plan, the ongoing Plan Princeton process, and the update to the Local Coastal Program. In each case, analysis of existing conditions was undertaken, and community forums, workshops, and public hearings were held to ensure substantial public outreach and input.

Continue as is.

Protect Existing Affordable Housing from Conversion or Demolition

Policy HE 4 Discourage Condominium Conversions.

HE 4.1 Continue the County's prohibition on condominium conversions unless vacancy rates exceed the limit established in the Condominium Conversion Ordinance.

Lead: Planning and Building Department

Timeframe: Ongoing

The County's prohibition on conversions remains in place, and no conversions have occurred since adoption of the prior Housing Element.

Continue as is.

Policy HE 5 Retention of Existing Lower-Income Units.

HE 5.1 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.

Lead: Housing Department

Timeframe: 2012–2013, 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. The inventory and updating and monitoring procedures will be established by the end of 2012.

Implementation Target: Collaborate with the cities and C/CAG to develop and maintain an inventory of the current stock of all restricted below-market-rate (BMR) units, and to establish and implement a program to monitor and enforce all recorded terms of affordability.

The County and other jurisdictions continue to explore this idea through the 21 Elements collaborative, but no plan or program for

implementation has been adopted as yet. Since the 21 Elements collaborative is intended to remain in place throughout the next Housing Element cycle, these discussions will continue.
Recommendation: Continue to work through the 21 Elements process to collaborate with other jurisdictions on a multijurisdictional assessment and monitoring program.
Revisit this program in 2016.

HE 5.2 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.

Lead: Housing Department

Timeframe: Ongoing

No such notices have been received since adoption of the prior Housing Element, but the County continues to monitor and respond to any notices.

Continue as is.

HE 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.

Lead: Housing Department

Timeframe: Ongoing

The Housing Department continues to monitor at-risk units throughout the County, and to assess capital requirements to address housing retention. The Department also gives high priority to existing subsidized low-income units, in both incorporated and unincorporated areas.

Continue as is.

HE 5.4 Monitor Federal actions and appropriations regarding extension of Section 8 contracts, and actively support additional appropriations.

Lead: Housing Department

Timeframe: Ongoing

The Housing Department actively monitors federal actions and appropriations, and works toward additional appropriations wherever possible.

Continue as is.

HE 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.

Lead: Housing Department

Timeframe: Ongoing

Housing Department continues to work to retain landlords in the Section 8 program, although the challenge of retaining existing and attracting new landlords has become significantly more difficult in the current high-rent rental housing market. The Section 8 program is discussed in detail in the County's CAPER, Consolidated Plan, and Action Plan, available at <https://housing.smcgov.org/con-plan-capers>. The Housing Authority recently increased the payment schedule for Section 8 vouchers in order to retain both landlords and tenants. This action, while necessary, will also result in less resources available for expanding the voucher pool in the future.]

Continue as is.

Policy HE 6 Address the Impact of Projects that Convert or Eliminate Housing Units.

HE 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.

Lead: Planning and Building Department

Timeframe: Study in 2012-2013; return to the Board with program options in 2012-2013.

The County has not undertaken such an ordinance, although the Housing Department continues to monitor for any potential conversions or demolitions of subsidized multi-family properties for their potential impacts. At present, adoption of such a policy is infeasible.

Recommendation: Reassess during upcoming Planning Period. Initiate, if feasible and appropriate, in 2016.

HE 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.

Lead: Planning and Building Department

Timeframe: Ongoing

As described above, this program has not been implemented to date, but should be reassessed in the upcoming Planning Period. While the County continues to provide repair and upgrade assistance to qualified units, it currently has authority to inspect, and no means of inspecting or assessing the interior health and safety conditions of existing units. The Planning and Building Department does continue to inspect code violations as they are reported.

Revisit and reassess between 2014-2022.

Protect Tenants of Affordable Housing from Overpayment and Displacement

Policy HE 7 Provide Rent Subsidies.

HE 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.

Lead: Housing Department /Housing Authority

Timeframe: Ongoing

The Housing Department continues to administer each of these programs, fully disbursing all available funds, as shown in Table 8?In Section 8 of this Housing Element. The Housing Authority recently implemented time limits on their Section 8 Moving To Work Self-Sufficiency voucher program, which will be accompanied by increased supportive services designed to help transition families capable of greater self-sufficiency to other housing options in the private sector.

Continue as is.

HE 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.

Lead: Housing Department /Housing Authority

Timeframe: Ongoing

The Housing Department and Housing Authority continue to seek out new funding sources. Examples of new or increased funding sources successfully secured include over 50 new VASH vouchers for homeless and at-risk veterans, a one-time reallocation of \$13.5 million in former Redevelopment Agency funds which are now being used for “affordable housing purposes” countywide, and re-purposing over \$3 million in Housing Authority Housing Assistance Payment (HAP) reserves to support the creation of new affordable housing units.]

Recommendation: Continue as is.

Policy HE 8 **Protect Mobile Home Park Tenants.**

HE 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.

Lead: Planning and Building Department

Implementation Target: All residents displaced by a mobile home closure or conversion will be able to find equivalent or better housing at similar cost.

Timeframe: Ongoing

The County continues to regulate and monitor mobile home parks, and mobile home park closures. No mobile home parks have been proposed for closure since adoption of the prior Housing Element. Continue as is.

HE 8.2 Regulate any proposed mobile home rent increases in accordance with County’s Mobilehome Park Ordinance

Lead: Planning and Building Department

Implementation Target: No rental increase will take place that exceed the limits established by County ordinance.

Timeframe: Ongoing

The County’s Mobilehome Park Ordinance remains in force, and rent increases are only allowed as specified by the ordinance. There has been one proposed increase in rents since adoption of the prior Housing Element, an increase that was consistent with the ordinance, and approved. Continue as is.

- HE 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.
Lead: Housing Department
Timeframe: Ongoing
As described above, the County continues to monitor mobile home parks, park rents, and park closures, and no closures have been proposed. Should any closures be proposed, the County would work with the current and potential owners and or developers to ensure that relocation requirements are met.
Continue as is.
- HE 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.
Lead: Housing Department
Timeframe: Ongoing
The Housing Department continues to offer financial assistance to stabilize mobile home affordability and mobile home parks. Since adoption of the last Housing Element, no mobile home park operators or owners have applied to the Department for assistance, but funding continues to be available, and the Housing Department prioritizes available funds when funding for stabilize and preserve at-risk mobile home parks is needed.
Continue as is.
- HE 8.5** Continue to use CDBG and/or HOME funds when appropriate to assist with stabilization and preservation of mobile home housing stock.
Lead: Housing Department
Timeframe: Ongoing
As noted above, the Housing Department continues to make this assistance available.
Continue as is.

Policy HE 9 Support Community Resources for Landlords and Tenants.

- HE 9.1** 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.

Lead: Housing Department

Timeframe: Ongoing

The Housing Department continues to provide support to a variety of community-based agencies and organization working on landlord-tenant issues. For example, in FY2012-13, the County committed \$105,000 of CDBG funds to support various community-based nonprofits engaged in efforts to promote fair housing, protect the legal rights of low and moderate income tenants and homeowners against unfair evictions and displacements, and educate landlords and tenants about accessibility rights and responsibilities. Programs funded included: Homeless Prevention and Eviction Defense (Community Legal Services of East Palo Alto); Home Savers Program (Legal Aid Society); Domestic Violence Restraining Order Clinic (Bay Area Legal Aid); and Fair Housing (Project Sentinel).

Continue as is.

Policy HE 10 Minimize Displacements Due to Code Enforcement.

HE 10.1 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**.
See analysis of HE 6.1, above.

HE 10.2 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**.
See analysis of HE 2.5, above.

HE 10.3 Coordinate all code enforcement actions that have the potential to result in displacement with the Housing Department.
Lead: Planning and Building Department/Housing Department.
Timeframe: Ongoing.
The Planning and Building Department notifies the Housing Department of all code enforcement actions with the potential for displacement.
Continue as is.

HE 10.4 Consider establishing an “amnesty” program to legalize un-permitted residential units constructed in unincorporated urban bayside areas prior to January 1, 2010, 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**.

Lead: Planning and Building Department/Housing Department
Implementation Target: If amnesty program is adopted, at least 50% of the open code compliance cases filed prior to January 1, 2010 that involve un-permitted residential units in the unincorporated bayside areas resolved through the program.

Timeframe: 2012-2014

An amnesty program has been explored, but has not proven feasible to date.

This program should be revisited, beginning in January 2016.

GOAL 2: Support New Housing for Low and Moderate Income Households

Ensure Availability of Land and Infrastructure for a Range of Housing Types

Policy HE 11 Amend Zoning and General Plan Land Use Designations to Meet Future Housing Needs.

HE 11.1 Explore modification of zoning and General Plan Land Use designations for the sites specifically identified in Section 9 as potentially appropriate for residential redevelopment. If changes are feasible, submit proposed changes to the Planning Commission and Board of Supervisors for review and approval. Report on the progress of land use changes in the Housing Element Progress Report. Coordinate General Plan Land Use and zoning changes with any proposed changes resulting from the North Fair Oaks Community Plan update, which will be completed in 2011. Continue to identify other appropriate sites through the County's General Plan update.

Lead: Planning and Building Department

Implementation Targets: Identification of sites feasible and appropriate for changes to land use and zoning designations that will increase residential development opportunities. Submittal of proposed changes to Board of Supervisors.

Timeframe: Identification of appropriate sites in 2012. Changes adopted by April 2013

The rezoning of sites identified in North Fair Oaks is underway, and the rezoning will include appropriate densities. Site identified in the Harbor Industrial area are not currently being rezoned, but should be revisited in late 2015.

Continue North Fair Oaks rezoning, address Harbor Industrial area in 2015/2016.

Policy HE 12 Monitor Progress in Achieving Sufficient New Housing Units to Match the Need Identified in the County's Fair Share Housing Allocation.

HE 12.1 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.

Lead: Planning and Building Department

Target: Development rates consistent with needs identified by the RHNA allocation.

Timeframe: Ongoing (Annual)

While the Planning Department monitors residential construction, and provides periodic updates to the Planning Commission and Board of Supervisors in conjunction with other operational updates, the Department has not monitored housing production against the County's RHNA to date.

Begin specific RHNA-related reporting at the end of the first half of 2015; report once annually, at mid-year.

Policy HE 13 Increase Opportunities for Housing Production, Including Low and Moderate Income Housing, in North Fair Oaks.

HE 13.1 Manage and coordinate the Community Plan update process as outlined in the "FOCUS" Priority Development Area (PDA) planning grant awarded to the County by MTC.

Lead: Planning and Building Department/Housing Department

Implementation Targets: Completion of the North Fair Oaks Community Plan update by September 2011, and adoption of related zoning, land use, and other regulatory changes by April 2013.

Timeframe: 2009-2013

The Community Plan was adopted by the County Board of Supervisors in 2011. The required zoning updates are underway, as is redesign of the Middlefield Road corridor, as described in the Plan.

Continue zoning updates, anticipated for completion in 2015/2016, and continue redesign of Middlefield Road, scheduled for construction between 2015 and 2018.

HE 13.2 Provide up to \$150,000 in County matching funds, to leverage the County's FOCUS planning grant, as required by the FOCUS PDA planning grant program.

Lead: Housing Department

Timeframe: 2009-2012

The required matching funds were disbursed as part of the North Fair Oaks Community Plan update.
This program is complete.

Policy HE 14 Require Development Densities Consistent with General Plan.

HE 14.1 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.

Lead: Planning and Building Department

Timeframe: Ongoing

The Planning Department continues to provide this analysis as part of staff reports to the Planning Commission and the Board, and continues to recommend lower densities only when there are no other viable options.
Continue as is.

Policy HE 15 Amend Zoning to Accommodate Emergency Shelters and Transitional and Supportive Housing

HE 15.1 The County will amend the zoning regulations to allow emergency shelters as ministerially permitted uses to meet the requirements of SB 2, as described in Section 5. Amended districts will include the PC district, and, based on further analysis, could include selected portions of the C-1, C-2 and R-3 districts. The County will assess which districts, in addition to the PC district, most appropriately balance the best location for emergency shelters, in terms of access to transportation, services, and other factors, with the existing character and needs of communities and areas. The PC district has sufficient available, developable land (at least 3.5 vacant developable acres and at least 1 redevelopable acre, as shown in Section 9) to meet the County's estimated need for 95 emergency shelter beds, as described in Section 5. Residential care facilities are already allowed in the PC district. The amendment will specify that emergency shelters are also permitted uses that do not require a use permit, and that are subject to only the same development and management standards required of other uses in the same zone.

Lead: Planning and Building Department / Housing Department

Implementation Target: Amendments to the PC district, and possibly other zoning districts, sufficient to allow construction of at least 95 new emergency shelter beds.

Timeframe: PC zoning amendments completed by June 2013. Progress on rezoning reported in annual Housing Element Progress Report.

This zoning amendment, limited to the Planned Colma district, was completed and adopted in 2014. At present, the Planned Colma district appears sufficient to meet the County's emergency shelter needs, and other areas will not be analyzed in the immediate future.

Program complete.

HE 15.2

The County will amend the zoning regulations to ensure that transitional and supportive housing are defined and considered as residential uses, and are subject to only the same standards and requirements applicable to other residential uses in any given zoning district.

Lead: Planning and Building Department

Implementation Target: Appropriate amendments to zoning regulations.

Timeframe: Zoning amendments completed by January 2013. Progress on zoning changes reported in annual Housing Element Progress Report.

These zoning amendments were completed and adopted.

Program complete.

Policy HE 16 Encourage Residential Uses in Commercial Zones.

HE 16.1

As part of the North Fair Oaks Community Plan update and County General Plan update, the County will explore adding appropriate residential uses as ministerially permitted uses, not requiring use permits, in specific commercial areas and zoning districts. Areas examined for appropriate changes will include North Fair Oaks, Broadmoor, and Harbor Industrial, at minimum.

Lead: Planning and Building Department

Implementation Targets: If appropriate, amendments to zoning regulations to allow a mix of residential and commercial uses in at least two areas currently zoned strictly for commercial uses, and examination of the potential for mixed residential, commercial, and R&D/light industrial uses in at least one existing industrially zoned area of the County.

Timeframe: 2012-2013

The North Fair Oaks Plan includes changes to allow residential uses by right in commercial areas, and the implementing zoning regulations will also include this amendment. Changes to the Harbor Industrial area will be explored in 2015/2016. Broadmoor will be analyzed, if at all, in 2016/2017.

Continue ongoing amendments to North Fair Oaks, and undertake analysis of Harbor Industrial in 2015/2016.

Policy HE 17 Encourage Residential Mixed-Use and Transit Oriented Development (TOD).

HE 17.1 As part of the General Plan update, consider adopting a “smart growth” overlay district or other mixed-use zone 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 conformed to specified development regulations.

Lead: Planning and Building Department

Timeframe: 2012-2013

Due to resource constraints, the General Plan has not been updated.

Should a General Plan update prove feasible, include this program as part of the update.

HE 17.2 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.

Lead: Planning and Building Department/Housing Department

Timeframe: Ongoing

The County prioritizes areas near transit stations and corridors for high intensity development, including, primarily, the Planned Colma and North Fair Oaks areas, both of which have plans and regulations that encourage and incentivize higher density and mixed use development. To the extent that funding is available, development in these areas is given priority for assistance.

Continue as is.

HE 17.3 Encourage infill development on vacant or redevelopable lots in already developed areas, near existing infrastructure, and prioritize funding assistance for infill development where possible.

Lead: Planning and Building Department/Housing Department

Timeframe: Ongoing

Through existing and new policies, including new community plans and zoning regulation updates, and support provided to new project applicants, in infill areas, the County continues to encourage infill development on vacant and redevelopable lots. The Housing Department continues to provide assistance to multifamily and low-income housing developments, with a priority on infill development.

Continue as is.

- HE 17.4** 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.
Lead: Planning and Building Department
Timeframe: Ongoing
The North Fair Oaks community plan includes policies and regulations encouraging transit oriented development. No other plan amendments have been completed since adoption of the prior Housing Element, but the County will continue to prioritize TOD in all updates to area plans.
Continue as is.
- HE 17.5** 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.
Lead: Planning and Building Department
Timeframe: Ongoing
Currently, the County has very little unoccupied commercial and office space.
This policy should be postponed and revisited in the next Housing Element cycle, to determine if there is available space for reuse. Revisit in 2017, with a target date of November 2017.
- HE 17.6** 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.
Lead: Housing Department/Planning and Building Department
Timeframe: Ongoing
County staff and elected officials continue to participate in the Grand Boulevard Initiative, which remains focused on improving the full scope of the El Camino Real corridor throughout San Mateo and Santa Clara counties.
Continue as is.
- HE 17.7** Work with the County Housing Department and C/CAG, building on these organizations' existing efforts and the County's Geographic

Information Services databases, to create a comprehensive inventory and map of potential developable and redevelopable sites in transit-oriented development areas. The map should indicate sites within ¼ of a mile and ½ of a mile from major transit and transportation routes, and should indicate the appropriateness of available sites for production of housing at various income levels.

Lead: Housing Department/Planning and Building Department

Timeframe: Inventory and mapping completed in 2012-2013, to be updated on an ongoing basis

The County Housing Department and the County Information Services Department completed this mapping effort, focused on all identified housing sites within identified transit priority areas, as defined by SB 375. The map includes the development capacity of housing sites, as identified in the County's Housing Element, as well as the Housing Elements of all County jurisdictions with sites within transit priority areas.

Program complete.

Policy HE 18 Promote Housing on Small or Irregular Lots in Existing Urban Areas with Adequate Infrastructure.

HE 18.1 Consider strategically reducing minimum lot size and modifying non-conforming lot regulations in targeted areas of the unincorporated County.

Implementation Target: Address, at minimum, lot size restriction in North Fair Oaks, and assess potential changes in other unincorporated areas through the General Plan update process.

Lead: Planning and Building Department

Timeframe: 2012-2013

The North Fair Oaks community plan addresses minimum lot size, and the implementing zoning regulations which are currently underway will also address this issue. The General Plan update has not been undertaken to date.

Should a general plan update prove feasible, address this program through that update, as well as in any area plan updates that may be undertaken.

Policy HE 19 Promote Attached/Multifamily Ownership Housing

HE 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.

Lead: Planning and Building Department

Implementation Target: Address, at minimum, potential lot size exemptions for multifamily and higher density housing in North Fair

Oaks; also assess potential changes in other unincorporated areas through the General Plan Update process

Timeframe: 2012-2013

Changes to lot size regulations will be a component of the new North Fair Oaks zoning regulations, which will implement the North Fair Oaks Community Plan. The General Plan update has not yet been undertaken, due to resource constraints.

Continue to include changes in the North Fair Oaks rezoning process. Should a General Plan update prove feasible, reassess the potential for these changes in conjunction with that update.

Encourage the Development of Affordable Housing Including Housing for Special Needs Populations

Policy HE 20 Support Development of Affordable and Special Needs Housing on Available Sites.

HE 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.

Lead: Planning and Building Department

Timeframe: Ongoing

No rezonings are required to meet the County's Regional Housing Needs Allocation for the prior Housing Element cycle, or for the current (2014-2022) Housing Element cycle. However, the County will continue to identify potential opportunities for appropriate rezonings to meet future needs.

Continue to identify sites for potential rezoning as needed.

HE 20.2 Inform developers of identified housing sites through the preparation of maps, location information, and other handout materials available to developers on request.

Lead: Planning and Building Department/Housing Department

Implementation Targets: Preparation of materials, including maps of available housing sites, and explanatory brochures, for distribution through the Planning and Building Department and Housing Department.

Timeframe: 2012-2013

This program has not been pursued to date. Experience with developer requests over the past several years indicates that a web-based GIS system is likely to be most useful for developers, based on existing County GIS systems and data and mapping included in the Housing Element. A web-based system also provides flexibility and expandability on an ongoing basis.

Reorient this program to focus on a strictly GIS-based system specific to housing and development information drawn from existing County data, packaged in a comprehensive and comprehensible form tailored to potential developer requests, linked to the County Housing Element, with an updated target date of January/February 2016.

HE 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.

Lead: Planning and Building Department/Housing Department

Timeframe: Ongoing

The County Planning Department continues to provide expediting and waive permit fees for low-income and special needs projects. Continue as is.

Policy HE 21 **Support** Infrastructure Adequate to Support Housing Development. areas.

HE 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.

Lead: Planning and Building Department/Public Works Department

Timeframe: Ongoing

The Planning and Building Department, Public Works, and other County entities continue to identify appropriate and needed infrastructure improvements in County areas. Middlefield Road in North Fair Oaks is currently in the process of redesign and reconstruction, as are a number of other County roads.

Continue as is.

HE 21.2 Complete the multi-phase Groundwater Study for the Midcoast area and analyze appropriate policy and programmatic responses to the findings, including the impacts on development of all types of housing in the Midcoast area.

Lead: Planning and Building Department

Timeframe: Completion by December 2011, policy and programmatic responses as needed by April 2013.

The County has completed Phase III of the Groundwater Study, which like other phases includes a set of recommended policies and programs to address groundwater conditions. The County is

currently analyzing these recommendations, and determining which are feasible and appropriate for adoption.
Continue to analyze and craft policies, with an updated target date of December 2015.

HE 21.3 Continue to support annexations to sewer and water providers to support new residential development.

Lead: Planning and Building Department

Timeframe: Ongoing

The County continues to review, as needed, and support annexations to water and sewer providers.

Continue as is.

Policy HE 22 Encourage Use of **Surplus and Underutilized Public Lands for Affordable Housing.**

HE 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.

Lead: Housing Department/County Real Property

Implementation Target: A complete list of County-owned properties with potential for residential use, monitored and updated on an ongoing basis.

Timeframe: 2012-2013/Ongoing

At the direction of the Board of Supervisors, the Housing Department, Planning Department, Real Property Services, and the County Manager's Office have begun this inventory and analysis, but analysis has not yet been completed.

Continue analysis with updated target completion date of December 2015, and ongoing monitoring subsequent to that date.

HE 22.2 For parcels with potential to be used for affordable 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.

Lead: Housing Department

Timeframe: Ongoing

This program is contingent on completion of 22.1, and should be pursued subsequent to completion of that program.

Policy HE 23 Support Site Acquisition for Affordable Housing.

HE 23.1 Continue, within funding and programmatic constraints, to use available local, state and federal funds to support developers in acquiring sites for affordable housing.

Lead: Housing Department

Timeframe: Ongoing

The County Housing Department continues to use all available funds to support housing developers, including the provision of acquisition funding. In the past fiscal year, the Housing Department has committed over \$11 million for site acquisition and development of deed-restricted affordable housing. This amount includes a one-time allocation of \$8 million former-RDA funds for permanent affordable housing developments. While this particular source will not be on-going, the Department is pursuing other sources including Housing Authority HAP reserves and County Measure A funds. HEART (the County's Housing Trust), is another source for site acquisition loans, and recently made two such loans for the Waverly Place supportive housing project in North Fair Oaks and the Willow Housing Veterans supportive housing project on the Menlo Park VA campus.

Continue as is.

Policy HE 24 Grant Density Bonuses for Development of Affordable Housing.

HE 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 conditions change frequently, this method can be inefficient, and rent levels are not updated regularly. The new method should tie rent levels to published HUD rent limits, Housing Authority rent standards, or another appropriate, periodically updated source.

Lead: Housing Department/Planning and Building Department

Implementation Target: New method of establishing rent limits for affordable density bonus units, and required ordinance and/or resolution for Board of Supervisors review and approval.

Timeframe: Establish methodology and obtain Board approval by December 2012.

This policy has not been pursued to date, but should be pursued with a revised target date of May 2016.

Policy HE 25 Encourage Development of Smaller Units Including Single Room Occupancy.

- HE 25.1** Explore the necessity and feasibility of a new Single Room Occupancy Ordinance, and create and adopt such an ordinance if needed and feasible.
Lead: Planning and Building Department/Housing Department
Implementation Target: Determination of need for and feasibility of an SRO Ordinance in 2012; review and adoption of new ordinance, if feasible, by Board of Supervisors by March 2013.
Timeframe: 2012-2013
There are no SRO hotels in the unincorporated County.
This policy should be discontinued.
- HE 25.2** 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.
Lead: Planning and Building Department/Housing Department
Timeframe: 2012-2013
The Planning and Building Department has received no applications for such projects to date, and very few multifamily development applications of any kind in the past five years, but will continue to encourage and grant density bonuses to such projects as appropriate.
Continue as is, make ongoing.
- HE 25.3** As part of the General Plan update, consider creating new zoning regulations/exceptions that allow up to 100 dwelling units per acre, before calculating density bonuses, for senior and/or efficiency or SRO housing developments, in appropriate areas.
Lead: Planning and Building Department/Housing Department
Timeframe: 2012-2014
Due to resource constraints, the General Plan Update has not been pursued. When the General Plan Update does occur, this policy should be reassessed and pursued.
Pursue at such time that a General Plan Update occurs.
- HE 25.4** As described in HE 40, explore parking reduction standards that are consistent with demonstrated parking need for specific areas of the County.
Lead: Planning and Building Department/Housing Department
Timeframe: 2012-2013
The County is exploring new parking standards for the North Fair Oaks area, in conjunction with updated zoning to implement the North Fair Oaks Community Plan. The new community plan for the Princeton area will also address appropriate parking regulations, and the County's new emergency shelter zone implementing SB 2 reduces parking requirements for these facilities. As other plans are

amended and adopted, the County will continue to analyze parking need and explore new parking standards.
Continue, but change to an ongoing program exploring parking reductions as plans are updated and adopted.

Policy HE 26 Use Available Financing Programs to Support Affordable Housing Development.

HE 26.1 Continue to use available local, state and federal funds to increase the supply of low- and moderate-income affordable housing through support for site acquisition, new construction, acquisition/rehab, and adaptive re-use.
Lead: Housing Department
Implementation Target: While the number of affordable housing units that will be created during the implementation period cannot be precisely estimated, the range of financial resources available to the County for affordable housing development, based on FY 2012-13, is summarized in Table 8-1 in Section 8. Although specific allocation amounts vary from year to year based on current needs, public input, and pipeline considerations, the 2012-13 summary is reasonably representative of the types of programs and projects that are likely to be funded throughout the remainder of the Housing Element implementation period (2014-2022).
Timeframe: Ongoing
The County continues to use these financial resources to support development, rehab, and acquisition of units, as shown in the updated Tables 8-1 and 8-2 in Section 8 of this Housing Element.
Continue as is.

Policy HE 27 Provide Affordable Housing Opportunities and Supportive Services for Special Needs Populations, and Facilitate New and Remodeled Housing Appropriate for Special Needs Populations.

HE 27.1 Provide affordable housing and supportive services for elderly and/or disabled persons and households, including persons with developmental disabilities and persons with permanent supportive housing needs:
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.
Lead: Housing Department

Implementation Target: Provide 40 MHSA supportive housing units during the Housing Element planning period.

Timeframe: Ongoing

The County continues to provide funding for supportive and extremely low-income housing, including MHSA funds, to create supportive housing. The County has already committed approximately \$5.7 million of the \$6.7 million in MHSA Housing Funds allocated to San Mateo County in 2007, providing capital funds for the development of 44 supportive housing units in three projects (20 units in El Camino Family Housing in South San Francisco, 10 units in 2000 S. Delaware in San Mateo, and 14 units in Cedar Street Apartments in Redwood City). Currently, one 15-unit supportive housing project in the unincorporated County relying on MHSA funds is in the approval process; the County continues to prioritize such housing and provide funding and other support wherever possible.

B. Continue to collaborate with County agencies (HSA, Behavioral Health, Health Plan, and others) and community service providers to ensure that appropriate support services are linked with housing.

Lead: Housing Department

Timeframe: Ongoing

The County, through the Housing Department, continues to collaborate across County agencies, and with service providers, on a variety of projects to ensure that support services are available and linked to housing. For example, all MHSA-funded units are guaranteed to receive County-supported mental health services for at least 20 years in order to help residents in those units maintain housing stability.

Continue as is.

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 accessible and usable for all residents, regardless of level of ability or disability. Encourage or require developers to use these Universal Design elements for new construction projects. Explore adoption of Universal Design standards as mandatory elements of appropriate projects.

Lead: Housing Department/Planning and Building Department (in consultation with the County’s Commission on Aging and Commission on Disability)

Timeframe: Create and adopt “Universal Design” standards and checklist by March 2012, and implement as voluntary, encouraged elements of new construction through the Planning

and Building Department in 2012. Explore adoption of mandatory standards by January 2013.

This program has not been pursued, and should be updated and renewed between May 2016 and April 2017.

~~A.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.

Lead: Planning and Building Department

Timeframe: Immediately begin using the Planning and Building Department's discretionary authority to grant exemptions related to appropriate permit applications. Formalize these exemptions as part of the project permitting process, subject to the discretion of the Community Development Director or designee, by submitting the exemptions and procedures to the Board of Supervisors for approval by March 2013.

While these exemptions have not been formalized, the Planning and Building Department has used its discretionary authority to grant exemptions. However, the process should still be formalized, with procedures submitted to the Board of Supervisors in mid-2016.

~~B.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 order to accommodate exceptions necessary for the purposes of creating and maintaining housing for persons with disabilities.

Lead: Planning and Building Department

Timeframe: Explore and adopt a formal reasonable accommodation request and approval procedure by September 2013

The County is in the process of drafting a formal reasonable accommodation procedure, and plans to submit it to the Planning Commission and Board of Supervisors in late 2015 or early 2016. This project and target dates should be pursued.

HE 27.2 Incentivize and support affordable housing opportunities for Large Family and Single-Parent Households:

A. Use available funding programs (HOME, CDBG, and others) to support affordable family housing.

B. Encourage affordable housing developments assisted by the Housing Department to include larger units when feasible.

C. Encourage affordable housing development linked to childcare services.

Lead: Housing Department

Timeframe: Ongoing

The County, through the Housing Department, continues to encourage large family housing units, and a number of Department-supported projects have included such housing units.
Continue as is.

HE 27.3 Provide additional affordable housing opportunities for farm laborers, streamline existing farm labor permitting procedures, and ensure quality and safety of farm labor housing:

A. Use available funding programs to support affordable housing targeted to farm laborers.

Lead: Housing Department

Timeframe: Ongoing

A-B. Ensure consistency of County farm labor housing regulations with California Health and Safety code sections 17021.5 and 17021.6, including ensuring that farm labor housing is permitted by right where required and appropriate, including allowing housing for less than six persons in single family zones and housing for up to 12 units or 36 beds in zones permitting agricultural uses, and that farm labor housing is only subject to the permitting and approval processes allowed by state code in relevant areas of the County, and is not subject to additional permitting, review, and approval processes not applicable to other types of development. Also explore, as part of the General Plan update, allowing permanent farmworker housing as a permitted use by right in any multifamily zone, or in specifically identified appropriate zones throughout the County.

Lead: Planning and Building Department/Housing Department

Timeframe: Revised farm labor housing permitting and approval processes adopted by January 2013. New farm labor policies in the General Plan adopted when General Plan update is complete.

The Planning and Building Department has revised its permitting procedures regarding farm labor housing units, such that they are substantially equivalent to the permitting procedures and requirements for the basic allowed use in agriculturally zoned areas. However, the Department continues to study ways to further streamline these processes, and will continue this analysis in conjunction with the farm labor housing needs analysis noted in Policy 27.4

B-C. 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 opportunities to support new and expanded farm labor housing, and to provide information to farmworkers on new and existing affordable housing opportunities.

Lead: Planning and Building Department/Housing Department

Timeframe: 2012-2013

This specific analysis has been postponed pending the results of the farm labor housing needs analysis noted above, and should be revisited after that study is complete, in late 2016 or early 2017.

C.D. 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 program to ensure adequate health and safety of existing farm labor housing.

Lead: Planning and Building Department/Housing Department/Environmental Health

Timeframe: 2012-2014

As with the other policies noted above, this should be revisited after completion of the farm labor housing needs analysis, and in light of the findings and recommendations of that analysis.

E. 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 assistance, collaboration from appropriate developers, and other assistance, to expand existing sites.

Lead: Planning and Building Department/Housing Department

Timeframe: 2012-2014

As with the other policies noted above, this should be revisited after completion of the farm labor housing needs analysis, and in light of the findings and recommendations of that analysis.

HE 27.4

Undertake a comprehensive assessment of the County's farm labor population, existing farm labor housing stock, farm labor housing conditions and farm labor housing needs.

A. Working with the ongoing effort led by Supervisor Horsley, the County Housing Department, coastal affordable housing

advocates, farm labor organizations, and local farm labor housing providers, identify the appropriate scope, scale, and content of a comprehensive study of farm labor housing.

Lead: Housing Department/Planning and Building Department

Timeframe: 2013

The County is currently in the process of hiring a consultant to help undertake this study, in collaboration with all of the partners noted here. The study is scheduled to proceed in late 2014/early 2015, with completion scheduled for late 2015/early 2016.

A.B. Identify funding, through existing County resources or through available external grants and other funding sources, to support a comprehensive study, undertaken by a consultant, and select a consultant to complete the study.

Lead: Housing Department/Planning and Building Department

Timeframe: 2012-2014

As noted, the County is in the process of hiring a contracting team to undertake this comprehensive assessment of farm labor housing needs. The assessment will commence in late 2014 or early 2015

HE 27.5 Provide affordable housing opportunities and supportive services to homeless individuals and families:

- Continue to support HOPE Plan implementation efforts, as listed in HE 28.3.
- Continue to use available local, state, and federal funding programs to support emergency, transitional, and permanent housing opportunities.

Lead: Housing Department/Human Services Agency

Timeframe: Ongoing

- Continue to provide rental assistance through various programs to serve homeless persons.

Lead: Housing Department/Housing Authority

Timeframe: Ongoing

The County continues to provide affordable housing and supportive services, through the Housing Department, to implement the HOPE Plan and to use available funding to provide relevant services.

Continue as is.

HE 27.6 Assist and support the development of housing for Extremely Low Income households of all types:

- 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.

- 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.

Lead: Housing Department/Planning and Building Department

Timeframe: Analysis of potential development exemptions, exceptions and incentives by May 2013; analysis of available opportunities for specifically targeted financial and other assistance by May 2013.

To date, the County has not studied specific exemptions for extremely low-income units, beyond those available to all low income units. However, for the past decade the Housing Department has prioritized funding for affordable housing that includes units targeted to Extremely Low Income households. This policy has been successful, with the creation of over 427 extremely low income units in 16 projects over the last seven years.

This program should be revisited in 2016 and 2017, with a target date of March 2017.

Policy HE 28 Support Public-Private Partnerships for Affordable Housing Development.

HE 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.

Lead: Housing Department/County Counsel

Timeframe: Ongoing

The County continues to be a member and active participant in HEART, as well as continues to provide various services and supports for HEART operations.

Continue as is.

HE 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.

Lead: Housing Department /Planning and Building Department

Timeframe: Ongoing

The County continues to participate in the Grand Boulevard Initiative, including participation in the Working Group and Task Force.

Continue as is.

HE 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 HOPE sub-committees, support for community outreach and education efforts, and support for a variety of housing opportunities for homeless individuals and families.

Lead: Housing Department

Timeframe: Ongoing

The Housing Department continues to participate in the HOPE Interagency Council and subcommittees, and provides support for a range of related activities. The Housing Department has prioritized HOPE objectives and actively incorporates these into the various Housing Department policies and funding programs.

Continue as is.

HE 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 support for jurisdictions in the process of completing their Housing Elements and (b) help jurisdictions with ongoing implementation issues related to completed Housing Elements.

Lead: Housing Department

Timeframe: 2009-2014

C/CAG and the Housing Department continue to partner with and support the 21 Elements Collaborative, which is providing significant support to all County jurisdictions in completion of their Housing Elements and implementing policies on an ongoing basis.

Continue as is; make ongoing.

Policy HE 29 Explore Establishment of a Countywide Housing Land Trust.

HE 29.1 Explore the financial feasibility and possible structure for a housing land trust.

Lead: Housing Department

Implementation Target: Completion of an initial study of feasibility and methods of land trust creation; presentation of study and options to the Board of Supervisors.

Timeframe: Completion of study by December 2013.

Due to resource constraints, this study has not been undertaken.
Revisit the feasibility of such a study in 2015.

HE 29.2

If a housing land trust is determined by the Board of Supervisors to be both feasible and desirable, establish the entity and begin operations of the land trust.

Lead: Housing Department

Implementation Target: Establishment of land trust.

Timeframe: 2014

As noted above, a housing land trust has not been studied.

Revisit the feasibility of undertaking a land trust study in 2015.

Policy HE 30 Strengthen and Clarify County Inclusionary Housing Requirements.

HE 30.1 Consider amending the County's Inclusionary Housing ordinance to add an inclusionary requirement for larger-scale single-family residential developments.

Lead: Planning and Building Department/Housing Department

Implementation Target: Study of options and recommendation for ordinance changes to Planning Commission and Board of Supervisors.

Timeframe: 2012-2013

Due to uncertainties regarding inclusionary housing arising from the Palmer and Patterson court decisions, the County is awaiting potential legislative action and other outcomes that may clarify the status of rental inclusionary housing in California. Any amendments to the inclusionary housing requirements will only be undertaken subsequent to legislative or legal actions clarifying the status of inclusionary housing.

Continue this program once final outcomes of rental inclusionary housing are settled.

HE 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 price and rent levels in the administrative guidelines to HUD's published rents and prices, or other regularly adjusted levels, rather than levels established and updated by the Board of Supervisors.

Lead: Planning and Building Department/Housing Department

Implementation Target: Completion of administrative guidelines and adoption by Board of Supervisors.

Timeframe: 2012-2013

Due to uncertainties regarding inclusionary housing arising from the Palmer and Patterson court decisions, the County is awaiting potential legislative action and other outcomes that may clarify the status of rental inclusionary housing in California. Any amendments to the inclusionary housing requirements will only be undertaken subsequent to legislative or legal actions clarifying the status of inclusionary housing.

Continue this program once final outcomes of rental inclusionary housing are settled.

HE 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 promote sufficient affordable housing, and to increase the flexibility of use of these options.

Lead: Planning and Building Department/Housing Department

Implementation Target: Analysis completed concurrent with creation of administrative guidelines. If new regulations are feasible and appropriate, submittal to Board of Supervisors for approval in 2013

Timeframe: 2012-2013

As noted above, due to uncertainties regarding inclusionary housing arising from the Palmer and Patterson court decisions, the County is awaiting potential legislative action and other outcomes that may clarify the status of rental inclusionary housing in California. Any amendments to the inclusionary housing requirements will only be undertaken subsequent to legislative or legal actions clarifying the status of inclusionary housing.

Continue this program once final outcomes of rental inclusionary housing are settled.

Policy HE 31 Consider Establishing a Housing Impact Fee on Employment-Generating Development.

HE 31.1 Complete a nexus study of a linkage fee for the unincorporated County, building on the existing nexus study of a potential countywide linkage fee, which focuses on the entire County, including incorporated areas.

Lead: Housing Department

Implementation Target: Completed nexus study focused on the unincorporated County.

Timeframe: Completion of nexus study in 2012-2013.

The County is collaborating with other jurisdictions, coordinated through the 21 Elements process, on a nexus study addressing

these topics. The study is targeted for completion in 2015, and will provide data to support and inform any future fee decisions. Continue study, analyze results and make fee decisions as appropriate, depending on the findings of the study.

HE 31.2 Continue to work with C/CAG and the 21 Elements collaborative to encourage other cities to explore and potentially adopt linkage fees.

Lead: Housing Department

Timeframe: 2012- 2014

As noted above, a study is ongoing.

Use results of the study, when complete, to inform fee decisions. Determine appropriate and feasible fee levels and types and bring proposals before the Board of Supervisors within one year of completion of the nexus study (tentatively, by March 2016, depending on completion of the study).

HE 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 directed by the Board, create an implementing ordinance for a linkage fee, for adoption by the Board.

Lead: Housing Department

Implementation Target: Alternatives analysis, presentation to Board of Supervisors, and implementing ordinance if necessary.

Timeframe: 2012-2014

As noted above, a nexus study is ongoing, targeted for completion in 2015.

On completion of the nexus study, proceed with analysis of policy options, and present alternatives to the Board based on feasible options as supported by the results of the study. Determine appropriate and feasible fee levels and types and bring proposals before the Board of Supervisors within one year of completion of the nexus study (tentatively, by March 2016, depending on completion of the study).

Policy HE 32 Encourage Accessory Dwelling Units (Second Units).

HE 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 design templates (described in HE 32.4), standardization of regulations countywide, and other methods.

Lead: Planning and Building Department

Implementation Target: Revisions to existing Second Unit Ordinance.

Timeframe: 2012-2014 (as part of the General Plan update and related Zoning Code updates)

Revisions to the second unit ordinance are currently under way, and will include exploration of all options noted above. This policy should be continued with a revised target date of completion of ordinance revisions by June 2016, and submittal to the Board of Supervisors by February 2017.

HE 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.

Lead: Planning and Building Department/Housing Department

Implementation Target: Feasibility analysis of ADU amnesty program, implementing ordinance for new program.

Timeframe: 2012-2014 (as part of the General Plan and Zoning Code updates)

While the General Plan and Zoning Code updates have not been completed due to resource constraints, this policy should be explored as part of the second unit ordinance revisions described in 32.1, and pursued with a revised target date slightly behind the schedule of those revisions, with a proposed ordinance by March 2016, and submittal to the Board of Supervisors by September 2016.

HE 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 applicants in making necessary repairs and upgrades.

Lead: Housing Department/Planning and Building Department

Implementation Target: Identification of funding sources.

Timeframe: 2012-2013

This program has not been pursued to date, and should be revisited and pursued in the 2014-2022 Housing Element cycle.

HE 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 potential developer would ensure that the proposed ADU meets most, if not all, required standards at the outset of the development process, minimizing and streamlining the review process and reducing time and cost.

Lead: Planning and Building Department

Implementation Target: Study of feasibility of pre-approved templates and report to Planning Commission and Board of Supervisors. If feasible, creation and adoption of design templates for at least two areas of the County.

Timeframe: 2012-2014, as part of the General Plan update and related Zoning Code changes.

While the General Plan and Zoning Code updates have not been completed due to resource constraints, this policy should be explored as part of the second unit ordinance revisions described in 32.1, and pursued on the same schedule as 32.2, with a proposed ordinance by March 2017, and submittal to the Board of Supervisors by September June 2018.

Policy HE 33 Encourage Self-Help Housing Developments.

HE 33.1 Continue to support self-help groups such as Habitat for Humanity that use “sweat equity” to make housing more affordable to lower income residents.

Lead: Housing Department

Timeframe: Ongoing

The County Housing Department continues to support Habitat for Humanity, Rebuilding Together, and similar groups on an ongoing basis. These funds are included under Housing Development and Minor Rehab in Table 8.1, in Section 8 of this Housing Element. Continue as is.

Policy HE 34 Promote Shared Housing.

HE 34.1 Remove any County regulatory or other barriers to allowing single-family homeowners to sublet parts of their residence to provide additional income streams, security and companionship.

Lead: Planning and Building Department/Housing Department/County Counsel

Implementation Target: Legal and policy analysis of barriers to subletting, if any, and removal of identified barriers, if possible.

Timeframe: 2012-2014 (as part of General Plan and Zoning Code updates)

The County has not identified any barriers to single-family ownership sublets (as opposed to subletting of rental units, which is often contractually prohibited by rental agreements). This program is complete.

HE 34.2 If necessary, establish special code definitions that differentiate shared housing from “rooming houses” or “boarding houses” to avoid the community perception that shared housing is “transient

housing,” and to eliminate the need for any use permits for shared housing.

Lead: Planning and Building Department

Implementation Target: Legal and policy analysis and creation of new code definitions if needed.

Timeframe: 2012-2014 (as part of General Plan and Zoning Code updates)

To date, there has been little controversy over shared housing per se, although the County has experienced overcrowding issues, due to lack of housing affordability. The County does not require specific permits for shared housing, and this policy can be discontinued.

Reduce Constraints to New Housing Development

Policy HE 35 Promote Community Awareness and Involvement in Meeting Housing Needs.

HE 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 and cooperation between developers, residents, property owners, and other stakeholders through the use of the Planning Department's Pre-Application Workshop process.

Lead: Housing Department/Planning and Building Department

Timeframe: Ongoing

The Planning Department continues to encourage and require Pre-Application workshops for appropriate projects, including community workshops for projects that may be controversial. The Housing Department, in coordination with other stakeholders, continues to provide education and promote public awareness of housing issues.

HE 35.2 Continue to provide support, including funding if feasible, to community nonprofits engaged in civic engagement and community education activities, such as the Housing Leadership Council of San Mateo County.

Lead: Housing Department

Timeframe: Ongoing

The County Housing Department continues to provide support to the Housing Leadership Council (HLC) of San Mateo County and other community education nonprofits. For example, the Department contracts with HLC to administer the Housing Locator database, providing \$12,000 annually for this service. This helps support HLC's community engagement and education activities. The Department also provided \$150,000 in funding assistance to

the North Fair Oaks Community Plan update process, which engaged and educated the public about housing and other issues. Continue as is.

Policy HE 36 Amend Zoning Codes, Building Codes and Permitting Procedures to Facilitate Higher-Density and Special Needs Housing.

HE 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, including SROs, efficiency units for seniors or disabled persons, housing combined with supportive facilities, group homes, single-family housing intended for residents with special needs, and other types. If ongoing monitoring during the Housing Element period indicates that additional barriers exist, amend codes and regulations accordingly.

Lead: Housing Department/Planning and Building Department (in consultation with the County's Coalition on Aging and Coalition on Disability)

Implementation Target: Obtain regular feedback from residents, applicants, developers, representative organizations such as the Coalition on Aging and Coalition on Disability, and other groups on barriers encountered in the planning and permitting process for these types of development. If changes are necessary, address them in the General Plan update and related zoning code amendments.

Timeframe: 2012-2014

The County has not received additional feedback on which specific regulations might be barriers to development of various types of housing, apart from those listed in Section 4. However, the County continues to prioritize higher density, affordable, and special needs housing production in all plan and zoning updates. Due to resource constraints, the comprehensive General Plan update has not been initiated, but this program will be a priority when an update does occur.

Continue, change to ongoing.

HE 36.2 Explore expanding the areas in which larger group homes are allowed by right, rather than as a conditionally permitted or non-permitted use.

Lead: Planning and Building Department

Implementation Target: Completed analysis of areas in which by-right development of group homes is appropriate, and completion of

relevant General Plan and zoning code modifications for appropriate areas, if any.

Timeframe: 2012-2014 (as part of General Plan updates)

Due to resource constraints, the County has been unable to undertake a General Plan update.

Should a General Plan update prove feasible in the future, this policy should be pursued at that time.

Policy HE 37 Minimize Permit Processing Fees.

HE 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.

Lead: Planning and Building Department

Implementation Target: If needed, minor modifications to existing policies for greater clarity and effectiveness, and approval of policy changes by the Director of Community Development, County Manager, and/or Board of Supervisors.

Timeframe: Ongoing; review policy and determine any required revisions by 2013.

The County continues to offer fee reductions, waivers, and/or deferrals for affordable housing developments. In general, the County tends to offer full fee waivers. The waiver policy has been analyzed, and appears to be effective; developers of affordable housing have shown awareness of, and have utilized the policy. Continue as is.

Policy HE 38 Update Parking Standards to Facilitate Affordable and Transit Oriented Development.

HE 38.1 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 those of single-family residential uses, and may be significantly lower than the County's existing standards. Use the findings of the North Fair Oaks Community Plan update as well as other available parking data and best practices to help establish parking standards for these types of projects.

Lead: Planning and Building Department

Timeframe: 2012–2014 (as part of General Plan update)

Due to resource constraints, the County has been unable to undertake a General Plan update. However, as part of specific amendments to components of the General Plan, such as the North Fair Oaks Community Plan update, the County has analyzed

changes to components of the parking requirements and regulations applicable to specific County areas.
Should a General Plan update prove feasible, this policy should be pursued, with an assessment of parking needs and parking requirements applicable to all zoning districts.

Policy HE 39 Explore Permitting Use of Plastic/PVC Piping in New Residential Construction.

HE 39.1 Assess the appropriateness of permitting plastic/PVC piping in new residential construction, and potentially amend County regulations to permit such materials.

Lead: Planning and Building Department/ Building Department

Timeframe: 2012–2014

This policy has been explored, but implementation has not proven feasible to date.

Reassess feasibility during the next Housing Element cycle.

GOAL 3: Promote Sustainable Communities through Regional Coordination and by Locating Housing near Employment, Transportation, and Services

Policy HE 40 Coordination of Housing Activities with Cities of San Mateo County.

HE 40.1 Coordinate, in conjunction with C/CAG, inter-jurisdictional efforts during future housing element cycles. Continue collaborative work on housing element implementation and monitoring issues.

Lead: Housing Department / Planning and Building Department

Timeframe: Ongoing

With C/CAG, the County continues to participate in and support 21 Elements, the primary vehicle for inter-jurisdictional collaboration on Housing Element issues, including implementation between Housing Element updates.

Continue as is.

Policy HE 41 Support Regional and Countywide Planning Efforts.

HE 41.1 Continue the County's participation in inter-jurisdictional collaborations such as C/CAG and ABAG.

Lead: Housing Department / Planning and Building Department

Timeframe: Ongoing

The County continues to participate in and support countywide planning efforts, including 21 Elements, the Grand Boulevard Initiative, various C/CAG and ABAG initiatives, including One Bay Area and similar programs.
Continue as is.

HE 41.2 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 activities in the county supported by funding awards from the Silicon Valley Community Foundation.

Lead: Housing Department

Timeframe: Ongoing

The County continues to provide support and assistance, through the update to the now completed North Fair Oaks Plan, and through participation in the Grand Boulevard Initiative.

Analysis: Continue as is.

Policy HE 42 Promote Community Participation in Housing Plans.

HE 42.1 Provide community education materials and outreach regarding housing needs, and support efforts by nonprofits and jurisdictions to promote diverse community participation in the development, implementation, and monitoring of housing plans.

Lead: Housing Department

Timeframe: Ongoing

The Housing Department provides significant support to nonprofits and jurisdictions regarding housing-related community outreach, as well as a broad range of educational materials on housing issues. Through the HOPE Collaborative, the Consolidated Plan update process, and other housing plans, the Department works to ensure that all segments of the community are involved and represented.

Continue as is.

Policy HE 43 Encourage Transit Oriented Development, Compact Housing, and Mixed-Use Development in Appropriate Locations.

HE 43.1 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 funding as allowable, as listed in **HE 16** and **HE 38**.

Lead: Housing Department, Planning and Building Department

Timeframe: Ongoing

The County continues to work, through the updated North Fair Oaks Plan and the existing Colma Bart Station Area Plan, to

encourage compact and infill development, mixed-use development, and higher intensity development along transit corridors, and in existing commercial locations, which in the unincorporated County are also primarily in transit-friendly locations.
Continue as is.

- HE 43.2** 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 Initiative, as described in **HE 16, HE 27, HE 40, and HE 41.**
Lead: Housing Department, Planning and Building Department
Timeframe: Ongoing

The County continues to participate in and support countywide planning efforts, including 21 Elements, the Grand Boulevard Initiative, the HOPE initiative, and various C/CAG and ABAG initiatives, including One Bay Area and similar programs, focused on compact and transit-oriented development.
Continue as is.

GOAL 4: Promote Equal Housing Opportunities

Policy HE 44 Enforce Fair Housing Laws.

- HE 44.1** Continue to use CDBG funds to fund fair housing enforcement, education, and technical assistance in the County. Adhere to the implementation plan included in County’s Fair Housing Strategy, which is part of the County’s Consolidated Plan for FY2008/09–FY2012/13 (available through the County Housing Department website).

Lead: Housing Department

Timeframe: Ongoing

The Housing Department continues to use CDBG funds to implement the County’s Fair Housing Strategy, as described in the County’s current Consolidated Plan, and reflected in Table 8.1 in Section 8 of the Housing Element.
Continue as is.

- HE 44.2** Ensure that fair housing information is disseminated and readily available at public locations throughout the County, including County offices and other public County locations, libraries, community meeting facilities, and other appropriate locations.
Lead: Housing Department

Timeframe: Identify appropriate locations and ensure distribution by September 2013.

The Housing Department provides CDBG funding assistance to several nonprofit agencies that disseminate fair housing information in locations throughout the county, such as libraries, clinics, food pantries, County Human Services Agency offices, community centers, and social service agencies and organizations. The agencies receiving CDBG funding assistance include Project Sentinel, which is the County's primary fair housing nonprofit and receives an annual CDBG allocation of about \$25,000, as well as the Community Legal Services of East Palo Alto for their "Homeless Prevention and Eviction Defense" program, Legal Aid Society for their "Home Savers" program, and the Bay Area Legal Aid for their "Domestic Violence Restraining Order Clinic" program.

HE 44.3

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 complaint referral and resolution process is publicly available both through materials distributed at public locations throughout the County, and on the County's various websites.

Lead: Housing Department

Timeframe: Formalize and publicize program by December 2013.

This program has not been pursued, and should be revisited in 2016/2017.

**Policy HE 45 Ensure New Multifamily Development Meets
Accessibility Requirements.**

HE 45.1

Ensure that all new, multifamily construction meets the accessibility requirements of the Federal and State fair housing acts through local permitting and approval processes.

Lead: Planning and Building Department

Timeframe: Ongoing

The Planning and Building Department reviews projects for accessibility, and the County Building Code, modeled on the State Code, includes accessibility requirements that implement the State and Federal regulations.

Continue as is.

**Policy HE 46 Revise Zoning and Land-Use Policies Negatively
Impacting Housing Choice.**

HE 46.1

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 disabilities to have maximum

choice of housing options, and explore amendments to eliminate these impacts.

Lead: Planning and Building Department

Timeframe: 2012-2013

Due to resource constraints, the County has been unable to undertake a General Plan update, and this policy has therefore been inapplicable.

Should the County be able to undertake a General Plan update, this policy should be pursued at that time, with appropriate General Plan and other amendments.

GOAL 5: Encourage Energy Efficiency and Resource Conservation in New and Existing Housing

Policy HE 47 Promote Energy Conservation in Existing Housing.

HE 47.1 Provide educational outreach support for the newly launched Countywide Residential Energy Efficiency program, intended to improve energy efficiency in existing homes.

Lead: Housing Department

Timeframe: Ongoing

The Planning and Building Department provides applicants with information on available energy efficiency programs through Energy Upgrade California and the Bay Area Regional Energy Network, which offer information and assistance on Federal, State, and local energy upgrade programs and assistance.

HE 47.2 Promote energy audits and resident participation in utility rebate programs through private and public utility companies.

Lead: Planning and Building Department/Housing Department

Timeframe: Ongoing

The Planning and Building Department provides applicants with information on available energy efficiency programs through Energy Upgrade California and the Bay Area Regional Energy Network, which offer information and assistance on Federal, State, and local energy upgrade programs and assistance, including rebate and audit programs.

HE 47.3 Encourage low-income homeowners or renters to apply for free energy audits and home weatherization through the federal Department of Energy's Weatherization Assistance Program, in partnership with state and local programs operated by local nonprofits.

Lead: Planning and Building Department/Housing Department

Timeframe: Ongoing

The Planning and Building Department provides applicants with information on available energy efficiency programs through Energy Upgrade California and the Bay Area Regional Energy Network, which offer information and assistance on Federal, State, and local energy upgrade programs and assistance.

The Department of Housing uses CDBG funds to support programs such as Rebuilding Together and the Coastside Minor Home Repair Program that inform homeowners and renters about free energy audits as well as energy efficiency and home weatherization programs. These and similar nonprofits performing minor home repairs and upgrades also install energy-efficiency appliances, materials and weatherization upgrades as part of their minor home repairs for low-income households.

HE 47.4 Promote the use of solar roof systems and other passive solar devices to reduce the use of electricity and natural gas.

Lead: Planning and Building Department / Housing Department

Timeframe: Ongoing

The County continues to a partner in Energy Watch San Mateo County, which offers energy audits and financial assistance for solar installation and retrofitting. The County also provides information on a variety of available incentives and rebates for solar and other passive energy systems, from PG&E, the State of California, and other sources, through its Recycleworks Program. In addition, while CDBG rehab loans are not specifically targeted to sustainability improvements, they can be fund solar roof systems and passive solar devices.

Analysis: Continue as is.

Policy HE 48 **Promote Higher Density and Compact Developments.**

HE 48.1 **Promote higher density compact development, including residential mixed-use, as listed in the various Housing Programs under **Goals 2 and 3.****

Lead: Planning and Building Department/Housing Department

Timeframe: Ongoing

The County has promoted these development types, through pursuit of Plan amendments and zoning changes in North Fair Oaks, unincorporated Colma, and other areas, and through approval of various large projects in infill locations. New large scale developments in the unincorporated County have all been in existing urbanized areas and near transit and services, and all areas designated for higher density development are similarly located in relatively urbanized and/or infill areas.

Continue as is.

Policy HE 49 Administer the County's Green Building Ordinance for New Construction and Major Remodels.

HE 49.1 Continue to administer and enforce the County's Green Building ordinance.

Lead: Planning and Building Department/Building Department

Timeframe: Ongoing

The County's Green Building Ordinance has been replaced by the latest iteration of the California Building Code Standards, which includes significant and similar green components.

Continue to administer the adopted Building Code Standards in the normal course of business; eliminate stand-alone policy.

ADDITIONAL PROGRAMS

Policy HE 50 Maintain Consistency Between Housing Element, General Plan, and Implementation Measures.

HE 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 Zoning Regulations. Also, strive for consistency with countywide plans including, but not limited to, the Shared Vision 2025 and the Countywide Transportation Plan.

Lead: Planning and Building Department

Timeframe: 2012-2014

Due to resource constraints, comprehensive updates to the General Plan and Zoning Regulations have not been initiated. However, to the extent that updates to components of the zoning and the General Plan have occurred on a discrete basis, including the ongoing update to the North Fair Oaks zoning, adoption of the North Fair Oaks Community Plan, the ongoing creation of a community plan for the Princeton Area, and the update to the Transportation Element of the General Plan, consistency between updated and existing components, and consistency with other County policies is a key consideration.

Continue as is, on an ongoing basis, and should the General Plan and comprehensive zoning update prove feasible, with greater emphasis on amendments to zoning regulations and subdivision regulations for consistency with Housing Element goals and Countywide policies.

HE 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.

Lead: Planning and Building Department

Timeframe: Ongoing

All existing and proposed plans and ordinances are checked for consistency with the Housing Element, and vice versa. The Airport Land Use Commission reviews the Housing Element for consistency, and the Planning and Building Department also reviews proposed changes to Airport Land Use Plans for impact on the Housing Element.

Continue as is.

Policy HE 51 Be Accountable and Transparent in Monitoring and Reporting Progress in Implementing Housing Element Policies and Programs.

HE 51.1 Submit annual reports to the Planning Commission, Board of Supervisors, and State HCD.

Lead: Planning and Building Department/Housing Department

Timeframe: Ongoing/Annual

The Planning Department as a whole provides regular updates to the Planning Commission and Board of Supervisors, but the Planning and Housing Departments have not yet begun providing updates specific to Housing Element policies.

Begin annual reporting in 2015.

HE 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 adjust implementation strategies and policies and programs as needed.

Lead: Housing Department/Planning and Building Department

Timeframe: Ongoing/Annual

The Planning department has monitored housing production on an annual basis, and reported production to various regional and state agencies, including ABAG and the California Department of Finance, and provides updates to the Planning Commission and Board of Supervisors regarding a number of performance metrics, including residential construction, but has not begun providing annual updates specific to RHNA as yet. Updates will begin in the upcoming Planning Period, starting in 2015.

Continue monitoring, initiate annual updates.

HE 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 Initiative, 21 Element activities, HOPE Initiative efforts, and others).

Lead: Housing Department/Planning and Building Department

Timeframe: Ongoing

The County continues its involvement, through the participation of the Housing Department, Planning Department, and Health Department, as well as the County Manager's office and participation of County Supervisors, in all of these efforts, and will do so throughout the next Housing Element cycle and Planning Period.

Continue as is.

8. HOUSING RESOURCES

This section describes the resources available to the County to help increase the availability and affordability of housing, including federal resources, state and regional resources, local programs, public, private, and nonprofit sector resources and partnerships, and other resources. Many of the County programs and resources that address housing needs are detailed in other sections, including the inventory of land suitable for housing production (Section 9), and a description of new and continued goals, policies and programs (Section 10). Some of the resources described below are also discussed in other sections, but this section provides additional detail on resources provided directly by the County, describes resources from other sources, and describes resources provided by the County in collaboration with other partners. Some of these directly address housing needs in the unincorporated County, others are targeted to both the unincorporated County and incorporated cities within the County, and still others, including some programs administered directly by the County, are targeted primarily to the cities. However, because housing markets, housing needs, and housing challenges are regional and inter-jurisdictional in nature, all of these programs help address housing needs throughout the County.

The information below is grouped in three main areas: Housing Resources for the Creation of Affordable Housing; Collaborations and Partnerships; and Other Housing-Related Programs.

Housing Resources for the Creation of Affordable Housing

Federal Programs

The County manages and disburses the following federal resources: CDBG, HOME, ESG and HOPWA programs, and the HUD Section 8 Rental Voucher Program and Public Housing program administered by the County's Housing Authority. CDBG and HOME funds are invested in a wide spectrum of housing and community development activities, including the creation of affordable housing units. Consistent with County policy, ESG funds are used solely to support the operations of homeless facilities and ancillary services. HOPWA provides rental subsidy resources to states and localities to address the housing needs of persons with AIDS and related diseases.

Community Development Block Grant (CDBG) and HOME Investment Partnership Program

The County has been an active participant in the CDBG program for over 30 years. HUD awards CDBG grants to jurisdictions through a statutory formula based on estimated need. CDBG funds can be used to assist low and moderate-income persons through housing acquisition, rehabilitation of housing, provision of housing and public services, improvement of community facilities, economic

development, neighborhood revitalization, and similar activities. The County's CDBG funding has decreased an average of 5% per year over the last five years and it is anticipated that the CDBG grant will remain at the current level or decrease further. Given the limited amount of CDBG and other HUD funding received by the County, the County currently targets these funds primarily to very low- and extremely low-income and special needs households.

The HOME Program is another federal grant to participating jurisdictions. HOME funds are directed to housing programs assisting persons earning 60% of median income or less, and can be used for housing rehabilitation, new construction, and acquisition and rehabilitation of both single family and multifamily housing projects.

Mortgage Credit Certificates (MCC)

The Mortgage Credit Certificate, which was administered by the County until 2013, is a 15% federal income tax credit on mortgage interest available directly to qualified first-time homebuyers. Lenders count this credit as additional disposable income that can be used by homebuyers to qualify for a larger mortgage. During the 12 month period ending June 30, 2013 the County issued 8 MCCs, valued at \$402,798 in federal tax credits. All 8 of the MCCs issued were issued to low income households. Due to staff reductions in the Department of Housing, administration of the County's MCC program was relinquished to the California Housing Finance Agency effective May 15, 2013.

Section 8 Rental Assistance, Moving-To-Work, and Public Housing Programs

The Section 8 Rental Assistance Program, also known as the Housing Choice Voucher Program (HCV) is administered by the San Mateo County Housing Authority and targeted to very low-income individuals and families, including seniors and persons with disabilities. The Housing Choice Voucher and Moving-to-Work programs together include the following sub-programs: Family Unification, Housing Choice Voucher, Family Self-Sufficiency, Homeownership, Project-Based Rental Assistance, Moving-to-Work Self-Sufficiency and Moving-to-Work Housing Readiness. There is one public housing development in San Mateo County, El Camino Village (30 units) in Colma.

Project-Specific Federal Funding for Housing Development

Federal funding for affordable housing development has been steadily decreasing over the last decade or so. Two previously major programs – the HUD Section 202 capital advances targeted to senior housing, and the HUD Section 811 capital advances for housing for persons with disabilities – have not received congressional appropriations in the last two fiscal years, and the prospect for future funding of these programs is doubtful. Further, the national Housing Trust Fund, created by Congress in 2008 as part of the Housing and Economic Recovery Act, has yet to be funded. The most important federal program remaining is the Low Income Housing Tax Credit (LIHTC) Program, which is the largest source of affordable housing subsidy in the United States.

In the case of Low Income Housing Tax Credits, which are private equity funds provided by private entities in exchange for tax benefits enabled by federal tax laws, housing project sponsors apply directly to the California Tax Credit Allocation Committee for funding. County CDBG and HOME funds have provided local subsidies for approximately 90% of the Tax Credit, HUD 202 and HUD 811 affordable housing projects completed in the County.

State and Regional Resources

As described above, resources controlled by the County have been invested in a wide spectrum of housing and community development activities. In the County's Consolidated Plan, the HOME Consortium adopted a strategy of leveraging the Consortium's CDBG and HOME funds with funding from sources such as HUD 202 and 811 housing programs, redevelopment agency housing set-asides, conventional funding under the Affordable Housing Program of the Federal Home Loan Bank, foundation grants and privately raised money, donated material and labor, State loan funds, low income housing tax credits, and Housing Authority reserves. The following programs, which the County accesses directly or indirectly, are the primary state and regional affordable housing development funding programs currently available.

Redevelopment Funds

Redevelopment Agencies (RDAs) were eliminated by the State of California in 2012, which eliminated the RDA 20% "Low-Mod set-aside" as a source of funding for affordable housing. The County made a one-time, \$10 million commitment of "boomerang" RDA set-aside funds, comprising the share of funds that reverted to the County following dissolution of the RDAs; however, the County will no longer be receiving significant RDA proceeds from RDAs that existed in the County. As the unincorporated County never had a Redevelopment Agency, no County redevelopment funds are or will be available for preservation or replacement of at-risk units in unincorporated areas.

Predevelopment Loan Program (PDLP)

This state program, which provides short-term predevelopment loans (one to two years), issued a "Notice of Funding Availability" in 2014. Under this program, predevelopment loans are payable immediately upon construction loan closing. Housing developed using this loan fund must be primarily occupied by low-income households. The program uses an "over-the-counter" funding cycle; however, it is unknown for how long funds will be available through this program.

Local Housing Trust Fund Program (LHTFP)

This state program, which helps finance local housing trust funds dedicated to the creation or preservation of affordable housing, issued a "Notice of Funding Availability" (NOFA) in 2014. It is unknown if future funds will be available through this program.

Multifamily Housing Program - General (MHP-General)

This state HCD program assists the new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households. There was a MHP-General “Notice of Funding Availability” (NOFA) in 2014 for \$50 million. However, as these funds represented the unexpended portion of Proposition 46 and 1C bond program funds, it is unknown if future funds will be available through this program.

Multifamily Housing Program – Supportive Housing (MHP-Supportive Housing)

This State HCD program assists the new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income supportive housing households. A MHP-Supportive Housing “Notice of Funding Availability” (NOFA) for \$45 million is tentatively scheduled for release in November 2014.

Infill Infrastructure Grant Program

This State HCD program provides grants to fund new construction and rehabilitation of infrastructure that supports higher-density affordable and mixed-income housing in locations designated as infill. There was an Infill Infrastructure Grant “Notice of Funding Availability” (NOFA) in September 2014. However, it is unknown if funds will be available in the future through this program.

Veterans Housing and Homelessness Preventions Program (VHHP)

This new State program assists the acquisition, construction, rehabilitation and preservation of affordable multifamily housing for veterans and their families to allow veterans to access and maintain housing stability. The State anticipates releasing a “Notice of Funding Availability” (NOFA) for \$75 million in December 2014 or January 2015.

Affordable Housing and Sustainable Communities Program (Cap-and-Trade Program) This new State program makes grants and affordable housing loans for infill and compact transit-oriented development and infrastructure activities. The State anticipates releasing a “Notice of Funding Availability” (NOFA) for \$120 million in January 2015.

State Bond Measures

State bond proceeds have been a major source of funding for affordable housing over the past eight years, although these funds have now been fully expended. In November 2006, state voters passed Proposition 1C, allowing the state to raise \$2.85 billion, through issuance of general obligation bonds, for a spectrum of affordable housing activities, including new construction, rehabilitation and preservation of affordable rental housing, emergency shelters and homeless facilities, and homeownership assistance. An earlier measure, Proposition 46, also raised \$2.1 billion in bond funding for affordable housing assistance. Funds from Propositions 46 and 1C have been a significant source of affordable

housing funding in San Mateo County, although it is anticipated that Proposition 1C funds will be fully expended in 2010.

Tax-Exempt Bond Financing

Many affordable developments also use tax-exempt bond financing provided by the state (CalHFA), as well as other public agencies such as cities and counties. These entities originate loans with fairly attractive interest rates, compared to conventional financing. Federal law allows state and local governments to issue a defined amount of tax-exempt “private activity” bonds each year in order to facilitate private development, including the development of affordable housing. The California Debt Limit Allocation Committee (CDLAC) within the State Treasurer’s Office allocates this private activity bond authority in California. The primary beneficiary is affordable rental housing. Tax-exempt bonds lower the interest rate that developers pay on their mortgages. Projects that receive tax-exempt bond funds also automatically receive federal 4% low-income housing tax credits.

Mental Health Services Act (MHSA) Housing Program

The Mental Health Services Act (MHSA) Housing Program is a collaborative program administered by the California Housing Finance Agency and the State Department of Mental Health. The program provides funding for permanent housing for adults, transition-age youth, and children and families who are eligible for MHSA services and are homeless or at risk of becoming homeless. The County Housing Department is collaborating with the County Human Services Agency and Behavioral Health & Recovery Services Division of the Health System to implement the MHSA Housing Program. The County currently has approximately \$1 million remaining of the initial allocation of \$6.7 million in MHSA Housing Program funds made to the County. The three affordable housing projects that have received County MHSA Housing funds to date are: Cedar Street Apartments, a 15-unit supportive housing complex in Redwood City; El Camino Family Housing, a 109-unit complex in South San Francisco; and 2000 S. Delaware, a 60-unit complex in the City of San Mateo. A fourth project, a 15-unit supportive housing project named Waverly Place, is also slated to receive MHSA Housing Program funds.

Collaborations and Partnerships

San Mateo County has a long history of working collaboratively on housing issues and developing robust partnerships to address housing issues. These efforts involve diverse partners in the public and private sectors, including government agencies and departments, the business community, nonprofit and market-rate developers, community services providers, faith-based organizations, housing advocates, and others. In addition to providing funds for housing-related activities, the Department of Housing works closely with nonprofit affordable housing developers and community services providers to share ideas, develop best practices, determine priorities for funding programs, and jointly

search for new funding opportunities. Some of the most important of these collaborations and partnerships are described below.

HOPE Initiative

Implementation of the HOPE Plan, the County's 10-year plan to prevent and end homelessness, is a high priority of the County Department of Housing. Recent accomplishments include a partnership to purchase an existing SRO hotel in the City of San Mateo, the Vendome, which will provide supportive housing for 14 chronically homeless people living in the downtown area. The County provided \$500,000 in CDBG funds to assist with rehabilitation of the hotel. Other accomplishments in support of the HOPE initiative include the opening of three new affordable housing developments in the county (in Redwood City, San Bruno, and South San Francisco) with a total of 329 units, including 64 Extremely Low-Income (ELI) units serving residents at 30% or below Area Median Income. Providing ELI units is one of the key goals of the HOPE Plan.

North Fair Oaks Community Plan Implementation

In 2008 the County Planning and Housing Departments applied for a FOCUS Priority Development Area (PDA) planning grant from the Metropolitan Transportation Commission, and were awarded approximately \$450,000 (in addition to a \$150,000 County match and \$50,000 in funding from C/CAG) to support an update to the Community Plan for North Fair Oaks (NFO). NFO is an unincorporated community in southeastern San Mateo County, with roughly 15,000 residents and approximately 4,000 housing units. It is one of the more ethnically diverse communities in the unincorporated County, and is less affluent than many other County communities: 35% of households are low wage earners and many pay more than 30% of their income for housing. NFO also has generally older housing units, with more residents in overcrowded conditions, compared to other areas of the County.

The grant supported a comprehensive update to the Community Plan for North Fair Oaks, addressing zoning, land use, housing, transportation, circulation, parks and recreational opportunities, economic development, and public health concerns. The update was based on extensive analysis of community needs, public outreach, and collaboration between the County Housing, Planning, and Health Departments, as well as other agencies and local jurisdictions. Based on the Community Plan, a broad range of County and community partners are now working on implementation strategies. One important component of such strategies are efforts to promote the creation and preservation of housing, including affordable housing.

Aging 2020 Project

San Mateo County has a significant baby boomer population that will soon reach retirement age, and will require appropriate housing and other services. To assess the impacts of these demographic changes, the San Mateo County Health Department, Department of Housing, San Mateo Transit District, Health

Plan of San Mateo, San Mateo Medical Center, and the Commission of Aging collaborated to create a needs projection model for adults aged 65 and over, for the years 2020 and 2030. Using the results of the study, the Department of Housing and the Health Department are collaborating to create and disseminate reports addressing projected demographic changes, related housing and service needs, and strategies to meet those needs.

HIP Housing/Homesharing Program

HIP Housing's Home Sharing program matches those who have space in their home with those who need an affordable place to live, maximizing housing inventory and turning existing housing stock into a new affordable housing option. It is the only program of its kind in San Mateo County and provides a housing option for over 700 people each year. Over 90% of those using the Home Sharing program are low to extremely low income. Due to the extraordinarily constrained environment for the developing new affordable housing that exists in San Mateo County, finding creative solutions like Home Sharing is a critical component in efforts to provide fair housing choice and housing for people at every income level.

Sub-Regional Housing Needs Allocation Consortium

State law requires the State Department of Housing and Community Development (HCD) to determine the existing and projected regional housing need for each region in the state, including the 9-county Bay Area, during each planning period. This regional need represents one estimate of the number of new housing units required to meet the region's housing demand over the period. Typically, each region's Council of Governments (COG) then determines the fair share of the total regional housing need that should be allocated to each city and county in the region. Each jurisdiction's share of the regional housing need is known as that jurisdiction's Regional Housing Need Allocation, or "RHNA." In the case of the Bay Area, the Association of Bay Area Governments (ABAG) typically makes the RHNA allocations, assigning a certain number of units to each city and county. The cities and counties must then demonstrate, in their respective housing elements, that there are enough available, developable parcels within the jurisdiction to build sufficient units to match the RHNA.

For the 2007-2014 planning period, however, San Mateo County and its cities exercised the option to form a subregion to independently allocate San Mateo County's portion of regional housing need. ABAG allotted a total amount of regional need to the San Mateo County subregion, which includes the unincorporated County and all cities within the County, and the County and cities, in collaboration, determined each jurisdiction's share of that allotment. For the 2014-2023 planning period, the jurisdictions again used the subregional allocation method to determine appropriate shares of the overall housing need allotted by ABAG to the San Mateo County subregion.

Countywide Housing Element Update Project: “21 Elements”

All 21 political jurisdictions in San Mateo County (20 cities and the County) are required to update their housing elements on the same cycle. To assist the local jurisdictions in the update process, the County Department of Housing partnered with the City/Council Association of Governments (C/CAG) to sponsor a Countywide Housing Element Update project known as “21 Elements”. Beginning with the 2007-2014 Housing Element cycle, and continuing in the current cycle, the purpose of the 21 Elements collaborative is to help jurisdictions share information and resources, increase efficiency by sharing work and eliminating redundancies in data and information, share best practices, and provide other assistance and increase collaboration between jurisdictions. C/CAG and the Housing Department engaged a consultant to manage the process, and to provide targeted assistance to the jurisdictions on particularly problematic issues. 21 Elements explicitly recognizes that many housing needs and housing issues are larger than any one jurisdiction, and that collaboration between jurisdictions can not only assist the individual jurisdictions in completing their respective housing elements, but strengthen the analysis, policies and programs that result from the Housing Element updates, and increase interjurisdictional collaboration. The State Department of Housing and Community Development provided advice and assistance to the 21 Elements collaborative throughout the process. After the Housing Element updates are complete, 21 Elements will remain in place to assist the various jurisdictions with program and policy implementation issues.

Grand Boulevard Initiative and other Transit-Oriented Development Efforts

The County recognizes the importance of developing land more efficiently and intensively, especially along major transportation arteries, to reduce the negative impacts of development while providing opportunities for needed growth. The County has worked proactively on multiple levels to encourage, support, and incentivize higher density development, especially near transportation nodes and corridors. Through programs such as the Transit-Oriented Development Housing Incentive grant program, the County has awarded funds to transportation-oriented projects in jurisdictions that approve higher-density housing along transit corridors. The Housing Department has also played a leadership role in the Grand Boulevard Initiative, a collaboration formed in 2006 between 19 cities, San Mateo and Santa Clara counties, local and regional agencies and other stakeholders to promote improvements to the entire El Camino Real corridor, including transit-oriented development, pedestrian improvements, quality of life improvements for residents on the corridor, and other efforts.

Silicon Valley Community Foundation Grants

The Silicon Valley Community Foundation is the fourth largest community foundation in the nation, with \$1.5 billion in assets and more than 1,500 philanthropic funds. The community foundation operates as a partner and resource to organizations in San Mateo and Santa Clara counties working to improve the quality of life in the region. The Foundation pursues a variety of grant making strategies; most directly relevant to the Housing Element is the

Foundation's Regional Planning Grants, focused on the Silicon Valley region's jobs-housing imbalance, and the resultant high housing costs, long commutes, diluted sense of community and lower quality of life. The Regional Planning Grants focus on the need to encourage land use and transportation policies to build more affordable homes close to transit and engage more residents in how the region develops. The grants provide support for technical assistance; community outreach and convening; education; advocacy; and communications training.

ONE Bay Area Grants.

The OneBayArea Grant Program (OBAG) establishes program commitments and policies for investing roughly \$800 million over the four-year period (FYs 2012-13 through 2015-16), funded by federal funds authorized by Congress in Moving Ahead for Progress in the 21st Century (MAP 21).

The OneBayArea Grant Program is an attempt to integrate the region's federal transportation program with California's climate law (Senate Bill 375, Steinberg, 2008) and the Sustainable Communities Strategy. Funding is distributed to regional counties on the basis of:

- Rewarding jurisdictions that accept housing allocations through the Regional Housing Need Allocation (RHNA) process and produce housing using transportation dollars as incentives.
- Supporting the Sustainable Communities Strategy for the Bay Area by promoting transportation investments in Priority Development Areas (PDAs) and by initiating a pilot program that will support open space preservation in Priority Conservation Areas (PCA).
- Providing a higher proportion of funding to local agencies and additional investment flexibility by eliminating required program investment targets. The OBAG program allows flexibility to invest in transportation categories such as Transportation for Livable Communities, bicycle and pedestrian improvements, local streets and roads preservation, and planning activities, while also providing specific funding opportunities for Safe Routes to School (SR2S) and Priority Conservation Areas.

Local Housing-Related Programs

Table 8-1				
FY 12-13 San Mateo County Housing Funding by Source and Type of Expenditure				
Program	Activity Category	Funds Available	*Funds Committed	*Funds Expended
CDBG	A. Housing Dev't., Rehab., Minor Home Repair		3,562,897	2,373,126
	B. Public Facilities & Micro Enterprise		1,318,000	773,536
	C. Public Services & Shelter Operations		482,018	540,113
	D. Fair Housing		35,000	36,077
	E. Administration		571,866	673,268
	Total CDBG	8,194,757	5,969,781	4,396,120
HOME	A. Housing Development		3,003,827	2,300,831
	E. Administration		248,502	180,175
	Total HOME	5,473,424	3,252,329	2,481,006
ESG	C. Public Services & Shelter Operations		266,974	266,974
	E. Administration		16,651	14,061
	Total ESG	302,116	283,625	281,035
COMBINED	A. Housing Dev't., Rehab., Minor Home Repair		6,566,724	4,673,957
	B. Public Facilities & Micro Enterprise		1,318,000	773,536
	C. Public Services & Shelter Operations		748,992	807,087
	D. Fair Housing		35,000	36,077
	E. Administration		837,019	867,505
Total CDBG, HOME, ESG combined		13,970,297	9,505,735	7,158,161
*Amounts shown above in Committed Funds are the contract commitments with subrecipients for the current fiscal year. Amounts shown above for Expenditures are actual expenditures by the County				
Source: San Mateo County Department of Housing, CAPER FY 2012/13				

ESG and HOPWA Grants in San Mateo County

The federal Emergency Shelter Grants (ESG) program provides funds that support emergency shelter operations throughout the county. HOPWA funds (Housing Opportunities for Persons With AIDS) are federal funds allocated as “entitlement” grants to provide resources to states and localities to address the housing needs of persons with AIDS and related diseases. The County of San Mateo receives part of the HOPWA funds allocated to the San Francisco Eligible Metropolitan Statistical Area, which covers the counties of Marin, San Francisco, and San Mateo. In FY2012-13, the County received \$873,900 in HOPWA funding, and \$302,116 in ESG funding.

San Mateo County Department of Housing Programs

The Department of Housing, which includes the Housing Authority and the Housing and Community Development division, manages numerous housing-related programs, detailed below. Federal HUD funds account for nearly all of the Housing Department's approximately \$75 million in annual expenditures. Of this total, approximately \$60 million supports Housing Authority programs, including more than 4,600 Section 8 Rental Assistance vouchers (Housing Choice and Project-Based).

Funding for Housing and Community Development Division (division) programs is more limited. For example, the HUD annual allocation available to the division in FY2012-13 was \$3.6 million; together with program income and other uncommitted prior allocations, the total funds available through CDBG, HOME, and ESG funding was around \$13 million. Despite its relatively small annual HUD allocation, the division plays a critical role in using these funds to leverage other funds for investment in a wide spectrum of housing and community development activities.

A. Housing Authority Programs

Moving to Work Demonstration Status

HACSM applied to HUD in May, 1997 to participate in the Moving to Work (MTW) Demonstration Program. In May 2000, HUD approved HACSM's application and a five-year agreement was signed that granted the HACSM its MTW status. HACSM was one of initial 24 housing authorities nationwide awarded the opportunity. The agreement allowed HACSM to allocate 300 of its vouchers to demonstrate how the HACSM's MTW program design provides incentives to families to become economically self-sufficient, reduce program costs and achieves greater cost effectiveness, and increases housing choice for low-income families. The original MTW Self-sufficiency program has continued to be refined to more accurately meet the needs of the participants and is still in place, stronger than ever.

On April 8, 2008, the Board of Supervisors approved and HUD signed a 10-year Amended and Restated Moving-To-Work Agreement (Restated Agreement) with HACSM. The Restated Agreement expands HACSM's MTW status to the entire Housing Choice Voucher (Section 8) and Public Housing programs, offering budget flexibility, the authority to develop policies that are outside certain HUD regulations, and the ability to explore new and innovative methods of delivering housing to low-income families of San Mateo County. With this new status, the HACSM can potentially implement major changes affecting all facets of its operation to better serve its clients and meet local housing needs. For example, the HACSM may implement alternate rent and subsidy calculations, impose different recertification and inspection schedules, set time limits beyond the original 300 MTW vouchers. The full MTW status enables HACSM to introduce

long term plans and activities to be considered throughout the 10 - year demonstration period with the goals of:

- Providing incentives and assistance to families to become economically self-sufficient
- Reducing program costs and achieve greater cost effectiveness
- Increase housing choice for low-income families

Until March of 2010, HACSM had been considered a non-block grant, partial MTW site. This meant that HACSM did not have the ability to pool its separate funding streams and take advantage of funding eligibility allowed under the demonstration. In March 2010, HACSM received final approval from HUD to become a full block grant (Moving To Work) agency. This new status allows HACSM to pool separate funding streams and take advantage of funding eligibility, and thus expand project-basing and other housing development opportunities. HACSM's ability to combine resources, through the funding fungibility of the MTW block grant, removes financial barriers as well as gives HACSM the freedom to better address local program priorities and the community needs in San Mateo County.

As of June 30, 2013, the Housing Authority received budget authority to serve up to 4,630 households in various rent subsidy programs, and 30 households in public housing.

The following are specific programs provided by the Housing Authority of San Mateo County (HASM):

Section 8 Housing Choice Voucher Program

Funded by HUD, the Section 8 Housing Choice Voucher (HCV) Program is the major program for assisting eligible low-income families to rent decent, safe, and sanitary privately-owned housing. HACSM is allocated to serve up to 4630 households in its HCV program.

Eligible families may rent private market units from willing owners whose units meet Housing Quality Standards (HQS). After a contract is executed between the owner and the Housing Authority, the family pays its portion of the rent to the owner. The tenant rent is based on the family's income, generally 30 to 40 percent of its monthly adjusted income. The balance of the rent is paid to the owner by the Housing Authority.

The HCV program delivers many benefits to the County of San Mateo. First and foremost, it enhances the quality of life for families who may otherwise find it difficult to live in one of the highest rent areas in the nation. It plays a critical role in expanding the supply of affordable housing in all San Mateo County neighborhoods. Furthermore, the program is a vital economic force, pumping over \$55,000,000 annually into the local economy in the form of rental assistance. Despite the high rent and low vacancy rate, HACSM was able to achieve close to full lease up during the reporting period.

In order to serve more families over time and to encourage client engagement with self-sufficiency activities, Housing Choice Vouchers issued through the Housing Authority's MTW program now have a five (5) year time limit. Elderly or disabled program participants may be considered for time limit extensions in accordance with the HACSM's hardship policy. HACSM recently implemented a new, on-line application process for its MTW Program. Rather than utilizing a one-time opening for the wait-list, HACSM now accepts pre-applications through an on-line sign-up process.

When a household submits a pre-application, that household is placed in a pool of applicants for the MTW program. The pre-application remains active for one (1) year and may be renewed before the expiration date. Alternatively, a household may re-apply any time after the expiration date. Periodically, as vouchers become available in the MTW program, names will be randomly selected from the pool of applicants for placement on the waiting list using a computerized lottery process. When a particular household is selected, HACSM sends an eligibility interview appointment letter to the mailing address on record.

While the HCV program in general provides rent subsidies to low-income households in need of assistance, the following sub-programs are designed to achieve certain goals and objectives and are part of the HCV Program.

Sub-Programs of the Housing Choice Voucher Program:

1. Family Self Sufficiency (FSS) Program

The Family Self-Sufficiency (FSS) Program is a five-year program combining case management with rental assistance to help existing Section 8 families transition from public assistance or underemployment to employment at a wage or salary that provides economic independence. The FSS staff and the head of household work in partnership to create an individualized self-sufficiency plan and communicate regularly to gauge the participant's progress.

A unique feature of the FSS Program is the escrow account. In addition to receiving rental subsidy, program participants may earn escrow credits throughout their participation in the FSS Program. Escrow credits may be earned by (1) increasing earned income, (2) by completing educational goals and budgeting classes, (3) by increasing savings, and (4) by improving credit scores. The escrow pay out can be as high as \$3,000 per family at graduation.

As of June 30, 2013, there were approximately 266 families, including 166 from the MTW time-limited self-sufficiency program, participating in the FSS Program with more than two-thirds of the families having escrow accounts. HACSM plans to expand the MTW time-limited self-sufficiency program to serve up to 700 households. See expected waiting list opening above.

2. Homeownership Program

The Section 8 Homeownership Program is a new HUD initiative which allows the application of Section 8 voucher assistance to be used for homeownership expenses (i.e. mortgage) instead of rent payments. Homeownership candidates must be existing voucher holders. As of June 30, 2013, there were 12 participants in the Homeownership Program.

3. Aftercare Program

The Aftercare Program was originally funded by HUD and administered by the California Department of Housing and Community Development (HCD) through local housing authorities. Actions between HUD and HCD eliminated the State role and the administration of the program is now directly between HUD and the local housing authority.

The Aftercare Program provides rental assistance to low-income persons who are certified as physically, developmentally, or mentally disabled. This certification, given by recognized supportive service agencies, must include participation by the disabled person in a planned and ongoing program of rehabilitation, education, or other supportive services that are directly related to the disability.

HUD has discontinued funding for the Aftercare Program as a separate program. Any turnover vouchers from families leaving the program will revert to Housing Choice Vouchers. The Aftercare Program is permanently closed to new applicants.

4. Family Unification

The Family Unification Program provides Section 8 rental assistance to families whose lack of adequate housing is the primary cause of the separation or possible separation of a child or children from the rest of the family. In order for a family to qualify, the local child welfare agency must certify that the lack of adequate housing is the primary reason that the family's child(ren) may be placed in out-of-home care or not returned to the family from out-of-home care.

In spring of 2009, in collaboration with the County's Family and Youth Services, HACSM made application to HUD for 60 Family Unification vouchers and was awarded 40 in August 2009. As of June 30, 2013, there were 34 participants in the Family Unification program.

5. Veterans Affairs Supportive Housing (VASH)

VASH is a joint project between the Department of Veteran Affairs (VA) and HUD to transition veterans from homelessness to having permanent, secure, safe housing. While HUD assists veterans in maintaining permanent housing through use of housing vouchers, VA provides veterans with case management and supportive services to promote and maintain recovery and independent living in the community.

In June 2010, HACSM was awarded 25 VASH vouchers from HUD through the San Francisco VA Medical Center. In August 2011, HACSM was awarded an additional 50 VASH vouchers from HUD. As of June 30, 2013, there were 68 participants in the VASH program.

6. Housing Readiness Program

The Housing Readiness Program allows people who are homeless – but who would not qualify for Shelter Plus Care or Supportive Housing vouchers – to get a time-limited housing voucher with supportive services. Using its Moving To Work (MTW) flexibility, the Housing Authority allocated 80 of its Housing Choice (Section 8) Vouchers as time-limited housing vouchers, to serve homeless individuals and families who otherwise would not be served under the Section 8 program. In addition to receiving housing assistance, program participants received case management services provided by the referring agencies and the Housing Authority with a goal of achieving greater self-sufficiency. As of June 30, 2013, there were 60 participants in the Housing Readiness Program.

7. Project Based Program

The Housing Authority provides Section 8 Project-Based assistance to 16 different properties, including two HACSM-owned properties, for up to 581 units throughout the county. The purpose of the Project-Based Program is to induce property owners to make standard housing available to low-income families at rents within the program limits, and in return, the Housing Authority enters into a contract with the landlord to guarantee certain rent levels. Project-based assistance is tied to the rental units instead of the tenants, so if the tenant leaves, the assisted unit is rented to another qualified low-income household.

In late August 2005, the Housing Authority received approval from HUD to extend the existing Project-Based contracts through 2015. This request fits into the larger Housing Authority plan to increase the program size encouraged under new HUD Project-Based rules to foster an on-going supply of long-term affordable housing units and to expand housing and economic opportunities to special needs groups and families.

In addition to the above, HACSM had entered three Agreement to Enter Into Housing Assistance Payments Contracts with two affordable housing developers for a total of 113 project-based units. All three developments have supportive housing units that are designated to serve elderly or special needs population.

Special Rental Assistance Programs

In addition to the HCV Program, HACSM also administers the following programs, which receive separate funding from HUD:

1. Shelter Plus Care Program

The Shelter Plus Care Program (S + C) provides Section 8 rental assistance that, when combined with supportive services, provides housing to homeless people with disabilities and their families. Homeless people with disabilities often need more than shelter to live independently. They may need medical care or other social services. To address these needs, the Housing Authority provides the rental assistance while other providers offer the supportive services. The goals of the S + C Program are to assist the participants to achieve residential stability, to increase their skill levels and/or income, and to be involved in making decisions that affect their lives.

The program is designed to provide housing in a variety of settings, such as group settings or individual units. Currently, the Housing Authority is funded for both Tenant-Based rental assistance and Sponsor-Based rental assistance under S+C. Tenant-Based assistance provides rental assistance to participants who reside in housing of their choice. Sponsor-Based assistance provides rental assistance through contracts with private, nonprofit sponsor organizations, who then lease to participants in housing owned or leased by the sponsor.

The Housing Authority administers several S+C grants for 163 disabled individuals and families. The Housing Authority is applying new and renewal funding through the County's application process for Continuum of Care funding.

4.2. Supportive Housing

The Supportive Housing Program (SHP) provides rental assistance that, as part of the Continuum of Care strategy, promotes the development of housing and supportive services to assist homeless persons with disabilities in the transition from streets and shelters to permanent housing and maximum self-sufficiency. The Housing Authority administers two Supportive Housing grants for 34 disabled individuals and families.

3. Provider-Based Assistance Program

The primary purpose of the Provider-Based Assistance (PBA) program is to enable local service providers to provide time-limited rental assistance, in connection with supportive services, to individuals in special needs populations underserved by existing rental assistance programs. The BPA program was designed with the intention to reach populations in San Mateo County which are under-served or not served by the Housing Choice Voucher program or other special-funded programs (i.e. Shelter Plus Care, Supportive Housing, VASH).

The program will provide valuable housing funds to qualified community-based organizations working with these clients. The commitment of voucher funds allows the community-based organizations to own, lease, or master lease units for use by their service clients; in addition, the service clients may be allowed to rent a unit on the open market, subject to HACSM tenancy approval limitations (e.g. clients cannot rent a unit from certain relatives). The goals of the PBA program are to assist eligible households to increase their housing stability, increase their skills and/or income, and obtain greater self-sufficiency.

One main difference between the PBA program and the other programs HACSM administers is that, based on the rules it establishes for the program, the Provider will select the participants it serves, determine initial and ongoing eligibility for participants, select the units to be used or rented, and determine the rent it charges the participants. The provider is expected to provide case management and supportive services to the participants to meet their self-sufficiency goals. In other words, while the funding for “housing” will be provided by HACSM, the remaining elements of the program belong to the provider. These specifics are described in an Agreement or Memorandum of Understanding (MOU) between HACSM and the provider.

During the reporting period, HACSM contracted with two provider agencies: CORA for 15 households; and Service League of San Mateo County for 16 beds.

Public Housing

Public housing provides affordable housing to low-income families by utilizing federal aid as well as rent income from the residents. There is one public housing development in San Mateo County, El Camino Village (30 units) in Colma.

B. HCD Programs and Activities

Support for Creation of Affordable Housing. The HCD division leverages its CDBG and HOME funds by making strategic loans to developers who are able to use these subsidies to successfully secure State tax-exempt bond financing, Low Income Housing Tax Credits, conventional loans, foundation funds, and other public and private funding. Approximately 69% of the \$9.5 HUD funds committed in FY2013-14 (CDBG, HOME, and ESG) were used to further affordable housing opportunities for lower income persons, including development of new rental and homeownership units, maintenance of the existing affordable housing stock, rental assistance, transitional housing programs, and services to keep people in their homes or help them quickly get back into housing from which they had been displaced due to the current economic crisis. The other 31% was used to support public services and shelter operations, fair housing, public facilities and micro-enterprises, and administration costs. The division also disburses Emergency Shelter Grant funds, which, consistent with County policy, are used solely to support homeless facilities and ancillary services.

Facilitating and Brokering Production of Housing

The Department of Housing facilitates and brokers production of affordable housing on suitable sites throughout the county. For example, during the past year the Department played a major role in removing barriers, problem-solving around complex issues, securing gap funding from County sources, and facilitating approvals for Trestle Glen, a major mixed-use, transit oriented affordable housing development in unincorporated Colma. The Department also helped facilitate solutions that allowed several other affordable housing projects (including the Cedar Street HUD 811 project in Redwood City) to proceed.

HOME Consortium Participation

The County has a lead role in the HOME Consortium, the Consortium through which the County and a number of participant cities receive federal HOME funds.

Technical Assistance to CHDOs

The County provides as-needed technical assistance to certified Community Housing Development Organizations (CHDOs), organizations created to access specific set-asides of HOME funding. The County currently assists EPA CAN DO, HIP Housing Development Corporation, Mental Health Association (operating as Cedar Street Apartments Inc.) and American Baptist Homes of the West (ABHOW), among other CHDOs.

San Mateo County Housing Rehabilitation Loan Program(s)

The County of San Mateo's Department of Housing administers rehabilitation loan programs for low and very low-income homeowners and investor owners who rent to low and very-low income tenants. Rehabilitation loans are available to recipients who meet program eligibility criteria and own property either in the unincorporated areas of San Mateo County or in the cities of Atherton, Belmont, Brisbane, Burlingame, Colma, East Palo Alto, Foster City, Half Moon Bay, Hillsborough, Menlo Park, Millbrae, Pacifica, Portola Valley, San Bruno, San Carlos or Woodside. The loan programs are capitalized from loan repayments and payoffs (Program Income) and periodic allocations from CDBG funding (grant allocations).

The Department also uses CDBG funds to support the repair and rehabilitation of deed-restricted affordable housing developments as well as community-based facilities serving low and moderate-income individuals and families, such as child care centers, libraries, and senior and community centers. In FY2013-14, CDBG funds were used to assist 144 units of deed-restricted affordable housing and 19 public or community facilities.

C. Other Countywide Housing-Related Programs

In addition to programs operated by the Department of Housing, the following multi-partner programs also contribute housing assistance throughout the County.

HEART Housing Trust Fund

The County has a local housing trust, the Housing Endowment and Regional Trust of San Mateo County (HEART of San Mateo County). HEART is a regional housing trust fund that supports construction, rehabilitation, and purchase of affordable housing for low and middle-income workers and residents on fixed incomes. HEART raises funds from public and private sources to meet critical housing needs in San Mateo County. The Housing Department provides staffing and accounting assistance to HEART.

HEART has provided both short-term bridge loans as well as long-term permanent financing for acquisition and rehabilitation, and for new construction projects throughout the County. Since 2003, HEART has invested \$12.4 million in the construction, renovation or purchase of 994 affordable homes. HEART has supported a number of affordable rental housing developments, including Trestle Glen (unincorporated Colma), Hillcrest Senior Housing (Daly City), the Village at the Crossing (San Bruno), Peninsula Station (San Mateo), and El Camino Family Housing (South San Francisco). HEART currently has very limited funding for long-term loans, hindering its ability to provide substantial preservation assistance. However, HEART is committed to helping preserve affordable low-income units in the county.

Center on Homelessness and Continuum of Care

The County Human Services Agency's Center on Homelessness (COH) is responsible for coordination of homeless services within County agencies, and also works with non-profits, other local governments, business and other parts of the community. COH and the County Department of Housing work in partnership to support housing and social services that address the needs of homeless and at-risk individuals and families. These activities include:

- Prevention and Safety Net Services. The County is the main funder of the seven regional nonprofit Core Service Agencies, which provide information and referral, emergency services (food, clothing, motel vouchers, and other services), and other assistance for the homeless. The County also uses CDBG funds to support various legal assistance programs, including the Legal Aid Society, which provides advocacy and other assistance for families and individuals facing eviction, and Bay Area Legal Aid, which operates a domestic violence restraining order clinic.
- Emergency & Transitional Shelter. The Housing Department uses CDBG, ESG and other funds to support a number of specialty (domestic violence, mentally ill, youth) and non-specialty shelter and transitional housing

facilities operated by a range of providers, including Shelter Network (First Step, Maple Street, Haven Family House, Redwood House, Family Crossroad), InnVision (Clara-Mateo Alliance), Service League, the Mental Health Association, and Community Overcoming Relationships Abuse (CORA) and Youth and Family Services (Daybreak). The County also supports HIP Housing, which provides shared housing services for low-income individuals or small families. In addition, the County supports the Health Care for the Homeless program, which provides mobile health and dental services to residents of emergency shelter and transitional housing.

COH also administers the San Mateo County Continuum of Care (CoC), the County's comprehensive strategy to address homelessness. The CoC is both the County's plan to address homelessness, and the network of homeless assistance programs, activities, and service delivery throughout the County. The CoC is overseen on an ongoing basis by a Steering Committee made up of approximately 30 members representing a variety of constituencies, including service providers, city and County governments, core service agencies, non-profits, housing developers, foundations, homeless and formerly homeless persons, seniors, veterans, and youth. The CoC Steering Committee engages in continuous planning around homeless assistance, oversees implementation efforts, makes policy recommendations, and oversees application for HUD Continuum of Care funding. The County Continuum of Care is involved in almost every effort on homelessness in the County, from the creation of policy to service delivery and the development of new homeless housing.

Table 8-2 shows affordable housing projects that are in the pipeline in San Mateo County.²¹ The projects are in three categories: in in development, under construction, and complete. Funding from CDBG and HOME programs are shown separately, while other sources are aggregated as County AHF (affordable housing funding). As the table demonstrates, the County is currently committed to 15 projects, with a financial commitment of \$25 million.

²¹ Note that Table 8-2 does not represent a summary of housing projects that meet the requirements of San Mateo County's Regional Housing Needs Allocation (RHNA). Those projects are shown in Table 9-7, in Section 9 of the Housing Element. This table is intended only to summarize housing resources that the County provides, some of which support housing projects in incorporated portions of the County, which are described in the Housing Elements of those incorporated areas. All of the County-supported projects (and other projects) that can be counted against the County's RHNA are described in detail in Section 9.

Table 8-2
Affordable Housing Pipeline Projects
San Mateo County, 2013/2014

Project	Project Type*	Tot. Proj Units	# Afford. Units	# Beds	Tenure Type*	Target Pop.	Location	Sponsor/ Developer	County CDBG \$	County HOME \$	County AHF	TOTAL \$
UNDER DEVELOPMENT												
Family Crossroads	A/R	15	15	0	Trans	Homeless families	Daly City	Shelter Network	\$250,000	\$0	\$2,200,000	\$2,450,000
Foster Square Sr Housing	NC	66	65	0	Rent	Seniors	Foster City	MidPen Hsg	\$0	\$0	\$2,750,000	\$2,750,000
Gateway Sr. Housing	NC	90	89	0	Rent	Seniors	Menlo Park	MidPen Hsg	\$0	\$0	\$400,000	\$400,000
6800 Mission St.	NC	52	51	0	Rent	Fam/Spec. Needs	Daly City	MidPen Hsg	\$818,063	\$1,452,362	\$2,350,000	\$4,620,425
University Av Sr. Housing	NC	41	40	0	Rent	Seniors	EPA	CanDo/MidPen Hsg	\$0	\$721,250	\$300,000	\$1,021,250
Waverly Place	NC	15	14	0	Rent	Spec. Needs	Unincorp (NFO)	Mental H'lth Assn	\$300,000	\$100,000	\$800,000	\$1,200,000
Willow Vet Housing	NC	60	59	0	Rent	Homeless/At-risk Vets	Menlo Park	Core Afford. Hsg	\$0	\$375,000	\$1,400,000	\$1,775,000
Colma Veterans Village**	NC	50	49		Rent	Homeless/At-risk Vets	Colma	Mercy Housing CA	\$0	\$0	\$0	N/A
612 Jefferson Ave**	NC	20	20		Own	Low-income Families	Redwood City	Habitat for Humanity	\$0	\$0	\$0	N/A
Subtotal		409	402	0					\$1,368,063	\$2,648,612	\$10,200,000	\$14,216,675
UNDER CONSTRUCTION												
Half Moon Village-Phase2	NC	115	114	0	Rent	Seniors	HMB	MidPen Hsg	\$512,687	\$1,227,313	\$0	\$1,740,000
Main Street Housing	A/R	23	22	0	Rent	Families	HMB	MidPen Hsg	\$600,000	\$0	\$0	\$600,000
Subtotal		138	136	0					\$1,112,687	\$1,227,313	\$0	\$2,340,000
COMPLETED FY 2013-2014												
Woodlands Newell	A/R	49	48	0	Rent	Families	EPA	MidPen Hsg	\$889,928	\$1,763,827	\$0	\$2,653,755
Coastside Sr. Housing	NC	40	39	0	Rent	Seniors	HMB	Mercy/ Lesley Fdn	\$754,170	\$2,245,830	\$0	\$3,000,000
Half Moon Village-Phase1	NC	45	44	0	Rent	Seniors	HMB	MidPen Hsg	584687	515313	\$0	1100000
2000 So. Delaware	NC	60	59	0	Rent	Families	San Mateo	MidPen Hsg	677338	1309194	0	1986532
Subtotal		194	190	0					\$2,906,123	\$5,834,164	\$0	\$8,740,287
TOTALS		741	728	0					\$5,386,873	\$9,710,089	\$10,200,000	\$25,296,962

Source: San Mateo County Housing Department

Notes:

* **NC** = New Construction **A/R** = Acquisition/Rehabilitation **Trans** = Transitional Hsg **Rent** = Permanent Rental Hsg **Own** = Ownership Hsg

** New pipeline project which has site control, but which hasn't yet received County funding (applied 10/2/14 for AHF 2.0)

All projects except Habitat ownership project are targeted to households with incomes at or below 60% of Area Median Income (AMI). Habitat project targets households with incomes up to 80% AMI (Low-Income)

9. ADEQUATE HOUSING SITES INVENTORY

This section addresses the requirements of Government Code Sections 65583 and 65583.2, which mandate a parcel-specific inventory of appropriately zoned, available, and suitable sites that can provide realistic opportunities for the provision of housing to all income segments within the community.

Table 9-1
Unincorporated San Mateo County RHNA
2014-2022

Income Category	Units Needed	Income Limit	Affordable Price¹	Affordable Rent²
Extremely Low	77	\$33,950	\$107,968	\$652
Very Low	76	\$56,550	\$200,254	\$1,161
Low	103	\$90,500	\$338,517	\$1,924
Moderate	102	\$123,600	\$474,023	\$2,669
Above Moderate	555	N/A	N/A	N/A
Total	913			

1. Based on affordable housing cost of 30% of income; see Table 5-4.

2. HUD, 2014; San Mateo County Housing Dept. Based on a 3-bedroom, 4-person household; see Table 5-5.

Note: Only the income levels and associated numbers of units needed were generated through the RHNA and subregional allocation process. The related price and rent information is based on independent calculations by the County Planning Department.

In 2012, the Association of Bay Area Governments approved unincorporated San Mateo County's Regional Housing Needs Allocation (RHNA) for the period from 2014 to 2022 (the "planning period"). As described in Sections 1 and 5, the Housing Element must demonstrate that there are sufficient available, developable sites within the unincorporated County to meet the housing need projected by the RHNA. The County's RHNA is shown below, with related income levels, affordable home prices and affordable rents provided for context.

Unincorporated San Mateo County's share of estimated regional housing need for the 2014-2022 period is 913 units. Of this total, 77 units are for Extremely Low Income residents, 76 for Very Low Income residents, 103 for Low Income residents, 102 for Moderate Income residents, and 555 are for residents with Above Moderate Incomes.

The inventory in this section shows feasibly developable sites in the unincorporated County, in the following categories:

- Vacant sites with zoning that permits residential uses by right
- Vacant sites with residential development as a conditionally permitted use
- Non-vacant residentially-zoned sites that could feasibly be redeveloped at higher intensities, without changes to existing zoning or land use designations

It is important to note that the fact that a site appears in this inventory does not mean that development will occur on the site, or that the County assumes, intends, or encourages development of any specific site, or in any specific area of the County. The County's policies for promotion of housing development are described in Section 10. This section meets the requirements of state law by providing analysis and inventory of all developable sites, but is not a statement of the County's housing or development policies.

Adequate Sites Inventory Methodology

This analysis relies on the County's parcel information database, the County tax assessor's database, and other information sources to create an inventory of all potentially developable or redevelopable parcels in the entire unincorporated County. The inventory considers the allowed type and intensity of development of each parcel, based on General Plan land use designations, zoning designations, and site development standards and requirements, and also considers the accessibility of infrastructure and environmental constraints (including proximity to various sensitive habitats, earthquake shaking and liquefaction risk, flood hazard, site conditions, and other constraints), in assessing the feasibility of developing the parcel.

For each parcel in the inventory, the analysis considers the impact of zoning and general plan land use designations, including required setbacks, floor area ratios, lot coverage restrictions, minimum lots sizes, density restrictions, and all other regulatory requirements under the County's general plan land use designations, base zoning, any zoning overlays (as shown in Chapter 4), and other applicable regulations, for each parcel. The estimated development capacity of each parcel takes into account all constraints and limitations posed by the County's development regulations and requirements, and the developability of each parcel, as shown in the inventory, represents the realistic capacity that would be allowed by County regulations. .

For each parcel, the analysis also considers existing site improvements, and/or the potential for feasible improvements, including extension of infrastructure from nearby locations if infrastructure is not currently provided to the site. Sites are not included in this inventory if they cannot feasibly served by infrastructure. In the case of rural sites that do not have access to established water and sewer systems, but can rely on well water and septic systems for lower density development, these sites are included if otherwise developable. Such rural sites

are only assumed to be developable if similar, nearby parcels have been developed using the same type of infrastructure.

For each parcel, physical constraints are considered, including environmentally sensitive areas, steep slopes, and other constraints that could make development difficult or infeasible. Sites subject to significant or insurmountable constraints are not included in the inventory.

This inventory includes only those parcels that are feasibly developable or redevelopable based on the factors listed above. The number of units potentially developable on each parcel, as shown in the tables at the end of this section, is not the maximum development capacity, but a realistic assessment of developability based on development regulations and the real physical constraints of each parcel.

Additional area-specific details on the sites inventory are provided in the Notes section of the Detailed Sites Inventory, below.

Summary

Developable Sites

The inventory of developable sites is summarized in Tables 9-2, 9-3, and 9-4, below. Table 9-2 shows vacant parcels by area. Table 9-3 shows vacant parcels by zoning. Table 9-4 shows non-vacant residential parcels that are redevelopable at higher intensities without changes to existing zoning and/or land use designations.²² Each table shows the number of available parcels, the total number of units that could realistically be built on these parcels, and the number of units that could be built on sites that allow densities of more than 30 units per acre, called “default density” units. Under State Housing Law, units that could be built on sites zoned to allow densities of 30 units per acre or more (the “default density”) are assumed by definition to be affordable for lower-income groups. The complete inventory of all available developable and redevelopable sites, with parcel-specific information, is shown in detail in Tables 9-6 and 9-7.

²² As shown in Table 9-4, all the identified non-vacant parcels that are redevelopable at higher intensities without changes to zoning and/or land use designations are located in Colma and North Fair Oaks. All of the parcels shown in Table 9-4 are zoned and designated for residential uses. No rezonings or other redesignations are required to meet the County’s RHNA.

Table 9-2
Vacant Developable Parcels by County Area, 2014

Area	Parcels	Realistic Capacity	Default Density/Affordable Housing Capacity¹
Broadmoor	10	21	0
Burlingame Hills	7	7	0
Colma	12	150	138
Country Club Park	2	2	0
Devonshire	76	177	0
El Granada	267	286	54
Emerald Lake Hills	115	118	0
La Honda	26	43	0
Ladera	2	2	0
Loma Mar	6	8	0
Los Trancos Woods	6	6	0
Menlo Oaks	2	3	0
Miramar	1	1	0
Mobile Home Park	1	5	5
Montara	2	2	0
Moss Beach	39	46	0
North Fair Oaks	42	102	23
Palomar Park	35	63	0
Pescadero	2	3	0
Rural Midcoast	91	213	60
Rural South Coast	59	59	0
San Bruno Mtn Park	1	1	0
San Mateo Highlands	11	32	0
Sequoia Tract	12	16	0
Sky Londa	65	73	0
Stanford Lands	6	13	0
West Menlo Park	11	20	0
Total	909	1,472	280

Note: This table includes parcels on which residential development is allowed by right, and parcels on which residential development is allowed as a conditional use.

1. This includes unit capacity on sites zoned at greater than 30 units an acre, and sites specifically dedicated to affordable housing.

Table 9-3
Vacant Developable Parcels by Zoning

Zoning	Parcels	Realistic Capacity	Default Density/ Affordable Housing Capacity
C-1	22	29	0
C-2	13	43	5
CCR	1	1	0
PC	9	146	138
PUD-124	3	49	0
PUD-131	1	23	23
R-1	546	749	0
R-2	1	1	0
R-3	53	139	114
R-E	17	49	0
RH	108	108	0
RM	135	135	0
Total	909	1,472	280

Note: Residential uses are allowed by right on parcels zoned R-1, R-2, R-3, R-E, RH, RM, PC and PUD. Residential uses may be ministerial or conditional uses on parcels zoned C-1, C-2, and CCR.

1. This includes unit capacity on sites zoned at greater than 30 units an acre, and sites specifically dedicated to affordable housing.

Table 9-4
Redevelopable (Non-Vacant) Residentially Zoned Parcels by
Area and Zoning, Unincorporated San Mateo County, 2014

County Area	Zoning	Parcels	Residential Development Capacity (Units)	Default Density/Affordable Housing Capacity
Colma	PC	4	76	76
North Fair Oaks	PUD	1	3	0
	R-2	10	34	0
	R-3	18	63	23
Total		33	176	99

Note: All parcels identified in this table are zoned for residential uses by right, and could be redeveloped at higher intensities without changes to land use and/or zoning designations. The only identified parcels are in Colma and North Fair Oaks.

Farm Labor Housing Units

County Agricultural Zoning, Existing Farm Labor Housing, and Farm Labor Housing Need

Agricultural uses are permitted in zoning districts A1, A2, A3, PAD (Planned Agricultural), RM (Resource Management), and RM-CZ (Resource Management within the coastal zone). However, the County currently has no land zoned A1, A2 or A3, so the only extant zoning districts that permit agricultural uses are the PAD, RM, and RM-CZ zoning districts. All PAD-zoned parcels are in the County's coastal zone. RM and RM-CZ zoned parcels are almost exclusively located within the rural portion of the County's urban-rural boundary, both within and outside of the coastal zone.

As described in Section 5, the unincorporated County had approximately 1,352 farm laborers in 2014.

The County has a number of existing housing units for farm laborers, including larger multifamily farm worker housing projects developed on or near active farms, smaller, scattered small-site housing developed for farm laborers, and one large-scale affordable housing project developed for farm laborers. The County's existing farm labor housing inventory includes the following:

- Larger multifamily sites (typically 5 units or more per site) providing housing for at least 275 farm workers. These sites include dormitory style housing, multifamily apartment housing, single-family housing, and sites with various mixtures of these housing types.
- Scattered small-site housing (typically less than 5 units per site, typically 1 to 2 units per project) with at least 60 units providing housing for at least 60 farm workers.²³
- Moonridge Farm Labor Housing, adjacent to Half Moon Bay, with 160 units developed for farm workers and their families, and dedicated to households earning 50% or less of median income.

A more detailed inventory of larger farm labor housing sites is shown on Table 9-9, at the end of this section. In total, the County has existing farm labor housing for at least 495 farm laborers.

The County's existing housing for 495 farm workers leaves a potential need for housing for an additional 857 workers, excluding other existing affordable housing that may be appropriate for farm workers.

²³ The County tracks the number of actual laborers housed in larger projects, but only tracks the number of units in smaller projects, so the precise number of workers housed in these smaller projects is unavailable.

Available Sites for Farm Labor Housing

Dedicated farm labor housing units are permitted in the RM, RM-CZ, and [PAD zoning](#) districts. Farm labor units created in these districts are required to remain restricted to use by farmworkers and their families in perpetuity. Farm labor housing units in PAD, RM, and RM-CZ zoning districts are considered agriculturally-related uses, and are exempt from the development density restrictions of these zoning districts.

There are 553 developable PAD-zoned parcels, as shown in [Table 9-8](#) and on Map 9-27, at the end of this section. Again, farm labor housing developed on these parcels is not subject to the density limitations that apply to other types of development. PAD regulations expressly permit high-density farm labor housing, regardless of density restrictions on other types of residential uses in the PAD district. Because PAD-zoned parcels have no limitation on the development density of farm labor housing, by definition they meet the developability and feasibility standards for housing for lower income households, as specified in state law.

RM and RM-CZ zoning regulations also specifically exempt farm labor housing from density restrictions. Developable RM-zoned parcels are shown in [Table 9-3](#), above; there are 124 developable RM parcels in the unincorporated County. Because farm labor housing created on these parcels is not subject to density restrictions, it also meets the default density provisions of state law, and is assumed to be affordable for low-income populations.^{24,25}

²⁴ In addition, units at affordability levels appropriate for farm workers could be built on other suitably located multifamily sites identified in the [detailed](#) Sites Inventory, shown in [Table 9-6](#) in this section. There are two sites located in the County's Midcoast area, zoned for high-density affordable housing, that would be appropriate for development of housing for farm laborers, or for other types of low-income housing, but it is not assumed that these sites will be developed with farm labor housing.

²⁵ Of the at least 60 existing small-site farm labor housing units in the unincorporated County that were built through the farm labor permit process, 33 were built since 1999, and the remainder were constructed prior to 1999. Because construction rates for these units have historically been relatively low, the summaries shown in [Table 9-6](#), below, which address the County's total RHNA need, do not assume that [any new](#) farm labor [housing units](#) will be built [during](#) the [Planning Period](#). In addition, the residential development assumptions in [Tables 9-6 and 9-7](#) do not include the development potential of PAD-zoned parcels, which are not typically suitable for significant amounts of non-farm-related single- or multifamily housing, and the assumptions do not include the potential developability of farm labor housing on RM and RM-CZ zoned sites, because the developability of these parcels for other types of housing is much more limited. In other words, because farm labor housing is exempt from certain density restrictions, and because farm workers have housing needs that are often unique in type and location, the sites inventory and analysis considers farm labor housing separately. These conservative assumptions are not intended as a statement that the County does not desire or encourage production of farm labor housing, but are merely intended to ensure that the County does not rely on potential farm labor housing units to meet other affordable housing needs. As indicated by the County's existing farm labor housing, and the inventory of RM-zoned and PAD-zoned parcels shown in [Table 9-10](#), the

In addition to exemptions from density restrictions, the County's Local Coastal Program also specifies that farm labor housing is a priority water use, and all water providers must prioritize, and allocate water for, these uses.

In addition to creation of farm labor housing on new sites, because farm labor housing is exempt from density restrictions, the majority of the existing farm labor housing on agriculturally-zoned sites, shown in Table 9-11, could be expanded, and additional farm labor housing could be built on all of these sites. Section 10 includes policies to encourage expansion of existing farm labor sites to meet farm labor housing need.

Farm Labor Housing Permitting and Quality and Safety of Housing

The County's permitting process for farm labor housing of any size currently requires the developer of the units to apply for a specific permit, to provide evidence of the need for farm labor housing, and to periodically renew the permit. While this process allows the County to ensure that the housing developed is genuinely intended for farm laborers, and to maintain some ongoing oversight of the farm labor units, it also is an additional layer of approval that may constrain development of farm labor housing (as described in Section 4). This constraint is addressed by policy changes described in Section 10.

In addition, as noted in Section 5, farm laborers are in many cases relegated to housing with significant quality, health, and safety issues. The County's Environmental Health Department currently monitors and inspects larger farm labor housing sites (typically 5 units or more), but the inspection process has been insufficient to guarantee adequate quality of farm labor housing units. Inspection of smaller projects is currently performed on a complaint basis only. The County's Housing, Planning, and Environmental Health Departments will continue to work with local partners to create a more comprehensive and effective monitoring, inspection, and regulatory program to ensure that farm labor housing meets all relevant health and safety requirements, as described in Section 10.

Despite the fact that sufficient developable sites are available to meet the County's additional need for farm labor housing, past development trends indicate that appropriate policies, incentives, and other assistance remain needed to encourage the creation of additional suitable farm labor housing. Policies described in Section 10 address these needs. As discussed in Section 5, there is also a need for a comprehensive assessment of the County's farm labor population and farm labor housing stock, conditions, and needs. This need is also addressed in Section 10.

County has sufficient developable sites to meet its current estimated need for farm labor housing, and the relevant policies described in Section 10 are intended to encourage development of these sites to meet that need

Existing Capacity vs. Regional Housing Needs Allocation

As Table 9-1 indicates, the County is projected to need 77 extremely low income units, 76 very low income units, 103 low income units, and 102 moderate income units.

Tables 9-2 and 9-3, above, show existing developable parcels, including those zoned at densities considered affordable by default, and those zoned specifically for affordable housing.²⁶ Table 9-4 shows the same for developed sites that could be developed at higher intensities.

Table 9-5 compares this capacity to the County's RHNA need by income category.

Table 9-5
RHNA vs. Capacity of Developable and Redevelopable Sites
San Mateo County, 2014-2022

Income Category	Units Needed	Capacity of Available Sites	Surplus/ (Deficit)
Extremely Low Income	77	87	10
Very Low Income	76	85	9
Low Income	103	104	1
Moderate Income	102	104	2
Above Moderate Income	555	1,269	714
Total	913	1,648	735

Note: Capacity of Available Sites includes units on developed sites that could be redeveloped at higher intensities. Only parcels that could be developed without changes to zoning and/or land use are included.

²⁶ As noted above, by State law, parcels zoned to allow densities of more than 30 units per acre (the County's "default density") are assumed to be suitable for lower income housing development. This table includes the redevelopable residentially-zoned sites shown in Table 9-4 zoned PC (in Colma) and R-3 (North Fair Oaks). These sites are currently developed at low residential densities, but have been rezoned for higher density residential uses. In both Colma and North Fair Oaks, existing lower-density residential sites have been redeveloped at higher densities in recent years, including high-density and medium-density multifamily residential projects consistent with the redevelopment assumptions made in Table 9-4. Recent development trends indicate that redevelopment of these sites at higher intensities is both feasible and consistent with market conditions.

| For lower income categories, the “Capacity of Available Sites” column includes all units that can be built on available sites zoned for 30 or more units per acre, | and units that can be built on sites zoned for affordable housing. All remaining potential development on available, developable sites is assumed to be affordable only to moderate or above moderate-income residents.

As the table shows, the unincorporated County has sufficient available vacant or redevelopable land that is zoned for residential uses, has adequately accessible infrastructure, and has no identified environmental constraints that would significantly restrict developability, to meet the County’s total share of regional housing need, and the need for units in each income category.

Detailed Sites Inventory

Tables 9-6 and 9-7 show all feasibly developable and redevelopable sites, with parcel-specific information on size, zoning, general plan land use designation, permitted density, feasible development capacity, constraints, and other information. In cases where a moderate or high development density is assumed, the justification for the assumption is indicated in the Notes column of the table. Maps 9-1 through 9-23 show the sites by location.

Notes:

R-1 zoned sites and sites identified as appropriate for single units, outside the Coastal Zone. As described in Sections 3 and 5, most of the housing produced in the County has traditionally been single-family housing. This analysis assumes that demand for single-family housing, and developer interest in appropriate single-family sites, will remain relatively strong for the foreseeable future.

C-1 and C-2 zoned sites. Residential uses are permitted or conditionally permitted uses in C zoned areas. These sites allow either a mix of uses with residential as one included use, or residential as a sole use on a parcel. Typically, C zoned areas are combined with the Neighborhood Commercial or Community Commercial General Plan land use designations. Neither the C zoning nor the land use designation include a residential density limit, and C zoned districts in already urbanized areas of the County are appropriate for moderate to high residential densities, in addition to commercial development.

PC sites. The Planned Colma zoning district, in unincorporated Colma, allows and encourages high residential densities. These densities are appropriate because the area is a mixed-use, high-density area, with access to transit, including Colma BART and various bus lines, and because the market has demonstrated that high-density housing is feasible in the area. The Trestle Glen project, with 119 affordable units, was recently completed. An additional 32 unit, high-density residential project has been approved in Colma, but has not been completed. Other large multifamily projects that have been built in the area include the El Camino Village (30 units), San Pedro Commons (74 units), and La Terraza (153 units). Unincorporated Colma is a location that is appropriate for higher density development, and developers have shown a consistent interest in such projects.

North Fair Oaks sites. North Fair Oaks also contains large areas with higher densities and a mix of uses, and moderately high densities in this area are feasible and appropriate. The area also contains a number of multifamily properties of 10 to 20 units or more, some of which are market rate and some of which are subsidized or deed-restricted affordable housing. The market has shown a willingness to create moderately high densities in the area.

Devonshire sites. Densities assumed for sites in this area are consistent with existing community character, existing densities in the area, and infrastructure availability. Actual built densities will depend on market demand, but moderately high densities are feasible and appropriate for the area.

Broadmoor sites. As in Devonshire, densities assumed for Broadmoor are consistent with existing development, existing regulations, and existing infrastructure, and are feasible and appropriate in the area.

Rural Midcoast and South Coast Sites Zoned R-1, R-2, and R-3

Only sites that are adjacent to or near existing installed infrastructure in these areas, and/or large enough to create wells and septic systems, are assumed to be realistically developable. In general, future development densities in these areas are assumed to be relatively low, except on parcels specifically designated for higher-density development.

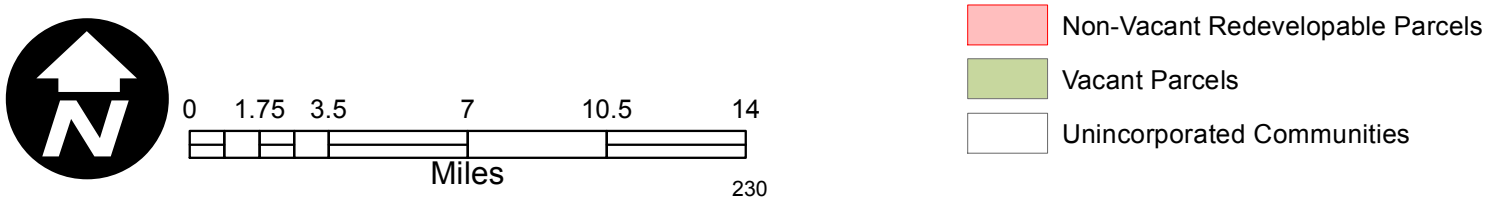
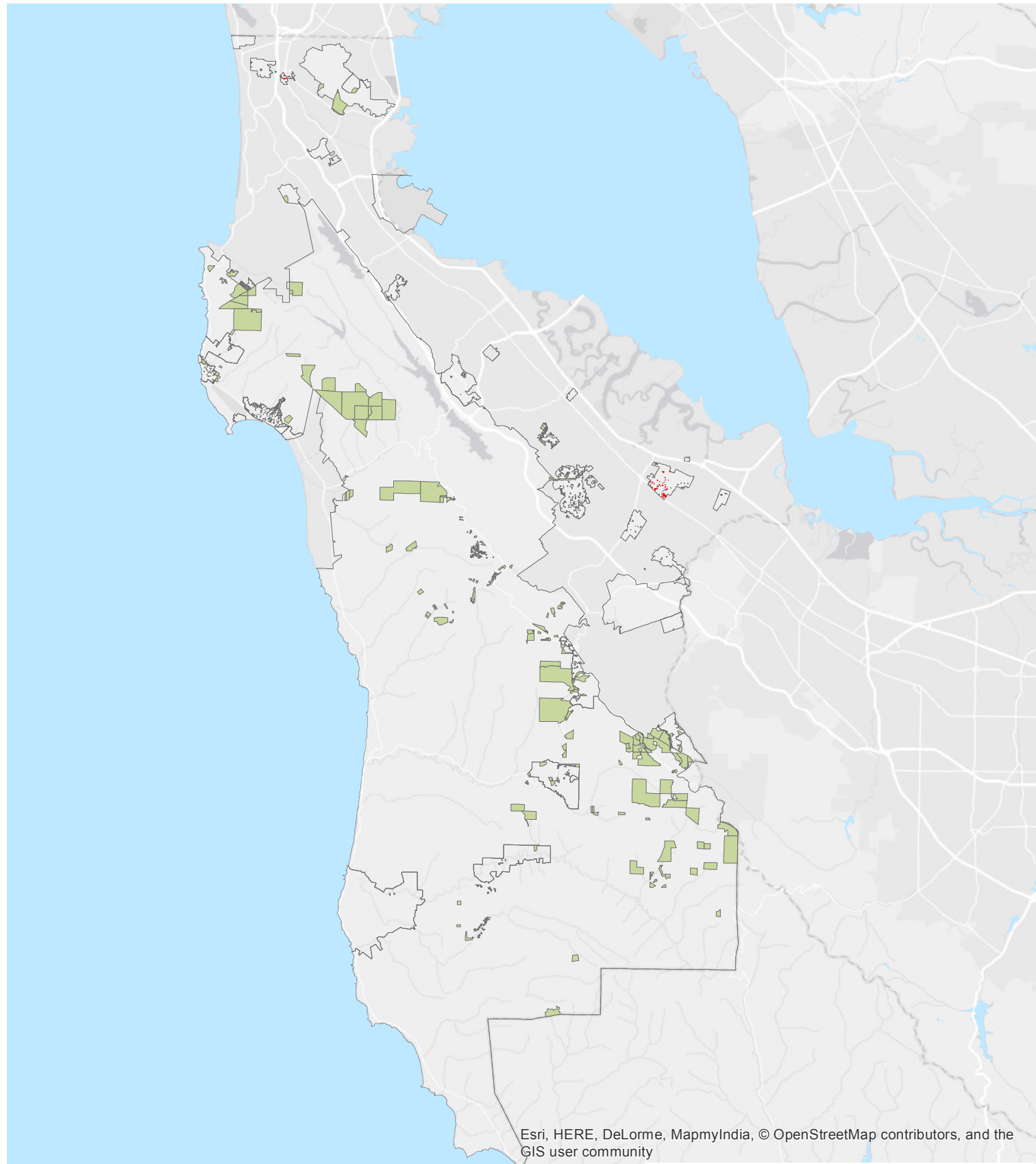
RM-Zoned Sites

RM zoning is primarily in rural areas, and parcels tend to be large. RM zoning allows a minimum of 1 residential unit per parcel by right. More units may be allowed, but the number of allowed units is typically low, and depends on a detailed analysis of site conditions. Subdivision of RM parcels for additional development is also allowed with submittal of a long-term development plan and some permanent dedication of open space. However, this analysis assumes only 1 unit per existing RM parcel, regardless of parcel size. Because many RM parcels are in areas with relatively challenging site conditions and high costs of engineering and infrastructure, this analysis also assumes that only relatively large (1 acre or greater) RM parcels are feasibly developable, except in areas that are already substantially developed.

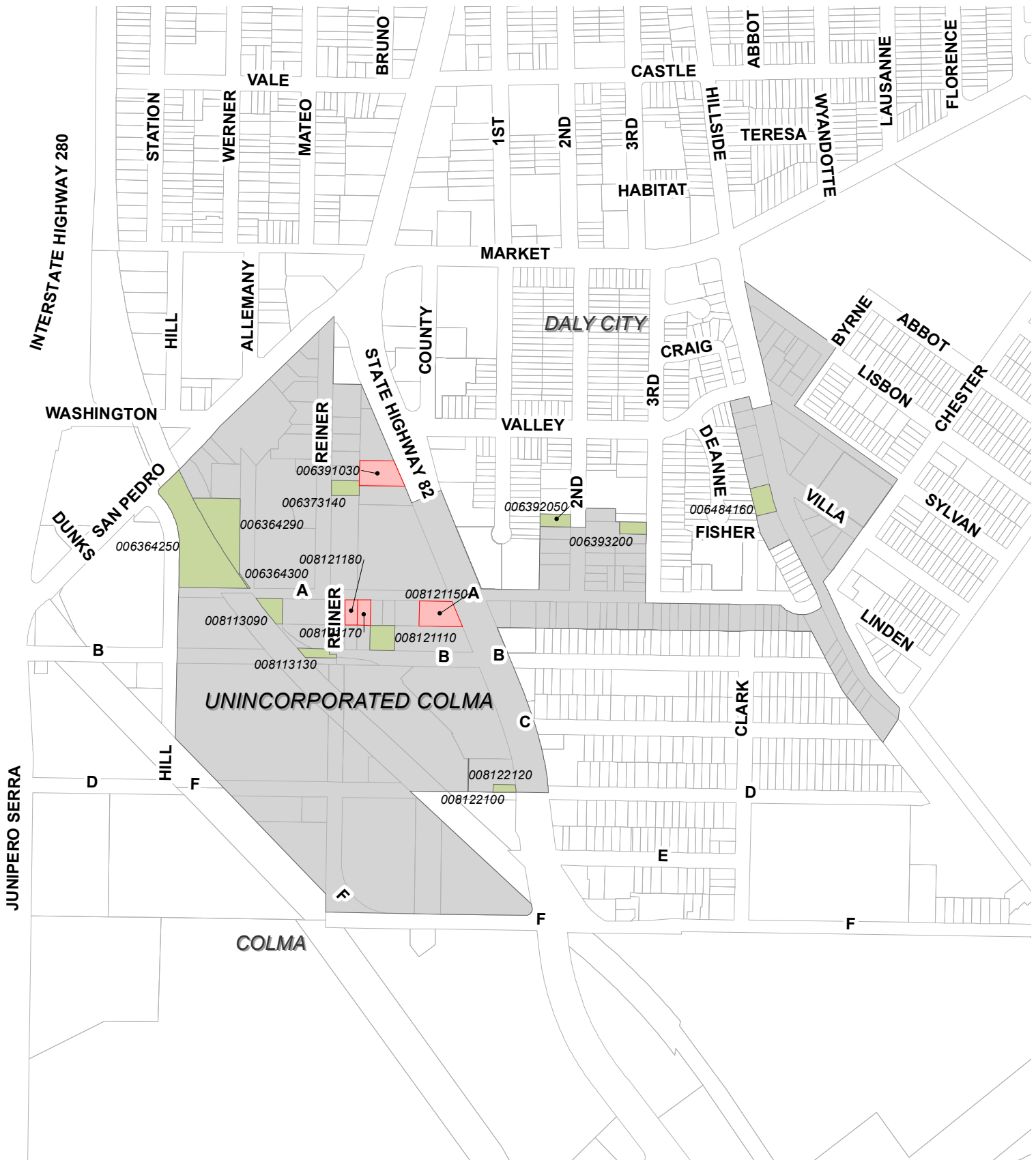
Other Midcoast Sites

Section 4 describes potential and actual constraints on development in the Midcoast LCP area. As the section indicates, the Midcoast faces water and sewer constraints that may impact development in these areas. Parcels in some portions of the Midcoast area rely on well water and septic systems, and can only be developed at relatively low densities, on large enough parcels to support septic systems (at least 0.5 acres per unit), or require installation of significant additional infrastructure. Areas with Coastsides County Water District service are also assumed to be likely to be developed only at relatively low densities, with the exception of sites that are designated by the General Plan and LCP for high density residential and affordable housing development.

Map 9-1: Adequate Sites Inventory, San Mateo County

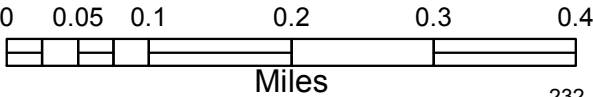


Map 9-2: Developable and Redevelopable Sites, Unincorporated Colma



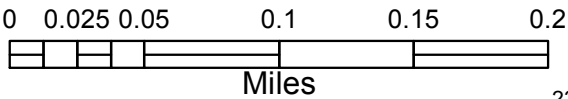
0 0.035 0.07 0.14 0.21 0.28
Miles
231

Map 9-3: Developable and Redevelopable Sites, Broadmoor



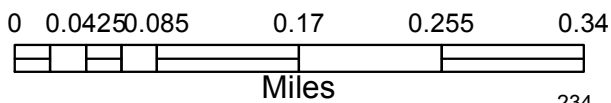
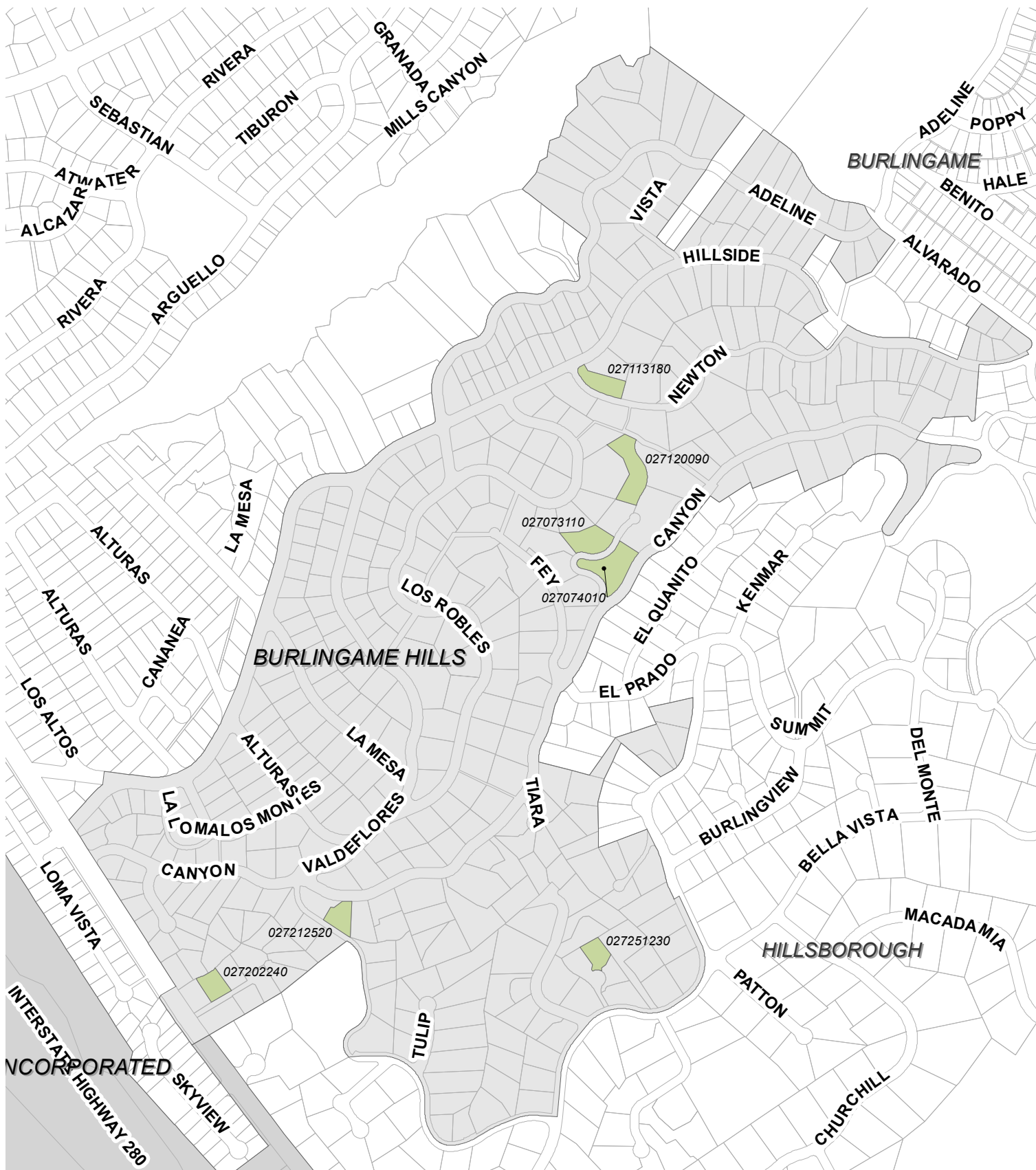
-  Vacant Parcels
-  Unincorporated Communities

Map 9-4: Developable and Redevelopable Sites, Country Club Park



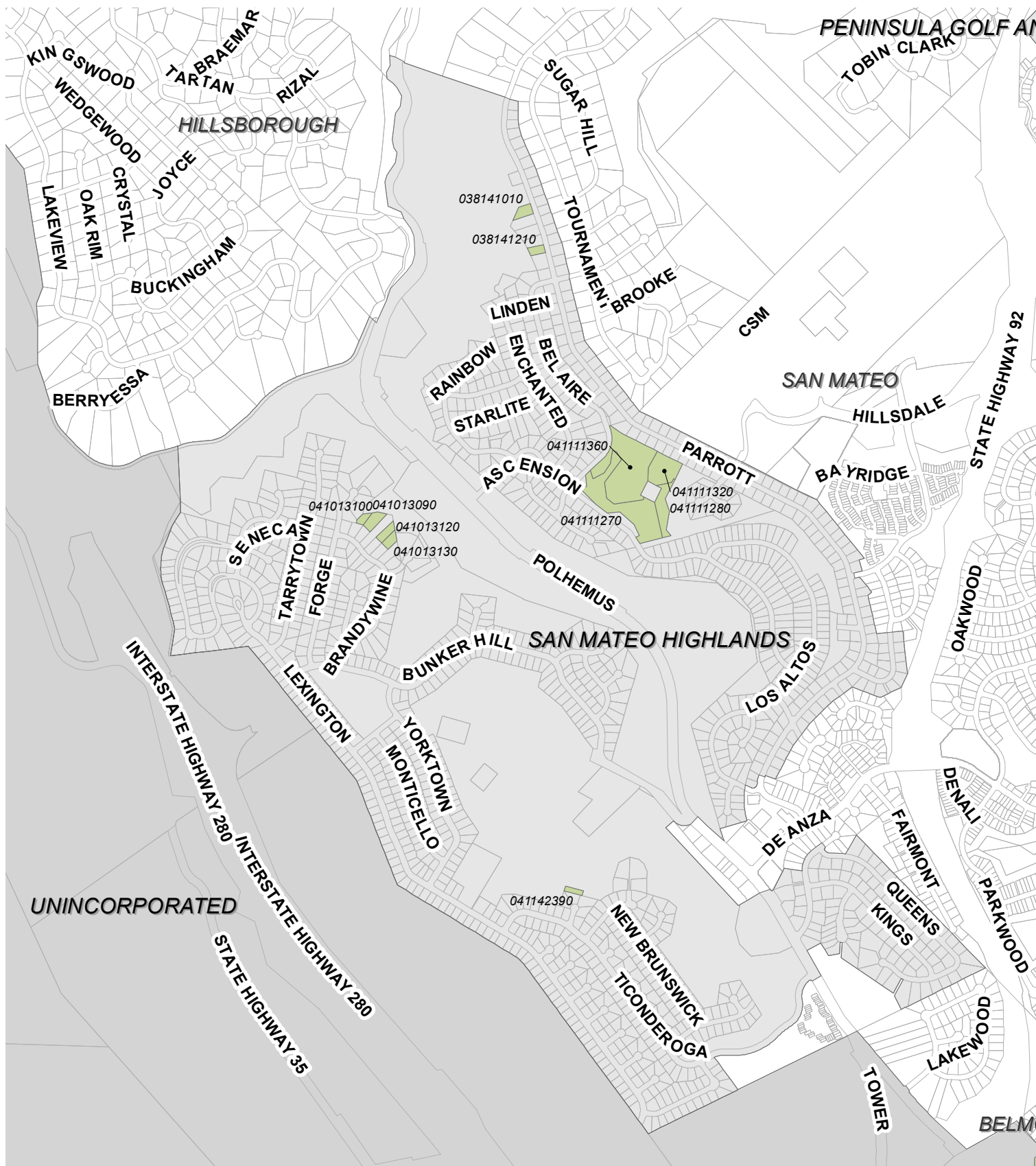
-  Vacant Parcels
-  Unincorporated Communities

Map 9-5: Developable and Redevelopable Sites, Burlingame Hills



-  Vacant Parcels
-  Unincorporated Communities

Map 9-6: Developable and Redevelopable Sites, San Mateo Highlands



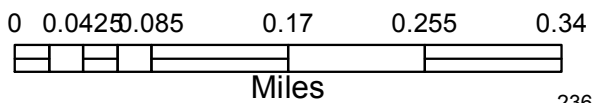
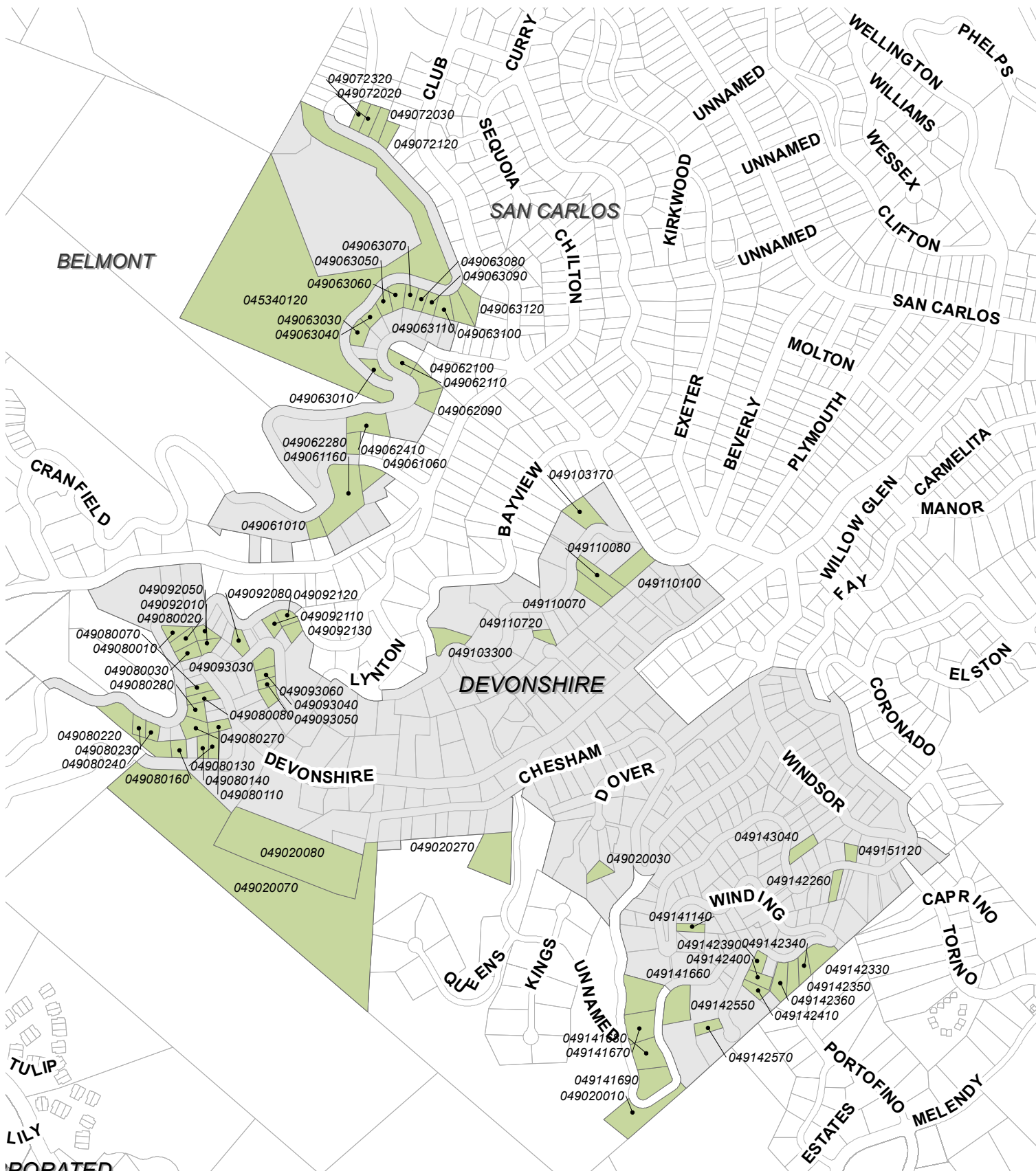
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Miles

 Vacant Parcels

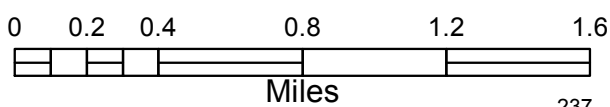
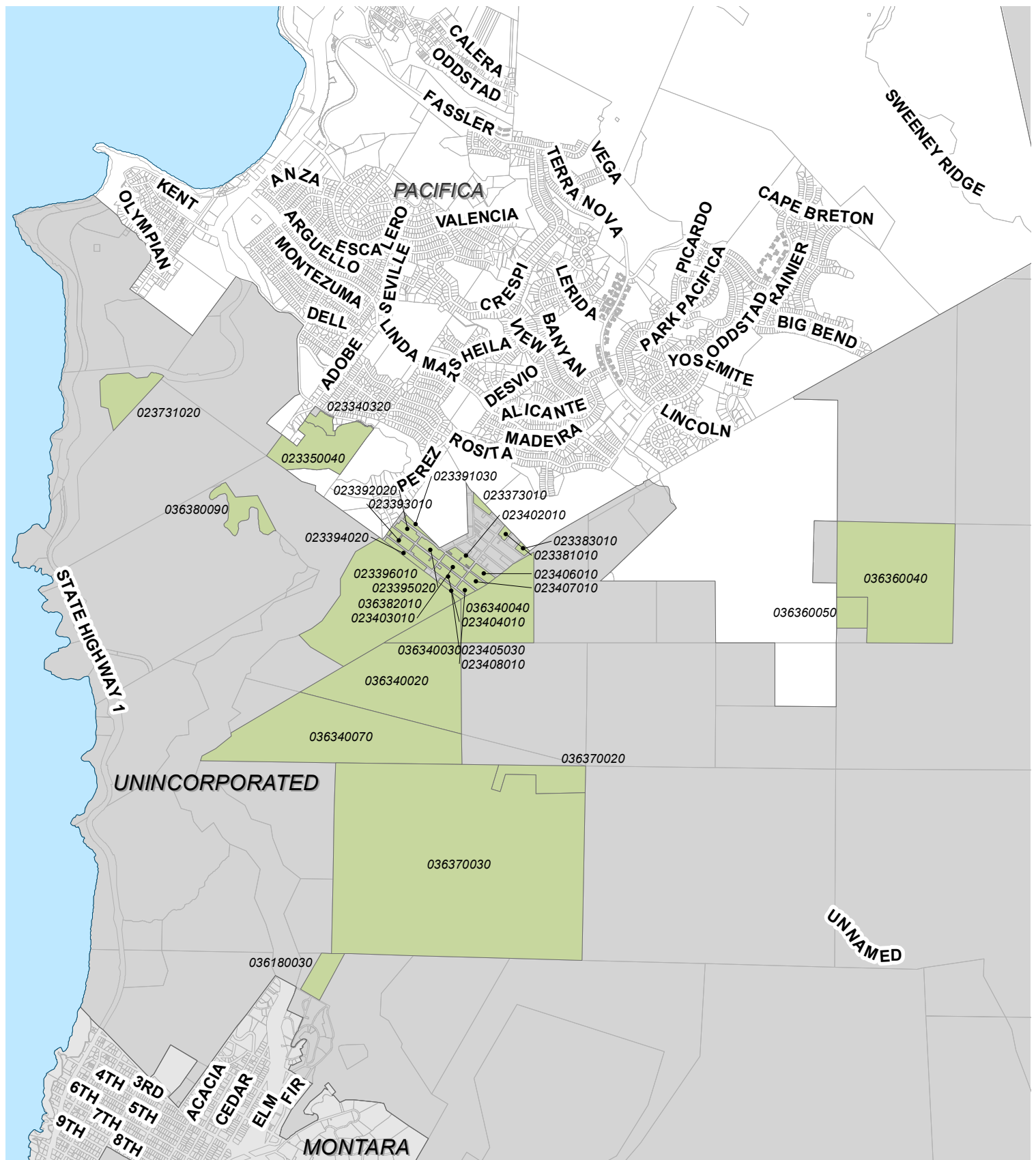
 Unincorporated Communities

Map 9-7: Developable and Redevelopable Sites, Devonshire



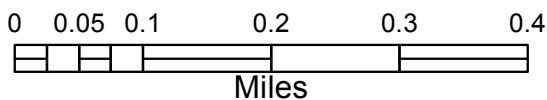
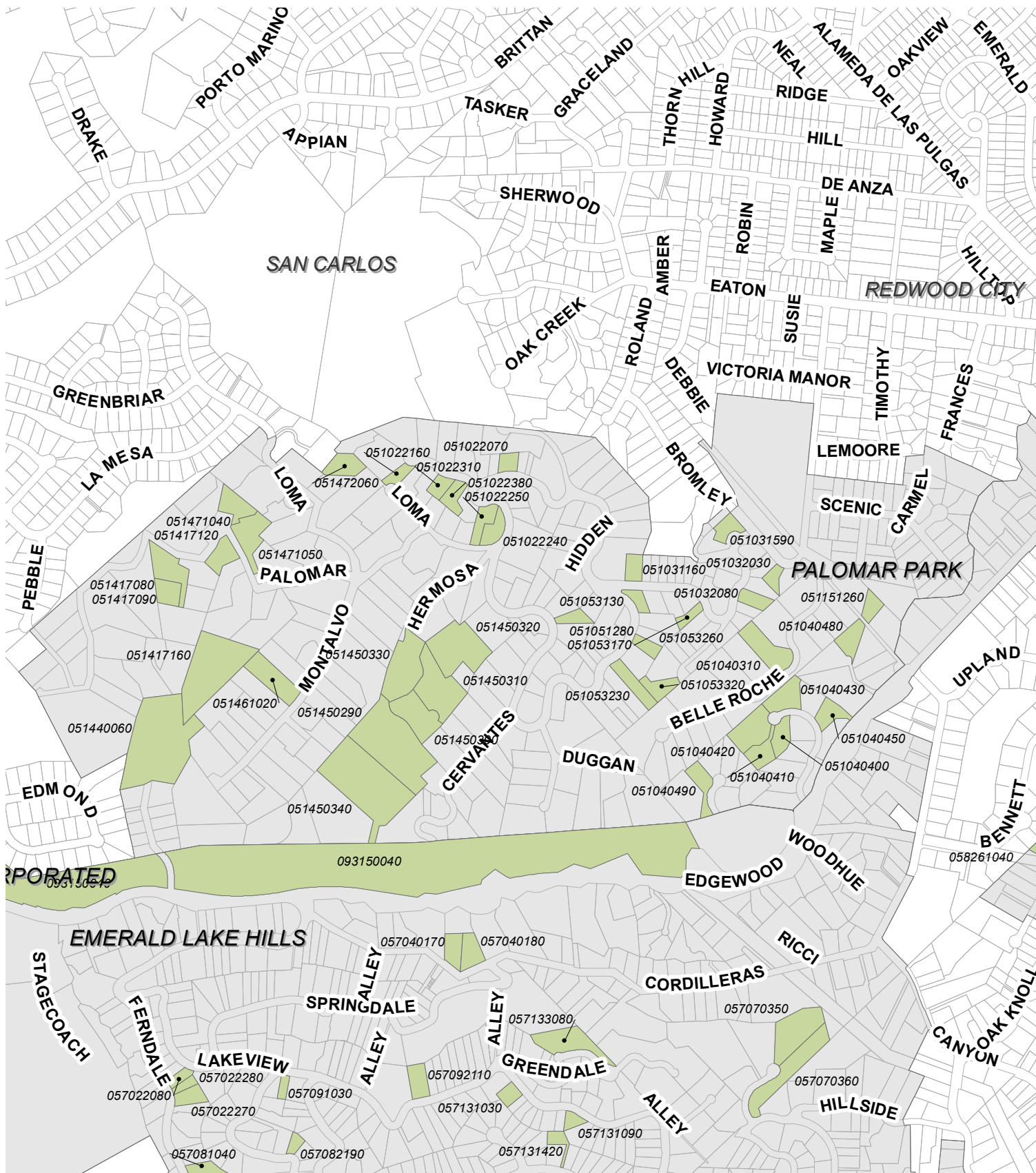
- Vacant Parcels
- Unincorporated Communities

Map 9-8: Developable and Redevelopable Sites, Unincorporated North County



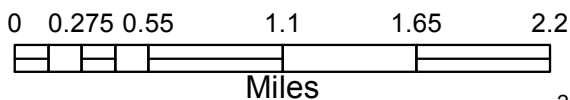
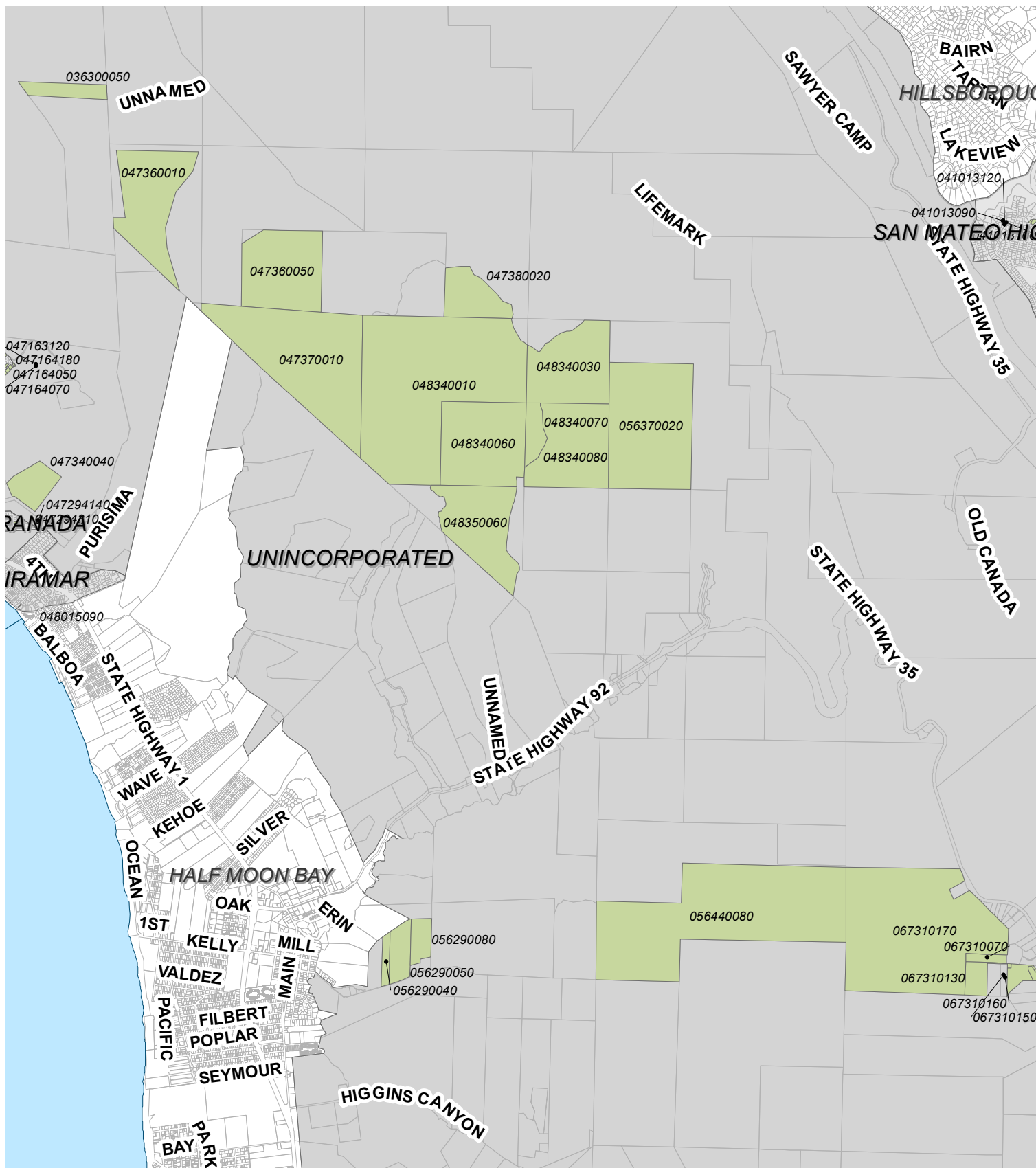
-  Vacant Parcels
-  Unincorporated Communities

Map 9-9: Developable and Redevelopable Sites, Palomar Park



- Vacant Parcels
- Unincorporated Communities

Map 9-10: Developable and Redevelopable Sites, Unincorporated Central Coast



- Vacant Parcels
- Unincorporated Communities

Map 9-11: Developable and Redevelopable Sites, Emerald Lake Hills



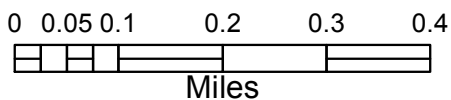
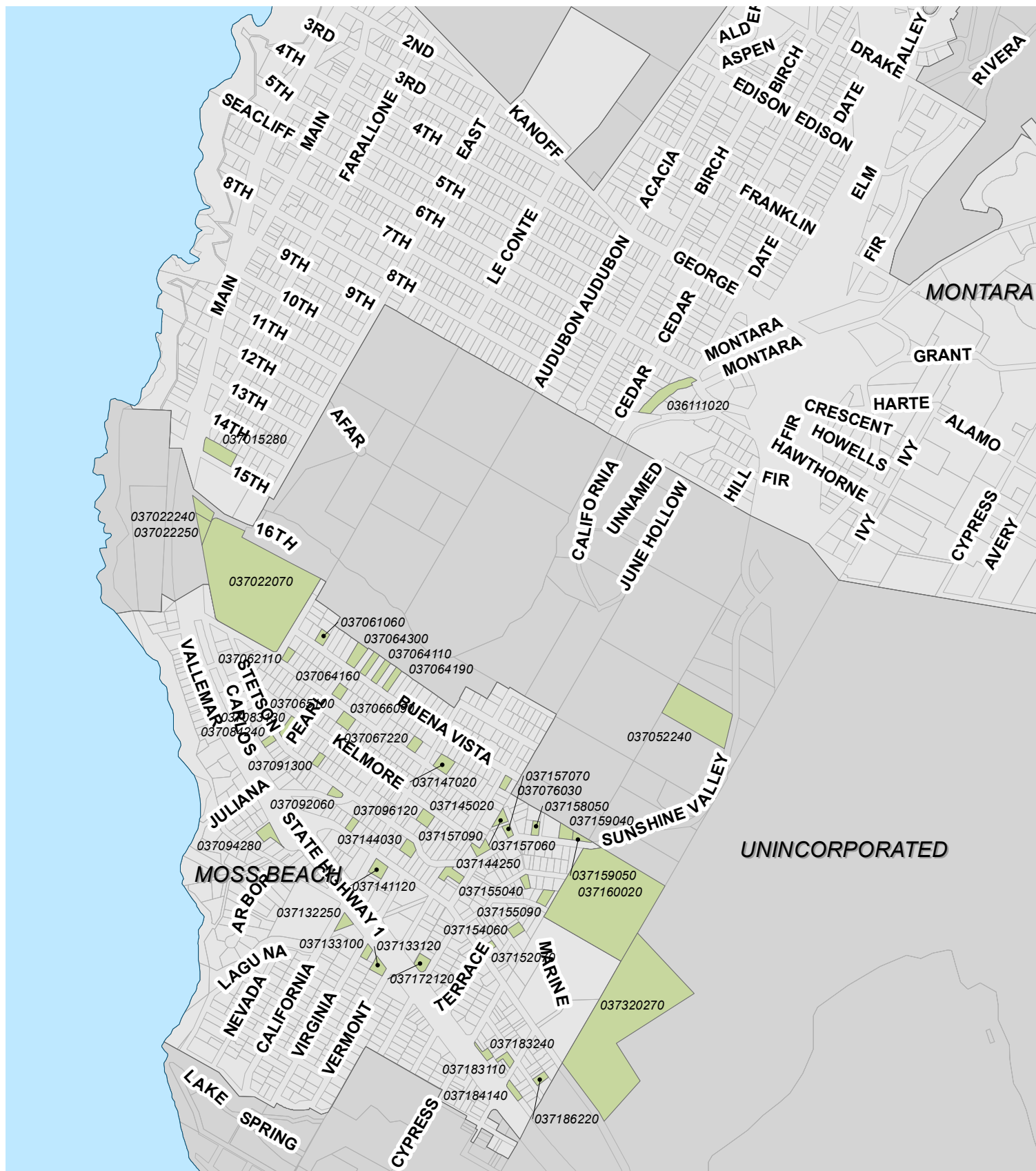
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Miles

 Vacant Parcels

 Unincorporated Communities

**Map 9-12: Developable and Redevelopable Sites,
Unincorporated Montara and Moss Beach**



- Vacant Parcels
- Unincorporated Communities

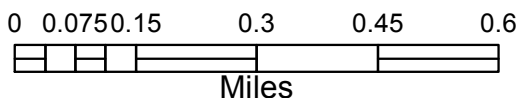
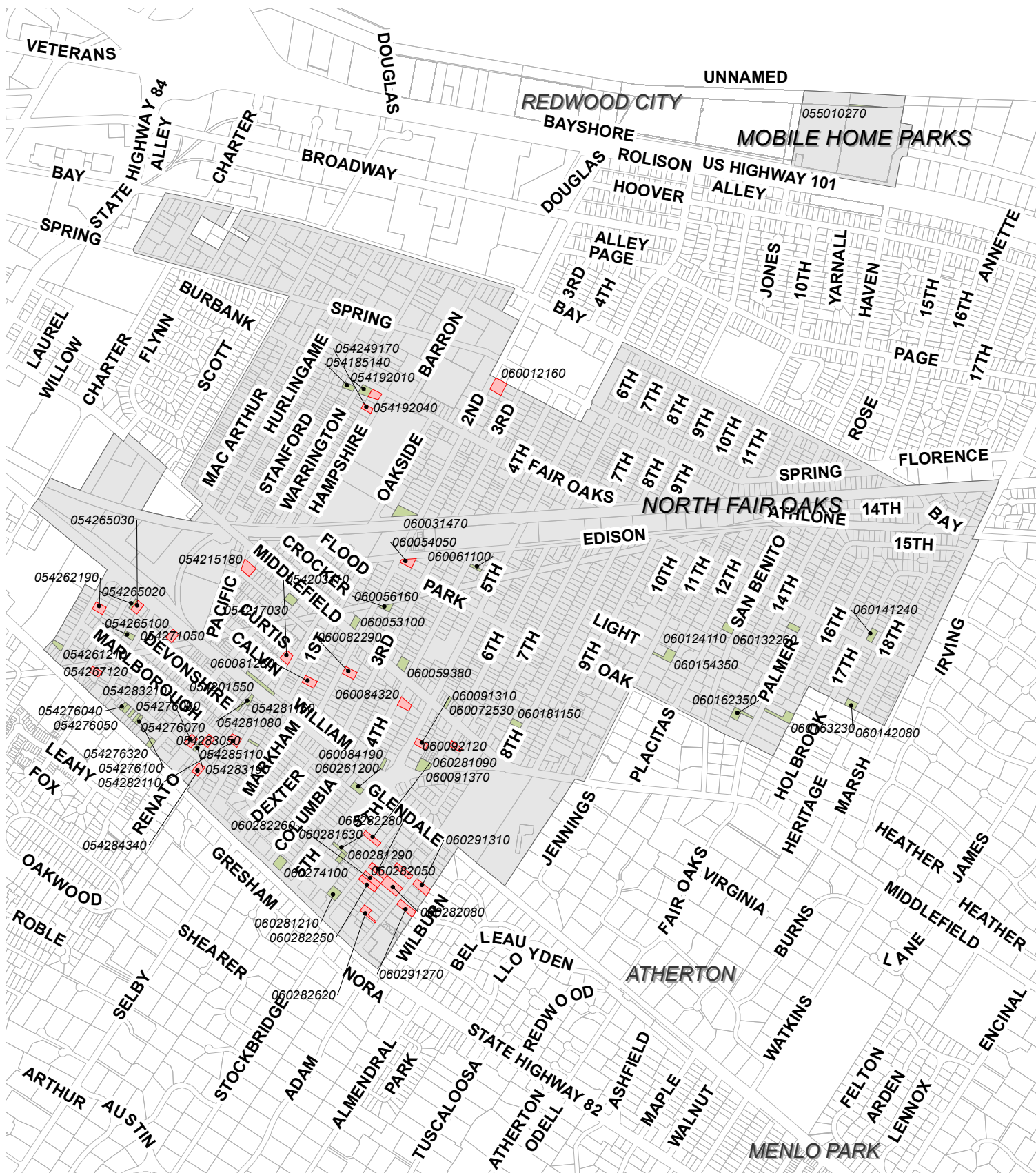
The map displays the following precincts and their associated numbers:

- 056440080
- 067310170
- 067310130
- 067310070
- 067310150
- 067310160
- 067240080
- 067230150
- 067014040
- 067014130
- 067014110
- 067022040
- 067106190
- 067131060
- 067070040
- 0670860440
- 067134100
- 067050130
- 067080010
- 067102020
- 067135250
- 067102060
- 067136130
- 067105150
- 067098140
- 067097140
- 067137140
- 067092090
- 067133200
- 067093090
- 067122220
- 067116150
- 067157080
- 067114110
- 067123240
- 067118190
- 067129010
- 067117010
- 067125040
- 067121040
- 067117050
- 067191160
- 067191130
- 067194090
- 067194150
- 067222290
- 067194130
- 067194140
- 067222310
- 067222100
- 067222080
- 067410220
- 067211190
- 067211170
- 067222280
- 067211230
- 067410280
- 067350030
- 066250080
- 066250100
- 066250030
- 081100050
- 081100010
- 081100170
- 066250020
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- 072270010
- 067191150

Geographical features and precinct names shown on the map include:

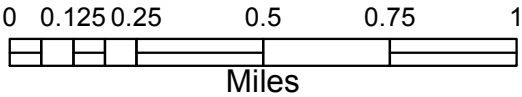
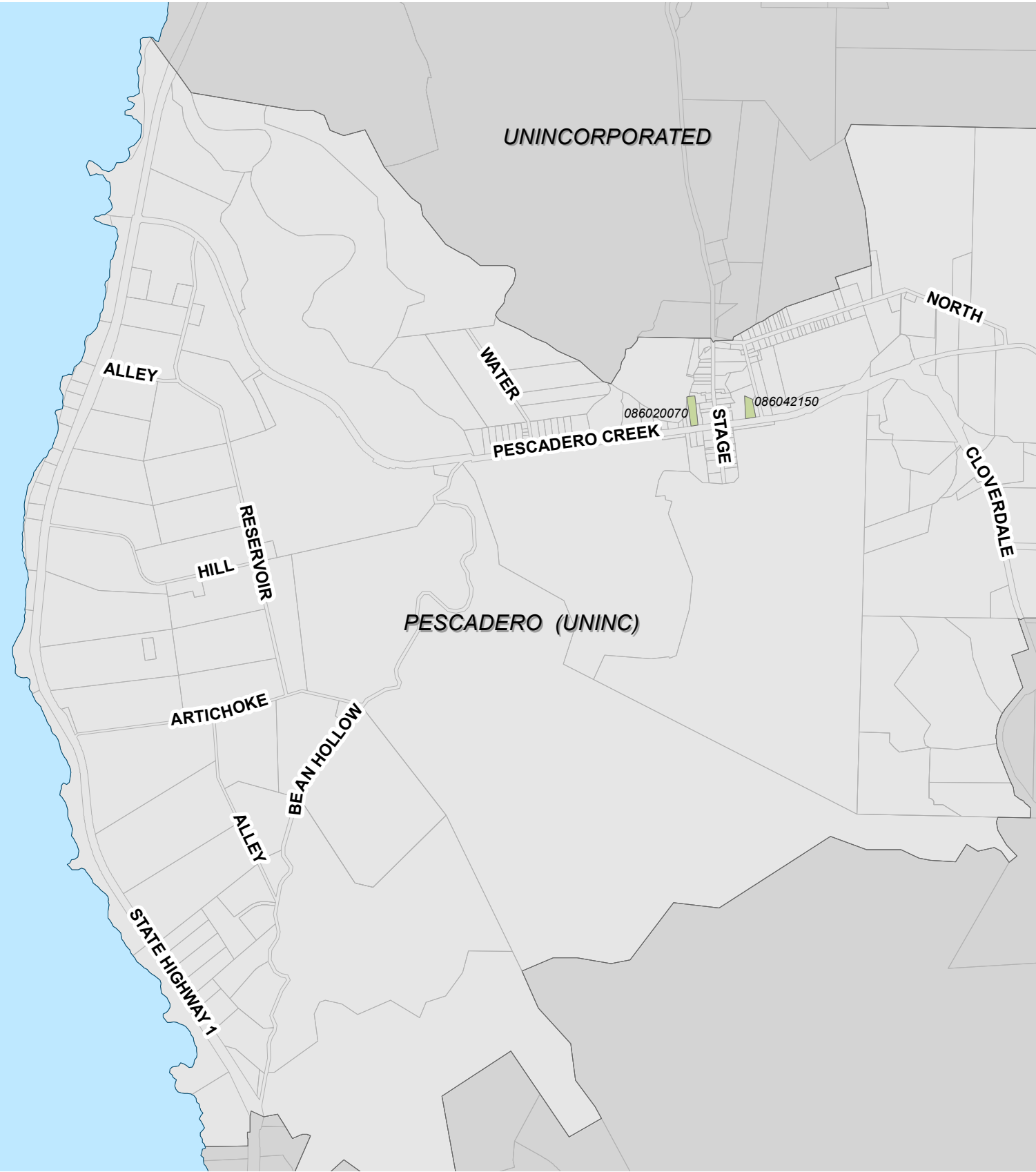
- CANADA
- UNNAMED
- STATE HIGHWAY 33
- IRISH RIDGE
- PURISMA CREEK
- TUNITAS CREEK
- WOODS
- STAR HILL
- LOBITOS CREEK
- UNINCORPORATED

Map 9-15: Developable and Redevelopable Sites, North Fair Oaks



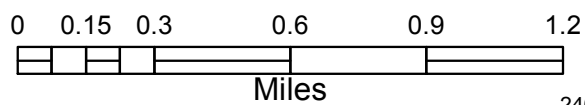
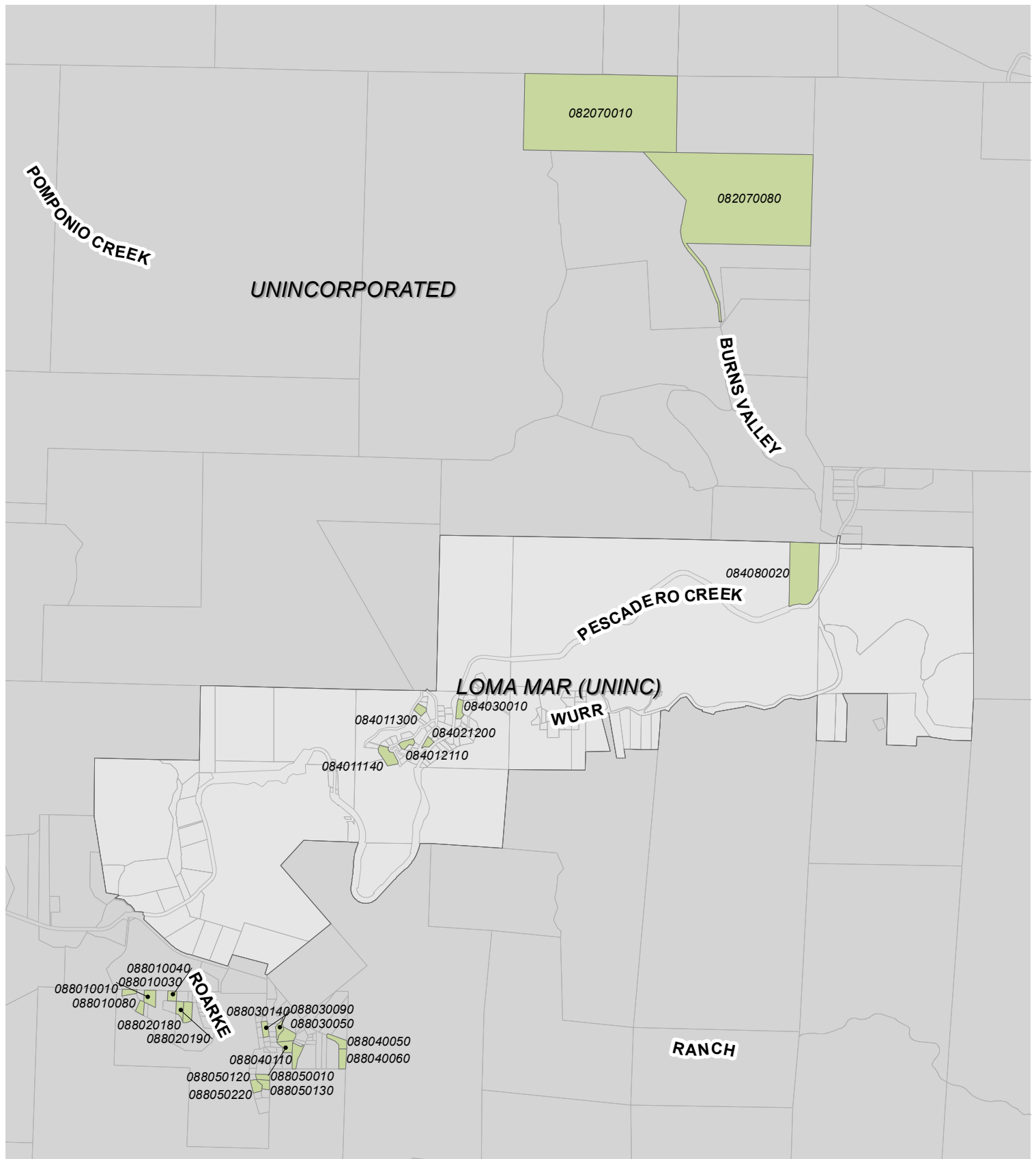
- Non-Vacant Redevelopable Parcels
- Vacant Parcels
- Unincorporated Communities

Map 9-16: Developable and Redevelopable Sites, Pescadero



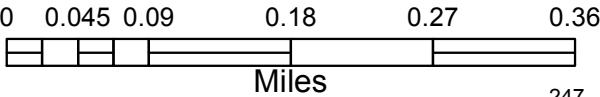
-  Vacant Parcels
-  Unincorporated Communities

Map 9-17: Developable and Redevelopable Sites, Loma Mar and Environs



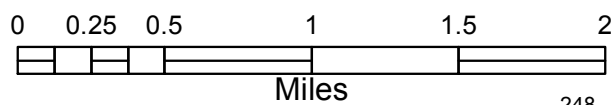
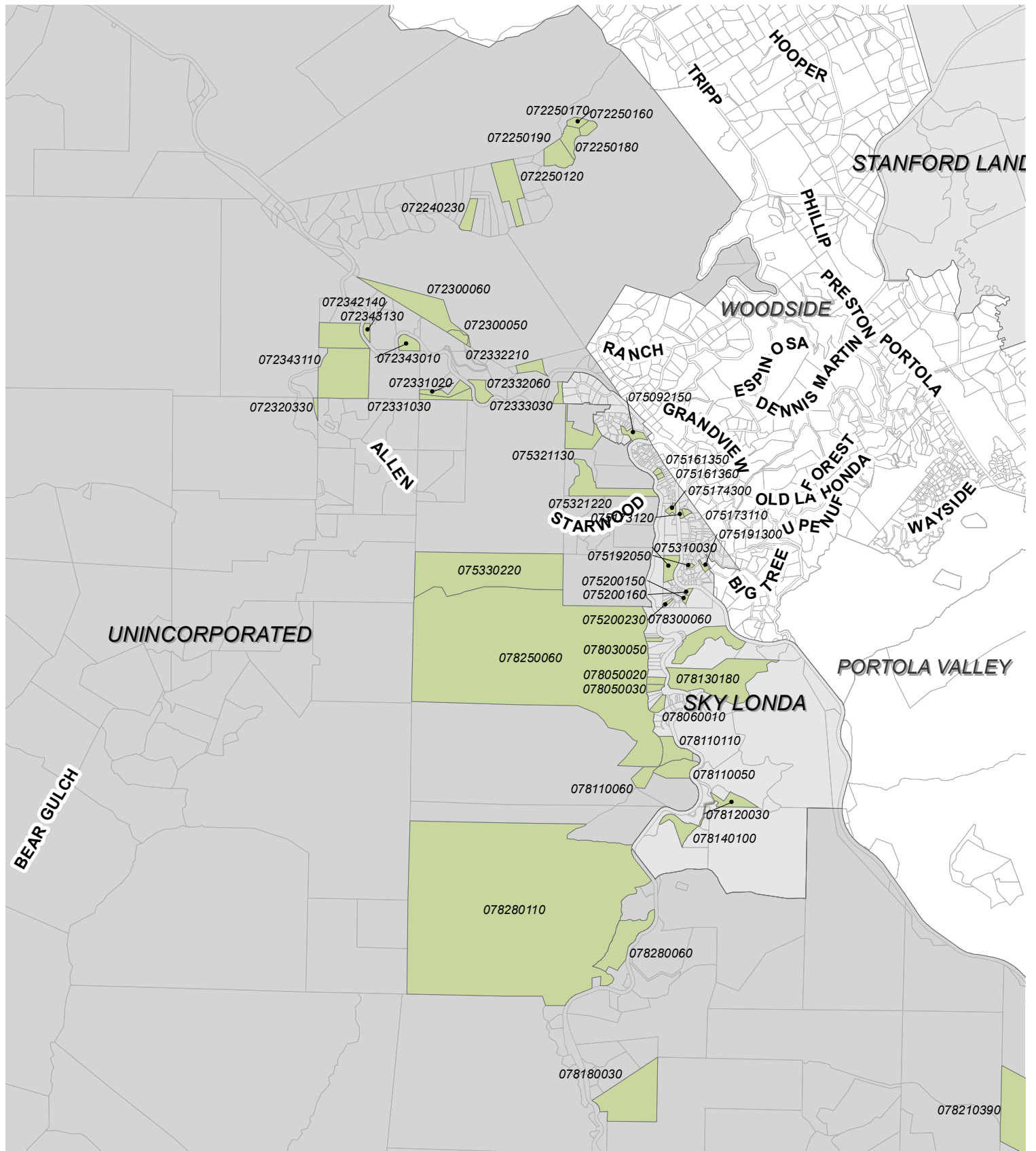
- Vacant Parcels
- Unincorporated Communities

Map 9-18: Developable and Redevelopable Sites, Sequoia Tract



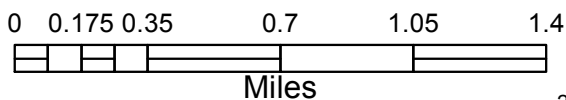
-  Vacant Parcels
-  Unincorporated Communities

Map 9-19: Developable and Redevelopable Sites, Sky Londa and Environs



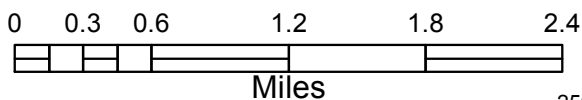
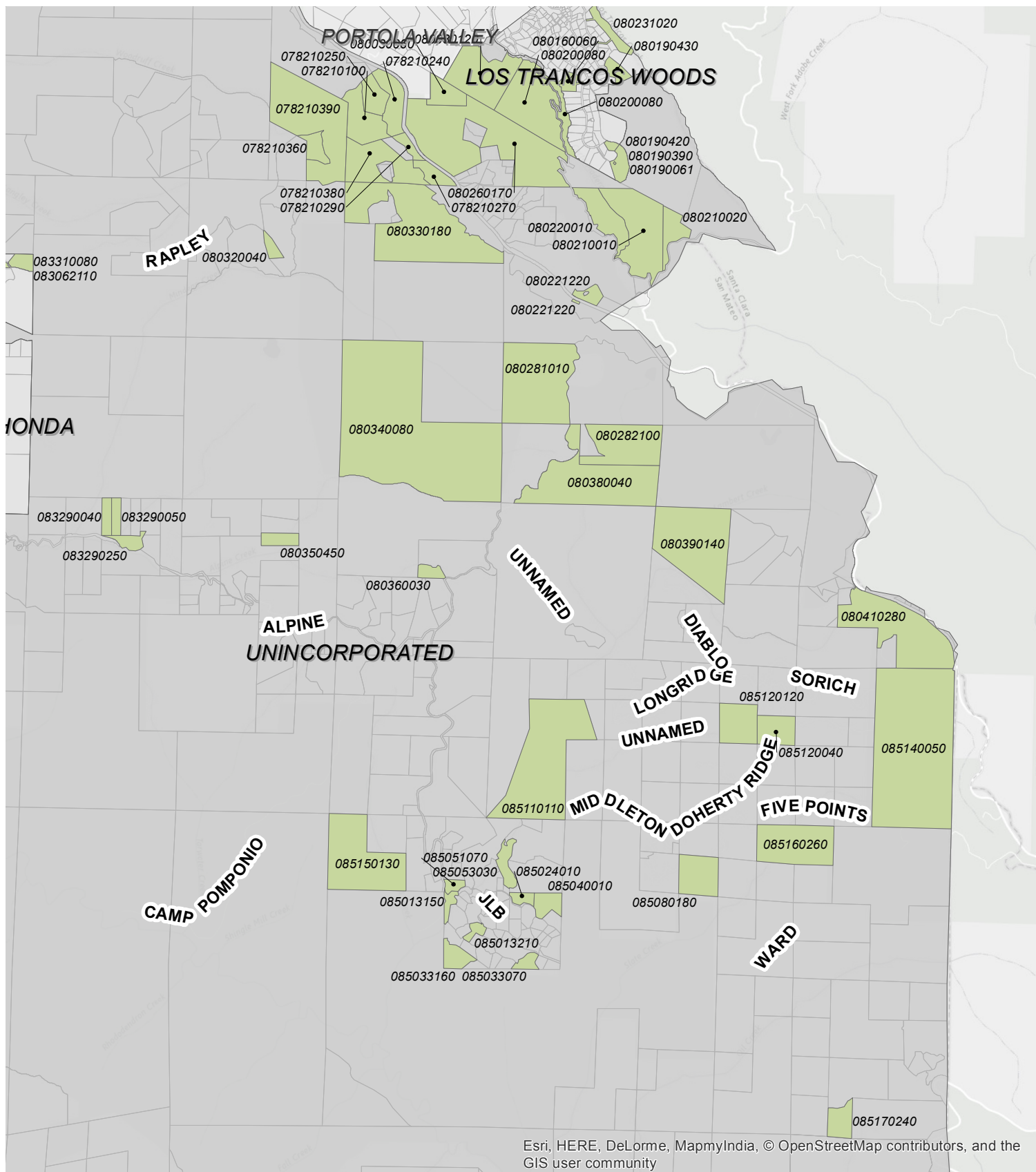
-  Vacant Parcels
-  Unincorporated Communities

Map 9-20: Developable and Redevelopable Sites, La Honda and Environs



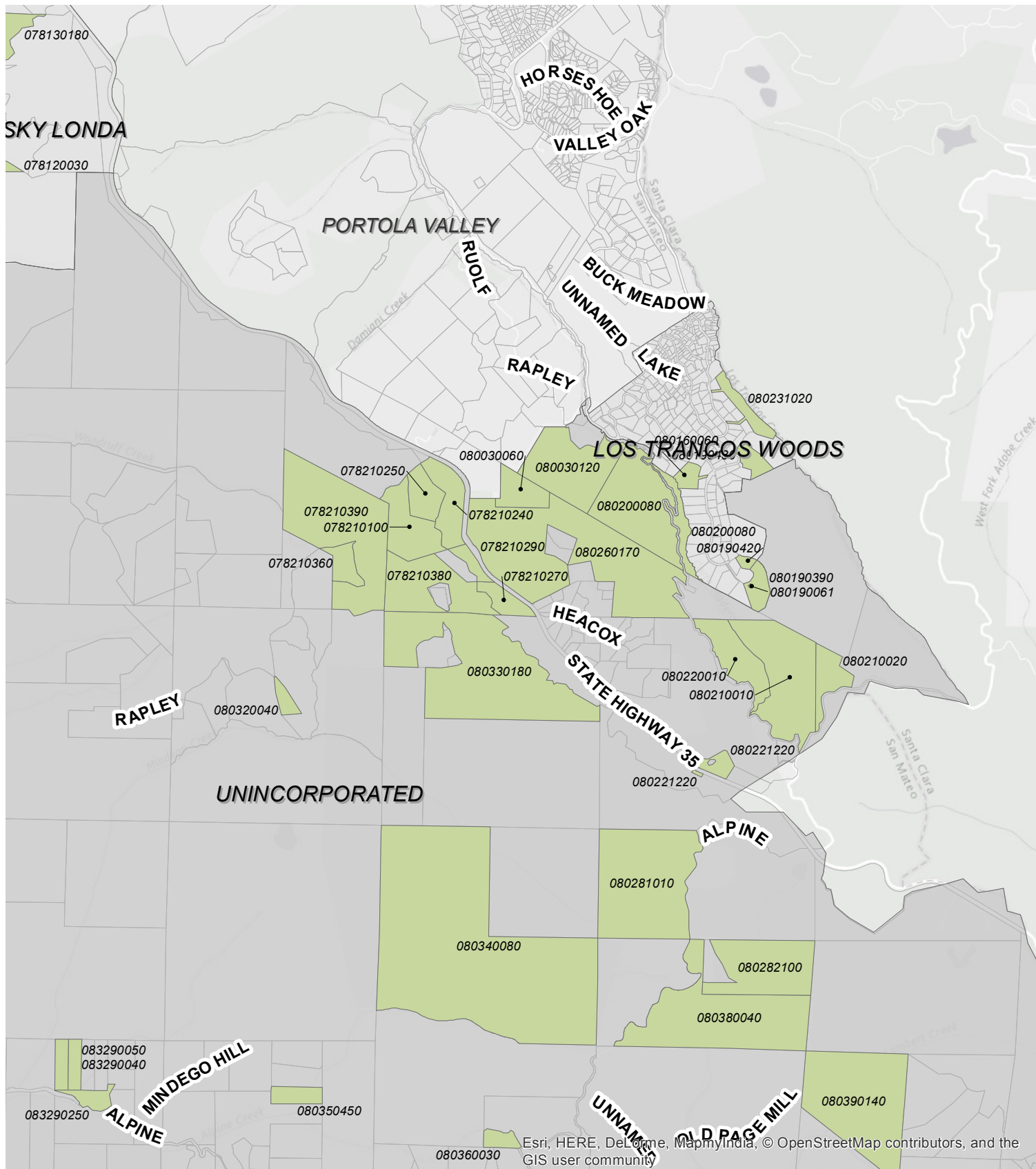
-  Vacant Parcels
-  Unincorporated Communities

Map 9-21: Developable and Redevelopable Sites, Skyline and Environs



- Vacant Parcels
- Unincorporated Communities

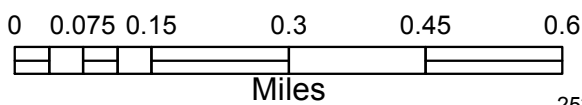
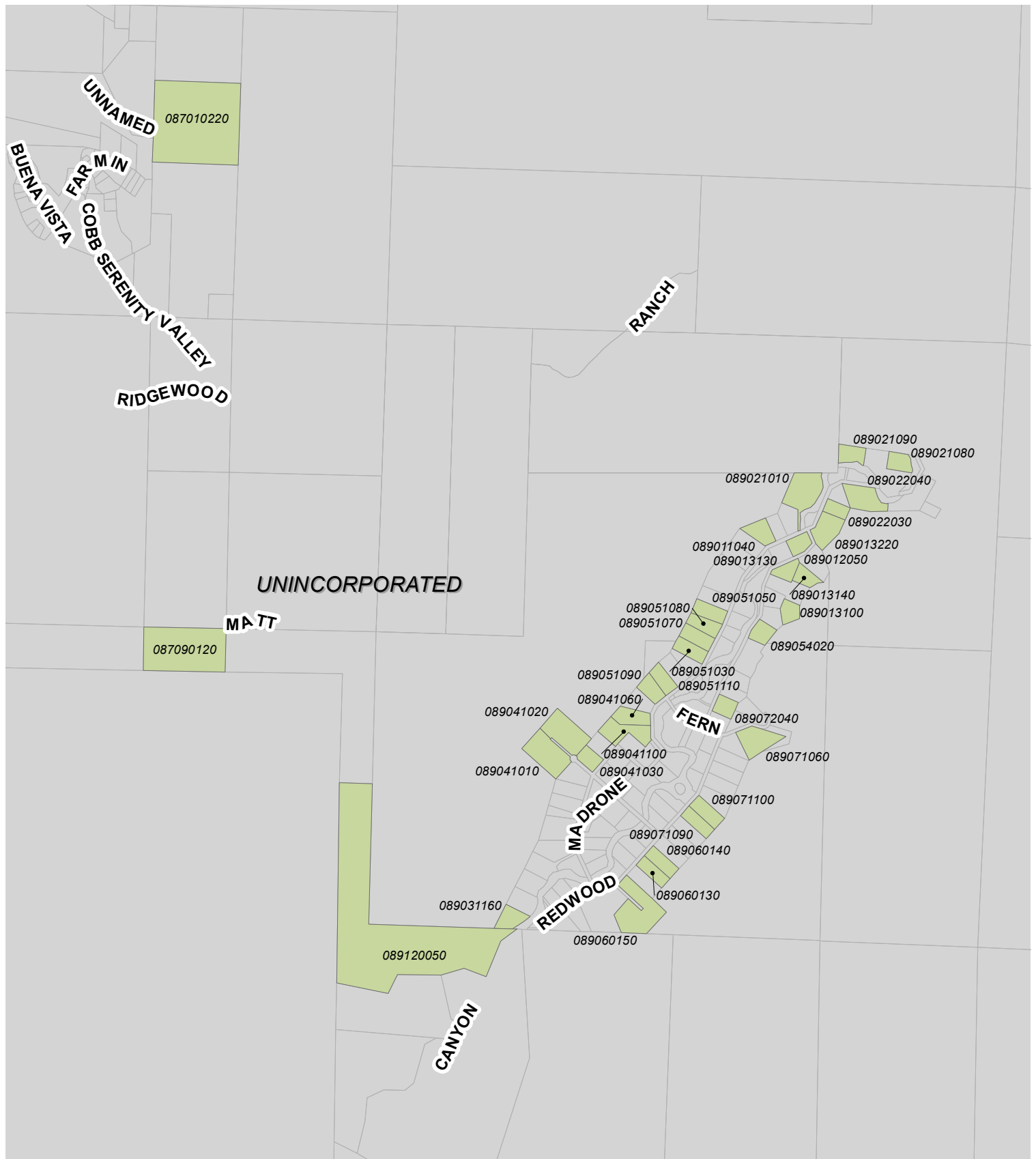
Map 9-22: Developable and Redevelopable Sites, Los Trancos Woods



0 0.225 0.45 0.9 1.35 1.8
Miles

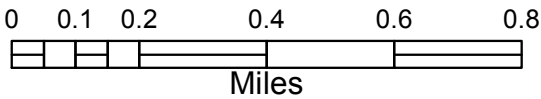
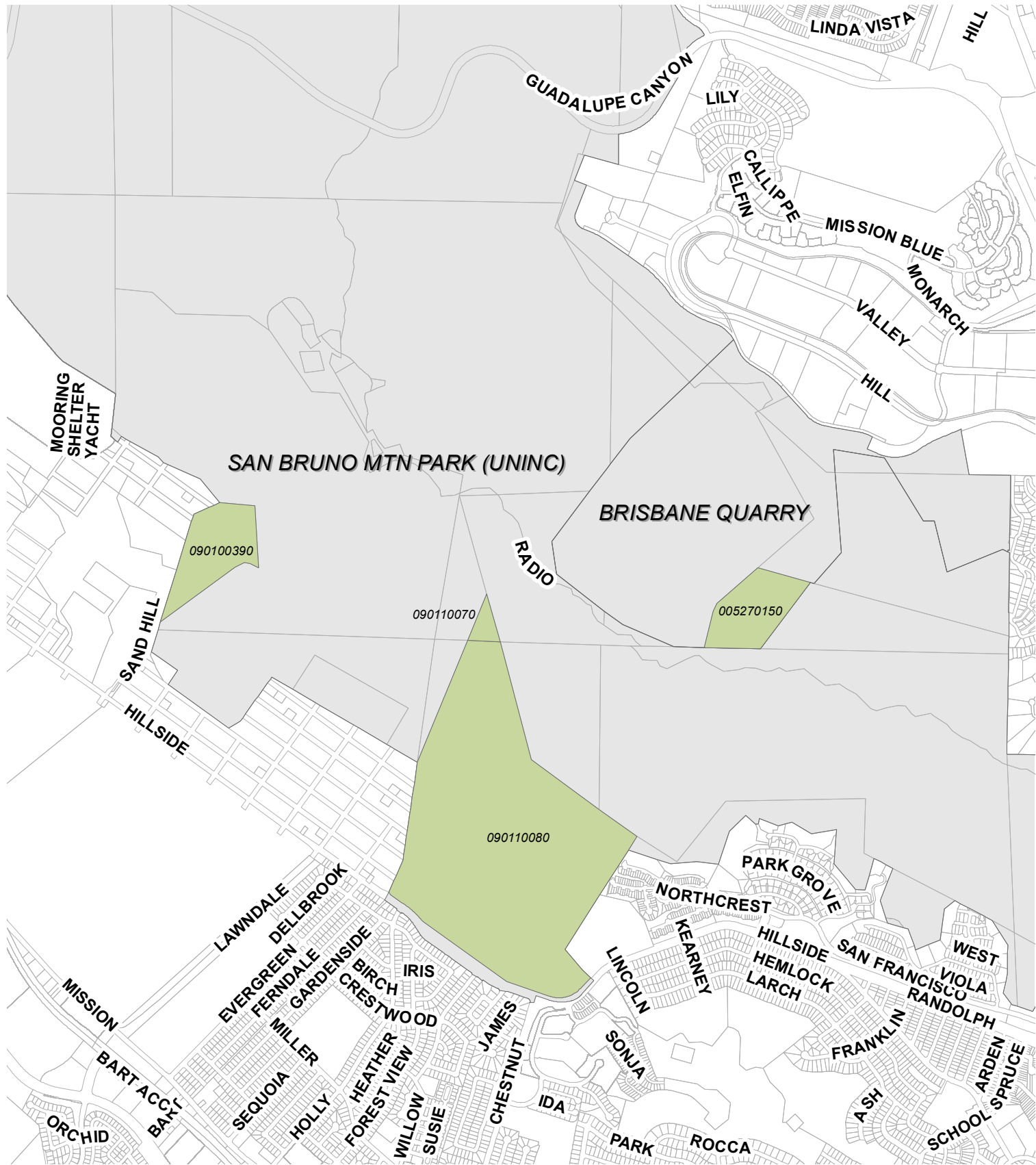
Vacant Parcels
Unincorporated Communities

Map 9-23: Developable and Redevelopable Sites, Unincorporated South Coast



-  Vacant Parcels
-  Unincorporated Communities

Map 9-24: Developable and Redevelopable Sites, San Bruno Mountain



-  Vacant Parcels
-  Unincorporated Communities

**Table 9-6
Vacant Developable Sites, San Mateo County, 2014**

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
006091070	0.19	Broadmoor	R-1/S-7	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
006091060	0.14	Broadmoor	R-1/S-7	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
006091050	0.13	Broadmoor	R-1/S-7	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
006091040	0.12	Broadmoor	R-1/S-7	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
006083120	0.64	Broadmoor	R-1/S-7	Medium Density Residential	6	5	5	VACANT LAND	No known constraints	Available/None
006083140	0.43	Broadmoor	R-1/S-7	Medium Density Residential	6	3	3	VACANT LAND	No known constraints	Available/None
006133410	1.74	Broadmoor	R-1/S-7	Medium Density Residential	6	15	5	VACANT LAND	No known constraints	Available/None
006103520	0.13	Broadmoor	R-1/S-7	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
006188030	0.31	Broadmoor	R-1/S-7	Medium Density Residential	6	2	2	VACANT LAND	No known constraints	Available/None
006312340	0.22	Broadmoor	R-1/S-7	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
027202240	0.31	Burlingame Hills	R-1/S-9	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
027251230	0.27	Burlingame Hills	R-1/S-9	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
027212520	0.31	Burlingame Hills	R-1/S-9	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
027113180	0.37	Burlingame Hills	R-1/SS-103	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
027120090	0.67	Burlingame Hills	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
027073110	0.47	Burlingame Hills	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
027074010	0.66	Burlingame Hills	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
006392050	0.14	Colma	R-1/S-7	Medium High Density Residential	8	1	1	VACANT LAND	No known constraints	Available/None
006393200	0.11	Colma	R-1/S-7	Medium High Density Residential	8	1	1	VACANT LAND	No known constraints	Available/None
006484160	0.20	Colma	C-2/S-7	Medium Density Residential	8	2	2	PARKING LOT	No known constraints	Available/None
008122100	0.06	Colma	PC/DR	High Density Residential	17	4	3	VACANT LAND	No known constraints	Available/None
006364290	0.68	Colma	PC/DR	High Density Residential	17	50	40	VACANT/OPEN STORAGE	No known constraints	Available/None
008113130	0.10	Colma	PC/DR	Transportation Facilities	17	5	5	VACANT LAND	No known constraints	Available/None
006373140	0.15	Colma	PC/DR	Medium High Density Residential	8	8	8	VACANT LAND	No known constraints	Available/None
008113090	0.15	Colma	PC/DR	Transportation Facilities	N/A	8	8	VACANT LAND	No known constraints	Available/None
008122120	0.01	Colma	PC/DR	High Density Residential	17	0	0	VACANT LAND	No known constraints	Available/None
006364300	0.01	Colma	PC/DR	High Density Residential	17	0	0	VACANT LAND	No known constraints	Available/None
008121110	0.22	Colma	PC/DR	High Density Residential	17	16	12	VACANT LAND	No known constraints	Available/None
006364250	1.56	Colma	PC/DR	Neighborhood Commercial	N/A	86	70	VACANT LAND	No known constraints	Available/None
013124130	0.52	Country Club Park	R-1/CCP	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
013133160	0.52	Country Club Park	R-1/CCP	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
049072320	0.17	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
045340120	13.48	Devonshire	R-1/S-71/DR	Medium Density Residential	6	117	50	VACANT LAND	No known constraints	Available/None
049072020	0.17	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049072030	0.19	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049072120	0.16	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049063110	0.23	Devonshire	R-1/S-71/DR	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
049063090	0.13	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049063100	0.19	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049062280	0.14	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049062090	0.21	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049063040	0.13	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049062110	0.20	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049061010	0.16	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049063030	0.20	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049063010	0.14	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None

**Table 9-6
Vacant Developable Sites, San Mateo County, 2014**

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
049062100	0.23	Devonshire	R-1/S-71/DR	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
049062410	0.44	Devonshire	R-1/S-71/DR	Medium Density Residential	6	3	3	VACANT LAND	No known constraints	Available/None
049063120	0.25	Devonshire	R-1/S-71/DR	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
049063060	0.19	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049063070	0.14	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049061160	0.99	Devonshire	R-1/S-71/DR	Medium Density Residential	6	8	8	VACANT LAND	No known constraints	Available/None
049063050	0.15	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049063080	0.12	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049061060	0.21	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049080270	0.24	Devonshire	R-1/S-71/DR	Medium Density Residential	6	2	2	VACANT LAND	No known constraints	Available/None
049092110	0.14	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049110070	0.33	Devonshire	R-1/S-71/DR	Medium Density Residential	6	2	2	VACANT LAND	No known constraints	Available/None
049092130	0.12	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049092080	0.16	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049092010	0.14	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049080010	0.14	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049103300	0.25	Devonshire	R-1/S-71/DR	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
049110720	0.14	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049080020	0.17	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049110100	0.40	Devonshire	R-1/S-71/DR	Medium Density Residential	6	3	3	VACANT LAND	No known constraints	Available/None
049092050	0.12	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049080030	0.17	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049093030	0.20	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049093040	0.13	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049093050	0.13	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049080070	0.12	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049110080	0.39	Devonshire	R-1/S-71/DR	Medium Density Residential	6	3	3	VACANT LAND	No known constraints	Available/None
049093060	0.17	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049103170	0.36	Devonshire	R-1/S-71/DR	Medium Density Residential	6	3	3	VACANT LAND	No known constraints	Available/None
049080080	0.14	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049080280	0.15	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049080220	0.56	Devonshire	R-1/S-71/DR	Medium Density Residential	6	4	4	VACANT LAND	No known constraints	Available/None
049092120	0.12	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049080230	0.13	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049142350	0.18	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049142550	0.42	Devonshire	R-1/S-71/DR	Medium Density Residential	6	3	3	VACANT LAND	No known constraints	Available/None
049080110	0.13	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049080240	0.12	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049020270	0.83	Devonshire	R-1/S-71/DR	Medium Density Residential	6	7	7	VACANT LAND	No known constraints	Available/None
049142360	0.26	Devonshire	R-1/S-71/DR	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
049143040	0.16	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049142260	0.14	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049142400	0.16	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049080130	0.15	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049080140	0.13	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049151120	0.13	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None

Table 9-6
Vacant Developable Sites, San Mateo County, 2014

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
049080160	0.14	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049142410	0.13	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049142330	0.22	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049141140	0.15	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049142340	0.15	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049020030	0.18	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049142390	0.12	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049142570	0.16	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049141690	0.42	Devonshire	R-1/S-71/DR	Medium Density Residential	6	3	3	VACANT LAND	No known constraints	Available/None
049141680	0.42	Devonshire	R-1/S-71/DR	Medium Density Residential	6	3	3	VACANT LAND	No known constraints	Available/None
049141670	0.42	Devonshire	R-1/S-71/DR	Medium Density Residential	6	3	3	VACANT LAND	No known constraints	Available/None
049141660	0.57	Devonshire	R-1/S-71/DR	Medium Density Residential	6	4	4	VACANT LAND	No known constraints	Available/None
049020010	0.63	Devonshire	R-E/S-102/DR	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
049020070	9.89	Devonshire	R-E/S-102/DR	Medium Low Density Residential	2	21	10	VACANT LAND	No known constraints	Available/None
049020080	3.41	Devonshire	R-E/S-102/DR	Medium Low Density Residential	2	7	7	VACANT LAND	No known constraints	Available/None
047201080	0.05	El Granada	R-3/S-3/DR/CD	High Density Residential	17	1	1	VACANT LAND	No known constraints	Available/None
047233120	0.06	El Granada	R-3/S-3/DR/CD	High Density Residential	17	1	1	VACANT LAND	No known constraints	Available/None
047201090	0.06	El Granada	R-3/S-3/DR/CD	High Density Residential	17	2	1	VACANT LAND	No known constraints	Available/None
047206170	0.06	El Granada	R-3/S-3/DR/CD	High Density Residential	17	1	1	VACANT LAND	No known constraints	Available/None
047271020	0.10	El Granada	R-3/S-3/DR/CD	High Density Residential	17	3	1	VACANT LAND	No known constraints	Available/None
047271150	0.06	El Granada	R-3/S-3/DR/CD	High Density Residential	17	2	1	VACANT LAND	No known constraints	Available/None
047206160	0.06	El Granada	R-3/S-3/DR/CD	High Density Residential	17	2	1	VACANT LAND	No known constraints	Available/None
047201030	0.04	El Granada	R-3/S-3/DR/CD	High Density Residential	17	1	1	VACANT LAND	No known constraints	Available/None
047207030	0.08	El Granada	R-3/S-3/DR/CD	High Density Residential	17	2	1	VACANT LAND	No known constraints	Available/None
047208120	0.07	El Granada	R-3/S-3/DR/CD	High Density Residential	17	2	1	VACANT LAND	No known constraints	Available/None
047208050	0.06	El Granada	R-3/S-3/DR/CD	High Density Residential	17	1	1	VACANT LAND	No known constraints	Available/None
047207250	0.06	El Granada	R-3/S-3/DR/CD	High Density Residential	17	2	1	VACANT LAND	No known constraints	Available/None
047201010	0.09	El Granada	R-3/S-3/DR/CD	High Density Residential	17	3	1	VACANT LAND	No known constraints	Available/None
047208160	0.06	El Granada	R-3/S-3/DR/CD	High Density Residential	17	2	1	VACANT LAND	No known constraints	Available/None
047271170	0.12	El Granada	R-3/S-3/DR/CD	High Density Residential	17	4	2	VACANT LAND	No known constraints	Available/None
047208060	0.05	El Granada	R-3/S-3/DR/CD	High Density Residential	17	1	1	VACANT LAND	No known constraints	Available/None
047207230	0.07	El Granada	R-3/S-3/DR/CD	High Density Residential	17	2	1	VACANT LAND	No known constraints	Available/None
047208130	0.08	El Granada	R-3/S-3/DR/CD	High Density Residential	17	2	1	VACANT LAND	No known constraints	Available/None
047207220	0.07	El Granada	R-3/S-3/DR/CD	High Density Residential	17	2	1	VACANT LAND	No known constraints	Available/None
047232070	0.06	El Granada	R-3/S-3/DR/CD	High Density Residential	17	1	1	VACANT LAND	No known constraints	Available/None
047207070	0.05	El Granada	R-3/S-3/DR/CD	High Density Residential	17	1	1	VACANT LAND	No known constraints	Available/None
047207080	0.18	El Granada	R-3/S-3/DR/CD	High Density Residential	17	6	3	VACANT LAND	No known constraints	Available/None
047207090	0.05	El Granada	R-3/S-3/DR/CD	High Density Residential	17	1	1	VACANT LAND	No known constraints	Available/None
047207190	0.06	El Granada	R-3/S-3/DR/CD	High Density Residential	17	2	1	VACANT LAND	No known constraints	Available/None
047208140	0.07	El Granada	R-3/S-3/DR/CD	High Density Residential	17	2	1	VACANT LAND	No known constraints	Available/None
047201070	0.06	El Granada	R-3/S-3/DR/CD	High Density Residential	17	2	1	VACANT LAND	No known constraints	Available/None
047201020	0.07	El Granada	R-3/S-3/DR/CD	High Density Residential	17	2	1	VACANT LAND	No known constraints	Available/None
047207060	0.05	El Granada	R-3/S-3/DR/CD	High Density Residential	17	1	1	VACANT LAND	No known constraints	Available/None
047207290	0.06	El Granada	R-3/S-3/DR/CD	High Density Residential	17	2	1	VACANT LAND	No known constraints	Available/None
047208100	0.08	El Granada	R-3/S-3/DR/CD	High Density Residential	17	2	1	VACANT LAND	No known constraints	Available/None
047271190	0.15	El Granada	R-3/S-3/DR/CD	High Density Residential	17	5	2	VACANT LAND	No known constraints	Available/None

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Vacant Developable Sites, San Mateo County, 2014

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
047206250	0.17	El Granada	R-3/S-3/DR/CD	High Density Residential	17	5	2	VACANT LAND	No known constraints	Available/None
047206230	0.39	El Granada	R-3/S-3/DR/CD	High Density Residential	17	13	10	VACANT LAND	No known constraints	Available/None
047233300	0.16	El Granada	R-3/S-3/DR/CD	High Density Residential	17	5	2	VACANT LAND	No known constraints	Available/None
037345010	1.78	El Granada	RM-CZ/DR/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
047163410	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047164070	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047161150	0.16	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047163120	0.22	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047164180	0.28	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
047162530	0.18	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047161140	0.16	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047162380	0.16	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047162510	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047162480	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047161160	0.17	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047162330	0.25	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
047056020	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047152230	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047164050	0.40	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	3	1	VACANT LAND	No known constraints	Available/None
047162540	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047164150	0.46	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	4	2	VACANT LAND	No known constraints	Available/None
047163570	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047163560	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047164140	0.36	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	3	1	VACANT LAND	No known constraints	Available/None
047164200	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047163170	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047164120	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047163500	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047163590	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047151110	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047164210	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047163580	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047164160	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047111290	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047096320	0.26	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
047142200	0.18	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047074220	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047142210	0.16	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047111180	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047151210	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047056270	0.27	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
047151140	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047152310	0.28	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
047111280	0.16	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047115080	0.24	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None

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Vacant Developable Sites, San Mateo County, 2014

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
047152030	0.59	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	5	1	VACANT LAND	No known constraints	Available/None
047055120	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047142040	0.19	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047111190	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047151180	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047055090	0.26	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
047151220	0.28	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
047142050	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047075250	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047152320	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047151190	0.32	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
047055210	0.16	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047152220	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047111030	0.24	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
047142030	0.32	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
047111210	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047152040	0.84	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	7	2	VACANT LAND	No known constraints	Available/None
047076190	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047144390	0.16	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047144280	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047143070	0.19	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047143130	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047152020	0.28	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
047077130	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047152010	0.21	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047075090	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047111140	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047142130	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047142190	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047144060	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047105180	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047144080	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047143310	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047074180	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047142240	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047143290	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047105240	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047142140	0.21	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047105020	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047077020	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047112070	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047144470	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047144050	0.27	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
047105190	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047143270	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047142180	0.25	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None

Table 9-6
Vacant Developable Sites, San Mateo County, 2014

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
047144070	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047142250	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047143300	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047074290	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047075170	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047105150	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047076220	0.19	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047143280	0.32	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
047144460	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047143370	0.64	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	5	1	VACANT LAND	No known constraints	Available/None
047074250	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047181510	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047181810	0.19	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047102080	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047102210	0.16	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047182560	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047171120	0.18	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047144380	0.16	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047144370	0.17	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047141240	0.19	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047136010	0.19	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047172140	0.17	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047223060	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047181080	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047141010	0.28	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
047144160	0.17	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047141060	0.34	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
047105100	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047071260	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047172150	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047113210	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047182310	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047143190	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047144240	0.19	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047223040	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047144360	0.17	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047105090	0.19	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047071270	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047141150	0.25	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
047181610	0.16	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047171170	0.16	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047173090	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047135070	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047218010	0.17	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047182570	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047172110	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None

Table 9-6
Vacant Developable Sites, San Mateo County, 2014

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
047171200	0.39	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	3	1	VACANT LAND	No known constraints	Available/None
047243010	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047181670	0.19	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047222310	0.16	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047182360	0.29	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
047222410	0.23	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
047181850	0.18	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047224140	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047221180	0.22	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047131070	0.16	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047133240	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047218150	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047173150	0.21	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047102130	0.18	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047103010	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047192230	0.19	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047095180	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047192440	0.23	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047193190	0.29	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
047222100	0.17	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047216310	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047091030	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047222290	0.19	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047043030	0.16	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047175250	0.19	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047244280	0.20	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047181330	0.21	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047043190	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047243060	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047094160	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047043240	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047043240	0.15	El Granada	C-1/S-3/DR/CD	Neighborhood Commercial	N/A	1	1	VACANT LAND	No known constraints	Available/None
047175100	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047217010	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047217110	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047135110	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047104120	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047222260	0.19	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047243150	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047175090	0.20	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047222240	0.20	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047193220	0.16	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047191440	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047127430	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047275440	0.18	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047214180	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None

Table 9-6
Vacant Developable Sites, San Mateo County, 2014

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
047192060	0.19	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047212150	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047209030	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047122020	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047122020	0.15	El Granada	C-1/S-3/DR/CD	Neighborhood Commercial	N/A	1	1	VACANT LAND	No known constraints	Available/None
047191390	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047213380	0.16	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047192290	0.17	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047092260	0.18	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047242040	0.21	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047242280	0.26	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
047214190	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047292010	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047234220	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047127310	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047284070	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047275150	0.27	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
047275050	0.17	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047273460	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047274370	0.21	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047273150	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047291260	0.20	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047292050	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047294140	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047282140	0.22	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047285120	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047285370	0.20	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047294310	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047287260	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047215340	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047143440	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047143420	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047143430	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047071280	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047281160	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047143480	0.17	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047143490	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047143500	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047143450	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047124190	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047164230	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047233040	0.11	El Granada	R-3/S-3/DR/CD	High Density Residential	17	3	1	VACANT LAND	No known constraints	Available/None
047233030	0.13	El Granada	R-3/S-3/DR/CD	High Density Residential	17	4	2	VACANT LAND	No known constraints	Available/None
047233290	0.13	El Granada	R-3/S-3/DR/CD	High Density Residential	17	4	2	VACANT LAND	No known constraints	Available/None
047204160	0.19	El Granada	C-1/S-3/DR/CD	Institutional	N/A	1	1	VACANT LAND	No known constraints	Available/None
047124070	0.11	El Granada	C-1/S-3/DR/CD	Neighborhood Commercial	N/A	1	1	VACANT LAND	No known constraints	Available/None

Table 9-6
Vacant Developable Sites, San Mateo County, 2014

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
047045220	0.14	El Granada	C-1/S-3/DR/CD	Neighborhood Commercial	N/A	1	1	VACANT LAND	No known constraints	Available/None
047204130	0.14	El Granada	C-1/S-3/DR/CD	Neighborhood Commercial	N/A	1	1	VACANT LAND	No known constraints	Available/None
047061060	0.16	El Granada	C-1/S-3/DR/CD	Neighborhood Commercial	N/A	1	1	VACANT LAND	No known constraints	Available/None
047122170	0.14	El Granada	C-1/S-3/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047204070	0.19	El Granada	C-1/S-3/DR/CD	Neighborhood Commercial	N/A	1	1	VACANT LAND	No known constraints	Available/None
047204020	0.18	El Granada	C-1/S-3/DR/CD	Neighborhood Commercial	N/A	1	1	VACANT LAND	No known constraints	Available/None
047044030	0.33	El Granada	C-1/S-3/DR/CD	Neighborhood Commercial	N/A	1	1	VACANT LAND	No known constraints	Available/None
058261040	0.19	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
058241200	0.25	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
058241220	0.31	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
058265020	0.21	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
093150040	19.46	Emerald Lake Hills	R-1/S-13	Very Low Density Residential	N/A	3	3	VACANT LAND	No known constraints	Available/None
057040180	0.51	Emerald Lake Hills	RH/DR	Low Density Residential	0.3	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057040170	0.45	Emerald Lake Hills	RH/DR	Low Density Residential	0.3	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057092110	0.48	Emerald Lake Hills	RH/DR	Low Density Residential	0.3	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057070350	1.36	Emerald Lake Hills	RH/DR	Low Density Residential	0.3	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057070360	1.35	Emerald Lake Hills	RH/DR	Low Density Residential	0.3	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057133080	1.09	Emerald Lake Hills	RH/DR	Low Density Residential	0.3	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057122350	0.55	Emerald Lake Hills	RH/DR	Low Density Residential	0.3	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057212290	0.50	Emerald Lake Hills	RH/DR	Low Density Residential	0.3	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057112050	0.22	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068052200	0.61	Emerald Lake Hills	RH/DR	Low Density Residential	0.3	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068012340	0.55	Emerald Lake Hills	RH/DR	Low Density Residential	0.3	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057172160	0.99	Emerald Lake Hills	RH/DR	Low Density Residential	0.3	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057111560	1.72	Emerald Lake Hills	RH/DR	Low Density Residential	0.3	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057111570	1.34	Emerald Lake Hills	RH/DR	Low Density Residential	0.3	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068081520	1.96	Emerald Lake Hills	RH/DR	Low Density Residential	0.3	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057151010	1.43	Emerald Lake Hills	RH/DR	Low Density Residential	0.3	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057153560	0.82	Emerald Lake Hills	RH/DR	Low Density Residential	0.3	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
051040450	0.49	Emerald Lake Hills	R-1/S-101/DR	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
057131030	0.29	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057022270	0.39	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057022280	0.17	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057091030	0.17	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057022080	0.21	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None

Table 9-6
Vacant Developable Sites, San Mateo County, 2014

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
057081180	0.17	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057081030	0.34	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057131090	0.24	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057081130	0.18	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057081020	0.47	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057081170	0.19	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057131420	0.25	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057082080	0.20	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057082190	0.18	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057082060	0.21	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057081230	0.19	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 or a few units	Available/None
057081040	0.32	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057171200	0.19	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057301640	0.23	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057301600	0.31	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057082010	0.17	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068053050	0.18	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057163580	0.28	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057153290	0.19	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057301610	0.20	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057163090	0.19	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057231040	0.37	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 or a few units	Available/None
057171160	0.18	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057171240	0.28	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057232160	0.20	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057301680	0.28	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068053100	0.17	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057301630	0.24	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057301620	0.26	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057301650	0.20	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057302020	0.17	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None

Table 9-6
Vacant Developable Sites, San Mateo County, 2014

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
068071010	0.17	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068071080	0.18	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068151180	0.23	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068151190	0.20	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068091070	0.23	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068091100	0.29	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068071110	0.21	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068071190	0.22	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068071030	0.17	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068091290	0.25	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068064170	0.17	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068071380	0.28	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057264160	0.20	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068092230	0.18	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068064010	0.22	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068091370	0.38	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057233100	0.18	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068064360	0.17	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068040270	0.25	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068061050	0.17	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057233190	0.34	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068071090	0.17	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068071240	0.18	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068202070	0.21	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068165050	0.22	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068184120	0.19	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068183090	0.21	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068183010	0.20	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	development capacity to 1 unit	Available/None
068172130	0.21	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	development capacity to 1 unit	Available/None
057264090	0.17	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068183230	0.18	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None

Table 9-6
Vacant Developable Sites, San Mateo County, 2014

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
068185220	0.18	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068183160	0.22	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068184040	0.21	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068191260	0.24	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068092110	0.36	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068183210	0.24	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068184360	0.20	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068184030	0.20	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068184080	0.18	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068185180	0.19	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068213110	0.18	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068222300	0.36	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	development capacity to 1 unit	Available/None
068222270	0.56	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068221270	0.18	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068222070	0.22	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
051040430	0.69	Emerald Lake Hills	R-1/S-101/DR	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
051040400	0.47	Emerald Lake Hills	R-1/S-101/DR	Low Density Residential	0.3	1	1	VACANT LAND	None	Available/None
051040410	0.50	Emerald Lake Hills	R-1/S-101/DR	Low Density Residential	0.3	1	1	VACANT LAND	None	Available/None
051040420	0.97	Emerald Lake Hills	R-1/S-101/DR	Low Density Residential	0.3	2	2	VACANT LAND	No known constraints	Available/None
068262110	0.19	Emerald Lake Hills	R-1/S-7	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
057252380	0.19	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068153310	0.49	Emerald Lake Hills	RH/DR	Low Density Residential	0.3	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068211020	0.62	Emerald Lake Hills	RH/DR	Low Density Residential	0.3	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068161250	0.44	Emerald Lake Hills	RH/DR	Low Density Residential	0.3	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068194260	1.67	Emerald Lake Hills	RH/DR	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
083361080	18.92	La Honda	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
083180040	13.12	La Honda	RM	Open Space	N/A	One or more units depending on density analysis	1	MISC. IMPROVEMENTS	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
083180030	9.02	La Honda	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
083031110	0.61	La Honda	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
083031120	0.47	La Honda	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
083140040	0.48	La Honda	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
083133080	0.51	La Honda	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
083140360	0.54	La Honda	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None

Table 9-6
Vacant Developable Sites, San Mateo County, 2014

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
083031100	1.00	La Honda	R-1/S-10	Low Density Residential	0.3	2	2	VACANT LAND	No known constraints	Available/None
083031010	2.46	La Honda	R-1/S-10	Low Density Residential	0.3	5	5	VACANT LAND	No known constraints	Available/None
083080040	0.60	La Honda	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
083140350	0.66	La Honda	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
083034010	0.84	La Honda	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
083120230	0.50	La Honda	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
083152270	4.44	La Honda	R-1/S-10	Low Density Residential	0.3	9	4	VACANT LAND	No known constraints	Available/None
083080210	0.57	La Honda	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
083080220	0.51	La Honda	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
083042490	0.76	La Honda	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
083152260	3.22	La Honda	R-1/S-10	Low Density Residential	0.3	7	7	VACANT LAND	No known constraints	Available/None
083042130	0.91	La Honda	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
083043070	1.08	La Honda	R-1/S-10	Low Density Residential	0.3	2	2	VACANT LAND	No known constraints	Available/None
083133210	0.51	La Honda	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
083162470	0.59	La Honda	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
083140020	0.46	La Honda	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
083062110	1.70	La Honda	R-1/S-10	Low Density Residential	0.3	3	3	VACANT LAND	No known constraints	Available/None
083310080	9.06	La Honda	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
077132030	0.58	Ladera	R-1/S-104	Medium Low Density Residential	2	2	1	VACANT LAND	No known constraints	Available/None
077160590	0.28	Ladera	C-1/S-1	Medium Low Density Residential	2	1	1	PARKING	No known constraints	Available/None
084080020	11.45	Loma Mar	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
084011300	0.60	Loma Mar	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
084012110	0.60	Loma Mar	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
084011140	1.50	Loma Mar	R-1/S-10	Low Density Residential	0.3	3	3	VACANT LAND	No known constraints	Available/None
084030010	0.78	Loma Mar	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
084021200	0.47	Loma Mar	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
080231020	13.78	Los Trancos Woods	RM	Very Low Density Residential	N/A	depending on density analysis	1	VACANT LAND	No known constraints	Available/None
080160060	7.48	Los Trancos Woods	R-E/S-11	Very Low Density Residential	N/A	1	1	VACANT LAND	No known constraints	Available/None
080190390	11.63	Los Trancos Woods	RM	Very Low Density Residential	N/A	depending on density analysis	1	VACANT LAND	No known constraints	Available/None
080190430	9.22	Los Trancos Woods	RM	Very Low Density Residential	N/A	depending on density analysis	1	VACANT LAND	No known constraints	Available/None
080190420	2.55	Los Trancos Woods	RM	Very Low Density Residential	N/A	depending on density analysis	1	VACANT LAND	No known constraints	Available/None
080190061	0.11	Los Trancos Woods	RM	Very Low Density Residential	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
062160510	0.53	Menlo Oaks	R-1/S-100	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
062150250	0.99	Menlo Oaks	R-1/S-100	Low Density Residential	0.3	2	2	VACANT LAND	No known constraints	Available/None
048015090	0.07	Miramar	CCR/DR/CD	Medium High Density Residential	8	1	1	VACANT LAND	No known constraints	Available/None
055010270	0.06	Mobile Home Park	C-2/S-1	High Density Residential	17	5	5	VACANT LAND	No known constraints	Available/None
036111020	0.84	Montara	R-1/S-17/DR/CD	Medium Density Residential	6	7	1	VACANT LAND	No known constraints	Available/None
037015280	0.59	Montara	R-1/S-17/DR/CD	Medium Density Residential	6	5	1	VACANT LAND	No known constraints	Available/None

Table 9-6
Vacant Developable Sites, San Mateo County, 2014

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
037094280	0.27	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	2	2	VACANT LAND	No known constraints	Available/None
037061060	0.16	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037064190	0.20	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037064300	0.26	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	2	2	VACANT LAND	No known constraints	Available/None
037062110	0.13	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037064110	0.20	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037064160	0.21	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037066090	0.23	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037083130	0.20	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037065100	0.18	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037147020	0.25	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	2	2	VACANT LAND	No known constraints	Available/None
037092060	0.14	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037084240	0.12	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037067220	0.17	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037076030	0.12	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037091300	0.12	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037144030	0.21	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037157090	0.21	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037159040	0.21	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037157070	0.12	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037096120	0.12	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037145020	0.24	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	2	2	VACANT LAND	No known constraints	Available/None
037157060	0.17	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037159050	0.12	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037158050	0.12	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037155090	0.20	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037155040	0.12	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037172120	0.24	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	2	2	VACANT LAND	No known constraints	Available/None
037152070	0.12	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037154060	0.17	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037183240	0.13	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037183110	0.15	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037184140	0.16	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037186220	0.12	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037132250	0.19	Moss Beach	C-1/S-3/DR/CD	Neighborhood Commercial	N/A	1	1	VACANT LAND	No known constraints	Available/None
037133100	0.12	Moss Beach	C-1/S-3/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting density to 1 unit
037133120	0.22	Moss Beach	C-1/S-3/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting density to 1 unit
037144250	0.24	Moss Beach	C-1/S-3/DR/CD	Medium Density Residential	6	2	2	VACANT LAND	No known constraints	Available/None
037141120	0.25	Moss Beach	C-1/S-3/DR/CD	Medium Density Residential	6	2	2	VACANT LAND	No known constraints	Available/None
054281160	0.06	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	1	1	VACANT LAND	No known constraints	Available/None
054281080	0.08	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	1	1	VACANT LAND	No known constraints	Available/None
054276090	0.07	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	1	1	VACANT LAND	No known constraints	Available/None
054276090	0.07	North Fair Oaks	C-2/S-1	General Commercial	N/A	5	5	VACANT LAND	No known constraints	Available/None
054285110	0.07	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	1	1	VACANT LAND	No known constraints	Available/None
054276100	0.07	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	1	1	VACANT LAND	No known constraints	Available/None

Table 9-6
Vacant Developable Sites, San Mateo County, 2014

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
054276100	0.07	North Fair Oaks	C-2/S-1	General Commercial	N/A	5	5	VACANT LAND	No known constraints	Available/None
054283190	0.06	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	1	1	VACANT LAND	No known constraints	Available/None
054276070	0.06	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	1	1	VACANT LAND	No known constraints	Available/None
054276070	0.06	North Fair Oaks	C-2/S-1	General Commercial	N/A	5	5	VACANT LAND	No known constraints	Available/None
060061100	0.07	North Fair Oaks	R-2/S-50	Medium High Density Residential	8	1	1	VACANT LAND	No known constraints	Available/None
060031470	0.25	North Fair Oaks	R-1/S-73	Medium Density Residential	6	2	2	VACANT LAND	No known constraints	Available/None
060162350	0.23	North Fair Oaks	R-1/S-93	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
060163230	0.30	North Fair Oaks	R-1/S-93	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
060154350	0.28	North Fair Oaks	R-1/S-93	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
060141240	0.17	North Fair Oaks	R-1/S-73	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
060142080	0.20	North Fair Oaks	R-1/S-73	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
060056160	0.12	North Fair Oaks	R-1/S-73	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
060124110	0.18	North Fair Oaks	R-1/S-73	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
060181150	0.12	North Fair Oaks	R-1/S-73	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
060132260	0.13	North Fair Oaks	R-1/S-73	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
054217030	0.18	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	3	3	VACANT LAND	No known constraints	Available/None
054192010	0.17	North Fair Oaks	R-1/S-73	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
054185140	0.15	North Fair Oaks	R-1/S-73	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
054201550	0.23	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	4	4	VACANT LAND	No known constraints	Available/None
060084190	0.07	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	1	1	VACANT LAND	No known constraints	Available/None
054265020	0.06	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	1	1	VACANT LAND	No known constraints	Available/None
054265100	0.12	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	2	2	VACANT LAND	No known constraints	Available/None
054261210	0.12	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	2	2	VACANT LAND	No known constraints	Available/None
054261210	0.12	North Fair Oaks	C-2/S-1	General Commercial	N/A	1	1	VACANT LAND	No known constraints	Available/None
060261200	0.17	North Fair Oaks	C-1/S-1	Medium Density Residential	6	1	1	VACANT	No known constraints	Available/None
060053100	0.15	North Fair Oaks	C-1/NFO/S-1/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
060059380	0.21	North Fair Oaks	C-1/NFO/S-1/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
060281630	0.10	North Fair Oaks	C-2/S-1	Medium High Density Residential	8	1	1	VACANT LAND	No known constraints	Available/None
054276320	0.10	North Fair Oaks	C-2/S-1	Medium High Density Residential	8	1	1	VACANT LAND	No known constraints	Available/None
060274100	0.23	North Fair Oaks	C-2/S-1	General Commercial	N/A	1	1	VACANT LAND	No known constraints	Available/None
060281290	0.12	North Fair Oaks	C-2/S-1	Medium High Density Residential	8	2	2	PARKING	No known constraints	Available/None
060281210	0.23	North Fair Oaks	C-2/S-1	Medium High Density Residential	8	3	3	PARKING LOT	No known constraints	Available/None
054276040	0.07	North Fair Oaks	C-2/S-1	General Commercial	N/A	6	6	VACANT LAND	No known constraints	Available/None
054276050	0.07	North Fair Oaks	C-2/S-1	General Commercial	N/A	6	6	VACANT LAND	No known constraints	Available/None
060072530	0.08	North Fair Oaks	C-1/NFO/S-1/DR	Medium Density Residential	6	6	6	VACANT LAND	No known constraints	Available/None
060091370	0.27	North Fair Oaks	PUD-131	High Density Residential	17	23	23	VACANT LAND	No known constraints	Available/None
051022310	0.31	Palomar Park	R-1/S-91/DR	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
051032030	0.26	Palomar Park	R-1/S-91/DR	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
051053170	0.23	Palomar Park	R-1/S-91/DR	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
051022380	0.41	Palomar Park	R-1/S-91/DR	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
051151260	0.34	Palomar Park	R-1/S-91/DR	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
051022160	0.28	Palomar Park	R-1/S-91/DR	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
051031160	0.37	Palomar Park	R-1/S-91/DR	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
051032080	0.35	Palomar Park	R-1/S-91/DR	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None

Table 9-6
Vacant Developable Sites, San Mateo County, 2014

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
051053130	0.27	Palomar Park	R-1/S-91/DR	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
051051280	0.31	Palomar Park	R-1/S-91/DR	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
051022250	0.45	Palomar Park	R-1/S-91/DR	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
051022240	0.44	Palomar Park	R-1/S-91/DR	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
051022070	0.29	Palomar Park	R-1/S-91/DR	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
051053260	0.30	Palomar Park	R-1/S-91/DR	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
051053230	0.57	Palomar Park	R-1/S-91/DR	Medium Low Density Residential	2	2	2	VACANT LAND	No known constraints	Available/None
051053320	0.44	Palomar Park	R-1/S-91/DR	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
051031590	0.40	Palomar Park	R-1/S-91/DR	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
051471050	0.89	Palomar Park	R-1/S-101/DR	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
05147120	0.53	Palomar Park	R-1/S-101/DR	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
051471040	0.62	Palomar Park	R-1/S-101/DR	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
051040310	1.00	Palomar Park	R-1/S-101/DR	Low Density Residential	0.3	2	2	VACANT LAND	No known constraints	Available/None
051471080	0.89	Palomar Park	R-1/S-101/DR	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
051472060	0.57	Palomar Park	R-1/S-101/DR	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
051471090	0.47	Palomar Park	R-1/S-101/DR	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
051440060	4.07	Palomar Park	R-1/S-101/DR	Low Density Residential	0.3	8	7	VACANT LAND	No known constraints	Available/None
051471160	2.72	Palomar Park	R-1/S-101/DR	Low Density Residential	0.3	5	5	VACANT LAND	No known constraints	Available/None
051461020	1.03	Palomar Park	R-1/S-101/DR	Low Density Residential	0.3	2	2	VACANT LAND	No known constraints	Available/None
051450310	1.51	Palomar Park	R-1/S-101/DR	Low Density Residential	0.3	3	3	VACANT LAND	No known constraints	Available/None
051450300	1.11	Palomar Park	R-1/S-101/DR	Low Density Residential	0.3	2	2	VACANT LAND	No known constraints	Available/None
051450330	1.58	Palomar Park	R-1/S-101/DR	Low Density Residential	0.3	3	3	VACANT LAND	No known constraints	Available/None
051450320	1.75	Palomar Park	R-1/S-101/DR	Low Density Residential	0.3	3	3	VACANT LAND	No known constraints	Available/None
051450290	3.35	Palomar Park	R-1/S-101/DR	Low Density Residential	0.3	7	5	VACANT LAND	No known constraints	Available/None
051450340	3.52	Palomar Park	R-1/S-101/DR	Low Density Residential	0.3	7	5	VACANT LAND	No known constraints	Available/None
051040480	0.52	Palomar Park	R-1/S-101/DR	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
051040490	0.52	Palomar Park	R-1/S-101/DR	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
086020070	1.06	Pescadero	R-1/S-7/DR/CD	Medium Density Residential	6	9	2	VACANT LAND	No known constraints	Available/None
086042150	0.89	Pescadero	R-1/S-7/DR/CD	Medium Density Residential	6	7	1	VACANT LAND	No known constraints	Available/None
082030110	0.51	Rural Midcoast	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
082020110	0.52	Rural Midcoast	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
082020010	1.05	Rural Midcoast	R-1/S-10	Low Density Residential	0.3	2	2	VACANT LAND	No known constraints	Available/None
082020170	0.91	Rural Midcoast	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
067350030	4.98	Rural Midcoast	RM-CZ/CD	Timber Production	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067191130	2.19	Rural Midcoast	R-1/S-11	Medium Low Density Residential	2	2	2	VACANT LAND	No known constraints	Available/None
067211170	3.59	Rural Midcoast	R-1/S-11	Medium Low Density Residential	2	3	3	VACANT LAND	No known constraints	Available/None
067222290	1.02	Rural Midcoast	R-1/S-11	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
067222280	1.49	Rural Midcoast	R-1/S-11	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
067222100	4.14	Rural Midcoast	R-1/S-11	Medium Low Density Residential	2	4	4	VACANT LAND	No known constraints	Available/None
067211190	2.62	Rural Midcoast	R-1/S-11	Medium Low Density Residential	2	2	2	VACANT LAND	No known constraints	Available/None
067222310	1.84	Rural Midcoast	R-1/S-11	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
067222300	1.60	Rural Midcoast	R-1/S-11	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
067222080	1.18	Rural Midcoast	R-1/S-11	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
067211230	3.19	Rural Midcoast	R-1/S-11	Medium Low Density Residential	2	3	3	VACANT LAND	No known constraints	Available/None
067070010	1.55	Rural Midcoast	R-E/S-11	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None

Table 9-6
Vacant Developable Sites, San Mateo County, 2014

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
067050130	3.87	Rural Midcoast	R-E/S-11	Medium Low Density Residential	2	3	3	VACANT LAND	No known constraints	Available/None
067070040	3.64	Rural Midcoast	R-E/S-11	Medium Low Density Residential	2	3	3	VACANT LAND	No known constraints	Available/None
067022040	3.31	Rural Midcoast	R-E/S-11	Medium Low Density Residential	2	3	3	VACANT LAND	No known constraints	Available/None
067060440	0.70	Rural Midcoast	R-1/S-10	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
067185130	0.47	Rural Midcoast	R-1/S-10	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
067164190	1.15	Rural Midcoast	R-1/S-10	Medium Low Density Residential	2	2	2	VACANT LAND	No known constraints	Available/None
067014110	0.98	Rural Midcoast	R-1/S-10	Medium Low Density Residential	2	2	1	VACANT LAND	No known constraints	Available/None
067014130	0.97	Rural Midcoast	R-1/S-10	Medium Low Density Residential	2	2	1	VACANT LAND	No known constraints	Available/None
067014100	1.09	Rural Midcoast	R-1/S-10	Medium Low Density Residential	2	2	2	VACANT LAND	No known constraints	Available/None
067014040	0.82	Rural Midcoast	R-1/S-10	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
023373010	1.38	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
023395020	2.62	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
023394020	2.56	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
023391030	1.24	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
023381010	1.07	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
023392020	2.32	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
023393010	2.68	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
023396010	2.69	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
023404010	2.61	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
023406010	2.31	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
023402010	2.41	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
023383010	1.05	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
023403010	2.60	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
023408010	1.48	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
023407010	1.91	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
023405030	1.48	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
023731020	20.23	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
023340320	4.17	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
036380090	13.72	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
023350040	35.12	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
072300050	2.32	Rural Midcoast	RM	Public Recreation	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit

Table 9-6
Vacant Developable Sites, San Mateo County, 2014

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
056290080	19.86	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
056290050	26.30	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
056290040	8.73	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
037052240	2.91	Rural Midcoast	RM-CZ/CD	Very Low Density Residential	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
037160020	9.85	Rural Midcoast	RM-CZ/CD	Very Low Density Residential	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
037320270	12.16	Rural Midcoast	R-3-A/S-5/DR/CD	Medium High Density Residential	8	105	30	VACANT LAND	Constrained by some wetland area, slopes, and airport safety zone	Available/None
047054100	3.04	Rural Midcoast	R-3-A/S-5/DR/CD	Medium High Density Residential	8	52	30	VACANT LAND	No known constraints	Available/None
066250100	2.57	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
066250080	4.90	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
066250020	5.02	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
081100170	5.26	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
081100050	1.85	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
066250030	12.07	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
081100010	69.20	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	MISC. IMPROVEMENTS	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
036370020	20.09	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
036300050	26.55	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
047360010	143.13	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
047360050	141.46	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
047370010	282.01	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
048340010	458.50	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	MISC. IMPROVEMENTS	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
048340030	135.28	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
056370020	240.37	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
048340060	160.51	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
048340070	23.53	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
048340080	137.94	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
048350060	127.61	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit

Table 9-6
Vacant Developable Sites, San Mateo County, 2014

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
036360040	134.79	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
036360050	9.97	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
043331410	1.79	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067310070	7.68	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067310130	17.45	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067230150	1.86	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067240080	2.98	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067310160	12.32	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067310150	4.29	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
066210190	47.28	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
066121010	28.45	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
036180030	10.59	Rural Midcoast	RM-CZ/CD	Agriculture	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
037022070	11.09	Rural Midcoast	PUD-124/CD	Medium High Density Residential	8	192	40	VACANT LAND	No known constraints	Available/None
017480060	18.01	Rural Midcoast	RM	Public Recreation	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067410220	2.70	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	SFR, UNDER 5 ACRES	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
047340040	34.54	Rural Midcoast	RM-CZ/CD	Agriculture	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
037022250	0.26	Rural Midcoast	PUD-124/CD	Medium High Density Residential	8	4	4	VACANT LAND	No known constraints	require installation of new facilities/connections, limiting density
037022240	0.30	Rural Midcoast	PUD-124/CD	Medium High Density Residential	8	5	5	VACANT LAND	No known constraints	require installation of new facilities/connections, limiting density
085170240	20.09	Rural South Coast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
088010010	0.50	Rural South Coast	R-1/S-9/CD	Medium Low Density Residential	2	2	1	VACANT LAND	No known constraints	Available/None
088010030	1.13	Rural South Coast	R-1/S-9/CD	Medium Low Density Residential	2	4	1	VACANT LAND	No known constraints	Available/None
088010040	0.60	Rural South Coast	R-1/S-9/CD	Medium Low Density Residential	2	2	1	VACANT LAND	No known constraints	Available/None
088010080	0.53	Rural South Coast	R-1/S-9/CD	Medium Low Density Residential	2	2	1	VACANT LAND	No known constraints	Available/None
088020190	0.75	Rural South Coast	R-1/S-9/CD	Medium Low Density Residential	2	3	1	VACANT LAND	No known constraints	Available/None

**Table 9-6
Vacant Developable Sites, San Mateo County, 2014**

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
088020180	1.13	Rural South Coast	R-1/S-9/CD	Medium Low Density Residential	2	4	1	VACANT LAND	No known constraints	Available/None
085120120	38.70	Rural South Coast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
085120040	28.40	Rural South Coast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
089120050	21.35	Rural South Coast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
089060140	0.78	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
089060130	0.71	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
089021090	0.73	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
089021080	0.67	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
089031160	0.80	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
089021010	1.95	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	4	1	VACANT LAND	No known constraints	Available/None
089022040	1.35	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	2	1	VACANT LAND	No known constraints	Available/None
089022030	0.54	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
089011040	0.84	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
089012050	0.61	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
089013130	0.60	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
089013140	0.60	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
089051050	0.81	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
089013100	0.59	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
089051080	0.74	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
089054020	0.68	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
089051070	0.80	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
089051030	0.79	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
089051110	0.72	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
089072040	0.62	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None

Table 9-6
Vacant Developable Sites, San Mateo County, 2014

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
089051090	0.72	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
089041060	0.93	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	2	1	VACANT LAND	No known constraints	Available/None
089041020	1.93	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	4	1	VACANT LAND	No known constraints	Available/None
089041100	1.35	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	2	1	VACANT LAND	No known constraints	Available/None
089071060	1.40	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	3	1	VACANT LAND	No known constraints	Available/None
089041010	1.96	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	4	1	VACANT LAND	No known constraints	Available/None
089041030	0.61	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
089071100	0.83	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
089071090	0.73	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
089013220	1.21	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	2	1	VACANT LAND	No known constraints	Available/None
089060150	2.71	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	5	1	VACANT LAND	No known constraints	Available/None
088050120	0.50	Rural South Coast	R-1/S-8/CD	Medium Low Density Residential	2	2	1	VACANT LAND	No known constraints	Available/None
088050220	0.73	Rural South Coast	R-1/S-8/CD	Medium Low Density Residential	2	4	1	VACANT LAND	No known constraints	Available/None
088050130	0.59	Rural South Coast	R-1/S-8/CD	Medium Low Density Residential	2	3	1	VACANT LAND	No known constraints	Available/None
088030140	0.61	Rural South Coast	R-1/S-8/CD	Medium Low Density Residential	2	3	1	VACANT LAND	No known constraints	Available/None
088050010	0.87	Rural South Coast	R-1/S-9/CD	Medium Low Density Residential	2	3	1	VACANT LAND	No known constraints	Available/None
088030090	0.52	Rural South Coast	R-1/S-9/CD	Medium Low Density Residential	2	2	1	VACANT LAND	No known constraints	Available/None
088030050	1.21	Rural South Coast	R-1/S-9/CD	Medium Low Density Residential	2	5	1	VACANT LAND	No known constraints	Available/None
088040050	0.90	Rural South Coast	R-1/S-9/CD	Medium Low Density Residential	2	3	1	VACANT LAND	No known constraints	Available/None
088040110	1.11	Rural South Coast	R-1/S-9/CD	Medium Low Density Residential	2	4	1	VACANT LAND	No known constraints	Available/None
088040060	0.96	Rural South Coast	R-1/S-9/CD	Medium Low Density Residential	2	4	1	VACANT LAND	No known constraints	Available/None
085013210	5.67	Rural South Coast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
085033070	7.40	Rural South Coast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
085053030	14.53	Rural South Coast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
085013150	6.43	Rural South Coast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
085024010	6.63	Rural South Coast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
085040010	15.21	Rural South Coast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
087090120	5.31	Rural South Coast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
087010220	10.66	Rural South Coast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit

**Table 9-6
Vacant Developable Sites, San Mateo County, 2014**

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
005270150	17.08	San Bruno Mtn Park	RM	Open Space	N/A	depending on density analysis	1	VACANT LAND	No known constraints	None/Available
038141010	0.38	San Mateo Highlands	R-1/S-8	Medium Low Density Residential	2	2	1	VACANT LAND	No known constraints	Available/None
038141210	0.27	San Mateo Highlands	R-1/S-8	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
041013120	0.32	San Mateo Highlands	R-E/SS-107	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
041013130	0.32	San Mateo Highlands	R-E/SS-107	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
041013100	0.43	San Mateo Highlands	R-E/SS-107	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
041013090	0.22	San Mateo Highlands	R-E/SS-107	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
041142390	0.20	San Mateo Highlands	R-1/S-8	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
041111270	4.46	San Mateo Highlands	R-1/S-8	Low Density Residential	0.3	10	10	VACANT LAND	No known constraints	Available/None
041111320	1.61	San Mateo Highlands	R-1/S-8	Low Density Residential	0.3	3	3	VACANT LAND	No known constraints	Available/None
041111360	5.52	San Mateo Highlands	R-1/S-8	Low Density Residential	0.3	12	10	VACANT LAND	No known constraints	Available/None
041111280	1.08	San Mateo Highlands	R-1/S-8	Low Density Residential	0.3	2	2	VACANT LAND	No known constraints	Available/None
069291460	0.33	Sequoia Tract	R-3/S-1	Medium High Density Residential	8	5	5	VACANT LAND	No known constraints	Available/None
069342570	0.13	Sequoia Tract	R-1/S-74	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
069342580	0.12	Sequoia Tract	R-1/S-74	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
069342590	0.22	Sequoia Tract	R-1/S-74	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
069352350	0.21	Sequoia Tract	R-1/S-74	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
069280470	0.17	Sequoia Tract	R-1/S-74	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
069353680	0.12	Sequoia Tract	R-1/S-74	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
069293620	0.16	Sequoia Tract	R-1/S-74	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
069301920	0.15	Sequoia Tract	R-1/S-74	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
069334470	0.14	Sequoia Tract	R-1/S-74	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
069351790	0.16	Sequoia Tract	R-1/S-74	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
069341020	0.16	Sequoia Tract	C-1/S-3	Neighborhood Commercial	N/A	1	1	VACANT LAND	No known constraints	Available/None
078030050	1.04	Sky Londa	R-E/S-11	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
075161350	0.65	Sky Londa	R-1/S-10	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
075174300	1.16	Sky Londa	R-1/S-10	Medium Low Density Residential	2	2	2	VACANT LAND	No known constraints	Available/None
075192050	0.52	Sky Londa	R-1/S-10	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
075092150	2.92	Sky Londa	R-1/S-10	Medium Low Density Residential	2	6	6	VACANT LAND	No known constraints	Available/None
075161360	0.54	Sky Londa	R-1/S-10	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
075173110	0.72	Sky Londa	R-1/S-10	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
075173120	0.47	Sky Londa	R-1/S-10	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
075191300	0.78	Sky Londa	R-1/S-10	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None

Table 9-6
Vacant Developable Sites, San Mateo County, 2014

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
075200160	0.54	Sky Londa	R-1/S-10	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
075200150	0.52	Sky Londa	R-1/S-10	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
075200230	0.50	Sky Londa	R-1/S-10	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
072270010	3.74	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
067191150	5.39	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
072250180	5.71	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
067194150	2.12	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
067194140	1.52	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
067194130	4.37	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
072250120	17.92	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
067191160	4.88	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
072240230	4.98	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
067194090	2.27	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
072250170	2.56	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
072343010	4.86	Sky Londa	RM	Open Space	N/A	depending on density analysis	1	VACANT LAND	No known constraints	None/Available
078300060	17.01	Sky Londa	RM	Open Space	N/A	depending on density analysis	1	VACANT LAND	No known constraints	None/Available
075310030	5.11	Sky Londa	RM	Open Space	N/A	depending on density analysis	1	VACANT LAND	No known constraints	None/Available
072332210	4.53	Sky Londa	RM	Open Space	N/A	depending on density analysis	1	VACANT LAND	No known constraints	None/Available
072343130	17.35	Sky Londa	RM	Open Space	N/A	depending on density analysis	1	VACANT LAND	No known constraints	None/Available
072342140	1.57	Sky Londa	RM	Open Space	N/A	depending on density analysis	1	VACANT LAND	No known constraints	None/Available
075321220	18.31	Sky Londa	RM	Open Space	N/A	depending on density analysis	1	VACANT LAND	No known constraints	None/Available
075321130	10.94	Sky Londa	RM	Open Space	N/A	depending on density analysis	1	VACANT LAND	No known constraints	None/Available
072343110	39.13	Sky Londa	RM	Open Space	N/A	depending on density analysis	1	VACANT LAND	No known constraints	None/Available
078110050	9.43	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
078140100	6.83	Sky Londa	RM	Open Space	N/A	depending on density analysis	1	VACANT LAND	No known constraints	None/Available
078180030	41.52	Sky Londa	RM	Open Space	N/A	depending on density analysis	1	VACANT LAND	No known constraints	None/Available
082040170	6.09	Sky Londa	RM	Open Space	N/A	depending on density analysis	1	VACANT LAND	No known constraints	None/Available
078110060	5.09	Sky Londa	RM	Open Space	N/A	depending on density analysis	1	VACANT LAND	No known constraints	None/Available
078220040	15.17	Sky Londa	RM	Open Space	N/A	depending on density analysis	1	VACANT LAND	No known constraints	None/Available
080030060	23.63	Sky Londa	RM	Open Space	N/A	depending on density analysis	1	VACANT LAND	No known constraints	None/Available
080220010	36.83	Sky Londa	RM	Open Space	N/A	depending on density analysis	1	VACANT LAND	No known constraints	None/Available
080210010	90.16	Sky Londa	RM	Open Space	N/A	depending on density analysis	1	VACANT LAND	No known constraints	None/Available
080210020	20.69	Sky Londa	RM	Open Space	N/A	depending on density analysis	1	VACANT LAND	No known constraints	None/Available
080221220	7.96	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available

Table 9-6
Vacant Developable Sites, San Mateo County, 2014

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
078210290	8.30	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
078120030	6.33	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
080030120	71.75	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
078220050	16.93	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
080320040	6.85	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
082070010	78.16	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
083290040	9.65	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
083290050	9.35	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
082070080	83.82	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
083290250	9.94	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
080350450	12.10	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
080360030	7.92	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
085051070	5.57	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
078210360	13.80	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
072320330	1.14	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
078210380	60.89	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
072250190	9.37	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
072250160	2.88	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
072332060	4.79	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
078050020	2.19	Sky Londa	R-E/S-11	Medium Low Density Residential	2	2	2	VACANT LAND	No known constraints	Available/None
078050030	1.76	Sky Londa	R-E/S-11	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
078060010	2.41	Sky Londa	R-E/S-11	Medium Low Density Residential	2	2	2	VACANT LAND	No known constraints	Available/None
074303170	0.17	Stanford Lands	R-1/S-7	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
074311510	0.56	Stanford Lands	R-1/S-7	Medium Density Residential	6	4	4	VACANT LAND	No known constraints	Available/None
074311170	0.50	Stanford Lands	R-1/S-7	Medium Density Residential	6	4	4	VACANT LAND	No known constraints	Available/None

Table 9-6
Vacant Developable Sites, San Mateo County, 2014

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
074311160	0.25	Stanford Lands	R-1/S-7	Medium Density Residential	6	2	2	VACANT LAND	No known constraints	Available/None
074311030	0.17	Stanford Lands	R-1/S-7	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
074311040	0.18	Stanford Lands	R-1/S-7	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
074036150	0.14	West Menlo Park	R-1/S-72	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
071014570	0.15	West Menlo Park	R-1/S-72	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
074036280	0.13	West Menlo Park	R-1/S-72	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
074063230	0.12	West Menlo Park	R-1/S-72	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
074051070	0.15	West Menlo Park	R-1/S-72	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
074036260	0.12	West Menlo Park	R-1/S-72	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
074022340	0.16	West Menlo Park	R-1/S-72	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
074105500	0.12	West Menlo Park	R-1/S-72	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
074101060	0.19	West Menlo Park	R-1/S-72	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
074036300	0.13	West Menlo Park	R-1/S-72	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
074450030	3.40	West Menlo Park	R-E/S-9	Medium Low Density Residential	2	14	10	VACANT LAND	No known constraints	Available/None

**Table 9-7
Redevelopable Parcels, San Mateo County, 2014**

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
008121180	0.11	Colma	PC/DR	High Density Residential	17	10	8	Single Family Residential	No known constraints	Available/None
008121170	0.11	Colma	PC/DR	High Density Residential	17	10	8	Single Family Residential	No known constraints	Available/None
008121150	0.35	Colma	PC/DR	High Density Residential	17	30	30	Store and Residence	No known constraints	Available/None
006391030	0.36	Colma	PC/DR	High Density Residential	17	31	30	Store	No known constraints	Available/None
054249170	0.11	North Fair Oaks	R-3/S-3	High Density Residential	17	3	3	Single Family Residential	No known constraints	Available/None
054249220	0.11	North Fair Oaks	R-3/S-3	High Density Residential	17	3	3	Single Family Residential	No known constraints	Available/None
054283210	0.17	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	3	3	Single Family Residential	No known constraints	Available/None
054282110	0.18	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	3	3	Single Family Residential	No known constraints	Available/None
054271050	0.18	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	3	3	Single Family Residential	No known constraints	Available/None
054262190	0.18	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	3	3	Single Family Residential	No known constraints	Available/None
060054050	0.18	North Fair Oaks	R-2/S-5	Medium High Density Residential	8	3	3	Single Family Residential	No known constraints	Available/None
054267120	0.18	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	3	3	Single Family Residential	No known constraints	Available/None
060282620	0.18	North Fair Oaks	R-2/S-50	Medium High Density Residential	8	3	3	Single Family Residential	No known constraints	Available/None
054283050	0.19	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	3	3	Single Family Residential	No known constraints	Available/None
054284340	0.19	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	3	3	Single Family Residential	No known constraints	Available/None
060281090	0.19	North Fair Oaks	R-2/S-50	Medium High Density Residential	8	3	3	Single Family Residential	No known constraints	Available/None
060291310	0.19	North Fair Oaks	R-2/S-50	Medium High Density Residential	8	3	3	Single Family Residential	No known constraints	Available/None
054265030	0.20	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	3	3	Single Family Residential	No known constraints	Available/None
054203110	0.20	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	3	3	Single Family Residential	No known constraints	Available/None
060282250	0.20	North Fair Oaks	R-2/S-50	Medium High Density Residential	8	3	3	Single Family Residential	No known constraints	Available/None
060081280	0.21	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	3	3	Single Family Residential	No known constraints	Available/None
060084320	0.21	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	3	3	Single Family Residential	No known constraints	Available/None
060082290	0.21	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	3	3	Single Family Residential	No known constraints	Available/None

**Table 9-7
Redevelopable Parcels, San Mateo County, 2014**

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
060291270	0.21	North Fair Oaks	R-2/S-50	Medium High Density Residential	8	3	3	Single Family Residential	No known constraints	Available/None
060282260	0.21	North Fair Oaks	R-2/S-50	Medium High Density Residential	8	3	3	Single Family Residential	No known constraints	Available/None
060282280	0.21	North Fair Oaks	R-2/S-50	Medium High Density Residential	8	3	3	Single Family Residential	No known constraints	Available/None
060282050	0.22	North Fair Oaks	R-2/S-50	Medium High Density Residential	8	3	3	Single Family Residential	No known constraints	Available/None
060012160	0.35	North Fair Oaks	PUD-125	Medium Density Residential	6	3	3	Single Family Residential	No known constraints	Available/None
054215180	0.28	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	4	4	Single Family Residential	No known constraints	Available/None
060092120	0.14	North Fair Oaks	R-3/S-3	High Density Residential	17	5	5	Single Family Residential	No known constraints	Available/None
060091310	0.16	North Fair Oaks	R-3/S-3	High Density Residential	17	5	5	Single Family Residential	No known constraints	Available/None
054192040	0.21	North Fair Oaks	R-3/S-3	High Density Residential	17	7	7	Warehouse	No known constraints	Available/None
060282080	0.43	North Fair Oaks	R-2/S-50	Medium High Density Residential	8	7	7	Single Family Residential	No known constraints	Available/None

Table 9-8
PAD Parcels Suitable for Development of Farm Labor Housing, San Mateo County

APN	Acres	Current Use	Realistic Development Capacity (Units)	General Plan Land Use	Zoning	County Area	Infrastructure/ Constraints
036145010	3.2	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
036174080	2.4	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
036174090	1.5	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
036175050	1.9	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
036175070	1.5	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
036175080	1.8	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
036175090	1.9	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
036180030	10.6	Vacant	1	Low Density Residential	PAD	Rural Midcoast	N/A
036180050	103.0	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
036180060	5.1	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
036300060	353.1	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
036310120	1.9	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
036310130	2.9	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
036310150	4.8	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
036310160	3.1	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
036310170	1.7	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
036310200	5.1	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
037022170	1.2	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
047340120	79.0	Nurseries and Greenhouses	1	Agriculture	PAD	Rural Midcoast	N/A
047340270	301.5	Nurseries and Greenhouses	1	Agriculture	PAD	Rural Midcoast	N/A
048310160	12.6	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
048310190	53.4	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
048310230	16.9	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
048310240	2.2	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
048310250	74.2	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
048320010	61.6	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
048320020	166.3	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
048320040	5.4	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
048320060	9.2	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
048330030	67.4	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
048330060	389.8	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
048350010	25.6	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
056270010	47.9	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
056270030	12.5	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
056270100	38.6	Nurseries and Greenhouses	1	Agriculture	PAD	Rural Midcoast	N/A
056290030	16.5	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
056290120	2.4	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
056320020	18.0	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
056320060	2.3	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
056320100	43.8	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
056320110	2.0	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
056321010	4.3	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
056321020	14.4	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
056321030	12.5	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
056321040	17.4	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
056330050	1.2	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
056330060	1.1	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A

Table 9-8
PAD Parcels Suitable for Development of Farm Labor Housing, San Mateo County

APN	Acres	Current Use	Realistic Development Capacity (Units)	General Plan Land Use	Zoning	County Area	Infrastructure/ Constraints
056331020	9.2	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
056331050	18.4	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
056331060	1.0	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
056331080	1.0	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
056331090	8.0	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
056331110	4.4	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
056331120	2.9	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
056331130	3.2	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
056340010	52.5	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
056340030	6.1	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
056340050	2.1	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
056340090	2.5	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
056340110	1.8	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
056340120	2.0	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
056340140	7.7	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
056341020	2.2	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
056341080	3.3	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
056341090	2.3	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
056341100	1.5	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
056341110	4.0	Nurseries and Greenhouses	1	Agriculture	PAD	Rural Midcoast	N/A
056341130	2.5	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
056341150	2.9	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
056341160	62.7	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
056341180	1.6	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
056341190	6.4	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
056341200	1.2	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
056341210	1.2	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
056341220	3.0	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
056341230	53.9	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
056350020	264.0	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
056360050	146.3	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
056360070	3.3	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
056360300	1.6	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
056360310	19.2	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
056360320	1.2	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
056360330	75.9	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
056360340	1.1	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
056380070	2.2	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
056380080	6.4	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
056380090	29.8	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
056380100	4.0	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
056382030	3.3	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
056430020	160.5	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
056430030	311.2	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
056440020	249.5	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
056450040	112.2	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
056520010	46.3	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A

Table 9-8
PAD Parcels Suitable for Development of Farm Labor Housing, San Mateo County

APN	Acres	Current Use	Realistic Development Capacity (Units)	General Plan Land Use	Zoning	County Area	Infrastructure/ Constraints
056520020	48.6	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
056520040	1.4	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
056520060	1.1	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
056520080	24.7	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
056520090	4.9	Nurseries and Greenhouses	1	Agriculture	PAD	Rural South Coast	N/A
056520100	9.8	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
056520110	1.1	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
056520120	7.2	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
056530010	16.6	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
056530020	72.5	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
056530030	39.7	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
056530040	15.2	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
056530050	2.3	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
065210140	10.5	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
065210170	1.2	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066081060	29.0	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066081070	24.7	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
066081080	4.6	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
066081180	4.8	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
066082020	15.3	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066082050	17.4	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
066083010	6.6	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066093030	9.0	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066093040	1.3	Nurseries and Greenhouses	1	Agriculture	PAD	Rural Midcoast	N/A
066093060	8.4	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066093070	1.0	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066093080	1.6	Nurseries and Greenhouses	1	Agriculture	PAD	Rural South Coast	N/A
066093090	1.6	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066093100	1.9	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
066093160	11.3	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
066093170	21.6	Nurseries and Greenhouses	1	Agriculture	PAD	Rural Midcoast	N/A
066093250	2.9	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066093260	8.9	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
066100070	20.4	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066100080	20.8	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
066100090	12.2	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
066100150	24.4	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066100160	24.6	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066121020	64.3	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066130020	5.1	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
066130060	9.8	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066130080	3.2	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
066130090	2.7	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
066130100	14.5	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
066130110	13.6	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
066130120	26.9	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
066130130	41.5	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A

Table 9-8
PAD Parcels Suitable for Development of Farm Labor Housing, San Mateo County

APN	Acres	Current Use	Realistic Development Capacity (Units)	General Plan Land Use	Zoning	County Area	Infrastructure/ Constraints
066130140	68.1	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066130150	16.0	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066152100	7.1	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
066152110	3.6	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066152120	70.5	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
066152130	76.7	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
066160070	220.1	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
066160090	141.8	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066160100	102.6	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
066180010	334.2	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066180020	51.1	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066210050	43.9	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066210080	4.6	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
066210090	8.1	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
066210100	1.5	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066210110	11.2	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
066210120	18.8	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066210210	13.3	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066210220	12.2	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
066210230	10.0	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
066210240	53.1	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066210250	2.7	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066210250	5.4	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066230040	20.1	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
066230050	19.5	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
066230070	31.4	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
066240080	81.0	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
066240090	41.0	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
066240100	40.0	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066240110	39.7	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066260010	126.5	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066290010	15.5	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
066290030	6.5	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
066290050	255.0	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066300010	213.5	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066300020	1.9	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
066300060	9.5	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066300100	1.6	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
066300110	49.2	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
066300120	10.1	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
066300140	6.0	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
066310020	12.9	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066310030	1.0	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
066310040	1.4	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
066310050	1.1	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
066310060	75.5	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066310080	9.8	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A

Table 9-8
PAD Parcels Suitable for Development of Farm Labor Housing, San Mateo County

APN	Acres	Current Use	Realistic Development Capacity (Units)	General Plan Land Use	Zoning	County Area	Infrastructure/ Constraints
066310150	66.3	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066310160	6.5	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066310170	4.0	Multi-use Improvements	1	Agriculture	PAD	Rural South Coast	N/A
066310180	2.6	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
066310190	3.6	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
066310210	5.7	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
066310220	184.9	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066320060	226.9	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066320070	4.3	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
066320100	71.0	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
066320120	40.7	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
066320130	20.8	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066320140	20.2	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
066320160	61.3	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066320170	44.6	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066320180	2.3	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
066320200	63.1	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
066330010	36.2	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066330020	73.5	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
066330030	132.1	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066330090	4.1	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
066330130	4.3	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
066330140	6.1	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
066330150	10.1	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
066330160	150.2	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066330190	9.8	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066330210	53.2	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
066330220	153.6	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
066330230	51.7	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
066330240	39.5	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066340010	5.8	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
066340020	7.6	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
066340030	6.2	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066340040	8.6	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066340050	14.6	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
066340070	12.0	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
066340080	6.4	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066340110	19.7	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066430040	21.1	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066430080	12.9	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
066430100	30.2	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066430110	32.7	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066430150	28.1	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
066440020	26.2	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066440040	12.2	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066440070	31.3	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
081013010	3.4	Vacant	1	Agriculture	PAD	Rural South Coast	N/A

Table 9-8
PAD Parcels Suitable for Development of Farm Labor Housing, San Mateo County

APN	Acres	Current Use	Realistic Development Capacity (Units)	General Plan Land Use	Zoning	County Area	Infrastructure/ Constraints
081013110	3.2	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
081014010	1.8	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
081022010	4.4	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
081030010	15.8	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
081030020	9.4	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
081030030	122.4	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081040010	1.6	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081040010	548.4	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081050010	552.5	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081060020	11.2	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
081060060	7.0	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
081060070	3.1	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
081060070	18.5	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
081060130	39.8	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081070020	5.3	Multi-use Improvements	1	Agriculture	PAD	Rural South Coast	N/A
081070030	1.2	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
081070040	2.3	Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
081070060	41.0	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081070080	23.7	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081070100	33.2	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
081070100	254.0	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
081070110	4.6	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081070110	77.8	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081070130	2.0	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
081070140	4.4	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081070140	16.7	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081070150	18.8	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081070160	22.1	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081070170	55.7	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081080010	164.3	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081080020	569.2	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081080030	54.1	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081200010	332.4	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081200020	439.9	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081210010	103.3	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081220010	527.9	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081220040	128.1	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081220060	311.9	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081240030	33.3	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081240040	76.9	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081240060	47.7	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081250010	31.5	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081250020	71.9	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081250030	156.6	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
081280010	217.2	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A

Table 9-8
PAD Parcels Suitable for Development of Farm Labor Housing, San Mateo County

APN	Acres	Current Use	Realistic Development Capacity (Units)	General Plan Land Use	Zoning	County Area	Infrastructure/ Constraints
081280020	215.4	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081290010	1.6	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
081290120	6.3	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081290130	6.3	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081290140	11.2	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081290150	6.3	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
081290160	4.2	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
081290170	2.1	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
081290180	37.6	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
081310020	36.3	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081310040	53.6	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081310100	46.0	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081310140	40.1	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081310150	40.6	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081310170	59.2	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081310190	44.7	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081310200	6.7	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081310210	31.5	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081310220	40.9	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081320040	4.3	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081320060	23.8	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081320070	7.8	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081320110	10.6	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081320120	7.8	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081320170	149.1	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081320180	40.2	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081340030	5.6	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081340040	8.3	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081340050	24.9	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081340050	225.5	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
082090010	17.5	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
082120060	2.1	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
082120070	3.7	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
082120080	3.5	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
082120110	6.8	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
082120140	1.4	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
082120150	4.1	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
082120180	7.7	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
082130050	4.4	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
082130070	1.9	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
082130210	6.6	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
082130220	8.6	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
082160080	13.0	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
082160080	13.2	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
082160130	7.9	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
082160140	18.1	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A

Table 9-8
PAD Parcels Suitable for Development of Farm Labor Housing, San Mateo County

APN	Acres	Current Use	Realistic Development Capacity (Units)	General Plan Land Use	Zoning	County Area	Infrastructure/ Constraints
082160150	5.0	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
082160170	6.6	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
086050030	16.4	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086050040	7.9	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
086050060	15.5	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
086050070	2.1	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
086050080	3.4	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
086050130	8.2	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
086050140	9.0	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
086050190	1.7	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
086050200	3.6	Multi-use Improvements	1	Agriculture	PAD	Rural South Coast	N/A
086060030	11.7	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
086061060	68.0	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086061080	33.4	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086061090	27.8	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086061100	13.8	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086061110	14.7	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086061120	21.5	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086061130	47.2	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086070020	3.4	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
086070030	1.7	Single-family Residential	0-1	Medium Density Residential	PAD	Pescadero	N/A
086070040	5.7	Agriculture	1	Medium Density Residential	PAD	Pescadero	N/A
086070050	28.9	Agriculture	1	Medium Density Residential	PAD	Pescadero	N/A
086080010	344.3	Multi-use Improvements	1	Medium Density Residential	PAD	Pescadero	N/A
086090010	182.8	Agriculture	1	Medium Density Residential	PAD	Pescadero	N/A
086101010	11.2	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
086101030	26.8	Agriculture	1	Medium Density Residential	PAD	Pescadero	N/A
086101050	4.0	Agriculture	1	Medium Density Residential	PAD	Pescadero	N/A
086101080	6.8	Single-family Residential	0-1	Medium Density Residential	PAD	Pescadero	N/A
086111130	2.2	Vacant	1	Low Density Residential	PAD	Pescadero	N/A
086111200	20.5	Agriculture	1	Low Density Residential	PAD	Pescadero	N/A
086112010	15.0	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
086112020	10.7	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
086112140	6.5	Agriculture	1	Medium Density Residential	PAD	Pescadero	N/A
086112150	6.0	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086121020	2.0	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
086121040	1.6	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
086121050	20.2	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086142020	20.2	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
086143010	27.1	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
086150030	21.0	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
086171010	34.1	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086171020	30.6	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086171050	19.3	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
086171060	23.5	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
086171070	24.3	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A

Table 9-8
PAD Parcels Suitable for Development of Farm Labor Housing, San Mateo County

APN	Acres	Current Use	Realistic Development Capacity (Units)	General Plan Land Use	Zoning	County Area	Infrastructure/ Constraints
086191060	27.6	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086191070	49.8	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
086191080	46.6	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
086191090	23.5	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
086191100	36.1	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086191110	25.2	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086191120	17.2	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086201010	4.1	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
086201020	4.7	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
086201030	2.0	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
086201080	5.1	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
086201090	5.0	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
086201110	3.8	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
086201120	7.7	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
086201130	4.3	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
086201140	8.1	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
086201150	9.0	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
086201160	10.5	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
086201170	9.9	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
086201180	4.5	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
086260010	70.9	Nurseries and Greenhouses	1	Agriculture	PAD	Rural South Coast	N/A
086260020	174.6	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086270010	545.8	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
086280110	6.1	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
086280140	20.2	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
086280150	20.3	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
086280190	31.4	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086280200	29.4	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086280210	19.2	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
086280220	19.4	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
086280230	38.3	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086280240	39.3	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086280250	67.0	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086280260	57.7	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086300070	3.5	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
086300190	5.0	Multi-use Improvements	1	Agriculture	PAD	Rural South Coast	N/A
086330070	3.6	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
086330070	103.2	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
087030010	4.2	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087030020	15.2	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
087030030	22.1	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087030120	8.8	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
087030130	2.5	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
087030160	1.0	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
087041010	3.8	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
087041020	1.8	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
087042010	6.6	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A

Table 9-8
PAD Parcels Suitable for Development of Farm Labor Housing, San Mateo County

APN	Acres	Current Use	Realistic Development Capacity (Units)	General Plan Land Use	Zoning	County Area	Infrastructure/ Constraints
087042020	1.0	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
087042040	7.1	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087042050	5.0	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
087042060	5.2	Multi-use Improvements	1	Agriculture	PAD	Rural South Coast	N/A
087042080	2.3	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
087042090	5.8	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
087052010	8.1	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
087054010	8.2	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087060030	30.2	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
087060040	1.2	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
087060040	5.1	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
087060050	3.3	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087071010	4.1	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
087071020	9.2	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
087071070	41.1	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
087071080	24.7	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
087072010	5.3	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
087072020	28.1	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
087072050	3.5	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
087072060	16.6	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
087080050	152.1	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087080060	26.4	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
087080070	2.4	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087080080	80.7	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087100030	1.0	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087100050	94.4	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
087100060	2.0	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
087100070	5.2	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
087100080	81.4	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
087100090	32.3	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
087100100	31.6	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
087100110	76.9	Agriculture	1	Medium Density Residential	PAD	Pescadero	N/A
087100130	13.1	Agriculture	1	Medium Density Residential	PAD	Pescadero	N/A
087110010	282.9	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
087110020	557.0	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087110050	58.4	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
087110060	28.1	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
087120010	6.7	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
087120040	101.1	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
087120050	85.4	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
087120060	65.1	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
087120070	26.5	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
087120080	25.7	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
087120120	3.8	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
087120130	1.1	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
087120140	99.9	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
087130010	309.9	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A

Table 9-8
PAD Parcels Suitable for Development of Farm Labor Housing, San Mateo County

APN	Acres	Current Use	Realistic Development Capacity (Units)	General Plan Land Use	Zoning	County Area	Infrastructure/ Constraints
087130020	267.4	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087130030	11.8	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087140030	51.8	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
087140040	50.4	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087150060	77.8	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
087150100	57.2	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087150130	76.7	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087150140	71.1	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087150170	18.5	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087150180	46.3	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087150190	4.7	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087150200	5.0	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087150210	316.3	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087150220	2.2	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087150230	284.5	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087150240	12.6	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
087150250	32.1	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087160030	266.5	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087160040	330.1	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087160050	446.4	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087190010	72.0	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
087190020	23.3	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
087190020	78.4	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
087190030	9.0	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087190040	5.5	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087190050	18.8	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087190090	6.1	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
087220060	8.5	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
087220120	5.6	Nurseries and Greenhouses	1	Agriculture	PAD	Rural South Coast	N/A
087220130	6.3	Nurseries and Greenhouses	1	Agriculture	PAD	Rural South Coast	N/A
087220140	5.4	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
087220150	5.1	Nurseries and Greenhouses	1	Agriculture	PAD	Rural Midcoast	N/A
087220190	8.3	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
087220200	21.0	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
087230030	46.4	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
088010030	1.1	Vacant	1	Medium Low Density Residential	PAD	Rural South Coast	N/A
088030010	1.1	Single-family Residential	0-1	Medium Low Density Residential	PAD	Rural South Coast	N/A
088080020	3.0	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
088080110	2.3	Single-family Residential	0-1	Medium Low Density Residential	PAD	Rural South Coast	N/A
088080120	27.9	Agriculture	1	Medium Low Density Residential	PAD	Rural South Coast	N/A

Table 9-8
PAD Parcels Suitable for Development of Farm Labor Housing, San Mateo County

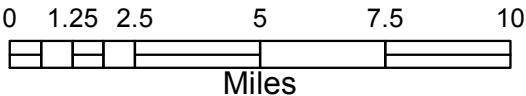
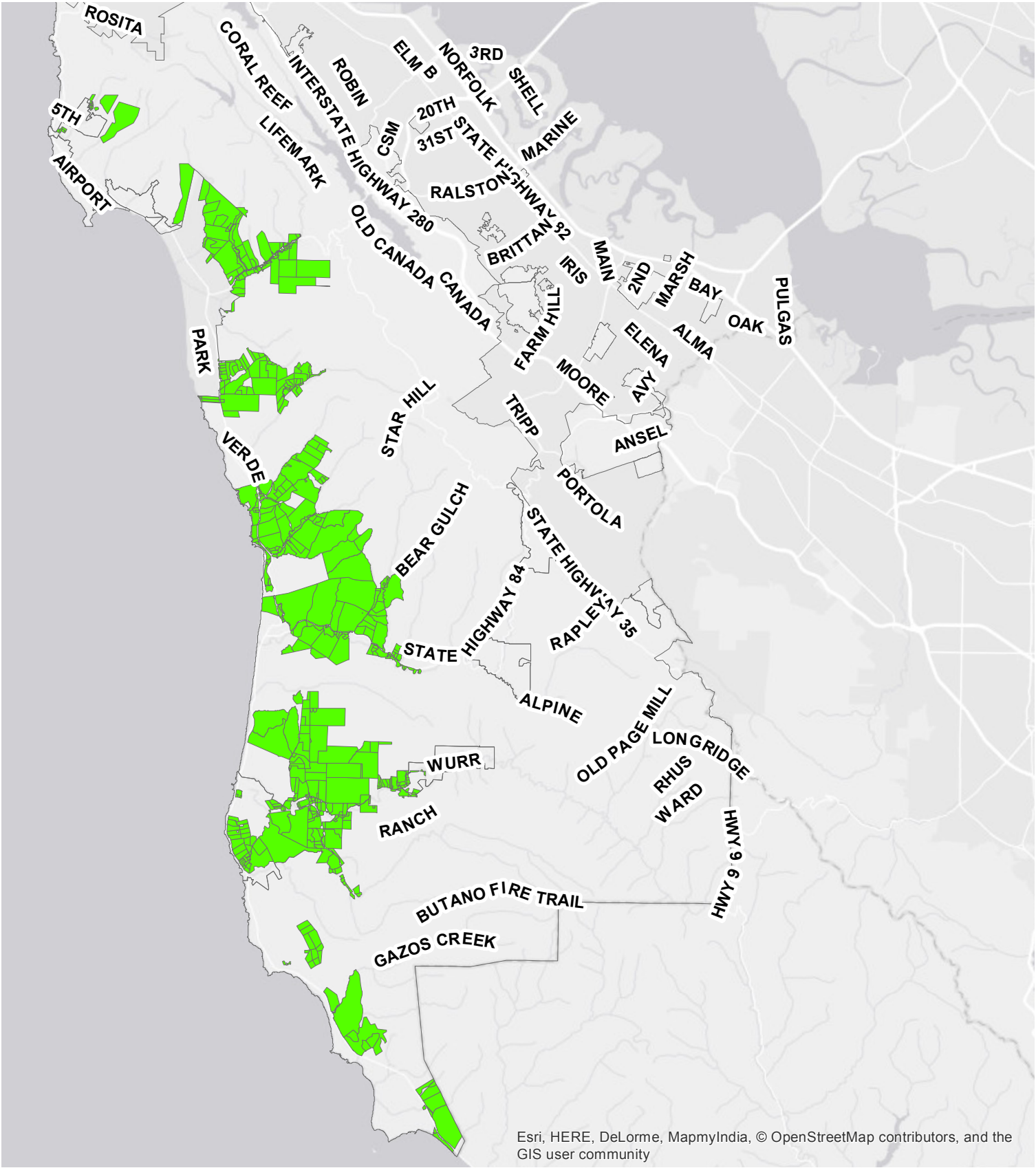
APN	Acres	Current Use	Realistic Development Capacity (Units)	General Plan Land Use	Zoning	County Area	Infrastructure/ Constraints
088090020	5.4	Vacant	1	Agriculture	PAD	Loma Mar	N/A
088090030	1.9	Vacant	1	Agriculture	PAD	Loma Mar	N/A
088090040	6.0	Single-family Residential	0-1	Agriculture	PAD	Loma Mar	N/A
088090050	3.6	Single-family Residential	0-1	Agriculture	PAD	Loma Mar	N/A
088090060	1.2	Vacant	1	Agriculture	PAD	Loma Mar	N/A
088090090	6.0	Single-family Residential	0-1	Medium Low Density Residential	PAD	Rural South Coast	N/A
088090100	3.9	Single-family Residential	0-1	Medium Low Density Residential	PAD	Rural South Coast	N/A
088090110	13.1	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
088090200	3.8	Vacant	1	Agriculture	PAD	Loma Mar	N/A
088090210	3.0	Single-family Residential	0-1	Agriculture	PAD	Loma Mar	N/A
088100020	1.2	Single-family Residential	0-1	Agriculture	PAD	Loma Mar	N/A
088100030	1.7	Single-family Residential	0-1	Agriculture	PAD	Loma Mar	N/A
088100120	2.6	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
088110010	3.1	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
088110020	11.2	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
088110030	52.0	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
088110050	4.2	Single-family Residential	0-1	Agriculture	PAD	Loma Mar	N/A
088110100	5.4	Agriculture	1	Agriculture	PAD	Loma Mar	N/A
088120020	4.5	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
088120060	6.7	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
088120090	8.0	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
088120100	5.8	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
088120130	4.8	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
088120140	1.2	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
088120150	31.7	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
088120160	17.3	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
088120170	11.5	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
088120180	2.2	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
088120190	16.3	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
088120200	8.4	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
088131020	3.5	Multi-use Improvements	1	Agriculture	PAD	Rural South Coast	N/A
088131030	4.2	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
088131040	2.9	Single-family Residential	0-1	Agriculture	PAD	Loma Mar	N/A
088132020	5.7	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
089200190	337.1	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
089200200	41.4	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A

Table 9-8
PAD Parcels Suitable for Development of Farm Labor Housing, San Mateo County

APN	Acres	Current Use	Realistic Development Capacity (Units)	General Plan Land Use	Zoning	County Area	Infrastructure/ Constraints
089200210	57.4	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
089200220	33.7	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
089200240	619.0	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
089230140	5.3	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
089230200	40.8	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
089230220	87.1	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
089230250	1.9	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
089230280	12.3	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
089230350	8.8	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
089230350	135.9	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
089230420	380.3	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
Total Parcels: 553		Total Development Capacity (units): 382					

Note: Development capacity indicated as "0-1" is not included in Total Development Capacity. These sites and development capacity are considered appropriate for Farm Labor Housing only, and are not included in the total inventory shown in Table 9-5, which indicates the County's ability to meet its Regional Housing Needs Allocation.

Map 9-25: PAD Parcels Available for Farm Labor Housing



-  PAD Parcels
-  Unincorporated Communities

Table 9-9
Larger Farm Labor Housing Sites, Unincorporated San Mateo County

Name	Location	Description	Number of Farm Laborers Housed
Ano Nuevo Ranch	Pescadero	1 dormitory, 4 houses	15
Binachi	Pescadero	2 dormitories, 7 mobile home/trailers	30
Cabrillo Farms	Half Moon Bay	N/A	N/A
Cascade Ranch	Half Moon Bay	7 dormitories	16
Cozzolino Camp	Half Moon Bay	6 apartments	6
Figone Nursery	Half Moon Bay	2 dormitories, 6 SFR, 2 duplex	5
Giusti Farms	Half Moon Bay	1 dormitory	15
Giusti Higgins Farms	Half Moon Bay	1 dormitory	15
Jacobs Farm	Pescadero	5 SFR	12
Marchi Ranch	Pescadero	1 dormitory	30
Marchi Central Farm	Pescadero	1 dormitory, 1 duplex	24
Marchi Bean Hollow	Pescadero	1 dormitory	10
Muzzi Ranch	Pescadero	1 dormitory, 2 SFR	20
Oku Inc	Pescadero	3 SFR, 1 duplex, 4 mobile home/trailers	19
R Cavasco Nursery	Pescadero	3 mobile home/trailers	15
Silva Wholesale Florist	Half Moon Bay	N/A	N/A
T&E Pastorino Nursery	Half Moon Bay	1 dormitory, 2 mobile home/trailers	10
Webb Ranch	Portola Valley Uninc. Stanford Lands)	1 dormitory, 8 SFR	16
Westland Nursery 1	Pescadero	1 dormitory, 2 SFR	7
Westland Nursery 2	Pescadero	6 SFR	10
Total Sites:	20	Total Laborers Housed:	275

Source: San Mateo County Department of Environmental Health. "N/A" indicates that information is unavailable.

10. HOUSING GOALS, POLICIES AND PROGRAMS

This section contains the County's goals and policies for addressing the housing needs, resources and constraints described in the other sections of the Housing Element, and programs for implementing these goals and policies. For each policy and program, the department, agency, or other entity responsible for implementation is indicated, the timeframe for implementation is shown, and implementation targets, if applicable, are described. The responsible entity, timeframe, and implementation targets for each program are also summarized at the end of this section.

Housing Goals

Goal 1: Protect Existing Affordable Housing Stock

Protect, conserve, and improve the existing affordable housing stock in order to minimize displacement of current residents and to keep such housing part of the overall housing stock in the County.

Goal 2: Support New Housing for Low- and Moderate-Income Households

Support the production of new housing of diverse size and type that is affordable to moderate, low, very-low, and extremely low-income households, in order to meet the housing needs of all persons who reside, work, or who can be expected to work or reside in the County.

Goal 3: Promote Sustainable Communities through Regional Coordination Efforts and Locating Housing Near Employment, Transportation, and Services

Promote coordination efforts among jurisdictions and encourage new housing to be located in pedestrian-friendly areas that provide access to employment opportunities, diverse transportation choices, and community services.

Goal 4: Promote Equal Housing Opportunities

Support and increase equal availability of housing to all persons regardless of age, race, sex, sexual orientation, marital status, ethnic background, income, disability, or other arbitrary factors.

Goal 5: Require or Encourage Energy Efficiency and Resource Conservation in New and Existing Housing

Require or encourage energy efficiency measures and green building practices in the production of new housing, for existing homes, and when remodeling or retrofitting housing.

Housing Policies and Programs

The following policies, along with specific programs to implement each policy, address the County's housing goals and sub-goals (in italics). Implementation information, including responsible entity, timeframe, and implementation targets, is provided for each policy and program.

GOAL 1: Protect Existing Affordable Housing

Protect, conserve, and improve the existing affordable housing stock in order to minimize displacement of current residents and to keep such housing part of the overall housing stock in the County.

Conserve and Improve Existing Affordable Housing Stock

Policy HE 1 Support Housing Rehabilitation. Support the conservation and rehabilitation of viable deteriorating housing to preserve existing housing stock and neighborhood character, and to retain low- and moderate-income units.

HE 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.

Lead: Housing Department

Implementation Targets: Support the Low-Interest Housing Rehabilitation Loan Program by allocating funding in the range of \$500,000-\$1,000,000 annually, depending on available resources. Continue to provide rehabilitation grants/loans with extended use restrictions keeping the low-income units affordable to low-income tenants.

Timeframe: Ongoing

HE 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.

Lead: Housing Department

Implementation Target: Target funding for urgent repairs and modifications as a high priority for CDBG and/or HOME program funds.

Timeframe: Ongoing

HE 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.

Lead: Housing Department and Building Department

Implementation Target: 50% of units funded through the Low Interest Rehabilitation Loan Program will include energy or water efficiency retrofits or repairs in their rehab plans. All new or rehabilitated units in the unincorporated County will include energy efficiency measures, consistent with the County's adopted Green Building Ordinance.

Timeframe: Ongoing

HE 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.

Lead: Housing Department

Timeframe: Ongoing

Policy 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, and complies with housing affordability requirements. Consider establishing new code enforcement programs to maintain and enhance the health and safety of rental housing.

HE 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.

Lead: Planning and Building Department

Timeframe: Ongoing

HE 2.2 Continue to offer rehabilitation loans and housing repair assistance to low-income households as listed in **HE 1.1**.

Lead: Housing Department

Timeframe: Ongoing

HE 2.3 Continue residential health and safety code enforcement efforts in unincorporated areas.

Lead: Environmental Health Division/Planning and Building Department

Timeframe: Ongoing

HE 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.

Lead: Planning and Building Department

Timeframe: Ongoing

HE 2.5 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.

Lead: Planning and Building Department/Housing Department

Implementation Target: Undertake a study, with a technical advisory committee, in 2016-2017, including analysis of methods used in other jurisdictions and input from stakeholders, and report back to the Board on the most feasible and effective methods for unincorporated San Mateo County. Identify sources of funding by the end of 2015. Complete study and recommendations in August/September 2017, and present to Board of Supervisors in late January 2018. At Board direction, draft an ordinance for adoption in 2018.

Timeframe: 2015-2018

HE 2.6 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.

Lead: Planning and Building Department/Housing Department/Environmental Health

Timeframe: 2015-2017

Policy 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 compatible development and minimize displacement of existing residents, particularly during consideration of area plans, land use studies and rezonings.

HE 3.1 Evaluate existing neighborhood conditions and consider the needs and desires of existing residents when amending the General Plan and Zoning Regulations.

Lead: Planning and Building Department

Implementation Target: All plan amendments and zoning revisions will include an existing conditions analysis and provide adequate opportunity for interested parties to have input.

Timeframe: Ongoing

Protect Existing Affordable Housing from Conversion or Demolition

Policy HE 4 Discourage Condominium Conversions. Continue to prohibit conversions of rental housing to condominium ownership unless vacancy rates indicate an easing of the rental housing shortage.

HE 4.1 Continue the County's prohibition on condominium conversions unless vacancy rates exceed the limit established in the Condominium Conversion Ordinance.

Lead: Planning and Building Department

Timeframe: Ongoing

Policy 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 of conversion to market rate housing. Retention of existing affordable housing should have high priority for available resources.

HE 5.1 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.

Lead: Housing Department

Timeframe: 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.

Implementation Target: Collaborate with the cities and C/CAG to develop and maintain an inventory of the current stock of all restricted below-market-rate (BMR) units, and to establish and implement a program to monitor and enforce all recorded terms of affordability.

HE 5.2 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.

Lead: Housing Department

Timeframe: Ongoing

HE 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.

Lead: Housing Department

Timeframe: Ongoing

HE 5.4 Monitor Federal actions and appropriations regarding extension of Section 8 contracts, and actively support additional appropriations.

Lead: Housing Department

Timeframe: Ongoing

HE 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.

Lead: Housing Department

Timeframe: Ongoing

Policy 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 Regional Housing Need, and prohibit, condition, or mitigate projects as necessary to maintain the County's housing stock.

HE 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.

Lead: Planning and Building Department

Timeframe: Study in 2016-2017; return to the Board with program options, if feasible and desirable, in late 2017.

HE 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**.

Lead: Planning and Building Department

Timeframe: Ongoing

Protect Tenants of Affordable Housing from Overpayment and Displacement

Policy HE 7 Provide Rent Subsidies. Provide rent subsidies to Extremely Low, Very Low, and Low Income households, through the following actions:

HE 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.

Lead: Housing Department /Housing Authority

Timeframe: Ongoing

- HE 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.

Lead: Housing Department /Housing Authority

Timeframe: Ongoing

Policy 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 and within available resources, to preserve mobile home parks and stabilize affordability.

- HE 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.

Lead: Planning and Building Department

Implementation Target: All residents displaced by a mobile home closure or conversion will be able to find equivalent or better housing at similar cost.

Timeframe: Ongoing

- HE 8.2** Regulate any proposed mobile home rent increases in accordance with County's Mobilehome Park Ordinance

Lead: Planning and Building Department

Implementation Target: No rental increase will take place that exceed the limits established by County ordinance.

Timeframe: Ongoing

- HE 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.

Lead: Housing Department

Timeframe: Ongoing

HE 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.

Lead: Housing Department

Timeframe: Ongoing

HE 8.5 Continue to use CDBG and/or HOME funds when appropriate to assist with stabilization and preservation of mobile home housing stock.

Lead: Housing Department

Timeframe: Ongoing

Policy HE 9 Consider and Analyze the Potentially Displacing Effects of Development and Redevelopment Programs. Resources devoted to intensified development and redevelopment of County areas may result in increased displacement pressure for existing residents, which should be assessed in determining the costs and benefits of such programs.

HE 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.

Lead: Planning and Building Department/Housing Department

Timeframe: Ongoing

Policy HE 10 Support Community Resources for Landlords and Tenants. Support community-based agencies and organizations working to educate landlords and tenants about their rights and responsibilities and providing referral, mediation and other assistance.

HE 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.

Lead: Housing Department

Timeframe: Ongoing

Policy HE 11 Minimize Displacements Due to Code Enforcement. Minimize and avoid if possible displacement of households as a result of code enforcement actions, and assist residents when displacement is unavoidable.

HE 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.**

| **HE 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**.

| **HE 11.3** Coordinate all code enforcement actions that have the potential to result in displacement with the Housing Department.
Lead: Planning and Building Department/Housing Department.
Timeframe: Ongoing.

| **HE 11.4** Consider establishing an “amnesty” program to legalize un-permitted 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**.
Lead: Planning and Building Department/Housing Department
Implementation Target: If amnesty program is adopted, at least 50% of the open code compliance cases filed prior to January 1, 2018 that involve un-permitted residential units in the unincorporated bayside areas resolved through the program.
Timeframe: 2016-2018

GOAL 2: Support New Housing for Low and Moderate Income Households

Support the production of new housing of diverse size and type that is affordable to moderate, low, very-low, and extremely low-income households, in order to meet the housing needs of all persons who reside, work, or who can be expected to work or reside in the County.

Ensure Availability of Land and Infrastructure for a Range of Housing Types

| **Policy HE 12 Amend Zoning and General Plan Land Use Designations to Meet Future Housing Needs.** Modify general plan land use designations and zoning regulations to accommodate the construction of needed new housing units.

| **HE 12.1 Explore modification of zoning and General Plan Land Use designations for the sites specifically identified in Section 9 as potentially appropriate for residential redevelopment. If changes are feasible, submit proposed changes to the Planning Commission and Board of Supervisors for review and approval. Report on the progress of land use changes in the Housing Element Progress Report. Coordinate General Plan Land Use and zoning changes**

with any proposed changes resulting from the North Fair Oaks Community Plan update, which was completed in 2011. Continue to identify other appropriate sites through the County's General Plan update.

Lead: Planning and Building Department

Implementation Targets: Identification of sites feasible and appropriate for changes to land use and zoning designations that will increase residential development opportunities. Submittal of proposed changes to Board of Supervisors.

Timeframe: Identification of appropriate sites in 2015. Changes proposed for adoption by October 2016.

HE 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. Consider, at minimum, affordable housing overlay zones in North Fair Oaks and Unincorporated Colma, with additional County areas to be considered as appropriate.

Lead: Planning and Building Department

Implementation Targets: Research and identification of feasible areas for adoption of affordable housing overlay zones. Submittal of proposed changes to Board of Supervisors.

Timeframe: 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

Policy 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 identified in the ABAG Sub-Regional Housing Needs Allocation (RHNA), both for total housing needs and for low- and moderate-income needs.

HE 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.

Lead: Planning and Building Department

Target: Begin RHNA-related monitoring and reporting in the first half of 2015; report to Planning Commission and Board of Supervisors beginning mid-year.

Timeframe: Ongoing (Annual)

Policy HE 14 Increase Opportunities for Housing Production, Including Low and Moderate Income Housing, in North Fair Oaks. Work with the North Fair Oaks community to implement the policies and programs in the updated Community Plan, in order to provide a wide range of housing types for all segments of the community.

HE 14.1 Implement the zoning updates required to implement the updated Community Plan.

Lead: Planning and Building Department/Housing Department
Implementation Targets: Completion of the North Fair Oaks Community Plan zoning updates in three phases: Middlefield Road, completed by early 2016; Redwood Junction and El Camino Real by mid-2017; and the industrial areas in 2018.

Timeframe: 2015-2018

Policy HE 15 Require Development Densities Consistent with General Plan. Continue to require development densities that are consistent with the General Plan.

HE 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.

Lead: Planning and Building Department

Timeframe: Ongoing

Policy HE 16 Encourage Residential Uses in Commercial Zones. Allow 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 approval process, discouraging applications for residential permits in commercial areas. Many potential applicants may also be unaware that residential uses are permitted with a use permit in commercial areas.

HE 16.1 As part of the zoning amendments related to the North Fair Oaks Community Plan update and County General Plan update, the County will add appropriate residential uses as ministerially permitted uses, not requiring use permits, in specific commercial areas and zoning districts, as required by the updated Plan.

Lead: Planning and Building Department

Implementation Targets:

Completion of the North Fair Oaks Community Plan zoning updates in three phases: Middlefield Road, completed by early 2016; Redwood Junction and El Camino Real by mid-2017; and the industrial areas in 2018.

Timeframe: 2015-2018

HE 16.2 Explore other County areas for rezoning to permit mixed use and residential development, including Broadmoor and Harbor Industrial areas, at minimum.

Lead: Planning and Building Department

Implementation Targets: If appropriate, amendments to zoning regulations to allow a mix of residential and commercial uses in at least two areas currently zoned strictly for commercial and industrial uses.

Timeframe: Analyze Broadmoor and Harbor Industrial areas beginning in 2016; propose areas for amendments, as appropriate, in late 2016/early 2017.

Policy 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, setback standards, height allowances and other development regulations that facilitate rather than impede such compact and mixed-use development.

HE 17.1 As part of any future General Plan update, consider adopting a “smart growth” overlay district or other mixed-use zone 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 conformed to specified development regulations.

Lead: Planning and Building Department

Timeframe: Ongoing, dependent on resources to accomplish a General Plan update.

HE 17.2 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.

Lead: Planning and Building Department/Housing Department

Timeframe: Ongoing

HE 17.3 Encourage infill development on vacant or redevelopable lots in already developed areas, near existing infrastructure, and prioritize funding assistance for infill development where possible.

Lead: Planning and Building Department/Housing Department

Timeframe: Ongoing

HE 17.4 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.

Lead: Planning and Building Department

Timeframe: Ongoing

HE 17.5 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.

Lead: Planning and Building Department

Timeframe: Revisit and analyze in 2017, with a target completion of November 2017.

HE 17.6 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.

Lead: Housing Department/Planning and Building Department

Timeframe: Ongoing

Policy HE 18 Promote Housing on Small or Irregular Lots in Existing Urban Areas with Adequate Infrastructure, and Promote the Creation of Smaller Homes. In order to encourage greater diversity of housing choices and increase affordability, allow and promote development of small and/or irregular

lots in appropriate areas, and promote the creation of home smaller than the typical single-family home size. Currently, minimum lot size regulations may discourage the development of smaller, more affordable dwelling units, and County definitions and standards for dwelling units may prohibit very small single family units..

HE 18.1 Consider strategically reducing minimum lot size and modifying non-conforming lot regulations in targeted areas of the unincorporated County.

Implementation Target: As part of any future General Plan update, assess potential changes in lot size restrictions in unincorporated areas

Lead: Planning and Building Department

Timeframe: Ongoing, as resources become available to update the General Plan.

HE 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.

Implementation Target: Creation reapproved design templates for substandard lots; ordinance allowing construction of such units on these lots.

HE 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.

Implementation Target: A study of best practices in the permitting and encouragement of tiny houses, with a menu of policy options and recommended actions.

Lead: Planning and Building Department/Housing Department

Timeframe: 2016-2018. Completion of study and policy options in December 2017; presentation to the Board of Supervisors for recommendations in early 2018.

HE 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.

Implementation Target: An analysis of the County's current regulations as they relate to micro-apartments, and a study of best practices in the permitting and encouragement of these units, with a menu of policy options and recommended actions.

Lead: Planning and Building Department/Housing Department

Timeframe: 2016-2018. Completion of study and policy options in December 2017; presentation to the Board of Supervisors for recommendations in early 2018.

Policy HE 19 Promote Attached/Multifamily Ownership Housing. The 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 requirements necessitate a PUD for multifamily attached ownership development, and the PUD process adds time, complexity, and cost to the permitting process, potentially discouraging housing development.

HE 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.

Lead: Planning and Building Department

Implementation Target: Address, at minimum, potential lot size exemptions for multifamily and higher density housing in North Fair Oaks through the ongoing updates to North Fair Oaks zoning; also assess potential changes in other unincorporated areas through amendments to the subdivision regulations.

Timeframe: 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.

Encourage the Development of Affordable Housing Including Housing for Special Needs Populations

Policy HE 20 Support Development of Affordable and Special Needs Housing on Available Sites. Continue to support development of appropriate sites including but not limited to those identified in the Housing Element.

HE 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.

Lead: Planning and Building Department

Timeframe: Ongoing

HE 20.2 Inform developers of identified housing sites through the preparation of GIS-based mapping applications available through the Planning and Building Department website
Lead: Planning and Building Department/Housing Department
Implementation Targets: Preparation of mapping materials based on the adopted Housing Element Sites Inventory.
Timeframe: Completion of mapping application by February 2016.

HE 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.
Lead: Planning and Building Department/Housing Department
Timeframe: Ongoing

Policy HE 21 Support Infrastructure Adequate to Support Housing Development. Continue to support infrastructure expansion and identify opportunities for County assistance with infrastructure improvement in specific areas.

HE 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.
Lead: Planning and Building Department/Public Works Department
Timeframe: Ongoing

HE 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.
Lead: Planning and Building Department
Timeframe: Policy and programmatic responses as needed by December 2015.

HE 21.3 Continue to support annexations to sewer and water providers to support new residential development.
Lead: Planning and Building Department
Timeframe: Ongoing

Policy HE 22 Encourage Use of Surplus and Underutilized Public Lands 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 underutilized County properties, including air-rights parcels, which might be determined to be appropriate for affordable housing development.

HE 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.

Lead: Housing Department/County Real Property

Implementation Target: A complete list of County-owned properties with potential for residential use, monitored and updated on an ongoing basis.

Timeframe: December 2015/Ongoing

HE 22.2 For parcels with potential to be used for affordable 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.

Lead: Housing Department

Timeframe: Ongoing, following completion of HE 22.1

Policy HE 23 Support Site Acquisition for Affordable Housing. Continue to provide support and assistance for developers in the acquisition of sites for affordable housing development.

HE 23.1 Continue, within funding and programmatic constraints, to use available local, state and federal funds to support developers in acquiring sites for affordable housing.

Lead: Housing Department

Timeframe: Ongoing

Policy HE 24 Grant Density Bonuses for Development of Affordable Housing. Continue to grant density bonuses for the development of affordable housing as allowed in the County's density bonus ordinance, and revise the ordinance as needed to streamline and update implementation procedures.

HE 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 conditions change

frequently, this method can be inefficient, and rent levels are not updated regularly. The new method should tie rent levels to published HUD rent limits, Housing Authority rent standards, or another appropriate, periodically updated source.

Lead: Housing Department/Planning and Building Department

Implementation Target: New method of establishing rent limits for affordable density bonus units, and required ordinance and/or resolution for Board of Supervisors review and approval.

Timeframe: Establish methodology and obtain Board approval by May 2016.

Policy 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 occupancy (SRO) units and efficiency (studio) units and offer incentives that facilitate development of high-density housing containing smaller units.

HE 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.

Lead: Planning and Building Department/Housing Department

Timeframe: Ongoing

HE 25.2 As part of any future General Plan update, consider creating new zoning regulations/exceptions that allow up to 100 dwelling units per acre, before calculating density bonuses, for senior and/or efficiency or SRO housing developments, in appropriate areas.

Lead: Planning and Building Department/Housing Department

Timeframe: Contingent on timing of General Plan update

HE 25.3 As described in **HE 40**, explore parking reduction standards that are consistent with demonstrated parking need for specific areas of the County, as new plans and regulations are adopted.

Lead: Planning and Building Department/Housing Department

Timeframe: Ongoing

Policy HE 26 Use Available Financing Programs to Support Affordable Housing Development. Continue to support the development of affordable housing for a range of incomes and household needs, including new construction, acquisition/rehabilitation, and adaptive re-use.

HE 26.1 Continue to use available local, state and federal funds to increase the supply of low- and moderate-income affordable housing through support for site acquisition, new construction, acquisition/rehab, and adaptive re-use.

Lead: Housing Department

Implementation Target: While the number of affordable housing units that will be created during the implementation period cannot be precisely estimated, the range of financial resources available to the County for affordable housing development, based on FY 2012-13, is summarized in Table 8-1 in Section 8. Although specific allocation amounts vary from year to year based on current needs, public input, and pipeline considerations, the 2012-13 summary is reasonably representative of the types of programs and projects that are likely to be funded throughout the Housing Element implementation period (2014-2022).

Timeframe: Ongoing

Policy HE 27 Provide Affordable Housing Opportunities and Supportive 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 for these activities. Adopt new building design standards and permitting procedures to require and encourage units appropriate for special needs groups.

HE 27.1 Provide affordable housing and supportive services for elderly and/or disabled persons and households, including persons with developmental disabilities and persons with permanent supportive housing needs:

- 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.

Lead: Housing Department

Implementation Target: Provide 40 MHSA supportive housing units during the Housing Element planning period.

Timeframe: 2014-2022/Ongoing

- B. Continue to collaborate with County agencies (HSA, Behavioral Health, Health Plan, and others) and community service providers to ensure that appropriate support services are linked with housing.

Lead: Housing Department

Timeframe: Ongoing

- 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 accessible and usable for all residents, regardless of level of ability or disability. Encourage or require developers to use these Universal Design elements for new construction projects. Explore adoption of Universal Design standards as mandatory elements of appropriate projects.

Lead: Housing Department/Planning and Building Department (in consultation with the County’s Commission on Aging and Commission on Disability)

Timeframe: Create and adopt “Universal Design” standards and checklist by May 2016, and implement as voluntary, encouraged elements of new construction through the Planning and Building Department in 2016. Explore adoption of mandatory standards by April 2017.

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.

Lead: Planning and Building Department

Timeframe: Immediately begin using the Planning and Building Department’s discretionary authority to grant exemptions related to appropriate permit applications. Formalize these exemptions as part of the project permitting process, subject to the discretion of the Community Development Director or designee, by submitting the exemptions and procedures to the Board of Supervisors for approval by May 2016.

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 order to accommodate exceptions necessary for the purposes of creating and maintaining housing for persons with disabilities.

Lead: Planning and Building Department

Timeframe: Explore and adopt a formal reasonable accommodation request and approval procedure by March 2016

HE 27.2

Incentivize and support affordable housing opportunities for Large Family and Single-Parent Households:

- A. Use available funding programs (HOME, CDBG, and others) to support affordable family housing.
- B. Encourage affordable housing developments assisted by the Housing Department to include larger units when feasible.
- C. Encourage affordable housing development linked to childcare services.

Lead: Housing Department

Timeframe: Ongoing

HE 27.3

Provide additional affordable housing opportunities for farm laborers, streamline existing farm labor permitting procedures, and ensure quality and safety of farm labor housing:

- A. Use available funding programs to support affordable housing targeted to farm laborers.

Lead: Housing Department

Timeframe: Ongoing

- 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 opportunities to support new and expanded farm labor housing, and to provide information to farmworkers on new and existing affordable housing opportunities, in conjunction with the County's Farmworker Housing Needs Study.

Lead: Planning and Building Department/Housing Department

Timeframe: 2015-2016

- 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 program to ensure adequate health and safety of existing farm labor housing, in conjunction with the County's Farmworker Housing Needs Study.

Lead: Planning and Building Department/Housing Department/Environmental Health

Timeframe: 2015-2016

- B-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 assistance, collaboration from appropriate developers, and other assistance, to expand existing sites, consistent with the findings of the County's Farmworker Housing Needs Study, once the study has been completed.

Lead: Planning and Building Department/Housing Department

Timeframe: 2015-2017

HE 27.4 Undertake a comprehensive assessment of the County's farm labor population, existing farm labor housing stock, farm labor housing conditions and farm labor housing needs.

A. Select a consultant to complete the study.

Lead: Housing Department/Planning and Building Department

Timeframe: October 2014

A.B. Working with the selected consultant and all relevant stakeholders, complete a comprehensive Farmworker Housing Needs Study, including recommendations and best practices to address the results of the study.

Lead: Housing Department/Planning and Building Department

Timeframe: 2014-2016

HE 27.5 Provide affordable housing opportunities and supportive services to homeless individuals and families:

- Continue to support HOPE Plan implementation efforts, as listed in **HE 28.3**.
- Continue to use available local, state, and federal funding programs to support emergency, transitional, and permanent housing opportunities.

Lead: Housing Department/Human Services Agency

Timeframe: Ongoing

- Continue to provide rental assistance through various programs to serve homeless persons.

Lead: Housing Department/Housing Authority

Timeframe: Ongoing

HE 27.6 Assist and support the development of housing for Extremely Low Income households of all types:

- 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.
- 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.

Lead: Housing Department/Planning and Building Department

Timeframe: Analysis of potential development exemptions, exceptions and incentives by January 2017; analysis of available opportunities for specifically targeted financial and other assistance by March 2017.

Policy HE 28 Support Public-Private Partnerships for Affordable Housing Development. Support the San Mateo County Housing Endowment and Regional Trust (HEART) and other important public-private partnerships working to increase affordable housing options.

HE 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.

Lead: Housing Department/County Counsel

Timeframe: Ongoing

HE 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.

Lead: Housing Department /Planning and Building Department

Timeframe: Ongoing

HE 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 HOPE sub-committees, support for community outreach and education efforts, and support for a variety of housing opportunities for homeless individuals and families.

Lead: Housing Department

Timeframe: Ongoing

HE 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 support for jurisdictions in the process of completing their Housing Elements and (b) help jurisdictions with ongoing implementation issues related to completed Housing Elements.

Lead: Housing Department

Timeframe: Ongoing

Policy 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 affordability restrictions on land) in perpetuity in the public interest, primarily for affordable housing purposes.

HE 29.1 Explore the financial feasibility and possible structure for a housing land trust.

Lead: Housing Department

Implementation Target: Revisit the feasibility of a study in 2015. If feasible, completion of an initial study of feasibility and methods of land trust creation in 2016/2017; presentation of study and options to the Board of Supervisors in 2018.

Timeframe: Completion of study and presentation to Board of Supervisors by December 2018.

HE 29.2 If a housing land trust is determined by the Board of Supervisors to be both feasible and desirable, establish the entity and begin operations of the land trust.

Lead: Housing Department

Implementation Target: Establishment of land trust.

Timeframe: 2018-2020, based on feasibility of study, findings of study, and Board of Supervisors' direction.

Policy HE 30 Strengthen and Clarify County Inclusionary Housing 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 consistency in implementation of the regulations, and to allow greater flexibility as market conditions or housing regulations change over time.

HE 30.1 Consider amending the County's Inclusionary Housing ordinance to add an inclusionary requirement for larger-scale single-family residential developments.

Lead: Planning and Building Department/Housing Department

Implementation Target: Depending on changes to inclusionary housing law at the state level, study of options and recommendation for ordinance changes to Planning Commission and Board of Supervisors.

Timeframe: 2015-2017; presentation for Board of Supervisors' recommendation by July 2017.

HE 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 price and rent levels in the administrative guidelines to HUD's published rents and prices,

or other regularly adjusted levels, rather than levels established and updated by the Board of Supervisors.

Lead: Planning and Building Department/Housing Department

Implementation Target: Completion of administrative guidelines and adoption by Board of Supervisors.

Timeframe: 2015-2017; presentation to Board of Supervisors by July 2017.

HE 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 promote sufficient affordable housing, and to increase the flexibility of use of these options.

Lead: Planning and Building Department/Housing Department

Implementation Target: Analysis completed concurrent with creation of administrative guidelines. If new regulations are feasible and appropriate, submittal to Board of Supervisors for approval in 2017

Timeframe: 2015-2017. Presentation to Board of Supervisors by July 2017.

Policy HE 31 Consider Establishing a Housing Impact Fee on Employment-Generating Development. Build on existing preliminary research regarding the possibility and requirements for implementing a housing impact ("linkage") fee on employment-generating development.

HE 31.1 Complete a nexus study of a linkage fee for the unincorporated County, building on the existing nexus study of a potential countywide linkage fee, which focuses on the entire County, including incorporated areas.

Lead: Housing Department

Implementation Target: Completed nexus study focused on the unincorporated County.

Timeframe: The study is ongoing, and targeted for completion in 2015.

HE 31.2 Continue to work with C/CAG and the 21 Elements collaborative to encourage other cities to explore and potentially adopt linkage fees.

Lead: Housing Department

Timeframe: 2015-2017, after completion of the nexus study.

HE 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 directed by the Board, create an implementing ordinance for a linkage fee, for adoption by the Board.

Lead: Housing Department

Implementation Target: Alternatives analysis, presentation to Board of Supervisors, and implementing ordinance if necessary.

Timeframe: 2015-2017

Policy HE 32 Encourage Accessory Dwelling Units (Second Units).

Encourage and facilitate accessory dwelling unit (“ADU”) development in single-family residential areas and adopt measures to make existing ADUs both safe and legal under County regulations.

HE 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 design templates (described in **HE 32.4**), standardization of regulations countywide, and other methods.

Lead: Planning and Building Department

Implementation Target: Revisions to existing Second Unit Ordinance.

Timeframe: Revisions to the second unit ordinance are underway, and targeted for completion in June 2016. Adoption of ordinance and ADU templates should be pursued in early 2017.

HE 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.

Lead: Planning and Building Department/Housing Department

Implementation Target: Feasibility analysis of ADU amnesty program, implementing ordinance for new program.

Timeframe: Implementing ordinance by September 2017; presentation to Board of Supervisors by March 2018.

HE 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 applicants in making necessary repairs and upgrades.

Lead: Housing Department/Planning and Building Department

Implementation Target: Identification of funding sources.

Timeframe: 2016-2018, contemporaneous with creation of the ordinance noted in 31.2.

HE 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 potential developer would ensure that the proposed ADU meets most, if not

all, required standards at the outset of the development process, minimizing and streamlining the review process and reducing time and cost.

Lead: Planning and Building Department

Implementation Target: Study of feasibility of pre-approved templates and report to Planning Commission and Board of Supervisors. If feasible, creation and adoption of design templates for at least two areas of the County.

Timeframe: 2016-1018; templates created by March 2017, incorporated in ordinance by September 2017, for Board review by June 2018.

Policy HE 33 Encourage Self-Help Housing Developments. Continue to encourage and support self-help housing.

HE 33.1 Continue to support self-help groups such as Habitat for Humanity that use “sweat equity” to make housing more affordable to lower income residents.

Lead: Housing Department

Timeframe: Ongoing

Policy HE 34 Promote Shared Housing. Encourage shared housing as a way to use existing housing stock to fit diverse housing needs and help both existing homeowners and residents needing affordable housing.

HE 34.1 Continue to Support HIP Housing’s Home Sharing Program

Lead: Planning and Building Department

Implementation Target: Continue to provide financial support to HIP Housing at levels comparable to current support

Timeframe: Ongoing

Reduce Constraints to New Housing Development

Policy HE 35 Promote Community Awareness and Involvement in Meeting Housing Needs. Continue to increase public awareness of housing needs and reduce opposition to affordable housing development by promoting civic engagement and other community education and involvement efforts.

HE 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 and cooperation between developers, residents, property owners, and other stakeholders through the use of the Planning Department’s Pre-Application Workshop process.

Lead: Housing Department/Planning and Building Department

Timeframe: Ongoing

HE 35.2 Continue to provide support, including funding if feasible, to community nonprofits engaged in civic engagement and community education activities, such as Threshold 2009 and the Housing Leadership Council of San Mateo County.

Lead: Housing Department

Timeframe: Ongoing

Policy 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 density and special needs housing, amend the County's zoning and building codes, and permitting procedures as necessary to facilitate such housing.

HE 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, including SROs, efficiency units for seniors or disabled persons, housing combined with supportive facilities, group homes, single-family housing intended for residents with special needs, and other types. If ongoing monitoring during the Housing Element period indicates that additional barriers exist, amend codes and regulations accordingly.

Lead: Housing Department/Planning and Building Department (in consultation with the County's Coalition on Aging and Coalition on Disability)

Implementation Target: Obtain regular feedback from residents, applicants, developers, representative organizations such as the Coalition on Aging and Coalition on Disability, and other groups on barriers encountered in the planning and permitting process for these types of development. If changes are necessary, address them in the General Plan update and related zoning code amendments.

Timeframe: Ongoing, as needed

HE 36.2 Explore expanding the areas in which larger group homes are allowed by right, rather than as a conditionally permitted or non-permitted use.

Lead: Planning and Building Department

Implementation Target: Completed analysis of areas in which by-right development of group homes is appropriate, and completion of

relevant General Plan and zoning code modifications for appropriate areas, if any.

Timeframe: 2012-2014 (as part of General Plan updates)

Policy 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 potentially revise the policy and attendant procedures to clarify and streamline the fee reduction, waiver, and deferral process.

HE 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.

Lead: Planning and Building Department

Implementation Target: If needed, minor modifications to existing policies for greater clarity and effectiveness, and approval of policy changes by the Director of Community Development, County Manager, and/or Board of Supervisors.

Timeframe: Ongoing; review policy and determine any required revisions by 2017.

Policy HE 38 Update Parking Standards to Facilitate Affordable and Transit Oriented Development. Revise the zoning regulations to include parking standards and policies that reflect the actual parking needs of different types of affordable housing and transit-oriented-development.

HE 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 those of single-family residential uses, and may be significantly lower than the County's existing standards. Use the findings of the North Fair Oaks Community Plan update as well as other available parking data and best practices to help establish parking standards for these types of projects.

Lead: Planning and Building Department

Timeframe: Ongoing, in conjunction with changes to area plans and area-specific zoning regulations

Policy 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 that plastic or PVC piping is not allowed in new residential construction. Use of plastic/PVC piping can offer a significant cost savings over use of other materials.

HE 39.1 Assess the appropriateness of permitting plastic/PVC piping in new residential construction, and potentially amend County regulations to permit such materials.

Lead: Planning and Building Department/ Building Department

Timeframe: 2016-2018; feasibility assessment by February 2018.

Policy HE 40 Educate County Staff on Housing Policies and Housing Law. 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 knowledge can create additional barriers to project approval, as well as require additional time and cost in the approval process.

HE 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 departments, as needed.

Lead: Housing Department/Planning and Building Department

Timeframe: Create a basic curriculum for education by August 2015. Begin trainings by December 2015/January 2016, and continue on an ongoing basis.

GOAL 3: Promote Sustainable Communities through Regional Coordination and by Locating Housing near Employment, Transportation, and Services

Promote coordination efforts among jurisdictions and encourage new housing to be located in pedestrian-friendly areas that provide access to employment opportunities, diverse transportation choices, and community services.

Policy 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 inter-jurisdictional efforts during future housing element cycles. Continue collaborative work on housing element implementation and monitoring issues.

HE 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.

Lead: Housing Department / Planning and Building Department

Timeframe: Ongoing

Policy HE 42 Support Regional and Countywide Planning Efforts. Continue County participation in inter-jurisdictional collaborations. Provide support and assistance for regional planning efforts affecting San Mateo County.

HE 42.1 Continue the County's participation in inter-jurisdictional collaborations such as C/CAG and ABAG.

Lead: Housing Department / Planning and Building Department

Timeframe: Ongoing

HE 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 activities in the county supported by funding awards from the Silicon Valley Community Foundation.

Lead: Housing Department

Timeframe: Ongoing

Policy HE 43 Promote Community Participation in Housing Plans. Promote broad community participation in the development, implementation, and monitoring of housing plans.

HE 43.1 Provide community education materials and outreach regarding housing needs, and support efforts by nonprofits and jurisdictions to promote diverse community participation in the development, implementation, and monitoring of housing plans.

Lead: Housing Department

Timeframe: Ongoing

Policy HE 44 Encourage Transit Oriented Development, Compact Housing, and Mixed-Use Development in Appropriate Locations. Encourage transit-oriented development, compact housing, and a mix of uses in appropriate locations throughout the county, such as along transit corridors and in commercial areas.

HE 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 funding as allowable, as listed in HE 16 and HE 38.

Lead: Housing Department, Planning and Building Department

Timeframe: Ongoing

HE 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 Initiative, as described in HE 16, HE 26, HE 40, and HE 41.

Lead: Housing Department, Planning and Building Department

Timeframe: Ongoing

GOAL 4: Promote Equal Housing Opportunities

Ensure that housing is equally available to all persons regardless of age, race, sex, sexual orientation, marital status, ethnic background, income, disability, or other arbitrary factors.

Policy 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 County. Continue to refer fair housing complaints to appropriate organizations and agencies for resolution, and formalize and publicize the referral process.

HE 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 County's Fair Housing Strategy, which is part of the County's Consolidated Plan for FY2012/13 (available through the County Housing Department website).

Lead: Housing Department

Timeframe: Ongoing

HE 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, libraries, community meeting facilities, and other appropriate locations.

Lead: Housing Department

Timeframe: Ongoing.

HE 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 complaint referral and resolution process is publicly available both through materials distributed at public locations throughout the County, and on the County's various websites.

Lead: Housing Department

Timeframe: Formalize and publicize program by August 2017.

HE 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 rejection of tenants

reliant on Section 8 vouchers and other sources of public assistance.

Lead: Housing Department

Timeframe: Research ordinance in 2016; creation and presentation for Board of Supervisors review by March 2017.

**Policy HE 46 Ensure New Multifamily Development Meets
Accessibility Requirements.**

HE 46.1 Ensure that all new, multifamily construction meets the accessibility requirements of the federal and State fair housing acts through local permitting and approval processes.

Lead: Planning and Building Department

Timeframe: Ongoing

**Policy HE 47 Revise Zoning and Land-Use Policies Negatively
Impacting Housing Choice.**

HE 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 disabilities to have maximum choice of housing options, and explore amendments to eliminate these impacts.

Lead: Planning and Building Department

Timeframe: Ongoing, as General Plan and specific area plan updates occur.

**GOAL 5: Encourage Energy Efficiency and Resource
Conservation in New and Existing Housing**

Encourage energy efficiency measures and green building practices in the production of new housing, in existing homes, and when remodeling or retrofitting housing.

Policy HE 48 Promote Energy Conservation in Existing Housing.
Promote energy conservation in existing housing through a variety of activities:

HE 48.1 Provide educational outreach support for the newly launched Countywide Residential Energy Efficiency program, intended to improve energy efficiency in existing homes.

Lead: Housing Department

Timeframe: Ongoing

HE 48.2 Promote energy audits and resident participation in utility rebate programs through private and public utility companies.

Lead: Planning and Building Department/Housing Department

Timeframe: Ongoing

- | **HE 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 Program, in partnership with state and local programs operated by local nonprofits.

Lead: Planning and Building Department/Housing Department

Timeframe: Ongoing

- | **HE 48.4** Promote the use of solar roof systems and other passive solar devices to reduce the use of electricity and natural gas.

Lead: Planning and Building Department / Housing Department

Timeframe: Ongoing

- | **Policy HE 49 Promote Higher Density and Compact Developments.** Promote higher density, compact development, including mixed-use development, to reduce vehicle miles traveled and reduce use of water, land and other resources.

- | **HE 49.1 Promote higher density compact development, including residential mixed-use, as listed in the various Housing Programs under Goals 2 and 3.**

Lead: Planning and Building Department/Housing Department

Timeframe: Ongoing

ADDITIONAL PROGRAMS

- Policy HE 50 Maintain Consistency Between Housing Element, General 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, through the General Plan update, to be consistent with the goals, policies, and objectives of the updated Housing Element.

- HE 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 Zoning Regulations. Also, strive for consistency with countywide plans including, but not limited to, the Shared Vision 2025 and the Countywide Transportation Plan.

Lead: Planning and Building Department

Timeframe: Should resources for a General Plan update become available, undertake revisions at that time.

HE 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.

Lead: Planning and Building Department

Timeframe: Ongoing

Policy HE 51 Be Accountable and Transparent in Monitoring and Reporting Progress in Implementing Housing Element Policies and Programs.

HE 51.1 Submit annual reports to the Planning Commission, Board of Supervisors, and State HCD.

Lead: Planning and Building Department/Housing Department

Timeframe: Ongoing/Annual

HE 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 adjust implementation strategies and policies and programs as needed.

Lead: Housing Department/Planning and Building Department

Timeframe: Ongoing/Annual

HE 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 Initiative, 21 Element activities, HOPE Initiative efforts, and others).

Lead: Housing Department/Planning and Building Department

Timeframe: Ongoing

11. 5-YEAR QUANTIFIED HOUSING OBJECTIVES

The five-year quantified housing objectives represent the County's best estimate of the maximum number of units that can feasibly be constructed, rehabilitated, and conserved or preserved over the five years following adoption of the Housing Element. These estimates are different from the RHNA and the inventory of adequate sites described in Section 9. The RHNA and the Adequate Sites Inventory in Section 9 describe the County's total need for housing units by income category, and show the sites available for housing production in the County, while the five-year quantified objectives shown in Table 11-1 are an estimate of the maximum probable production, rehabilitation, and preservation of housing units, based on past trends, available resources, the policies and programs described in Section 10, and probable future development patterns.

Table 11-1
5-Year Quantified Housing Objectives
San Mateo County Housing Element, 2014

Income Group	New Construction	Rehabilitation	Conservation/ Preservation	Total
Extremely Low	50	50	75	175
Very Low	60	50	75	185
Low	60	50	75	185
Moderate	100	1,000	75	1,175
Above Moderate	900	500	70	1,470
Total	1,120	1,600	370	3,090

1. New construction objectives are based on average rates of production for units in each income category, including second units, farm labor housing units, dedicated affordable units, and all other new units with no affordability restrictions.
2. Rehabilitation objectives are based on historic rates of alteration/addition building permit issuance for moderate and above-moderate income categories, and historic rates of rehab loan assistance for extremely low, very low and low-income categories. These numbers remained relatively stable since the prior Housing Element period. have
3. Conservation and preservation numbers are based on historic annual average code inspections of 50% and 75% remodels, and include the potential need for preservation of 25 at-risk units described in Section 5.

Notes:

New construction objectives are based on average rates of production over the past decade for units in each income category, including second units, farm labor housing units, dedicated affordable units, and all other new units with no affordability restrictions. Rehabilitation objectives are based on historic rates of alteration/addition building permit issuance for moderate and above-moderate income categories, and historic rates of rehabilitation loan assistance for extremely low, very low and low-income categories. These numbers have

remained relatively stable since the prior Housing Element period. Conservation and preservation numbers are based on annual average code inspections of 50% and 75% remodels, and include the potential need for preservation of 25 at-risk units described in Section 5. Code inspectors estimate that approximately 60% of code inspections are for units in low, very low, and extremely low-income categories, and 40% are for units in moderate and above moderate-income categories. These percentages have also remained relatively stable since the prior Housing Element revision, although above moderate income categories are somewhat higher, reflecting a rebound in this segment of the housing market.

Appendix: Public Outreach Materials and Detailed Public Comment

This appendix describes the County's public outreach and input process for the Housing Element update, provides a summary of public, community and stakeholder feedback received.

Community Outreach

Creation and revision of the updated Housing Element relied on public outreach and input. Informational materials created for the update included an educational brochure in English and Spanish, informational posters and flyers in English and Spanish, a website, information distribution by email, and press releases to local media outlets. The community engagement for the Housing Element update included the following:

- Web surveys: The Planning and Building Department created and publicized an online survey on housing issues and housing needs. The survey was publicized through email blast, through the County's various websites, through flyers and other materials, at public meetings around the Housing Element, and through various partner organizations and agencies who publicized the survey to their clients and audiences. The survey responses are shown below.
- Community Workshops: Four community workshops were held, including two initial workshops prior to creation of the draft Housing Element, and two workshops to review and receive comment on the public draft. In both cases, workshops were held on the Coastsides (El Granada) and on the Baysides (Redwood City and North Fair Oaks). Workshops provided bilingual simultaneous translation in English and Spanish, as well as bilingual materials. Input from the community workshops is also shown below.
- Stakeholder Input/21 Elements Public Participation. The County participated in stakeholder workshops through the 21 Elements process, including four expert panels with participants from for-profit and non-profit developers, advocates, policy-makers, service providers and others. A detailed summary of the comments from the stakeholder workshops, which were extensive, is not included here, but a summary is available at <http://21elements.com/Public-Participation/View-category.html>. This input, along with a variety of other stakeholder input available through the 21 Elements process, was considered when reviewing and revising the policies and programs in Section 10, as well as Sections 4 and 5 of the Housing Element.

Key Findings and Responses

The following key findings and responses from the various forms of community outreach are shown below, combined into general topic areas and categorized by topic question or topic area. The responses were gathered through the web survey; through paper comment forms distributed at public workshops; through feedback from the stakeholder workshop; through other comments received directly by phone, email, or in person.

ONLINE SURVEY RESPONSES

These responses to the online survey were received between August and November, 2014. Survey responses could be provided anonymously, or with identifying information; all responses below have been anonymized, and in some cases edited for clarity. The questions have been abbreviated; full questions can be seen in the survey form shown at the end of this section.

The most consistent themes in the responses include:

- The need for more housing, and for more affordable housing, of various types, including subsidized and non-subsidized housing, particularly for low and middle-income groups.
- The need for more housing targeted to specific groups, including seniors, the disabled, and the homeless.
- The need to connect housing to transit and services, and to create infill housing.
- The need to plan for infrastructure to support needed new housing, as well as resource constraints.
- The desire for tenant protections, including eviction protections and rent stabilization.
- The need for more housing subsidies, and more funding overall for housing development, and direct subsidies to lower income residents.
- A desire for programs that incentivize landlords to rent to tenants receiving rent subsidies, and for protections for those tenants from discrimination and eviction.
- A support for home-sharing.
- A desire to connect housing with pedestrian and bicycle improvements.
- A desire for a better response to reported code violations.
- A desire for both immediate attention to urgent housing affordability issues, and a focus on long-term planning for growth in the County.

Each of these themes is addressed by policies in Section 10, with the exception of rent stabilization, which is not addressed in this Housing Element.

Other comments, which are not addressed by policies in the Housing Element, include the following:

- A desire for prohibitions on any new housing.
- A desire for prohibitions on any higher density housing.

- A desire for prohibitions on new residents in the County.
- A desire for the County to distance itself from the Association of Bay Area Governments, and any other non-local departments, agencies or organizations which may have a voice in housing policy.
- A desire for prohibitions on new businesses.

RESPONSES:

Interest in Housing Issues: : I am a realtor who despairs at the difficulty in most folks being able to afford to live here. I work with builders and despair at the hurdles and costs in getting anything built.

Greatest Housing Needs: Housing for folks making \$20-60k/year.

Housing Goals and Policies? .: Can't answer that. The goals are pointless if regular folks can't afford housing.

Existing Programs? No. Too many people cannot afford to live in San Mateo County.

New Policies and Programs? Educating the public about what affordable housing really means. Nuts and bolts education. A real analysis and dissemination of that analysis as to what growth restrictions and open space cost so that we don't blindly continue down the same roads.

Message for Decision Makers? Talk to real builders and real renters/wanne be home owners about the real hurdles.

Interest in Housing Issues: : San Mateo County is one of the most expensive Counties in the Country to live in. I work for a nonprofit affordable housing organization and the need for more affordable housing is so dire, especially for seniors, persons with disabilities, students and low-income wage workers. People are getting extremely frustrated with not being able to find affordable housing. Persons with Section 8 vouchers are competing against persons w/o vouchers. When persons with a Section 8 voucher cannot find housing within 90 days, they may lose the voucher they have been waiting years to obtain. People are leaving the area. Seniors are sleeping in their cars. Shelters have long waiting lists. Subsidized waiting lists are often closed. Affordable housing waiting lists are also closed or lengthy.

Greatest Housing Needs: 1) develop more housing for seniors 2) landlord cultivation project to encourage landlords to rent to persons with vouchers 3) landlord incentive project to encourage landlords to rent to persons with vouchers and persons who are looking to rent a room in their home 4) develop more affordable housing 5) clean up the project based waiting list to see if people are even still in the area which would allow more people to apply

Housing Goals and Policies? .: I haven't carefully reviewed the County's housing element yet.

Existing Programs? Please comment.: It's very difficult to say because it was wonderful when the County revised its Section 8 Moving To Work program allowing people to apply but once people get their voucher, they cannot find housing. The County needs to do more outreach to the landlord community to encourage landlords to rent to persons with vouchers otherwise if Section 8 voucher holders do not find housing, they will lose their voucher. There are so many vulnerable seniors and persons with disabilities who need a housing advocate - someone to help them apply to waiting lists, get into shelters, find housing. The process to navigate how to do all of that is extremely difficult and people need help.

New Policies and Programs? 1) County should devote funding to landlord cultivation 2) Develop incentives to encourage landlords to rent to persons with vouchers or to encourage homeowners to open up their home and share it with someone who needs housing 3) Funding to support the development of more affordable housing for persons with incomes at the lowest spectrum 4) implement an advocate program to help vulnerable populations apply to waiting lists, get into shelters

Message for Decision Makers? Everyday I see the struggles people face in not being able to find housing in this County. People are getting discouraged and depressed. Seniors are sleeping in

their cars; people are sleeping in the airport or in hospital lounges or in the park. Shelters are full. Waiting lists are closed. It's starting to feel like this County is only for people with high incomes.

Interest in Housing Issues: : I am a current resident. I am a single mother of 2 with a full time job. 6 years ago. I rented a town home in SSF 2 bed. 1.5 bath for \$1250/month. Now I have the same exact type of rental. In a not so great part of SSF for \$2150/month. I have 1 income and do not qualify for all but 1 of the LIMITED affordable housing currently available in SMC and all of the units are not taking applicants anyhow. This makes me highly interested as I love living in San Mateo County but rental prices are quite ridiculous.

Greatest Housing Needs: 1. No rent cap- This allows home owners/property owners to just increase rent to ridiculous amounts simply because they can. 2.Low income residents are living in units generations on end. Low income housing should not be forever. 3. Availability.Our county needs more affordable housing units. Not for Low income , but for affordable income.

Housing Goals and Policies?

Existing Programs? No I feel that they do not.

New Policies and Programs? PLEASE put a cap on rent for the county. Make it reasonable for a single working mother to work here and save for her family & their future. I am struggling because there is no rent cap and I'm sure I am not the only resident here that feels the same.

Message for Decision Makers? I love living in San Mateo County. I was born here. Raised half of my life in South San Francisco and now I have returned to raise my children here. It is unfair that greedy land lord/business owners are allowed to charge so much for such small living space. It also upsets me that I can get zero help with housing yet, a person with addiction can be served. Please help us keep South San Francisco/San Mateo County our home.

Interest in Housing Issues: : I work in the housing field trying to help people identify places to live.

Greatest Housing Needs:

1. More rental units for middle an lower-income households

2. More rental units on transit lines and near downtown service jobs

Housing Goals and Policies? .: 1. They do not promote the acquisition and preservation of affordable housing enough. Protecting tenants is exsiting apartments, mobile homes and in secondary units is critical.

Existing Programs? We more programs that provide better landlord outreach, more incentive programs for landlords to rent to lower income people and more rental opportunities for families of three or more.

New Policies and Programs? Restrictions on the ability of new apartment owners to evict existing tenants or raise their rents in exorbitant ways. Moratoriums on the renovation and eviction of tenants in the first 12 months of apartment ownership Incentive programs for landlords to rent to low-income people with vouchers More landlord outreach programs Accountability standard for businesses of a certain size, to provide some proportion of housing. i.e. For every # of jobs created by a company, they are responsible to subsidizing or creating some # of housing opportunities. We have to reduce the jobs/housing imbalance.

Message for Decision Makers?

That well built, denser housing structures on transit lines reduces traffic not increases it!

That multifamily, lower cost rental units are more important right than single family homes

Other comments...: We are truly in a crisis. Our seniors, service workers and non profit agencies trying to cope with the housing situation are being overwhelmed. Traditional market forces will not correct the situation.

Interest in Housing Issues: President of HIP Housing's Board of Trustees

Greatest Housing Needs: Low income and work force housing.

Housing Goals and Policies? We need more financial support for adding creative affordable housing solutions.

Existing Programs? Please comment.: No - Demand for housing far exceeds the existing supply.
New Policies and Programs? Additional taxes to support affordable housing.
Message for Decision Makers? We need immediate solutions.
Other comments: The existing system needs to be streamlined and updated.

Interest in Housing Issues: : I am interested in keeping families here in San Mateo County. I am interested in seeing more affordable housing built. I am also interested in policy decisions regarding rent control. Families are being forced out of San Mateo County because they can no longer afford the extremely high rents right now. I am interested in finding out how and why landlords are allowed to increase the rents to such a high rate at any time.

Greatest Housing Needs: AFFORDABLE housing. That is the greatest need. I have never seen rents this high for a tiny 1 or 2 BDRM apartment. Families need to be able to have a roof over their head so that they can work, go to school, raise a family and contribute to society. When they are homeless, they lose their jobs, they lose their self-confidence, their children go hungry - THIS is not contributing to society or the wealth of this county. Every single person working a reasonable job, should have a reasonable rent. EVERYONE. Why put more money in shelters, when it's only temporary?

Housing Goals and Policies? .: Don't know.

Existing Programs? To a degree, yes. But it is only serving a very small number of families. If a family is lucky enough to get into a program that helps them pay part of their rent for 2-5 years, then these families have affordable housing and can thrive. But what about the increasing number of families that are on long waiting lists for help? They are suffering.

New Policies and Programs? Rent control. More housing vouchers to assist a larger number of families. Outreach to landlords to accept housing vouchers and to keep their rents at a fair price.

Message for Decision Makers? Housing should not be a privilege, it should be considered a necessity. As stated above, every single person should have access to affordable housing.

Everyone should have a place to live that they can afford on minimum wage.

Families should not be forced out of a county they have lived in all their life and told to move somewhere else. There should not be such a disparity between the rich and poor.

Other comments...: Do something that is really going to make a difference!! Give families hope.

Interest in Housing Issues: We all recognize the need for additional housing. Yet San Mateo County is renowned for its open space. How to balance the two? How to support needs that provide a mix of housing types for people at different stages of their lives and income levels? What are repercussions of cities not moving forward with the plan?

Greatest Housing Needs: Having workforce housing that provides "affordable" options for those that are not at the top income levels that are currently required to own even a modest home in San Mateo County. A mix of housing styles, moving away from traditional single family projects -- affordable apartments, new mixed use, transit oriented developments that aren't just on the main transit corridors (eg El Camino and 101) Look beyond the obvious and find solutions for all parts / cities in the county.

Housing Goals and Policies?

Existing Programs? Please comment.: More innovative ideas are needed to be more widely shared. HIP housing model of shared use of existing housing stock is an example. What are the opportunities for this type of model for people at all levels?

New Policies and Programs?

Message for Decision Makers?

Interest in Housing Issues: : I am a resident of San Mateo County. I work for HIP Housing, a non-profit serving San Mateo County. Our program provides a housing subsidy to low-income parents who are in school to increase their earning power and become financially self-sufficient.

Greatest Housing Needs: More housing in general, but especially more affordable housing. Better public transportation near housing. I would like to see the Bayshore CalTrain stop moved to Brisbane. I would like to see a well-lit bike path from Brisbane to the Bayshore and SSF CalTrain stops. Developers should be required to set aside a portion of every new development for affordable housing. Cities should be more consistent in their policies about affordable housing percentages.

Housing Goals and Policies? .: Yes. We just need to increase our efforts.

Existing Programs? Please comment.: There are many creative housing programs, but the need is overwhelming. More and more landlords are refusing to rent to clients with vouchers or in programs of any kind. The rents keep getting higher. Non-profits and the Housing Authority need to do something to cultivate a pool of landlords who will work with our clients. They are responsible tenants, but the perception is negative, and landlords are free to refuse to rent to someone in a program. There is no law requiring landlords not to discriminate based on voucher status.

New Policies and Programs? Each city should require new developments to have a percentage of affordable housing, and this should be consistently enforced.

Message for Decision Makers? This is truly a crisis.

Interest in Housing Issues: : Please don't build housing in the Tsunami Inundation zone. Do not build housing in the Sea Level Rise Inundation zone. Please update zoning accordingly.

Greatest Housing Needs:

Housing Goals and Policies?

Existing Programs?

New Policies and Programs? Please don't build housing in the Tsunami Inundation zone. Do not build housing in the Sea Level Rise Inundation zone. Please update zoning accordingly.

Message for Decision Makers? Build new housing near the transit. Please don't build housing in the Tsunami Inundation zone. Please don't build housing in the Sea Level Rise Inundation zone. Please update zoning accordingly.

Other comments...: Please don't build housing in the Tsunami Inundation zone. Do not build housing in the Sea Level Rise Inundation zone. Please update zoning accordingly.

Interest in Housing Issues: : General chaos in administration of county planning dept. that caters to wealthy developers to the detriment of neighborhoods

Greatest Housing Needs: Clean up all the illegal construction and disseminate affordable housing projects throughout the county rather than creating a ghetto in underserved communities

Housing Goals and Policies? .: NO. The affordable housing is being dumped in ghetto areas

Existing Programs? The only needs being addressed are those of avaricious developers.

Parking issues are not being addressed.

New Policies and Programs? Get rid of the plethora of illegal dwelling units

Message for Decision Makers? That the county is doing a really poor job. This is especially true of the "supervision" by Management

Other comments...: The entire building & planning dept. needs reorganizing and many employees need to be replaced by more competent individuals

Interest in Housing Issues: : SMC is fast becoming a place of residence for the rich. Apartment dwellers are subletting so they could afford to pay a higher rent. As a property manager, I now see more beds in the living rooms.

Greatest Housing Needs: There is a dire shortage of workforce, low income and senior low income housing in SMC.

Housing Goals and Policies? .: Housing goals are not enough. Stricter rules should be implemented when qualifying low income and deserving people.

Existing Programs? Please comment.: No

New Policies and Programs? Only US citizens should be allowed to rent in government funded apartment units. The property managers cannot verify foreign assets and revenues.

Message for Decision Makers? More technology funds should be given to create creative solutions to faster build cheaper but quality houses. One solution may be 3D printing.

Interest in Housing Issues: : As a San Mateo resident and consultant, issues of housing affordability are amongst the greatest faced by current residents and our workforce. With such a high commuter rate, there is surely a systemic problem with a root cause which needs to be addressed for the sustainability of our communities. The dissonance between jobs, income, and housing is challenging in the Bay Area but most pronounced here in San Mateo County.

Greatest Housing Needs: - Creation and preservation of affordable housing for low-income households, seniors, and those with disabilities/special needs; in particular, a greater investment in establishing additional units serving the ELI population.- Increase in value and availability of housing subsidies to those households noted above so that safe and appropriate market rate and BMR rental housing is affordable and attainable. The rate of Housing Choice Voucher (HCV) turn-back is astounding in San Mateo County and indicates that these subsidy programs are not, as currently administered, effective at meeting the housing needs of these households. - Addressing the Permanent Supportive Housing (PSH) needs of San Mateo County's chronically homeless population with greater resources and community investment. - Increased Fair Housing education and enforcement efforts to help preserve existing tenancies and encourage non-discrimination in rental housing.

Housing Goals and Policies? .: While many existing policies are still relevant and appropriate, the County's approach to issues of homelessness need to focus more on permanent housing programs and less on emergency and transitional "solutions." Moving households from San Mateo County shelter and transitional sites to outside of County boundaries is not a permanent housing solution to the affordability crisis, yet is much talked of. As a resident, I find this an unacceptable compromise that benefits neither our residents nor our communities.

Existing Programs?

New Policies and Programs?

Message for Decision Makers?

Interest in Housing Issues: : I work in the property management industry particularly with affordable housing. Its challenging to terminate tenancy's of households who've blatantly violated the lease for outrageous things. My interest is to equalize landlord rights to their properties.

Increase housing resources for persons victims of domestic abuse. CORA is swamped and can't take on the amount of cases it does without more resources and funding. Many victims refrain from getting assistance as most are placed in shelters. Not sure you're aware, but theft, bed-bug infestation and altercations with others is prevalent in shelters.

Greatest Housing Needs: There's great need for affordable housing more so now than ever as rentals are exceeding mortgage payments. Although there's job growth, most job growth is not for the regular Joe trying to earn a decent wage and living. Also, seniors are living longer and aging in place. A combination of affordable housing with assisted living would be great. Senior affordable housing is now facing the challenge of housing seniors who no longer can live independently and require some sort of assisted care. Most standard management teams do not have the training or capability to care for residents in such capacity. This also will entail improving the support services within the county. San Mateo County fails in comparison to other counties in getting their residents the needed supportive services in a timely manner.

Housing Goals and Policies? .: No. I don't believe landlords or managing agents have enough confidence in the current policies in place.

Existing Programs? Please comment.: No.

New Policies and Programs? Support services for our growing senior population and mental ill. Many landlords are faced with this growing issue. Again, many standard management teams do not have training to handle persons with mental illness or aging seniors. Often times, landlords

and management teams are fulfilling the role of social workers - outreaching and advocating for the needed assistance the tenant desperately needs. With more supportive services to landlords for these demographics would encourage landlords to welcome such demographics openly and readily - rather than being obligated too.

Message for Decision Makers? Level the playing field to landlords towards defiant, challenging residents. It's not equal when residents have more protections and rights than owners. Affordable housing or for-profit, a business is being rendered and ought to be treated as such. With the growing leniency towards residents - it discourages landlords to rent units or properties.

Interest in Housing Issues: : I am a social worker for Aging & Adult Services of San Mateo Co (Adult Protective Services) and I have been working as a social worker in San Mateo Co for the past 20 years. When I began my working career in this county, it was still possible to locate low income housing but now it is virtually impossible to do so. Last year I was on the committee to help relocate the people who lost their homes to the (2) fires in RWC and on the most part we were successful in finding them homes. But now if someone has a monthly income of \$1000.00 they are just "out of luck" to find anything liveable in San Mateo Co.

Greatest Housing Needs: Low income housing that is affordable, appropriate and SAFE for disabled adults and seniors who survive on fixed incomes (Social Security & Social Supplement Income).

Housing Goals and Policies? .: Not able to comment, except to say there is not enough low income housing.

Existing Programs? Please comment.: No...if that was the case then APS would not be getting weekly calls from the community about Seniors and Disabled Adults being evicted because they can no longer afford their rent increases!

New Policies and Programs? There should be something in place that for every market rate complex to be built in San Mateo Co that a certain amount of low income units need to be incorporated in that equation. What ratio...I couldn't answer, since I don't have enough data to analyze.

Message for Decision Makers? If we want our Seniors/Disabled Adults to "age in place" in the communities that they have live all their lives ...then the answer is...there has to be more low income housing built to handle the demand.

Other comments...: I apologize if I come across as being Bull-headed...it is just so frustrating and disturbing to tell a Senior Citizen who has lived and worked in San Mateo Co for over 40 years you can no longer afford to stay here.

Interest in Housing Issues: : There is not enough low income housing. Rents are going up and people can not afford to live here. Elderly clients are going homeless.

Greatest Housing Needs: low to middle income housing that is affordable.

Housing Goals and Policies? .: There needs to be more focus on solving problem.

Existing Programs? no...sec 8 closed. No housing options for low income clients.

New Policies and Programs? more affordable housing, incentives to work and get or GA or SSI.

Message for Decision Makers? SMC needs more affordable housing!!!!

Interest in Housing Issues: : concerned about the increased rents in the County. Because of no rent control, we are seeing more Seniors and the disabled evicted due to the ability of landlords raise rents. More and more Seniors are being displaced.

Greatest Housing Needs: not enough low income housing

Housing Goals and Policies? .: The goals should be to construct more low income housing in the county

Existing Programs? No, demand for low income housing is higher than the number of low income units.

New Policies and Programs? Possible rent control for seniors or the disabled.

Message for Decision Makers? San Mateo County is becoming an area that has priced out low income families.

Interest in Housing Issues: : I work with many seniors & disabled people on limited income. It is very difficult to find affordable housing for this group of people. Also, there is not enough homeless shelters/ transitional housing.

Greatest Housing Needs: Housing for seniors, people with physical disability (MS, blindness), homeless shelters/ transitional housing

Housing Goals and Policies? .: I am not familiar with the existing housing element. However, I am not aware that there is a policy to require new developments in this county to ensure affordable housing for people.

Existing Programs? The cost of housing & cost of living in this county is so high; there should be some safe guard/ protection for those living with a lower income. I do not beleive the existing program is meeting the housing needs of this county; I have not seen many section 8 housing program opened in many years. Those with Secion 8 cannot find landlords willing to work with Section 8.

New Policies and Programs? -Working with current organizations to help them expand their ability to develop more housing opportunities in more cities in SMC: Lesley Foundation, MidPeninsula Housing, Bridge, Mercy... -Collaborating with new private companies/ housing developers in SMC to allow 30% of their units to be affordable or lower priced to include a more diversified... -Revamping/ repairing/ converting abandoned buildings/ warehouses/ unused areas- buildings of the county to liveable places -Collaborating with HIP Housing & private landlords to create more housing opportunities

Message for Decision Makers? Please focus our tax dollars into housing development also. Without a stable place to live, one cannot focus on other aspects of life.

Interest in Housing Issues: : I've lived in San Mateo County for the last 8 years. During this time, my housing costs have only increased over and over to the point where I am now paying half of my income (one whole paycheck) to cover the rent. When is it going to stop? I looked into moving outside of the county but the added time and costs of commuting pretty much break even with the rent. Because so much of my income goes to keeping a roof over my head, other expenses are hard to meet.

Greatest Housing Needs: The county's housing needs are great...and they are all equally important and challenging. No one group of people is more vulnerable than another in this situation. The county needs to attack this problem on multiple levels: -affordable housing for those on fixed income (seniors, adults with disabilities, retired) -affordable housing for single parents -affordable housing for families that are not at the median income. You basically have to make 6 figures or have a home that is paid off in order to make it here. I have a decent job--- actually a good job but there is only one of me and 2 kids...A boy and a girl...I can't even afford to get them their own bedrooms anymore!

Housing Goals and Policies? .: Not really...only the one about protecting the current stock. There's really only one problem and it needs multilevel solutions that fit the diverse population here.

Existing Programs? Please comment.: Obviously not. Talk to anyone who lives here or works here...Did I say that the costs have only gone up over time and that I can't even afford a 3 bd. anymore? The lists are too long for all of the "programs."

New Policies and Programs? Since a lot of the homeowners and landlords are raising their prices to charge only what the tech guys can pay, there needs to be a cap on that cost. The tech business need to contribute to building more housing since they have added to the demand and contributed A LOT to creating this difficult situation. If anything, why don't they provide vouchers for people mentioned in #2 so that we can still live here too! Afterall, they won't have any restaurant workers, service workers, etc. if they keep driving the costs of housing up.

Message for Decision Makers? It's not all about the transportation. It's about having neighborhoods and places where people can go to relax and enjoy---it's called HOME. This isn't

strictly about dollars and cents but it's about having a rich environment where people don't have to rent someone's garage and call that home---or live with 3 families under 1 small 1200 square foot home---or where parent's, who work hard and manage their finances well still can't afford to pay for college for their kids because rent or mortgage costs don't leave anything at the end of the month to set aside. It's not about higher taxes to create programs. It's about making the most of what we have right now. Who has the resources and the Responsibility to our community? There has to be a better way than the path we are on.

Interest in Housing Issues: : I am interested in housing for a few reasons: 1) I work for a nonprofit that deals with housing, 2) I am an employer (at the nonprofit) and housing costs impact my ability to retain staff, and 3) I am a resident of San Mateo County and cannot afford to purchase a home here.

Greatest Housing Needs: Affordable housing - at all income levels. Helping low-income people keep the housing they have -- through rehab for homeowners and rent subsidies for renters. Not enough housing Specialized support for seniors and people with disabilities. Helping them live in safe and healthy housing (whether they own or rent).

Housing Goals and Policies? .: Yes. But the problem is even greater than it was when the last Housing Element was written.

Existing Programs? Please comment.: No. They are good programs, but they are underfunded. The loss of Redevelopment was a serious blow to housing development. The Housing Department is understaffed.

New Policies and Programs? Helping low-income people keep the housing they have -- through rehab for homeowners and rent subsidies for renters. Development of new affordable housing. Ensuring that property owners aren't keeping housing off of the market. Looking at parking/planning requirements that prevent people from legalizing garage conversions. Making it easier for people to address code issues in their homes.

Message for Decision Makers? It is too expensive for people with on fixed incomes or even average incomes to live here. Unfortunately, even the BMR rents/mortgages are a stretch. As we lose our elderly, working and lower-middle class, we lose the diversity that has made San Mateo County such an amazing place. Each city on the Peninsula has its own personality -- they feel like small towns. Because of the high cost of living, we are starting to lose the people who have helped build our county.

Interest in Housing Issues: : my iterest in the housing stems from a few factors: 1. as the program supervisor of the DCP HART program (I&A program for seniors 60 and older) covering the SM north county, we have seen a sharp increase in the demand for housing from 15% (period 2011-13) to 25% in 2014. 2. personally, i am also affected by the housing crisis because constant escalation of rental which threatens our ability keep up and our existence in the county.

Greatest Housing Needs: low income housing for 1. seniors 2. disabled 3. families

Housing Goals and Policies? .: no, because (1) there is no rent control that will protect low and fixed income persons and families, (2) development of low income housing is too slow and not responsive to the needs (3) even the home sharing program of HIP housing can only cover 20% of the demand!

Existing Programs? Please comment.: ablsolutely NO!! please see comments above..

New Policies and Programs?

1. provide a quick fix for the homeless and people living in their car with a facility like a parking space in strategic locations that will allow them to park free (for those without job and resources) and with minimal fee (for those who have resources). include portable toilets and shower facilities that will allow them to clean up. provide case workers that will enroll them in a subsidized housing program. 2. implement a rent control program or law in the county that will protect the low income. 3. expand MTW program and subsidized housing programs 4. develop a low cost/fast turn around housing like mobile home concept. 5. provide more spaces for mobile/manufactured homes. 6. improve customer service response in the county housing office / HUD - live person taking calls

and facilitating applications or 7. utilize non profits to do the intake and referrals by educating and making these agencies as extensions.

Message for Decision Makers? simplify - focus your energy on the people and their needs rather than the bureacracy.

Other comments...: if interested and if helpful, i have stories and data about the seniors in the north county that i can share...

Interest in Housing Issues: : There is a great need for more affordable housing for people with disabilities (developmental, mental, and physical). Typically, these groups have not been included in developments due to their extremely low income status. There is also a false assumption on the part of many who believe that they have other systems that will help them with housing. There are support systems, but having nothing to do with housing and in fact, have no funding to help with assisting with their independent housing needs.

Greatest Housing Needs: From the perspective of someone working withe above mentioned populations, this seems to be the greatest needs. Many of these people live in situations that are contrary to the requirements of the Olmstead Decision. They also live in situations that are contrary to the Federal Final Rule of the CMS once that is implemented.

Housing Goals and Policies? .: Goals are fine, but would be helpful to more specifically target these populations.

Existing Programs? Please comment.: The Dept of Housing does a fine job with the resources that they have, but its not enough to meet the overall need.

New Policies and Programs? More affordable housing for individuals deemed extremely low income.

Message for Decision Makers? Create new intervention strategies to address these needs.

Other comments...: We serve a large group of individuals in San Mateo County even though our office is in SF.

Interest in Housing Issues: : I live in Pescadero and my concerns are centered around the lack of suitable affordable housing to support the agriculture community here. So many properties are being purchased as second homes for silicon valley people that costs are getting incredibly beyond the means of any low to middle class person who needs to find a home in this region.

Greatest Housing Needs: Make it easier to build housing on the coast side.

Housing Goals and Policies? .:

Existing Programs? not at all. We are in a crisis situation on the coastside but everyone's hands are tied between the building department and coastal commission.

New Policies and Programs? Exceptions and subsidies for farm labor housing, especially on small farms that are just starting out.

Message for Decision Makers? The agricultural community will collapse without definitive action on housing policies and issues.

Interest in Housing Issues: : I live here and I am deeply concerned that housing is unaffordable and is getting more so all the time.

Greatest Housing Needs: We have a large and growing need for affordable housing, especially in rural coastal parts of the county. There is very little farm worker housing, and increasing pressure from silicon valley is driving prices ever-upwards. Much of the land in San Mateo county is in conservation, which is fantastic for recreation and limiting development in areas of precious natural resources, but can create housing challenges. We need smart policy that will keep rent affordable, will closely monitor the needs of farm workers and other low income works, and will enforce regulations.

Housing Goals and Policies? .:

Existing Programs? Please see above.

New Policies and Programs? Please see above.

Message for Decision Makers?

Interest in Housing Issues: : Interest in deepening our local food system, creating more sustainability on the South Coast.

Greatest Housing Needs: More farm housing. In order to produce more food in our region we need housing opportunities for more people growing the food here.

Housing Goals and Policies? .: These goals are not being reached in Pescadero. Our available housing has diminished.

Existing Programs?

New Policies and Programs? The challenges of developing rural housing and meeting fire standards are not based on rural infrastructure and utilities. Current fire codes make development of on-farm legal housing too difficult to meet.

Message for Decision Makers?

Interest in Housing Issues: : I am a farmer living coastsides, live/work trading for housing and a small salary and running a small Value-added products business. If I had to pay civilian rent on a farmer's wage (including the Value-added products income), I would not be able to farm in the county and would either have to leave the area or change professions.

Greatest Housing Needs: Truly affordable low-income housing for farmworkers coastsides, and low-wage workers elsewhere. Also, tax and other incentives to reduce the barriers to home ownership specifically aimed toward lower-income residents and NOT the already wealthy and landowners.

Housing Goals and Policies? .: They seem to be but are somewhat vague and could be interpreted in myriad ways.

Existing Programs? Please comment.: The emphasis seems to be on the incorporated areas of SM county, including the peninsula towns and cities. As a coastsides farmer (non-owner), affordable rural coastsides housing for farmworkers is my main concern. I know agriculture is not the economic engine of the county but it still should be treated as an integral part of sustaining and building a local food system, which circulates dollars more times before leaving, as well as maintaining some economic diversity in the trying times ahead. Providing more and varied affordable farmer and farmworker housing is a step towards securing this future.

New Policies and Programs? All new housing in the county should have a clean energy/conservation mandate, i.e. produce some percentage of their own electricity (solar panels), include solar passive design, grey water filtration systems where appropriate, rainwater catchment systems. Housing rehabilitation grants/loans should require, although not to the point of exclusion, some or all of the above mandates.

Message for Decision Makers? The viability of agriculture in the county is contingent upon affordable rural housing for both non-landowning farmers and farmworkers. Without it, we will witness the decline and near eradication of farming in the county, to the detriment of all who reside here, making us less resilient to climatic and economic changes over which we may have little to no control.

Interest in Housing Issues: : we need affordable housing in this very expensive county. many people who have lived here all their lives have to move away

Greatest Housing Needs: affordable housing and then STOP BUILDING - the roads and infrastructure cannot sustain anymore apts and condos - traffic is bumper to bumper and everyone is on edge - the wonderfulness of the area is seriously compromised because developers want to keep building

Housing Goals and Policies? .:

Existing Programs?

New Policies and Programs?

Message for Decision Makers? stop building and turn some existing units into affordable housing we are maxed out - population density is ruining the beauty of the area for many

Interest in Housing Issues: : San Mateo is over built. High density housing is going up all our city yet our infrastructure has not grown to accomodate it. Our schools are beyond over crowded, traffic EVERYWHERE is a nightmare, our roads are in such horrible condition. I want this insanity to stop.

Greatest Housing Needs:

Housing Goals and Policies? .:

Existing Programs?

New Policies and Programs? Study sessions on how approving new high density construction will effect the area. Roads, parking, schools. There is a huge lack of balance in this city. Where are our parks, recreational centers for our children? There is no balance.

Message for Decision Makers? Stop approving new construction! PLEASE!

Interest in Housing Issues: : My family recently moved to San Carlos from Colorado and were in disbelief about the housing prices.

Greatest Housing Needs: Affordable housing. Housing located close to transit and amenities.

Greater diversity of income levels of members of the community.

Housing Goals and Policies? .:

Existing Programs? No. There is a serious lack of affordable housing - even for families with relatively high incomes.

New Policies and Programs?

Message for Decision Makers? We are vulnerable to becoming a region where only the very wealthy can live.

Interest in Housing Issues: : REPAVE COUNTY ROADS - SOME HAVE NOT BEEN IN MANY YEARS AND IT MAKES LIVING HERE LESS ATTRACTIVE WITH NEGATIVE IMPACT ON HOME VALUES!

Greatest Housing Needs: SEE ABOVE

Housing Goals and Policies? .: SEE ABOVE

Existing Programs? SEE ABOVE

New Policies and Programs? SEE ABOVE

Message for Decision Makers? SEE ABOVE

Interest in Housing Issues: : I have lived here since 1967, and been a homeowner in Menlo Park since 1976. I raised my daughter here, and she lives here.

Greatest Housing Needs: More focus on sustainability in the built environment! Solar and wind power (where there is afternoon wind) on all new construction and major remodels (including business especially). Better insulation and sealing from the elements. Nontoxic materials, paints and finishes. Not just for those who can afford it - better programs to get nontoxic, sustainable, and renewables for every home! Government needs to support this for those families that can't afford it.

Housing Goals and Policies? .: I am not familiar with them. But I don't would guess they are NOT forward thinking enough.

Existing Programs? Don't know.

New Policies and Programs? Rebates for upgrading to solar and wind power, rebates for insulation and sealing, rebates for removing lawn and high-water use ornamental and planting drought-tolerant or edible landscaping. Rebates for renewing the soil - such things as covering bare ground with wood chips to restore and preserve the soil.

Message for Decision Makers? Sustainability, renewables, nontoxic materials! All our dwellings should be safe to live in (no toxic fumes/materials), should be well-built and built to last. Other comments...: Affordable housing does not need to be ugly! Edible landscaping should be encouraged on all properties, especially in poorer neighborhoods. Farmers' markets should be encouraged as well, especially in poorer neighborhoods.

Interest in Housing Issues: : Low cost housing. I work for a SM County organization, small, woman owned business. No great benefits, no housing allowance, no cost of living raises are given.

Greatest Housing Needs: Lower cost housing for support workers under \$50K/year and perhaps senior housing. Services for those in that income range such as lower cost internet, TV-cable and phone. the entire package to live in this county is skyrocketing. I used to be a Corporate Executive who had to care for a senior and now have a low income FT position and trying to make ends meet. I am now borrowing from my lifelong savings to make ends meet in San Mateo County. Soon I will need to move out of town to a lower cost area. We build based on the needs of our corporate organizations in the area.

Housing Goals and Policies? .: Not certain

Existing Programs? No. The waiting lists for low cost housing are ridiculous. A few years to wait I was told.

New Policies and Programs? In my opinion, the issue is with the corp giants buying up or leasing all the available housing. I realize companies such as Oracle give the county a lot of taxes. But the only one that benefits are employees of Oracle perhaps. Their real estate division owns most of Foster City, Redwood City and maybe the rest of the Peninsula housing. Perhaps a real estate forum with the county. Hiring overseas for open positions and giving housing really hurts the ordinary worker.

Message for Decision Makers? Please care for the support workers.

Interest in Housing Issues: : I am a homeowner in San Mateo County.

Greatest Housing Needs: Maintaining property values.

Housing Goals and Policies? .:

Existing Programs?

New Policies and Programs? More housing in mixed zoning areas - nice downtown areas with apartments walkable to amenities.

Message for Decision Makers? It is most important to maintain property values for homeowners.

Interest in Housing Issues: : San Mateo used to be a nice place to live. It's lost its soul though. The focus seems to just be increasing population density and attract large businesses. Why bother with a survey when the trend will only continue? it is un-affordable to live here, there are no new "mom and pop" businesses. No activity based businesses

Greatest Housing Needs: To stop the density increase trend.

Housing Goals and Policies? .: No. There is no soul to this city anymore. The focus needs to be on community and not on revenue.

Existing Programs? Meeting housing needs? If you have \$1 Million dollars you can get a home in San Mateo. If you have \$3,000/month you can rent. I guess needs are being met.

New Policies and Programs? Any developer should be required to cover significant infrastructure upgrades as part of development plans. The city council needs to enforce agreements (the ice skating rink at Bridgeport is an example.) Now there is an empty space where there is supposed to be an event type of place.

Message for Decision Makers? It's not about revenue. It's about a community.

Interest in Housing Issues: : I live in Redwood City, where the housing costs (rent, etc) have been increasing at an insane rate of 15%/yr. Furthermore, RWC has the highest *average* housing price in the Bay Area, at \$1.1M (SF city is \$1.0M). Currently RWC has a vibrant community, with a diverse range of backgrounds, heritages, and incomes. The community in RWC is strong and self-supporting. Without sustainable, affordable housing, we stand to lose all of this, and RWC will become another life-less shell of a city (like Palo Alto, where I work).

Greatest Housing Needs: We need dense housing for low-income people, with plenty of green space around for community use (especially the kids). For one thing, raising kids in an apartment is a recipe for obesity. RWC has much lower than average green space, especially where most of the low-income folks live in apts., near El Camino & Woodside (where I live), and in N Fair Oaks.

Housing Goals and Policies? .: Apparently not, given that there is NOT enough low income housing available. In fact there is a MAJOR shortage. Also, the development I see happening in the area is big EXPENSIVE apartment buildings, that none of us can afford. Techies commuting to Redwood Shores and Palo Alto can afford them, but they are clearly not for the average person. I feel like RWC council is spitting on the low-income folks in our city, by passing only high-income housing through, and not ensuring it is mixed income. Clearly the only want ONE type of person to be able to stay in RWC over the next 10 years.

Existing Programs? Please comment.: Clearly not- same as above.

New Policies and Programs? Ensure that new developments include: -mixed income housing - high-density -surrounding green space (for community/public use) -pedestrian paths -bike lanes
Message for Decision Makers? see above.

Other comments....: I find living in SMC very stressful given that my income is staying the same but that housing costs are increasing year on year. I really like the area, especially RWC, which has a soul, but my days in SMC are probably numbered.

Interest in Housing Issues: : Being a parent of an adult mentally challenged individual, we are always seeking housing for our child at an affordable cost. We feel costs in the range of \$500 to \$800 per month are reasonable based on an ability to pay.

Greatest Housing Needs: More "affordable" housing for persons with challenged life needs.

Housing Goals and Policies? .: We don't think so, given the fact that large numbers of applicants are not served when housing comes to the market.

Existing Programs? Please refer to the previous answer

New Policies and Programs? Subsidize and encourage development of needed housing.

Encourage community support of neighborhood support of supportive housing. Couple housing needs with useful participation in community projects.

Message for Decision Makers? Let's get moving!

Interest in Housing Issues: : I'm concerned that our city council and planning board are completely out of touch with what the citizens of San Mateo want. There seems to be an emphasis on attracting young families, with an almost complete disregard for the 50 and up residents who have been the foundation of our community. In my neighborhood, most homeowners, including new homeowners, are married couples over 50. We provide a solid tax base without requiring the building of new infrastructure, such as schools. Why isn't the city interested in this?

Greatest Housing Needs: I think things are fine the way they are. The biggest issue in the Bay Area regarding housing is affordability, but it is not up to San Mateo alone to fix this problem, nor do I think that we can. We don't have the space to build without severely compromising our quality of life. Adding more people to our community will create increased density, traffic, and otherwise decrease the quality of life we paid a premium for when we moved here.

Housing Goals and Policies? .: Not familiar enough with existing policies to comment.

Existing Programs? Please comment.: What are the needs? How do you know? What would be the cost of meeting these needs, not just financially, but with respect to our quality of life.

New Policies and Programs?

Message for Decision Makers? Growth is not a goal onto itself. Why do you want to grow? To increase tax revenue? Try creating a budget that works, just like the rest of us. I have only been a homeowner in San Mateo for a year and a half, but I have already been alarmed to see that San Mateo leaders seem to have their own agenda, an agenda that is 180 degrees from the reasons I and my neighbors chose this community. The people who live here are intelligent enough to offer you wisdom and advice about the kind of place in which we want to live. Listen to us. Quit acting like you always know what is best for the rest of us. I have been to planning board meetings and I have been appalled by the complete disinterest in what San Mateo residents want. It is time for you to take a step back and pay attention to what brought us here in the first place. It feels like you are out to destroy what makes this community desirable to many of us.
Other comments...: Unfortunately, since the city posts everything to the web without the permission of writers, I can no longer include my name on any correspondence. I also urge you to reconsider this decision, as I believe that it only serves to silent many of us, especially older residents who still value privacy.

Interest in Housing Issues: :
Greatest Housing Needs:
Housing Goals and Policies? .:
Existing Programs?
New Policies and Programs?
Message for Decision Makers? No new housing without identifying water needs and sources. No new housing without planning for school enrollment increases.

Interest in Housing Issues: : I think that there are enough houses - traffic is terrible! It doesn't matter what time of the day I'm on the road there is always traffic!
Greatest Housing Needs: NO MORE NEW HOUSING!!
Housing Goals and Policies? .: When even thinking of building new homes, city authorities must first look at schools, roads, etc to see if they can accommodate the increase in population.
Existing Programs?
New Policies and Programs?
Message for Decision Makers? Our streets, highways, and schools are at capacity. STOP BUILDING!!
Other comments...: I am a teacher in the San Mateo Foster City School District. We have run out of room for more students but it has been projected that enrollment will continue to increase. Where are we going to put them???? I also live in Millbrae and it takes me over half an hour to travel to Foster City. It's getting crazy!

Interest in Housing Issues: : Have lived in San Mateo County for 53 years--6 years in Burlingame and 47 years in San Carlos. Having seen the growth of industry/business in Silicon Valley, and the increase in cost/value/price and taxes for residences in the County, I am concerned about my own future here. At 74, I'm now faced with inability to pay my property taxes, in spite of prop 13, and unable to sell my home because of not having enough income (only Social Security) or savings to downsize to an apartment or Senior living facility. 'Affordable housing' is a joke in this County....everyone says we need it but noone wants to build it or own it.
Greatest Housing Needs: Affordable housing for individuals/families starting out, and for seniors.
Housing Goals and Policies? .: Don't know what they are.
Existing Programs? .: No.
New Policies and Programs? Don't know!
Message for Decision Makers? Pull up your socks and work on it; MAKE decisions and follow through with them. DEFINE what 'affordable' housing really means in light of the extreme difference between high, middle and low income residents.

Interest in Housing Issues: : Too many people and not infrastructure to handle it. There needs to be better traffic and transportation to handle the growth.

Greatest Housing Needs:

Housing Goals and Policies? .: without a list this is a bogus question

Existing Programs? Are there any?

New Policies and Programs? Houses without places to work is not logical people should be able to find jobs close to home and we should be encouraging companies to be located near where people live.

Message for Decision Makers?

Other comments...: Too many people and not infrastructure to handle it. There needs to be better traffic and transportation to handle the growth. Houses without places to work is not logical people should be able to find jobs close to home and we should be encouraging companies to be located near where people live. We also need to have a since of community take away recreational areas bowling alley, batting cages, theme parks, put put golf etc...

Interest in Housing Issues: : i am concerned that the ujilding of units along ioi will add too much traffic and cause gridlock. we already have overcrowding of our freeways. the buildings downtown also concern me as it impacts public parking to the extent that i do my shopping in menlo park. even after six plm. it is impossible to find parking and that is why i usually patronize restaurants in menlo park or woodside. we are losing our wquality of life. and is anyone concerned about the wter shortage?

Greatest Housing Needs: i think we have enough housing already.

Housing Goals and Policies? .: no

Existing Programs?

New Policies and Programs?

Message for Decision Makers?

Other comments...: i k now that housing is being close to public transit. this, however, does not that prospective tenents will use public transit. and if they do use public transit for work, they will still be using cars to go shopping, get a haircut,, go to the hardware store,, etc.

Interest in Housing Issues: : high cost of apartments As a senior trying to live in San Mateo County to be near family, I find the cost of apartments exorbitant. Because of this, I will run out of money in five years and then what?? Move in with family? Live on the streets? Plenty of apartments buildings are going up for those that can afford \$3000+ for a one bedroom.

Greatest Housing Needs: low cost housing for senior citizens. Waiting list are long. More is needed. And apartments are needed, not just studios.

Housing Goals and Policies? .:

Existing Programs?

New Policies and Programs?

Message for Decision Makers?

Interest in Housing Issues: : I have two sons, 29 and 25, and they cannot afford most rents. Younger one lives at home and the older ones lives in a converted garage in RWC. best he could afford even working fulltime for a SV tech company.

Greatest Housing Needs: More affordable housing clustered near metro/transit sites to encourage use of mass transit, community building for all ages.

Housing Goals and Policies? .:

Existing Programs?

New Policies and Programs? Congestion. In my unincorporated Menlo Park neighborhood, county is allowing spec builders to subdivide lots and cram giant houses which don't fit the neighborhood style. No thought is being given to bigger houses bring more cars into a fixed area.

Now kids can't play out on the street as when there were fewer houses/people/cars in this very old rural neighborhood. Drivers drive too fast and don't always watch cross traffic. It is an accident waiting to happen.

Message for Decision Makers? Bigger isn't better. More green space, more sidewalks and neighborhood parks or park like areas. Plan so retail and entertainment is walking distance or public transit is abundant.

Interest in Housing Issues: : Stop approving building permits for high density housing. Our schools, freeways and other public services are already at over limited and the explosion of high density housing is introducing new issues that the county does NOT have the resources to support.

Greatest Housing Needs: We need to find ways to support the existing housing, and not increase what we have. The current housing has let to over crowded schools and is putting stress on other county services. Once we have figured out how to support what we already have for housing then we can consider looking at new options.

Housing Goals and Policies? .: No, we can't support what we have now, so why are we allowing the high density units going up in places such as Foster City and Redwood City?

Existing Programs? Please comment.: No, the schools are over crowded and support services are not adequate.

New Policies and Programs? Stop issuing new high density housing permits and concentrate of solving the current issues of overcrowded schools and freeways.

Message for Decision Makers? Stop issuing new high density housing permits and concentrate of solving the current issues of overcrowded schools and freeways.

Other comments....: Stop issuing new high density housing permits and concentrate of solving the current issues of overcrowded schools and freeways.

Interest in Housing Issues: : MORE AFFORDABLE HOUSING PLEASE! ANY AFFORDABLE HOUSING PLEASE. NO MORE Condos and new Homes priced for millionaires. We are up to our necks in a recession that shows no signs of ending.

Greatest Housing Needs: AFFORDABLE Housing

Housing Goals and Policies? .: Havent read it

Existing Programs? NO. We need mor affordable Housing. Period.

New Policies and Programs? We need to build AFFORDABLE Housing and tie it to Low and Middle income residents.

Message for Decision Makers? AFFORDABLE.

Interest in Housing Issues: : Existing homeowner in San Mateo with children attending San Mateo public schools

Greatest Housing Needs: Need more schools and/or addition to existing schools

Housing Goals and Policies? .: I don't know.

Existing Programs? I don't know.

New Policies and Programs? Working closely with the school district to see where new housing should be build.

Message for Decision Makers? Understanding impact to schools needs to be part of the decision process. Other comments...: What relationship exists/ discussions occur between new San Mateo county housing developments/ needs and the San Mateo school district? If families are interested in living in San Mateo and Foster City because of good schools, not looking at existing/ future school enrollment will result in overpopulation and the potential compromise of education.

Interest in Housing Issues: : The County of San Mateo has, in my opinion,either ignored or neglected certain very basic neighborhood needs by shifting the responsibility for such critical

infrastructure components from themselves to the individual homeowners. Perhaps the most ongoing, glaring example of this is the responsibility for the maintenance of sewer laterals. The County is well aware that they are dealing with an aging infrastructure that is why in 2004 The County quietly abandoned responsibility for the "downstream" side of the lateral lines making the care for the entire length of the lateral run the homeowner's responsibility. Curiously, while they have abandoned the responsibility for the physical lines they have maintained their right to oversee, specify, and tax any changes to the sewer laterals. Personally, I have an on-going dispute with Public Works regarding "uninspected" work at my home. The permit was pulled and paid for, an individual from Public Works approved the work for backfill but did not sign the permit. Now, two years after the fact, The County wants me to expose the line and the cleanout for inspection, and they want another \$300.00 as the original permit has expired. That's a lot of authority for an agency which bears no responsibility. Streets in the County are largely in poor condition. In 2013 7th Avenue was "paved." If an extensive patch job constitutes paving then I suppose it was; however, as is typical of any temporary measure, it began to deteriorate within a year of completion. Street lighting, on street parking are all matters of concern as they directly impact the quality of life in the County and need to be addressed.

Greatest Housing Needs: Water. Water is allocated by the State of California. 80% goes to agriculture, and 20% goes to the populous of the State of California. How can any governing authority rationalize the building of massive complexes, either business or residential, when there is not the water to serve them. Tax revenue is NOT a reasonable, justifiable, or acceptable answer. Governments need to think beyond mere conservation of resources. Water codes need to incorporate the reclamation and purification of grey water. Alternative means of conveyance need to be developed to move human waste without the use of water. Some efforts have been made in my industry, Landscape Construction, to make more use of reclaimed water in public works projects, but that is not enough. People need to understand that they bear a large part of the responsibility for the intelligent use of water. My company is presently involved in the development of a test lawn germinated from seed which utilizes subterranean drip emitters in place of conventional spray heads, and which places a heavy emphasis on proper soil preparation to reduce water consumption. It's a little thing, but it is something which every homeowner and every governing authority can do.

Housing Goals and Policies? ..: I will not comment on the goals and policies of The County with regard to housing as I am not familiar with them. As an overall observation, however, I would like to note that any time large concentrations of people are pressed into a restricted space that there shall be problems. Scarcity of housing leads to higher prices just as it does with any other resource. The close physical proximity of large numbers of individuals increases the opportunity for the spread of diseases. The press of population is reflected in the curtailed ability to move. Once adequate transportation corridors are no longer capable of meeting the demand placed upon them, and there is simply nowhere else to go. Over population is the main driver of all of these issues. Over population coupled with a sense of denial that there is any kind of a problem are truly most troubling.

Existing Programs?

New Policies and Programs?

Message for Decision Makers?

Interest in Housing Issues: : I'm a resident concerned with the over crowding in SMC. Traffic has become s huge issue.

Greatest Housing Needs: I think we have more than enough housing.

Housing Goals and Policies? ..:

Existing Programs?

New Policies and Programs? Look at resources. Water, roads, traffic congestion etx

Message for Decision Makers? No more housing.

Interest in Housing Issues: : Traffic in San Mateo County is very heavy. Housing plays a big part of this. I have noticed that even when housing is located near transportation, there still is a lot of traffic due to childcare, jobs not near transit, etc.
Greatest Housing Needs: Getting housing that people want close to jobs and schools.
Housing Goals and Policies? .: I feel in-laws hurt older neighborhoods, parking is already a premium and adding in-laws to the mix makes it worse.
Existing Programs? No, available, affordable and quality housing is not near jobs. Most families do not want to live in a condo or apartment. It is very expensive to live in San Mateo County.
New Policies and Programs? Some how tie office / job development to housing. Challenge is that most people want their own piece of "home." A lot of people live outside the county and drive in which makes traffic worse.
Message for Decision Makers? Would like to see office developments tied to having housing on or near by. No more developments until supporting housing close to developments happen.

Interest in Housing Issues: : I came to SMC Co from another part of CA. The housing policies there had ruined the lifestyle that drew me to it 15 years previously. I see some of the same mistakes going on here. We allow high density housing to be built, not to serve the future, but only to honor the profits the land can generate for the owner and taxes to the government. BEFORE ANY increase in density, there must also be in place the water, sewers, parking, and access to rapid transit. This means multistory multifamily building should only be allowed along the RR and major road arteries. Infill only. The re-zoning of commercial into residential means shops and jobs are moved out to make way for more people = more commuters, jams, smog, waste. Taxes to support government must be changed as increased building of taxes based on growth is not sustainable - it will have to end sometime. Each new body = more services = more taxes = growth = fail. Better to make changes before crisis.
Greatest Housing Needs: Affordable and sustainable. Infill.
Housing Goals and Policies? .:
Existing Programs? We can never meet housing needs if that means building a new home for everyone that wants to live here. They move here as the crowding where they were, allowed by pro-growth actions, make here look better. But if we keep jamming in more people, we will have neither the lifestyle they came to enjoy, or the ability to return to the quality of life they were seeking.
New Policies and Programs? Birth control, freely offered and encouraged, will do more for us in the long run, than reacting to the overpopulation by building more homes and cramming in more people, cars, utilities, etc.
Message for Decision Makers? Planning is a word that includes "future" in its definition. Future should be loooooong term not term of office.
Other comments....: Less political decisions and more based on basic arithmetic.

Interest in Housing Issues: : I am very interested because I'm a renter who is being priced out of here.
Greatest Housing Needs: I was born and raised in Redwood City. I rent because I can't get ahead enough to save money. Even if I did I wouldn't be able to afford a home in this area. I am a commercial Property Manager and manage over 30 buildings in downtown Palo Alto - I make good money, but it's not enough around here. I make too much to qualify for help, but not enough to stay with the way rents are rising so fast. One more rent raise and I'm forced to leave the area - maybe move to the valley or out of state all together. I don't know how kids are supposed to make it around here - I'm barely making it.
Housing Goals and Policies? .: NO! Things are moving really fast around here. Something has to be done to protect those of us that have been living and working here our whole lives - and fast!
Existing Programs? No! Please see my comments above.
New Policies and Programs? There has to be some kind of rent control. Please, help us!
Message for Decision Makers? All of the above.

Interest in Housing Issues: : Need for more housing for disabled adults and for aged out foster youth

Greatest Housing Needs:

Housing Goals and Policies? .:

Existing Programs? No...see above

New Policies and Programs?

Message for Decision Makers?

Interest in Housing Issues: : Need for more housing for disabled adults and for aged out foster youth

Greatest Housing Needs:

Housing Goals and Policies?

Existing Programs? Please

comment.: No...see above

New Policies and Programs?

Message for Decision Makers?

Interest in Housing Issues: :

Greatest Housing Needs: We need more housing to be low income my son and his family are living in a small 1 bedroom they can't afford two bedrooms, my grandson should have his own room and some two bedrooms should be 1500 a month, so that families can live with more space

Housing Goals and Policies? .:

Existing Programs? Please

comment.: Not the low incomes

New Policies and Programs?

Message for Decision Makers?

Interest in Housing Issues: : I'm a renter in the Los Prados neighborhood.

Greatest Housing Needs: We need to significantly densify, and some of the older housing could stand to be redeveloped. (The house I'm renting currently is pretty decrepit. It has plumbing issues, mostly single-pane windows, etc.) Denser housing, with some retail worked through so people had more walking- and biking-distance access to everyday needs (grocery store, coffee shop, maybe a restaurant or two) would be great, and would help support other development needs (like improving SamTrans, with more frequent buses connecting neighborhoods like mine, Los Prados, to Hillsdale and Downtown).

Housing Goals and Policies? .: We should be more interested in in-fill and densification than in developing outlying unincorporated areas.

Existing Programs? Clearly not. Rental prices keep rising, as demand for housing on the mid-peninsula (which is conveniently located for access to the tech companies in Mountain View / Palo Alto / Menlo Park, and those in SF, plus cultural amenities in the city and across in Oakland / Berkeley) is obviously outstripping supply. Rents and purchase prices have recovered from the recession and started to chart new heights.

New Policies and Programs? We need an aggressive program of densification, supported by transit and other infrastructure development. We could easily boost the number of housing units in San Mateo county by 50% over the next decade, if we wanted to.

Message for Decision Makers? Build MUCH more of it, by finding in-fill opportunities, and by re-developing crummy old low-rise stuff with higher-quality 3-4 story townhouses, condos, and apartments. Consider looking at mixed-use options, like having retail on the bottom floor with a few stories of housing over it.

Interest in Housing Issues: : I like the way S.M. C. is, no reall need for change.
Greatest Housing Needs: I think there should be incentives for property owners who can't afford to make repairs or up keep.
Housing Goals and Policies? .: No idea.
Existing Programs? Don't no don't care.
New Policies and Programs? Same as box #2
Message for Decision Makers? Less high density dwellings.

Interest in Housing Issues: : I live and work in san mateo county and would like to be able to own my home some day
Greatest Housing Needs: people who work in san mateo county should be able to afford to live here
Housing Goals and Policies? .: available supply needs to increased for many categories of housing, including 1) dense development near transit for small families and singles 2) moderately dense single family development with decent freeway or transit access for families with kids
Existing Programs? no. even though i work in a high paying technology job, I can't afford to buy anything. almost all of my coworkers are in the same boat and commute from all over the bay area.
New Policies and Programs? whatever can be done to open up housing stock for young families and singles, not restricted to low-income
Message for Decision Makers? its no way to run a county when all the old retired people live where the jobs are and all the young families have to commute from fremont

Interest in Housing Issues: : Growth has to be more thoughtful. In the last couple of years, I've seen many high-density housing projects in various stages of construction. Where will all those kids go to school? How will increases in residency affect public safety?
Greatest Housing Needs: More thoughtful, slow growth and infrastructure plans to accommodate this building boom.
Housing Goals and Policies? .: I don't even know what the goals and policies are! I just know that in my school district, we're increasing enrollment by 250 children every year. That puts huge strains on resources, facilities, children, etc.
Existing Programs? couldn't tell you
New Policies and Programs? Plan for school capacity changes in conjunction with growing housing units. The various agencies have to work together. The school district seems to be an afterthought. That's wrong! Our communities' youngest residents don't have a say in the matter. The adults have to plan better for their needs, the needs of the elderly, the needs of our lower income residents.
Message for Decision Makers? If you green light new housing developments, then work with the school districts to help them grow and change. A city like Foster City needs another school site to accommodate their capacity issues. However, no one can locate a parcel of land for them to build a new school. That's shameful. The priorities seem to be all wrong.

Interest in Housing Issues: : I serve the disabled community.
Greatest Housing Needs: REALLY affordable housing units - not just \$80.000 (for low income) for a family of four! It's insane the way people are being evicted and the owner upgrades the apartment with a dishwasher and new carpeting and charges that tenant 3,000 more for the same unit that was renting for \$1350.00 per month! I firmly believe we need rent control in this County.
The regular people have to move to the east east bay and commute back and forth. They are the post office personal, the gas station attendants,, etc. - the everyday people that we need in our community.
Housing Goals and Policies? .: No

Existing Programs? NO
New Policies and Programs? Rent Control
Message for Decision Makers?

Interest in Housing Issues: : Availability of rental housing for my employees
Greatest Housing Needs: Tight rental housing market and high demand causing ridiculous rents
Housing Goals and Policies? .: Not familiar with existitng goals/policies
Existing Programs?
New Policies and Programs?
Message for Decision Makers? Rental prices are making it prohibitive for TECH workers to live in San Mateo County, and they are the highest paid employees by far. I can't imagine how hard it is for workers in the service industry.

Interest in Housing Issues: :
Greatest Housing Needs: Affordable housing for all income levels. A community does not function with rich people only.
Housing Goals and Policies? .:
Existing Programs?
New Policies and Programs?
Message for Decision Makers?

Interest in Housing Issues: : I am a homeowner in San Mateo County. I live in unincorporated Menlo Park, so I am particularly affected by the county's housing rules.
Greatest Housing Needs: I believe that San Mateo County should not count the square footage in a basement as part of the overall square footage of a home allowed on a particular sized lot. There is no good reason in a county with small urban lots that homeowners should not be allowed to expand their homes by using below grade space. Also, we need more and newer sidewalks and bike lanes in county in order to make where we live more walkable and safe for families so we don't always have to get everywhere by car.
Housing Goals and Policies? .: Unfamiliar with this document.
Existing Programs?
New Policies and Programs?
Please add a comprehensive bike lane and sidewalk plan. Please also allow people to build basements without counting it against square footage. Construction that is more pleasing architecturally would also be a plus.
Message for Decision Makers? Don't try to jam in too much extra housing.
Other comments...: Sidewalks please. And plant more trees next to those sidewalks in the urban areas.

Interest in Housing Issues: : I live and work(semi-retired) in San Mateo county and own a home here. I don't believe we have enough affordable housing for seniors?
Greatest Housing Needs: Affordable housing for seniors
Housing Goals and Policies? .: No
Existing Programs? No, just for those who can afford to live here. We need a mix of housing choices including mobile homes. Ciities need to invest in appropriate housing for the disabled and seniors near services.
New Policies and Programs? land use for the betterment of future generations, not make decisions on profit for today.
Message for Decision Makers? What will our cities look like? Who is living here and how?

Interest in Housing Issues: : I'm an architect working on residential projects. I also care that we maintain a diverse group of residents in the county.
Greatest Housing Needs: More affordable housing! Places where lower & middle income people can afford to live, whether renting or owning. People who are making a minimum wage cannot afford to live well in San Mateo County. Housing Goals and Policies? .: Sort of, but they should be expanded to reflect the actual cross-section of the population that exists. Planning should be put in place that will take into account the growing population in the county for the future.
Existing Programs? Not exactly. The need is much greater than one would think because there are many people who are 'hidden' and not being accounted for in the surveys. People who make a minimum wage are really struggling to live in San Mateo County. MORE PUBLIC TRANSIT!!!
New Policies and Programs? There should be many more affordable units included in every multiple unit development. There should be incentives for and consideration of 'granny units' in single-family residential neighborhoods, esp. those close to schools and near transportation corridors. There should be co-housing units built to accommodate healthy seniors who have outgrown their large houses but don't want to move into 'senior housing'. Human Investment Project is a great model for this type of program.
Message for Decision Makers? Take surveys at the schools, hospitals, workplaces to find out where some of the minimum wage and service people live and in what conditions. There are many people who are just barely getting by or have doubled up with others in order to afford to stay where they are. They need public transportation, just put in more bus routes. We need 'regular folks' to be able to continue to live near where they work, instead of driving long distances because they can't find housing.
Other comments....: Thank you for your work, but we need to do more and plan for the future in a smart way.

Interest in Housing Issues: : I can only speak for my neighborhood (North Fair Oaks), but it seems that 8 cars parked in front of a 2 bedroom house seems excessive, especially when they spill out onto the street and block neighbors' access.
Greatest Housing Needs: see above - I assume they are all living together because of lack of affordable housing.
Housing Goals and Policies? .: from what I can glean from the weblink, yes.
Existing Programs? it would seem not, based on the overcrowding I see. I think population is growing faster than projected (low-income population, anyway). Building near transportation centers and community centers? Great idea. But near employment? How can we know where we'll be working next year, or in some cases, even next month?
New Policies and Programs?
Message for Decision Makers? be mindful of the existing neighbors/neighborhood. I don't mean all the NIMBYs, but adding a large housing unit in a single family home area will do nasty things to traffic and the somewhat country feel that brought many of to these areas.

Interest in Housing Issues: :
Greatest Housing Needs: Low income and subsidized housing
Housing Goals and Policies? .:
Existing Programs? No
New Policies and Programs?
Message for Decision Makers?

Interest in Housing Issues: : I have lived in San Mateo County since 1975 and have followed housing and development issues closely throughout that period.
Greatest Housing Needs: Affordable housing for low and middle income wage earners while preserving open space, our coast, and the bay marshland. Mixed housing to support economic

diversity in our neighborhoods. Curbs on developers who "scrape" perfectly adequate, existing homes in order to develop "McMansions" at great profit. We must be better than that.
Housing Goals and Policies? .: Need those curbs on developers in order to support affordable housing for an economically diverse population. Maybe a "this for that" program, whereby they must build both kinds within 12 months.
Existing Programs? No, not at all.
New Policies and Programs? See previous answers.
Message for Decision Makers? See above.

Interest in Housing Issues: : I'm a homeowner and think housing prices are exorbitant
Greatest Housing Needs: Lower prices - need more supply so probably need more multiple unit housing in downtown areas to free up single family homes elsewhere
Housing Goals and Policies? .:
Existing Programs?
New Policies and Programs?
Message for Decision Makers? High density housing in downtown areas near transit centers

Interest in Housing Issues: :
Greatest Housing Needs:
Housing Goals and Policies? .:
Existing Programs?
New Policies and Programs?
Message for Decision Makers?
Other comments...: I don't know under which category my thoughts would be so I'm putting them here:
1. Addressing just housing issues in San Mateo is like addressing just your hearing when evaluating your health. If you create more housing, there must automatically be an equivalent increase in schools, teachers, infrastructure, etc., to support this growth in population.
2. WHY do we need to build more housing? Really, why? Yes, the Bay Area is growing but does it have to grow so much in San Mateo?
3. All the businesses that we seem to be attracting here in San Mateo (construction, high tech, etc.) should have incentives removed. If anything, they should pay the city to be allowed to do business here (i.e. no tax loopholes either).

Interest in Housing Issues: : I am a 25-year resident of San Carlos. I grew up in Los Angeles and saw it change from a nice city into a zoo as the population doubled.
Greatest Housing Needs: There always seems to be a vicious cycle. One decade, not enough housing. So build more housing. The next decade, not enough jobs for the people who live here. So bring in more business. The greatest need is to preserve quality of life and not choke us all with more people in more housing commuting to more businesses.
Housing Goals and Policies? .: Please provide a link to "the existing county housing element" so that survey responders can answer this question in an informed manner.
Existing Programs?
New Policies and Programs? Please do not go out of your way to add more housing. There are enough people living here already. Yes, lower income people, newcomers, and seniors will be priced out. That's what happens when there are too many high-paying jobs in a desirable area. The answer is not to add to density, which just places additional demands on resources, adds to gridlock traffic, and turns our nice suburb into a big city. I myself expect to be priced out some day, and then I will move to Grass Valley or Northern California and make room for someone else.
Message for Decision Makers? Please do not go out of your way to add more housing. San Mateo County is a suburb of San Francisco. Let's keep it that way and not turn the peninsula into

another big city. I'm sorry that lower income people get priced out when housing is in short supply. That cannot be fixed in a sustainable manner by building more. Eventually, as wage workers move out, wages will have to go up by supply and demand. If you cram more and more people here, then when the next economic downturn happens, you'll have more people who need assistance. This will create more demand for more business to move in. This is a vicious cycle of unending growth which *is not sustainable*. Don't do it. Think of the long term. In the long term, the old ambition for endless growth must give way to sustainability. San Mateo can take the lead in saying "NO MORE GROWTH". Change and dynamism, yes, but with a stabilized population and housing stock.

Interest in Housing Issues: :

Greatest Housing Needs: SERIOUSLY needs new development in the affordable single family detached home category. How are there no new (single family home) housing developments when there are SO many new luxury condos and new commercial real estate buildings?

Housing Goals and Policies? .:

Existing Programs?

New Policies and Programs?

Message for Decision Makers? Please release the reigns on overbearing development laws so communities can build new houses. The commercial development vs residential development is so lopsided, and housing costs are sky high. The middle class cannot afford to buy a (decent) home in a safe neighborhood, unless they want to move to the east bay or south bay.

Interest in Housing Issues: : Vacant buildings and blighted areas in Daly City and Colma, especially near the BART stations should be removed and new high density housing should be built. There are still areas that could be in filled, especially with affordable housing.

Greatest Housing Needs: The pressure for affordable housing from San Francisco and Silicon Valley could be relieved in SM county with redevelopment of vacant businesses in blighted areas.

Housing Goals and Policies? .: Don't know

Existing Programs? Don't know

New Policies and Programs? Don't know

Message for Decision Makers? Don't wait until the problem becomes worse. Nothing changes unless something changes.

Other comments...: Daly City and Colma also need parks with native plants and trees. There is very little natural beauty, just concrete, asphalt, and water wasting lawns. The streets are have lots of litter, just look at the BART stations, they are poorly maintained, with dumped trash and litter. I have reported this to Daly City iHelp and they say they can't do anything about it.

Interest in Housing Issues: : I feel we all pay a tremendous amount in property tax dollars and in some cases get our money worth and other not. The county is great about cleaning the roads for instance, keep the drains operable and having the trees trimmed. We need to make sure that everyone has respect for the other neighbors and keeps a safe and clean property.

Greatest Housing Needs: I feel the county doesn't enforce the laws that are currently on the books. There are cars, trucks, campers, boats that are stored along side the road in Emerald Hills that stay there for months, years without moving. There is one house on Lakeview Way that looks like a junk yard. They have two camper trailers and misc junk just sitting there. A real eye sore for the community.

Housing Goals and Policies? .: Not really, as mentioned above having homes that store motor homes, trailer, campers cars, trucks that are visible from the street should not be permitted. I believe there are laws regarding this but the county doesn't seem to reinforce them. There is a property that stores/parks a motor home along side the road on Lakeview Way that makes driving around the curve they live on very dangerous not to mention shouldn't be permitted. Having a

time limit, say 9 days for motor homes, campers to be parked outside your home is one thing to store them in your yard is another.

Existing Programs?

New Policies and Programs?

Message for Decision Makers?

Interest in Housing Issues: : I am interested in structural solutions to problems, and in architecture and alternative housing of many kinds. Ex-Planning Comm. in Belmont. Focus on environmental issues and open space and recreational needs of the County.

Greatest Housing Needs: We have way too much sprawl, and housing is enormously expensive. We all want quality housing, but far too many people seem to equate size with quality and luxury. We need excellent quality housing for families. We don't have enough LARGE apartments of whatever quality. There are a lot of people with, for example, three children and maybe a grandparent. There are couples who both need an office at home. Four-and-more bedroom apartment housing is scarce or nonexistent. I hope you will consider "tiny" housing for single people with limited resources. I would suggest a project for getting the homeless off the streets and another project for single low-income people, and another for people who want to live simply or "small". We have shied away from this kind of housing in the past. It is being used in other countries and I think it is long past time we experimented with it in San Mateo County, where expensive housing means no housing at all for so many. Further, I would recommend that any large apartment or tiny housing be incorporated with real gardens (as opposed to "landscaping"). The usual real estate attitude is to cram as many units as physically possible on a piece of property in order to maximize profit. This is a great way to build slums, but not what we want in San Mateo County. We need aesthetic outdoor areas for children to play, trees, veggies and flowers to grow, and a calming/relaxing atmosphere. Urban living is stressful; our housing should be one aspect of mitigating that stress. Better air quality, lower crime and medical costs are just three of the results of being thoughtful about the way we build.

Housing Goals and Policies? .: Apologies, I have not seen it. But I am pretty sure that "tiny" housing isn't in it.

Existing Programs? No. Studies are showing that many people are housing a non-family member in their homes, due to the shortage and especially the expense of small apartments. There is a limit to how far that grassroots solution will go. Many of these people are students; perhaps a specific student-oriented housing project is needed. However, unless housing costs can be lowered significantly, nothing is going to work. Also, some years ago Belmont had a mentally handicapped home, but later lost it. I would ask you not to overlook the needs of the mentally and physically disabled people in the County.

New Policies and Programs? All new housing should be built at or above 30 feet above sea level. All new housing that has suitable roof exposures should be built with maximum solar panel coverage. All new housing must have water conserving plumbing. All new housing must be integrated with recreational space and park or open space. San Mateo cities are almost all below the national standards, and no new population should be added without adding new outdoor spaces to match. Even counting schoolyards as recreation spaces, we are short.

Message for Decision Makers? Housing is needed by people. We have too many people on the Peninsula and in CA (and in the world). The State has requirements for Cities and Counties to provide increasing amounts of housing, but there is no increase in the size of the land! The State's requirements are ludicrous and I think destructive to local land use decisions. I believe I read that the Cities and Counties org. has begun to address that. The State cannot sensibly address local needs and solutions, and should have no voice in local housing decisions, other than CEQA and other requirements of standards. Government has not chosen to grapple with the very clear mathematics of overpopulation, even though government is the public entity that has to deal with it daily, and try to plan for it long-term. I think that government support of contraceptive distribution and other programs, and family planning programs, and of course real education about the problem would be a help. College of San Mateo should have a class that relates population, environmental problems, housing, family planning, cultural traditions, and other concerns and then applies it specifically to the Peninsula. (College of San Mateo is a

massive failure at real education. Not one class in climate change, or other vital urgent issues.) However, a real discussion of religious and cultural attitudes, government ability to address the problem legally, practical actions, etc. would be beneficial, I think. It would clarify the problem to staff, elected officials, religious groups, and the public. Generally, the concept of facing the huge elephant in the room has been such horror that it cannot even be spoken of at all.

Interest in Housing Issues: : Getting divorced and i am being forced out of my home. I have to downsize but have 3 kids. There is nothing in my post divorce budget
Greatest Housing Needs: Around menlo park, near palo alto--its too expensive there
Housing Goals and Policies? .: ??? Dont know- probably not because to economic climate has changed
Existing Programs? No- teachers at my kids school have to live with a ton of roommates
New Policies and Programs? More second living units should be encouraged in upper income areas. Convert garages to apartments, etc
Message for Decision Makers? Act quicky

Interest in Housing Issues: : Work for an agency that provides case management in San Mateo county. I am also a San Mateo county resident who would love to limit or eradicate homelessness.
Greatest Housing Needs: Lower income or affordable housing
Housing Goals and Policies? .: Yes, however, since the report the housing market has changed with median home prices steadily increasing over the last few years. As a result, several people are unable to buy thereby increasing rental amounts as well. Also, the new move to work Section 8 has the best of intentions in limiting the subsidy for those who are able to get back to work. However, the process for those who are older and/or disabled will likely struggle with the process for extensions.
Existing Programs? No - shelters are limited and the stock of Section 8 is limited resulting in high levels of homelessness or folks on the brink of homelessness
New Policies and Programs? Ongoing subsidized or Section 8 buildings in addition to larger scale high end apartment complexes (to generate revenue through taxes to fund programs). Ongoing case management programs focusing on housing retention and access.
Message for Decision Makers? Mixed use and low income housing are crucial. Please make housing that is wheelchair accessible so that people can stay in their living place for a long period of time without having to move.
Other comments...: This is such a great topic. I am very excited that there will be new housing opportunities as a result.

Interest in Housing Issues: : I want affordable housing for all
Greatest Housing Needs: affordable housing
Housing Goals and Policies? .:
Existing Programs?
New Policies and Programs? affordable housing, better public transportation
Message for Decision Makers? we need more affordable housing, better public transportation

Interest in Housing Issues: : Our County has one of the highest costs of living in the country and I am concerned that a greater number of tech workers in this part of the peninsula will result in pricing out lots of long-time County residents. While my husband and I have lived here for only 10 years and make a decent salary, we want our communities to be affordable to all the levels of worker incomes in this area--not just the upper tier. And nobody wants to sit in traffic as lower-paid workers commute in to wait tables in our area because they can't afford to live here. That's a lose-lose for everybody and the environment.

Greatest Housing Needs: Affordability. Too much housing away from transportation. Need for greater density along El Camino and near our train stations. It's ridiculous that San Carlos voted to chop off a story of apartments at their transit station development--and now the underground parking doesn't pencil out either? There is a cost for a lack of density--housing costs that are too high, traffic that is too heavy, and now surface parking has to reemerge as a land use?!

Ridiculous.

Housing Goals and Policies? .: I am not familiar with the County's Housing Element, sorry.

Existing Programs? Please comment.: I don't know much about the existing housing programs, but they cannot be well-funded in the absence of redevelopment funds.

New Policies and Programs? Given limited funds, we should prioritize helping those who are less well off and have fewer housing options, rather than funding potential homebuyer programs, which uses more funds and helps fewer households.

Message for Decision Makers? They should be very concerned about the income disparities in our region and be fighting for wise land use and dense development where it makes sense. This will help housing affordability a little, but we really need subsidized rental housing throughout the County. In key locations, like near train stations, the development choices we have only come once in about 50 years--which is how long a development will last, or longer--so they had better choose wisely.

Interest in Housing Issues: : I am most interested in housing and facilities for the poor and elderly.

Greatest Housing Needs: Same as above

Housing Goals and Policies? .: Have no idea

Existing Programs?

I don't think so - I see a lot of old, elderly people wandering the streets.

New Policies and Programs? More community centers that are accessible to the elderly.

Message for Decision Makers? The above

Interest in Housing Issues: : Simple, don't build it, and we won't become like all other corruptive, overpopulated metropolitan areas. People certainly want to live here, but we can't handle every one who wants to. Prices will always be too high, no matter what is done, that's the good and bad of being in one of the most desirable counties in the country.

Greatest Housing Needs: Building along the rail corridor will not lessen traffic, but enhance it. We must rethink our definition of progress, (change is not necessarily progress). When my grandfather built the first high rises in Burlingame, (4 stories), there was room to grow outward, now we can only grow upward; greater population impact in the same footprint. San Carlos was looking for a place to build a new school because of this, their solution: because there is no more available land, build it where an existing park exists.

Housing Goals and Policies? .: The goals, if you are referring to increased housing, are anachronistic, good for the early 20th century, but not now

Existing Programs? Leading question, it is assuming that we should meet housing needs of those who want to live here. (not need to)

New Policies and Programs? These are not challenges, these are assumptions; no policy other than population stabilization should be considered. Doubling a town's population will not make it a better place to live.

Message for Decision Makers? Abag should not be in the dominating position of threatening to withhold funding to communities who want to preserve those communities. It amounts to bribes and threats.

Other comments...: I have written articles and letters on this subject, and it would take more time than I have to carefully delineate my ideas. Also, I know it is a futile effort; for those asking these questions are not looking for input, that's just for show, but confirmation.

Interest in Housing Issues: : I am a Ombudsman and I see the need for Senior housing for low income seniors. Sadly, San Mateo County needs additional Medi-Cal Beds for when seniors are sick and they need skilled care.
Greatest Housing Needs: Senior housing for low income seniors. Additional beds for Medi-Cal Patients for long term care.
Housing Goals and Policies? .: Not enough Medi-Cal Beds or housing for low income seniors.
Existing Programs? No, I see where Section 8 housing is at a standstill for many folks.
New Policies and Programs?
Message for Decision Makers? We are reaching a crisis situation in San Mateo County for housing and Medi- Cal Beds.

Interest in Housing Issues: : Resident of San Mateo County for most of my 65 years.
Greatest Housing Needs: no comment
Housing Goals and Policies? .: no comment
Existing Programs? no comment
New Policies and Programs? no comment
Message for Decision Makers? I would like to advocate a no growth policy. Over the years, I've seen more congestion, traffic, and crime. I've seen less personal interactions among neighbors. I've seen more demand for public assistance but less support for the same. There is a lot more inherent bureaucracy in governments and businesses. I'd like to see a reverse in these issues, but I guess not because it is considered progress. I made no comments in the above boxes because I do not know and have not read the issues. Just finally putting in my 2 cents!

Interest in Housing Issues: : I am very interested!!
Greatest Housing Needs: Affordable housing, wealthy companies and their employees who are able to pay more and driving up the prices.
Housing Goals and Policies? .: I am not sure what they are, sorry.
Existing Programs? I would be interested but I so not know about them.
New Policies and Programs? I think there could be vouchers to assist those who could pay a portion but not the total rent. I wish the city would purchase some buildings, houses and invest in their city and assist in the affordable housing while building the city's portfolio of real estate.
Raising rents from year to year with huge jumps is very difficult for families to stay in place and is stressful and unstable.
Message for Decision Makers? There is such a big need, graduating students can not afford to even share a studio apartment in San Mateo due to the prices. Parents and especially single parents need support and the ability to raise their rent from one year to the next by rates that do not allow the families to stay effect their stability and is scary.

Interest in Housing Issues: : We live in Palomar Park, an unincorporated area of the county, near Redwood City.
Greatest Housing Needs: In the unincorporated area, we do not receive the level of service that we were expecting or that we deserve. For example, even though we are in a heavily populated area, the county provides very little support for road maintenance. Only a few of our roads are even serviced by the county. Since it is very difficult for a large number of homeowners to agree on upgrades, many of our shared roads are in disrepair. We need help.
Housing Goals and Policies? .: I must admit that I do not have a clear understanding of the county's goals and policies in this area.
Existing Programs? See above.
New Policies and Programs? Since we all pay taxes, I believe that any road in the county that has a significant population density should have support from the county for road repair and maintenance.
Message for Decision Makers? See above.

Interest in Housing Issues: : Most of the buildings are too old and too expensive .
Greatest Housing Needs: New affordable apartment buildings
Housing Goals and Policies? .: No idea
Existing Programs? Not at all
New Policies and Programs?
Message for Decision Makers? We low income families need and deserve a better place to live.

Interest in Housing Issues: : I plan on staying in this county for the The foreseeable future
Greatest Housing Needs: Affordable housing, low income housing
Housing Goals and Policies? .: Unknown
Existing Programs? Unknown
New Policies and Programs? Rent controlled newer properties that are subsidized by the city
Message for Decision Makers? People are paying nearly a million dollars for 2 bedroom houses in my neighborhood - that's insane. What can we do to help young families that need to buy homes?

Interest in Housing Issues: : I live in Palomar Park, a high density area in unincorporated San Mateo County.
Greatest Housing Needs: Fair and equitable housing rules and regulations.
Housing Goals and Policies? .:
Existing Programs?
New Policies and Programs? One area of concern is the lack of view rights in the high density hilly areas of unincorporated San Mateo County. It is my understanding that an property can block the view of an adjacent property without just compensation to the owner of this property. This is unfair and inequitable.
Message for Decision Makers? Property owners that are negatively effected by construction on adjacent property should be duly compensated for the reduction in value of their property and/or rules should be in place to provide view rights to property owners.

Interest in Housing Issues: : Allow small "in-law" units so more individuals or parents can rent in the community.
Greatest Housing Needs:
Housing Goals and Policies? .:
Existing Programs?
New Policies and Programs?
Message for Decision Makers?

Interest in Housing Issues: : Retirement community on the coast (3 tiered: independent==>assisted living==> nursing care). County work with and be open to a private concern. Not geared toward low income but an option for those of us who want to stay on the coast but no longer want the responsibility of an individual house.
Greatest Housing Needs: I'm guessing ... low income housing.
Housing Goals and Policies? .:
Existing Programs?
New Policies and Programs? See above.
Message for Decision Makers? Don't forget the financially secure senior population. PLEASE don't assume we all want to stay in our homes. PLEASE consider that "being independent" does not necessarily mean staying in your home. Being part of a retirement community where you're not stuck at home because you don't want to drive at night but rather have easy access to

evening activities, or you have to rely on friends to do simple things like climb a ladder to change a light bulb versus getting help from staff at the community, or even having the option for transportation to the docs or local stores without relying on friends or family this is being independent. I have a dear friend who at 92 moved into "The Forum". She still lives independently thanks to the service provided and being surrounded socially with people. i just went to her 106th birthday. she is pretty amazing and I know her moving to the retirement community has been key in her mental and emotional well being.
Other comments....: If there are people working on or interested in building a retirement community here on the coast, I welcome being connected. THank you.

Interest in Housing Issues: : Affordable housing and rent control
Greatest Housing Needs: Affordable housing and rent control
Housing Goals and Policies? ..: Do not know
Existing Programs? NO- More affordable housing is needed with less of a wait time.
New Policies and Programs? More affordable housing is needed with less of a wait time.
Message for Decision Makers? More affordable housing is needed with less of a wait time.

Interest in Housing Issues: : The rent is too damn high.
Greatest Housing Needs: The RENT is too damn HIGH!!!
Housing Goals and Policies? ..: The RENT is STILL TOO DAMN HIGH!
Existing Programs? The RENT is STILL TOO GODDAMN HIGH!
New Policies and Programs? Do something to make sure the rent isn't too damn high.
Message for Decision Makers? The RENT is TOO DAMN HIGH!!!
Other comments....: No further comments, thank you.
(Just kidding: THE RENT IS TOO DAMN HIGH!!!)

Interest in Housing Issues: : My family moved to Redwood City in 1968. After leaving the area my husband and I bought our home in Redwood City in 1980 and have raised our family here. I feel it is a beautiful area of Northern California and love this area.
Greatest Housing Needs: I think this area has reached its maximum capacity in housing. Just because people like it here doesn't mean we have to keep building more and more housing. The population has reached its limit and is directly affecting the lifestyle in a negative way. The traffic is becoming a nightmare! At any time of day the traffic on Woodside Road has become so crowded and trying to take side streets only impacts the quieter neighborhoods that feel the intrusiveness of additional cars. Unless we became a more bike and pedestrian friendly city I hate to think what the traffic will be like in another 10 years.
Housing Goals and Policies? ..: I am afraid that the greed of developers is running rampant in our communities. Redwood City does not have to grow to be in competition with San Francisco and San Jose! Keep Redwood City a smallish city in the suburbs and stop building these ridiculous high rise apartments. We do not have room for the additional traffic that they bring!
Existing Programs? Quit trying to meet to the "needs" of the companies in the area and let people either commute from out of the area or build the companies somewhere else!!
New Policies and Programs? A moratorium on new buildings in Redwood City!!
Message for Decision Makers?

Interest in Housing Issues: : I'm worried about too many high rises coming up especially in redwood city. As the apts are being built faster than the traffic infrastructure can handle.

I'm also worried about the move to loosen the existing housing regulations for in law units, etc. As I think it is causing more conflicts between homeowners the higher density the housing in

single family residential areas. For example we've seen in law units butting up against other people's houses and the noise, loss of privacy and boxing in of people's home is occurring.
Greatest Housing Needs: I think San mateo needs to grow housing but at a modest pace so that the infrastructure the supports the housing can keep up.
Housing Goals and Policies? .: Yes, most definitely!
Existing Programs? Yes I think they are.
New Policies and Programs? I think many of the housing issues needs to better vetted with the residents living in the county though votes some type of very broad survey that is delivered more publicly. I don't think most people not looking for this survey would have found it. And I think we need input more of our residents who might not be aware that this is being discussed.
Message for Decision Makers? Please put any proposals up for a vote to the general public or survey peope in the affected areas.
Other comments...: Part of what makes San mateo county so special and desireable is the vast open space we have and the livability of the traffic, etc. but traffic from the high housing growth beyond the highways (I.e. 101) can handle makes for almost constant traffic jams at the 92 interchange and 101. I think this is particularly due to the vast housing growth beyond what the roads can handle and this leads to people finding the area less desirable utilmately.

Interest in Housing Issues: :
Greatest Housing Needs: Truly affordable housing.
Housing Goals and Policies? .:
Existing Programs? They must not be because in East Palo Alto there are multiple families living in each house and apt. This creates a lot of problems for the neighborhoods - parking, overcrowding, etc.
New Policies and Programs?
Message for Decision Makers? We need more truly affordable housing.

Interest in Housing Issues: : Renter
Greatest Housing Needs: Affordable Housing
Housing Goals and Policies? .: Not sure
Existing Programs? No
New Policies and Programs? Rents have skyrocketed. Perhaps rent control?
Message for Decision Makers? Seems only the wealthy can live in San Mateo County now :(.
Please change this!
Other comments...: The townhouse I live in was sold and the new owners raised my rent \$1100 per month! How can that be legal??? There needs to be affordable housing for renters and rent control.

Interest in Housing Issues: : Too much growth. Quality of life and infrastructure going down.
Traffic and water.
Greatest Housing Needs: To not over build.
Housing Goals and Policies? .: Slow down.
Existing Programs? Unsure.
New Policies and Programs? Stop building everywhere.
Message for Decision Makers? Think out of the box. Figure in quality of life, not tax revenue.

Interest in Housing Issues: : My parents only get social security and cannot find a place they can afford to live. They now live in the central valley which is too far for me to help them on a daily basis. I need them close by so I can help them and they need to be closer to their grandchild and doctors.
Greatest Housing Needs: Seniors

Housing Goals and Policies? .:

Existing Programs? It is better for families to be closer to each other as they can help each other and that puts less stress on government services.

New Policies and Programs? Any large building constructed for housing should have at least 2 parking places (really, families have more than one car). Locations should be tested to review traffic patterns, safety issues (such as women walking alone at night) as well as encouraging people to walk to places rather than driving

Message for Decision Makers? Where do your parents live? Who takes care of them? How often do they see their grandchildren?

Interest in Housing Issues: : There are too many homes and developments! Traffic in the county is awful!

Greatest Housing Needs:

Housing Goals and Policies? .:

Existing Programs?

New Policies and Programs?

Message for Decision Makers? No, we need to stop the condos, schools in Burlingame are over crowded!

Interest in Housing Issues: : Baby boomers aging will probably need to downsize their homes so more 2-3 bedrooms, 1 story single family residences should be build to accommodate these seniors.

Greatest Housing Needs: Ditto above. Many seniors still enjoy their privacy and freedom and prefer living in their homes and not having to go to senior homes so smaller, reasonably priced homes should be available on the market.

Housing Goals and Policies? .:

Existing Programs?

New Policies and Programs?

Message for Decision Makers? Please keep in mind the hard-working middle class working couples who'll like to start a home in the San Mateo area. Have some starter homes reasonably priced for them.

Interest in Housing Issues: : I see more and more high density mixed-use housing being built in the county, and it should stop because I am not interested in living in one of these types of housing projects. Also, the money to build high density housing is coming from our cities General Fund, which is poor policy and will leave our cities without money to pay for other vital services and jobs that serve the county in the long term. Last, the building of high density housing represents and over reaching agenda from top globalist organizations creating housing plans and policies at the local level in the name of sustainability, when in reality these housing projects are a powergrab with nefarious intentions that are politically motivated to track and control the people and provides less for more.

Greatest Housing Needs: The county should be offering or providing more affordable housing without building high density mixed use housing; I'd like to see more choices (i.e. small scale buildings with less units being built, but more square footage in each unit-located somewhere in the county that is not centrally located to downtown or city services and is aesthetically pleasing or in a natural peaceful setting away from the city) in affordable housing in the county.

Housing Goals and Policies? .: The existing housing goals are not appropriate in the county.

Stop building high density mixed use housing that is centrally located and close to transportation. Also, new housing should be more spacious and cost less. Plus, we must stop borrowing any money from the General Fund to build new housing, as it is bankrupting county needs and services. Let's organize housing needs, goals and policies based on local opinions and input, and not what is being dictated and handed down from outside globalist organizations like the UN.

Existing Programs? Housing is unaffordable, you are getting less for more, and people are being packed into large human settlements that clearly is politically motivated (from the powers that be) and the intent to do so is corrupt.

New Policies and Programs? Please stop adopting our local housing policies from globalist organizations like the UN and its outside affiliates and building city plans based on their policies and visions. We should be creating policies for housing based from the local level and those needs, without outside influence, like finding new and different ways to fund and build housing that is affordable, spread out across the county, with fewer units, more space to each unit and is not located centrally in a town or near public transportation.

Message for Decision Makers? I see more and more high density mixed-use housing being built in the county, and it should stop because I am not interested in living in one of these types of housing projects. Also, the money to build high density housing is coming from our cities General Fund, which is poor policy and will leave our cities without money to pay for other vital services and jobs that serve the county in the long term. Last, the building of high density housing represents an overreaching agenda from top globalist organizations creating housing plans and policies at the local level in the name of sustainability, when in reality these housing projects are a powergrab with nefarious intentions that are politically motivated to track and control the people and provides less for more.

Other comments.... I'd like to see the county and local governments stop their relationships and involvement with the UN and its affiliates like ICLEI, when it comes to making local housing policies and goals, and new builds.

Interest in Housing Issues: : My main interests are: -- preserving the value of our properties -- making sure our infrastructure (e.g., roads) support any changes that are made -- ensuring that our neighborhoods are safe. I see apartment buildings and apartment/homes going up all over the county, but the infrastructure stays the same. That makes it difficult for anyone to get anywhere. The roads don't accommodate the housing growth. It's important that a plan looks at the entire picture - not just one isolated component.

Greatest Housing Needs: Affordable housing is an issue throughout San Mateo County and most of the state. Buying homes is out of reach for many people. Even renting is a challenge. But putting multi-level housing units everywhere isn't always the best solution. That just makes our neighborhoods crowded and more challenging to navigate.

Housing Goals and Policies? .:

Existing Programs?

New Policies and Programs?

Message for Decision Makers?

Other comments.... PLEASE think about the big picture. Those of us who have homes want to be sure our property values are maintained (or even go up). We don't want multi-unit buildings everywhere, especially on roads that already have difficulty handling the volume of traffic they receive. Thanks.

Interest in Housing Issues: : I live here, specifically, Half Moon Bay.

Greatest Housing Needs: We do need affordable housing for people who work locally BUT building such housing should not be dangled in front of developers as something they must do if they want to pave over open space and ag land. Developers would happily do that to make the money off of trashing undeveloped land.

Housing Goals and Policies? .: Yes and no. The goals are noble but not if the price is the destructing of sensitive habitat, open spaces and ag land.

Existing Programs? Probably no.

New Policies and Programs? Developers should be encouraged to in-fill spaces within existing developed areas. There should be no 'rewards' for this such as being allowed to develop outside those areas and inflicting environmental harm, traffic issues, and other costs on the community at large. Stated somewhat differently, if the "price" to entice developers to build affordable housing is the trashing of the rest of the community with development, that would not be appropriate.

Message for Decision Makers? Do not let the desire to have "affordable housing" override the desires of the community or the other values in the community. No one is against affordable housing, but if the price is allowing those who develop it to trash open space and ag land as compensation for building affordable housing, isn't that making a deal with the devil?

Interest in Housing Issues: : Lack of affordable housing will be stated about a million times but its true. When I am referring to affordable I'm talking about housing for single people, those perhaps with a disability that isn't preventing them from working but they are on a fixed income or a single person with no children that has been laid off work and has no means of support and is seeking temporary help til they get on their feet. There is no such housing available.

Greatest Housing Needs: To continue my point I know there are single women and men in San Mateo County that fit the description above. The only housing they are able to find with a wait list or closed wait list is housing for our Veterans, housing for a single mom with 6 kids or someone that has been declared mentally ill or is physically disabled. It's not fair and there would be less people on the streets if there was more housing that was affordable for this more than a special niche group of people.

Housing Goals and Policies? .: No comment on this section, as I feel those in the dept are not even close to being aware of the problem.

Existing Programs? Not to the group I am referring to.

New Policies and Programs?

Message for Decision Makers?

Interest in Housing Issues: :

Greatest Housing Needs:

Housing Goals and Policies? .:

Existing Programs?

New Policies and Programs?

Message for Decision Makers?

Other comments...: Access from alphabet streets to the west side of el camino would help residents support local businesses without having to get in the car. Like a bridge or tunnel over/under train tracks from stafford/old county road to el camino somewhere between wipple and Howard streets, like at G st.

Interest in Housing Issues: : I am a resident of San Mateo County and a property owner.

Greatest Housing Needs: I think that the greatest needs are to provide safe communities in the East Menlo Park and east RWC neighborhoods.

Housing Goals and Policies? .: No. We do not need forced additional housing in already crowded mid-Peninsula areas.

Existing Programs? Schools are over-crowded, and there has been an increase in theft/crime in the past few years (according to what I see in newspaper reports). I've also been the victim of property crime. It does not seem appropriate to require additional housing to be built to meet an arbitrary quota, if quality of life issues cannot be addressed simulataneously (adequate transportation, adequate schools, sufficient policing, etc.).

New Policies and Programs? I appreciate the difficulties of a long commute and support affordable housing within our community for those who work in our community. But that doesn't mean that everyone has the "right" to a 3-bedroom single family home in a good school district at below market rates. Instead, the needs for adequate housing could be accomplished by creating urban areas on the Peninsula in neighborhoods that already need improvement versus trying to shove affordable housing into neighborhoods that aren't set up for dense housing. There are neighborhoods along the Bayshore freeway that could use some cleaning up. Why not create high-rise apartment complexes there and then put in schools and policing appropriate to meet the needs of the residents?

Message for Decision Makers? Challenge the BAAG rules or whatever is forcing inappropriate growth into our community. A single algorithm for growth does not fit all. No one has the "right" (constitutional or otherwise) to live in any particular neighborhood. Let economic forces work it out.

Interest in Housing Issues: : I live in Menlo Park and have watched housing prices spiral up beyond the reach of many who work in our community
Greatest Housing Needs: Clean, safe, inexpensive housing for the minimum wage workers who work in our communities. Of course, we need sufficient mass transit for them to get around. Being able to use mass transit instead of a car makes it more affordable. So when you talk housing, you also need to talk mass transit, which is woefully inadequate now.
Housing Goals and Policies? .: No. You also need to address mass transit. The county has cut back many bus routes. We should be ADDING bus and train service instead of cutting it. If necessary, add a gas tax of a few pennies a gallon to subsidize buses and Caltrain.
Existing Programs? There aren't enough temporary shelters, especially ones that can accept emancipated teenagers. Kids need to be able to get to school. The county should allow all public school students to ride the bus and/or Caltrain for free when going to and from school in the morning and afternoon. Currently, our public high school has a high rate of absenteeism on rainy days, since kids don't want to walk miles to school in the rain, and many can't afford the bus fare.
New Policies and Programs? The county should provide free bus and Caltrain passes for public school kids, or else they should be able to show a public school ID card to ride the bus or Caltrain to and from school.
Message for Decision Makers?

Interest in Housing Issues: :
Greatest Housing Needs:
Housing Goals and Policies? .:
Existing Programs?
New Policies and Programs?
Message for Decision Makers? While I understand the need for housing, San Mateo and the Peninsula have become overdeveloped. Traffic is unbearable at times, weekday and weekends. I have lived in San Mateo for 28 years and am disappointed in the congestion and crowding that have eroded the quality of life that once existed. Have any of these "decision makers" ever driven down Hillsdale Blvd at 5:00 pm on a weekday? It's enough to make you wish you lived in a rural area.

Interest in Housing Issues: : Too many people All roadways over crowded and getting more dangerous How can we bring in more people if the Bay Area can't support them?
Greatest Housing Needs: We have no room for more people on the peninsula
Housing Goals and Policies? .: I do not know what they are
Existing Programs? More and more need for medical and programs like Second a harvest
New Policies and Programs?
Message for Decision Makers? Stop bringing in more people

Interest in Housing Issues: :
Greatest Housing Needs: Sufficient ingress/outgress routes.
Housing Goals and Policies? .:
Existing Programs?
New Policies and Programs?
Message for Decision Makers?

Interest in Housing Issues: : I am very concerned about traffic related to additional housing.
Greatest Housing Needs: For lower income people
Housing Goals and Policies? .: I am not sure what they are.
Existing Programs?
New Policies and Programs?
Message for Decision Makers? Adding more housing without addressing additional traffic needs is not going to help our community.

Interest in Housing Issues: : Concerned that "housing needs" are more of a political need and are done at any cost. Concerned that high density housing--and that extends to "in filling" of single housing lots--brings an lower quality of life. Concerned that inherent corruption--that is, a bias (read: discrimination)--favors politically entrenched labor unions and others. Concerned about the spotty and extremely uneven burden that some neighborhoods face as cities readily permit or deny half-way houses in some neighborhoods but not others. Concerned that some people think we should "be like the mess of high-density" lifestyle of San Francisco. The case has not been made of the explicit "need" to introduce high density "housing".
Greatest Housing Needs: Do not lower the quality of life: that is, not increase pollution--whether air, noise, congestion, mass transit guises.
Housing Goals and Policies? I don't k now what the goals are. The goals are very unbalanced and spotty.
Existing Programs? It's not clear whose needs you are referring to. Dumb question.
New Policies and Programs? Fix the lame old guise that we need to increase housing.
Message for Decision Makers? Absolute transparency. Reveal all of your closed-door meetings and off-the-record discussions. Establish firm anti-corruption, anti-discriminatory (no perks for "pals" and so-called social justice BS).

Interest in Housing Issues: : I'm a San Mateo County resident on the coastside.
Greatest Housing Needs: Affordable housing on the coastside. Revised county rules for improving existing old houses. It's very hard for coastsiders to make incremental affordable improvements to old rural houses while being treated as if they have stock option money to rebuild them. The county should consider doing charettes to create a special development district with a form-based code for rural coastside improvements. It should take into consideration historical building styles, mixed-use opportunities, and unique rural context. Allowing appropriate improvements with local support within town limits (La Honda, Pescadero, San Gregorio) would improve infrastructure for tourism and recreation.
Housing Goals and Policies? .: I'm not aware of a clear goal or policy around current county rules.
Existing Programs? No.
New Policies and Programs? Professional design charettes are needed to bridge the communication gap between the county, open space interests, and the community. The increasing volume of open space lands, demand for recreation and tourism, and the ability of local businesses to meet those demands while providing a place for farmers, business people, and their families to live is not working. The housing stock is old, and new development that respects historic town architecture is virtually impossible with current county rules. These problems have been solved with form-based codes and special development districts.
Message for Decision Makers? Seek professional help from successful urban planners who have worked in historic areas. Work with the towns to solve critical infrastructure issues like fire and water that hold everyone back. If these problems were solved, and there was an easy to understand form-based code, there is plenty of private money available to invest in creating new housing opportunities. The county doesn't need to build houses, it needs to fix the rule book so that it's not being used to beat people up.

Interest in Housing Issues: : I have lived in Burlingame since 1999 and have two children I am raising here.
Greatest Housing Needs: Planning for when all the kids with autism become adults - what will be their housing options.
Housing Goals and Policies? .:
Existing Programs?
New Policies and Programs?
Message for Decision Makers? To consider the special needs population that is increasing and that will be entering adulthood in the next 5-10 years.

Interest in Housing Issues: : While housing costs in the Bay Area, and in other parts of the state, as well as other places, continue to rise, sadly our young population are finding themselves priced out of the market.
Greatest Housing Needs: Affordable housing - meaning housing for people who aren't in high tech or high income jobs. Housing for teachers, safety/emergency workers, ... our middle class, middle income worker.
Housing Goals and Policies? .: I don't think the state, or other governmental agency, should have the right to tell a city that it must increase its housing stock by a certain percentage or number of housing units. Some cities are built out. Some cities (or their residents) do not want more or higher-density housing. The city should have the say - not ABAG or any other agency.
Existing Programs? I believe there are subsidized housing units for the elderly. This is a good program. Helping seniors by allowing them to pay a rent based on a percentage of their income. I don't know about Section 8 housing or other "welfare" subsidized housing for "the poor" in our county but I do know that these programs needed to be monitored closely to help avoid abuse of the system by those who are "working the system." I know there are some who really need the help but we need to make sure we are not encouraging people to stay unemployed and dependent on the government by offering them unlimited subsidized housing with no strings attached.
New Policies and Programs?
Message for Decision Makers? Housing, like water, is a valuable and limited resource. Our ever-growing population is taxing all of our resources. We can ignore that fact, or we can be responsible and help the problem. Changing ideas about family planning and responsibility is very difficult - yet, very important. People think they have a right to have as many children as they want, even if they can't afford or care for them. We need to educate people about the limited resources our planet holds and guide and persuade them to make unselfish decisions. Also, by allowing so many immigrants in our country - legally and illegally, we impact the population of the United States and California. We are trying to be kind and generous but all of our resources are being depleted more quickly. At some point we will have nothing left.

Interest in Housing Issues: : Prices to rent an apartment are so exorbitant, it's tough couples to be able to save enough money to buy a house because a one bedroom goes for 2,000-3,000 unless it's a dump.
Greatest Housing Needs: Affordable housing.
Housing Goals and Policies? .: Be specific--not sure what goals and policies you're referring to.
Existing Programs? No. Or they're not known.
New Policies and Programs?
Message for Decision Makers?

Interest in Housing Issues: : Our family has lived in Menlo for 35 years. The grated concer is the bld out of all the property along the el Camino. Almost 1000 high density apartments , yet no

consideration to the traffic impact. We hope to remain in SM although possibly downsizing.
Greatest Housing Needs: Housing and rehab care for seniors in the area is at an all time low, or non existent. Forcing many to leave the area and their families. Very unfortunate. The Hyatt Senior DEv. in Palo Alto is completely unaffordable to all. Why does SM neglect the senior population ?... Also all the high density apt building is completely neglecting a vision of planning for bike transportation and open stree level green space or public space.
Housing Goals and Policies? ..: No for the above reasons.
Existing Programs? No, there needs to be consideration of senior housing for those that cannot stay in their homes.
New Policies and Programs? All mentioned above
Message for Decision Makers?

Interest in Housing Issues: : My interest in San Mateo County Housing issues revolves mainly around availability of future housing for my son, currently 14 years old, who has autism. Will there be adequate, appropriate and affordable housing for him in San Mateo County when he becomes an adult? At this time, most, if not all, of the housing initiatives for special needs kids have been spearheaded and bank-rolled by parents because there simply aren't too many viable options. There is a huge wave of children of autism who will become adults in the next decade, whose parents or guardians will be in search of housing options.
Greatest Housing Needs: Across the board, not just limited to the special needs community, there is a great need for affordable housing. But it's more than just building more homes and apartments. New housing should be well-thought out and planned - close to public transportation, retail stores, parks, etc.
Housing Goals and Policies? ..: No comment as I am not familiar with the goals and policies in the existing county housing element.
Existing Programs? Please comment.: I need to be more aware and knowledgeable about the existing housing programs in the County. Perhaps there should be more public outreach and education on this matter.
New Policies and Programs? I would urge the folks in charge to please start looking into the housing needs of people with developmental disabilities. Please start connecting with grassroots groups such as the Autism Society of the San Francisco Bay Area and tap into their resources, knowledge and insight into this matter.
Message for Decision Makers? Please start looking into the housing needs of the developmentally disabled. Please plan more smart housing that is affordable, sustainable, close to public transportation, jobs, services, etc. Please re-purpose existing properties - closed down strip malls, auto dealerships, etc. - and consider them for in-fill development.

Interest in Housing Issues: : I've lived in SM for 25 years
Greatest Housing Needs: Too many people filling roads and freeways
Housing Goals and Policies? ..: What are your goals?? To raise more money by way of property taxes??
Existing Programs? Too much concern for the bottom earners. It's simple if you cannot afford to live in a city then you need to move to a lower costing one.
New Policies and Programs? Stop building. Too many new condo / apartments. Our schools, roads and hospitals can take only so much.
Message for Decision Makers? Stop the taxing greed. I pay over \$8000. a year for prop. taxes and every year it goes up. How can you say you are concerned for affordable housing?? Really
.....

Interest in Housing Issues: : As a resident in Menlo Park since 2002, I am frustrated about the lack of affordable housing.
Greatest Housing Needs: We need affordable housing!
Housing Goals and Policies? ..:

Existing Programs? No.
New Policies and Programs? Build more housing.
Message for Decision Makers? Build more housing.

Interest in Housing Issues: : I already own a home however I have two adult children who will find it very difficult to buy at today's prices. I am also a teacher for a local school district. Everyday I hear young teachers talking about moving away so that they have a chance at living in a home of their own.

Greatest Housing Needs: The price of housing has risen to a point where most young folk can no longer hope to own. This undermines the future of our county. Where will we find our next generation of teacher, nurses, and police, firefighters...

Housing Goals and Policies? .: I am not familiar with the current housing plans.

Existing Programs? DK

New Policies and Programs? DK

Message for Decision Makers? An inter county plan that involves long term plan for public transportation. I know young people who do not own cars. They live in any neighborhood that offers cheap rent. They cannot get to community colleges in a reasonable commute time. This makes it very difficult to change ones socioeconomic status.

Interest in Housing Issues: : I'm in Redwood City and am concerned about the cost of housing, as well as the City's plans for building more housing in currently crowded districts.

Greatest Housing Needs: San Mateo County's greatest housing needs are affordable housing. Making available housing that's affordable will bring more people to San Mateo County, but then there needs to be a plan to address how all those people will affect our resources (food, water, air quality, roads, public transit, etc.)

Housing Goals and Policies? .: Not having read the goals and policies, I can't comment on this.

Existing Programs? Not sure. I still see homeless folks in Redwood City and hear of people commuting from across the Bay and even farther East in order to work. If San Mateo County becomes too expensive for our workers to live here, I don't see how our businesses (large OR small) can stay open.

New Policies and Programs? I'd like to see policies and programs that address the expense of living in the Bay Area, specifically in San Mateo County. I'd also like to see them address the issues that come with attracting more residents (traffic congestion, housing prices, water, electric and sewer usage, employment opportunities or lack thereof, crime, etc.)

Message for Decision Makers? I'd like to remind them that it's great to expand our City and bring in money...but please keep in mind all the other details that go along with that for those of us who already live here.

Interest in Housing Issues: : I have an interest in finding an affordable way to purchase. I am a single parent, living in a tax credit apartment, where I am fortunate to have a reasonable rent; however, in my time residing where I do.....I have been subject to much feeling of harassment and have had to literally "fight for my right to remain in a program for which I am qualified"... And that is an extremely frustrating process.

Greatest Housing Needs: Affordability.....too many hard working people, and with kids, that simply cannot afford to rent, or purchase. Rents are out of control.

Housing Goals and Policies? .: I am not specifically aware of the current policies/goals, therefore cannot comment specifically on that. Although I would like to comment on the fact that there really needs to be a "policy" whereby, residents who are abiding by rules, paying their rent, and not destroying property, should not be penalized for things that others do, or for mistakes made in "budgets" for allocating housing needs. Or, simply stated, there should be rent control and legitimate reasons for evicting a person, rather than just simply "because they can". That type of scenario can really devastate a family, and I was one of those families, as was one of my family

members. It was emotionally draining for me and my young daughter and was not fair. I am so thankful for "Legal Aid of San Mateo County" who was able to help me in my situation. However, I am really sad to think of all the people out there who don't know they can receive legal assistance; for may have a right they aren't even aware of....and end up packing up with their kids to go....nowhere... and left on the street. Very sad.

Existing Programs? The program i fall under has helped me tremendously. Although it still has been difficult for me to stay afloat, at \$1,400 per month, that is a great deal considering that one cannot even find a studio for that price.....maybe not even a room these days...

New Policies and Programs? Rent Control. Rules that prohibit a landlord to simply just post a 60-day notice, because they can, and give no reason whatsoever. Programs that can help those who are wanting to transition from rental to ownership, without having to move way out of town, thus causing a strain on families to uproot and start all over...

Message for Decision Makers? ***For those that are able to get into BMR rental programs, they are great. I think that helps tremendously, however there needs to be better rules in place so management / landlords cannot simply just kick a person out for no reason at all....just so they can boost the rent, after they have complied with the initial BMR (tax credit, or loan timeline when the property is purchased). Possibly, a program that would allow for persons in a BMR rental to look into and receive help transitioning possibly into BMR ownership program, or a county assisted purchase program, for persons with median income and trying to raise a child (or a few children). ***Programs that would allow a person perhaps who is self employed, to possibly get into a LIVE / WORK BMR program... or something of that nature something of that nature..(rental or purchase option). There are many hard working people who pay dues to the cities and counties and have legitimate and worthwhile businesses, and when rents are too high, they are forced out.. How will they make a living and support their family if they are going through hard times? There should be a program specifically to help these people get back on track. Also, when there are issues such as mildew, or things in a commercial rental that need to be fixed for workplace habitability.... where does one call.. there seems to be no such entity.

Interest in Housing Issues: : I am a homeowner in unincorporated San Mateo county. I am concerned that too many houses are being built on hillsides that are too steep or too unstable to support housing. I am also concerned that infrastructure is not being considered enough when a developer is given approval to build on undeveloped lots of land.

Greatest Housing Needs: Low income housing in cities. A logical plan on new housing builds.

Housing Goals and Policies? .: I don't think the plan has enough lots/land designated as NOT SUITABLE for building housing.

Existing Programs? No. Too much emphasis on rules during renovations. Not enough emphasis on impact of infrastructure for new houses or developing unused lots.

New Policies and Programs? More impact study on infrastructure of when planning New developments. Have hillsides tested and have unstable or extreme grades deemed NOT BUILDABLE.

Message for Decision Makers? Renovations are too difficult because of all the rules. New developments are not questioned enough. These hillsides and little roads cannot support these mega-mansions. Both the infrastructure and communities are suffering from developers that are building where houses should not be constructed. The county needs to say "No" more often to new builds.

Interest in Housing Issues: : less regulation. why should the government be able to have such a huge say in what you can and cannot do to your own home and property? And why do they feel they need to capitalize off of someone trying to better or update their home?

Greatest Housing Needs:

Housing Goals and Policies?

Existing Programs?

New Policies and Programs?

Message for Decision Makers?

Interest in Housing Issues: : Afforded housing / rent!
Greatest Housing Needs: Lack of affordable housing! Rents do not met salaries!
Housing Goals and Policies? .: Sorry, do not know all of them.
Existing Programs? No, lack of housing that is affordable.
New Policies and Programs? n.a
Message for Decision Makers? Affordable housing/rent. Rent control. I have had my rent increased almost yearly for the past 4 years, by \$100, \$150 and now \$200.00 per month. With no raise at my job, not even a cost of living raise! Ouch!

The one of the goals of the Housing Element of the General Plan is to identify possible locations for affordable housing and policies which will increase the supply of affordable housing. I would like to comment on housing policies in San Mateo County.

There are two types of housing: • apartment housing where the occupant is a tenant & the landlord is responsible for maintenance & upkeep • ownership housing where the occupant owns the property & is responsible for maintenance & upkeep The City of San Mateo had an unfortunate experience with Gateway Commons, affordable condos located on East Third Avenue. To maintain affordability, the City maintains a financial interest in the property which enables it to control resale prices. The homeowners association of that development reported that health & safety issues arose due to deferred maintenance. The homeowners were unable to pay a special assessment to remedy the problems. To preserve the value of its financial interest & prevent the property from deteriorating further, the City spent over \$2m in repairs. The homeowners successfully frightened the City into paying for maintenance that should have been covered by the monthly homeowners association dues. I suggest that the County NOT support affordable units for purchase. A developer fee for affordable housing on ownership housing developments provides resources to support other affordable housing programs. That leaves rental housing. The cost of monthly rent is directly influenced by the supply of rental housing. More rental units exerts more downward pressure on rents. Rent control does NOT exert downward pressure on rents. Rent control does not increase the supply of rental housing. Who wants to build rental housing when they know that rents won't keep up with inflation which reduces current income & the value of the property (for property tax purposes)? If you are an apartment developer, would you want to deal with the rent control board in East Palo Alto? Berkeley? San Francisco? You'll probably build elsewhere like Redwood City, San Mateo or Milbrae. Rent control enriches a lucky few that live in rent controlled housing at the expense of anyone else that wants to live in rental housing. NO ONE moves out of a rent controlled property. With a static supply of rental housing, rents of uncontrolled properties creep up and what was once affordable no longer is. Affordable rental housing means holding costs down which means higher density & height limits and more land zoned favorably. Many communities specify a percentage of the total units in a rental development that must be affordable. This is not a great idea but doesn't appear likely to go away anytime soon. Public bodies hang on to affordable housing with a tight grasp. This reduces the incentive for apartment developers to build more if the property will be stuck with affordable units in perpetuity. I suggest putting an affordability time limit on rental units, say 10 years. After that time, the unit moves to market. Many apartment builders map their development for condos but don't immediately sell them. 10 years is the statute of limitations for construction defects. Converting rental units to condos at that point •

the converted units have a lower cost basis than built for sale units. The developer does not have to include the cost for construction defects insurance and the drain on resources to fight construction defects lawsuits. • the property has been depreciated for 10 years, lowering the cost basis. • the property has a better location than properties built after. The former rental units increase the supply of ownership properties. This exert downward price pressure on ownership units and makes them more affordable. The real estate market is not static. Rents in some neighborhoods fall as more desirable properties come available in others and wealthier tenants move there. The properties wealthier tenant leave behind are not derelict. They are the basis for the next wave of affordable housing.

Interest in Housing Issues: : I have a handicapped son who is able to live independently with significant family support. It is crucial to his well being to live "on his own". Affordable housing is a next to impossible to find. He shares an apartment now, but we are concerned about the future. I am also on the Board of CORA and see that affordable housing for women trying to start their lives anew is rarely available.

Greatest Housing Needs: San Mateo's greatest need is multifamily affordable housing. Many people make minimum wage or less filling jobs needed by the people living in the County. We should be doing more to provide them with housing they can afford. The desperate need for more group housing for people with various issues is also critical.

Housing Goals and Policies? .: I must admit that I've not read the Element. I'm judging on the results - the lack of sufficient affordable housing for people trying to make their life better. I will go and read the Element, but what we need are results not more document revisions.

Existing Programs? All programs are underfunded and fail to meet the needs of the unserved or underserved low income and disabled communities.

New Policies and Programs? Community education is critical to support the raising and allocation of tax monies. All along El Camino are open, unused or single use parcels that should be considered for further multifamily, low income housing. Bus access, especially along the El Camino, is critical to housing the supports work efforts.

Message for Decision Makers? We need low income housing along the El Camino to provide and support the workers necessary to make the County of San Mateo a great place to live.

Interest in Housing Issues: : Too Pricey a small studio apartment is 1800 per month! Then w e find that a family of 5 can barely afford to live in a one bedroom of 2000 or more per month!

Greatest Housing Needs: Too Pricey a small studio apartment is 1800 per month! Then w e find that a family of 5 can barely afford to live in a one bedroom of 2000 or more per month!

Housing Goals and Policies? .: I am not sure But I live in fear daily of not having affordable housing for myself and my daughter and as I age to a SR status

Existing Programs? I think there is HIP Housing which helps folks live with other folks but as far as roommates go that is difficult for some families like mine

New Policies and Programs? we should have some type of rent assistance more than a never ending list of 5000000 person waiting list on HUD

Message for Decision Makers? Too Pricey a small studio apartment is 1800 per month! Then w e find that a family of 5 can barely afford to live in a one bedroom of 2000 or more per month!

Other comments...: Too Pricey a small studio apartment is 1800 per month! Then w e find that a family of 5 can barely afford to live in a one bedroom of 2000 or more per month!

Interest in Housing Issues: : Casual Interest

Greatest Housing Needs: Our housing needs are fine

Housing Goals and Policies? .: Yes - the housing policies and goals are being met by the County. We have enough housing for everybody and open space is adequate

Existing Programs? Yes - Perhaps concentrate less on building low income housing and just create more programs to get low income residents back to the workforce.

New Policies and Programs? create more programs to assist the homeless by sending out people out to do outreach

Message for Decision Makers? Take care of the middle class and not just concentrate on the poor Other comments...: very good county to live in

Interest in Housing Issues: : I see people being forced to leave their homes and move out of the area as their landlords are selling their rental units and cashing out.

Greatest Housing Needs: Places that people who make \$50K/yr or less a year can afford to rent that are clean, respectable, in nice neighborhoods.
Housing Goals and Policies? .: No. It seems that the "affordable housing" that is being built is insufficient for the demand and is still too expensive. Subsidized housing wait lists take years and years to finally obtain.
Existing Programs? don't know
New Policies and Programs?
Message for Decision Makers?
Other comments...: Increasing business density in downtown areas on the peninsula to increase the tax base is only going to make the housing problem worse.

Interest in Housing Issues: : I am curious what the plan is for Foster City. The housing growth seems out of balance for the planned 35,000 community. Already the city has traffic issues in the AM and PM which impact Hwy 101, Third Street, and Fashion Island Blvd with overcrowding of automobiles trying to move in and out of FC. More housing developments with little low income or moderate housing for the people, only rents for people who make a lot of money. This is just wrong, everyone should be able to live and work in this community and not be priced out of the market place.
Greatest Housing Needs: Housing for Moderate and Lower income. Rental prices are insane for families. There is no place for people to live and work.
Housing Goals and Policies? .: I have no idea about the county housing goals. Existing Programs? I have no idea what the existing programs are for the county to meet housing needs.
New Policies and Programs? Rent controls, property tax controls so people can afford to live in our communities.
Message for Decision Makers? Stop the growth if there are not affordable living places for the lower income families.

Interest in Housing Issues: : More habits for humanity projects To help addressed the low income housing crisis.
Greatest Housing Needs: Single parents; senior's; disable; and students attending college.
Housing Goals and Policies? .: Not sure what the goals are. Would like a clear write policy for the general public.
Existing Programs? What existing housing programs. I can't comment on something that I don't have information on.
New Policies and Programs? New policies. Young adults students attending college. They need affordable housing too.
Message for Decision Makers? Build more low income single family homes that the occupants could somehow take ownerships of in the future. That way they rake pride and take care of their home of their future. Help them by providing some kind d if program the helps them become part of her American dream.
Other comments...: Would like to known what the county's expectation are for each community and how they assess the amount of low income housing each community is required to provide for the county

Interest in Housing Issues: :
Greatest Housing Needs: affordability
Housing Goals and Policies? .:
Existing Programs?
New Policies and Programs?
Message for Decision Makers?

Interest in Housing Issues: : I live in the unincorporated area, on the coastside in San Mateo County. My interest in San Mateo County Housing issues has primarily to do with urban planning issues - the dearth of infrastructure as the coastside develops, architectural design - the convoluted process of acquiring permits, and the lack of affordable rental units for those who cannot afford to own housing or property.

Greatest Housing Needs: Affordable rental units.

Housing Goals and Policies? .: I have not read the Existing County Housing Element...However, they are likely to be inappropriate because they are not tied to the development of compatible infrastructure.

Existing Programs? NO We have an unmet need for affordable housing.

New Policies and Programs? A program of standardization for the timing of these planning activities/documents to tie into the infrastructure timing/planning. A program of standardization for the County (and associated City) Planning & Building Department(s) (i.e., Planning, Building, Sewer, Public Works, Fire, etc.) Communication for Permitting so that the Permit Process is efficient and clear.

Message for Decision Makers? Make this process meaningful and realistic. Create these documents on realistic timelines, related and coordinated with the other necessary parts (infrastructure) of the overall plan. Make the Permitting Process transparent and standard to the Applicant and all associated Planning & Building Departments. Do NOT ask for input and then disregard it...asking for the same input in the next go 'round, only to disregard it yet again.

Interest in Housing Issues: : I live in Redwood City and have an adult son with a developmental disability who still lives at home, as do 80% of adults with disabilities. I am involved with several nonprofits focused on disabilities as a board member or volunteer and this is a big issue, especially with the increase in autism.

Greatest Housing Needs: Below market housing or even market priced housing designated for people with disabilities. I would rather that developers have to actually set aside some units for people with disabilities, rather than allowing them to pay the city to waive that requirement. There is a huge need and it is only getting bigger.

Housing Goals and Policies? .: see above

Existing Programs? There is not enough housing at below market rates for people with disabilities, many of whom receive the same maximum of about \$800 income per month from Social Security income that others get in states with much cheaper rental costs.

New Policies and Programs? Strict requirements that require developers to set aside a percentage of units at below market rates designated specifically for adults with developmental disabilities. Designated units for adults with disabilities that are market rate would also help.

Message for Decision Makers? Over 80% of adults with developmental disabilities still live in the family home because there are no suitable options in their own communities. This need will only increase because of the increasing numbers of people with autism (one of many developmental disabilities), which has been shown to be a true increase, not an increase in diagnosis. Parents and families are working independently to create new housing options, such as the Big Wave Project in Half Moon Bay, and Special Place Foundation which also plans a small group housing project on the Peninsula (and others around the Bay Area). We desperately need more options for housing for our adult family members and friends who want to live as independently as possible, in their own community, near family and friends. Please help get more set aside below market rate housing from developers by not providing loopholes. Please help expedite approvals of new housing configurations that address this urgent need, such as intentional community housing groups set within the broader community.

Interest in Housing Issues: : We live in Half Moon Bay. We own a single family home in an R1 zoned neighborhood. The 3 bedroom house next to us is occupied by anywhere from 18 - 25 people. The owner of this house has built onto this home without permits. He extended his front entryway. He converted a screened porch into a stucco walled room and extended this room into his backyard an additional 20 feet or so. He has placed internal walls to create sleeping areas for

18-28 people. His immediate family is 9 people he, his wife, 5 kids and 2 parents. The additional 9 - 14 people living there rent sleeping space from the owner. They also have 2 dogs. We have been complaining to the City of Half Moon Bay for OVER A YEAR, but they keep telling us there is nothing they can do because the owner claims these additional people are family. There are always anywhere from 8 to 12 cars parked on our street belonging to this house. There are also cars coming and going constantly. The people associated with this house block our driveway constantly as they use it as a loading zone. We have called the police numerous times. We are most concerned about the impact of multiple families being allowed to live in a zoned single family dwelling. These houses are not designed for this. Nor are our streets to accommodate parking

Greatest Housing Needs: To develop rules to prevent this type of overcrowding in neighborhoods zoned R1 for single family dwellings.

Housing Goals and Policies? ∴ No

Existing Programs?

New Policies and Programs?

Message for Decision Makers?

Interest in Housing Issues: ∴ I am part of a national movement called "Villages". It is grass roots development of services aimed to allow active, retired people "age in community". This is through activities and services --- mostly volunteers --- providing support. One of the biggest issues is lack of available mid- income level housing.

Greatest Housing Needs: Mid-income-living housing. This could be condos, duplexes, shared living, etc. This is NOT subsidized or low income housing!

Housing Goals and Policies? ∴ I don't know.

Existing Programs? I don't know

New Policies and Programs? Encouraging development of mid-level- income housing.

Developing regulations for home renovations for shared housing. Developing regulations for "in-law" type renovations ... Not necessarily for in-laws! Work with cities to encourage small-space living areas from which residents can access shopping, etc.

Message for Decision Makers? Develop mid-income level housing suitable for active adults.

Other comments...: The Board of Supervisors has given \$30k for a feasibility study of the village concept in SM County. One major issue is appropriate housing!!!

COMMUNITY WORKSHOP RESPONSES

Coastside Community Workshop 1:

- I live and work here (coastside), and I am raising my son here. I plan to live here for the rest of my life, and want to maintain the high quality of life here; land use and development issues are very important to Coastside residents.
- Supporting infrastructure: there are plenty of sites available for building, but the roads, water supply, medical services, schools, and other community services and resources are already maxed out.
- Need to address sea level rise and impact on where people might want or need to be living because of sea level rise.
- There is always a need for more high-quality low income housing.
- Comprehensive review of zoning to see if changes could be made to support community goals and interests.
- Decision-makers should be realistic and holistic. Strongly consider quality of life for current and potential residents of a community. More focus on infrastructure constraints and how to integrate the Housing Element with Transportation Management Plans and Strategic Business Plans.
- No greenfield development; infill only—prioritize infill sites for development.
- Appreciation shown for visiting Coastside specifically.
- Stricter adherence to current zoning regulations for future development and increased enforcement of non-conforming properties and/or violations.
- Infrastructure on the coast emphasized multiple times—particularly travel/transit.
- Need for congestion management.
- Creating walkability for seniors on the coast; creating commercial on the coastside, close to housing. Need for health services, as Seton Medical is closing. People want office space, currently most people have to travel outside of the coast for work.
- Coastal Act Priority Uses may bar commercial;
- Infrastructure needed for everything—what about farm labor housing- seniors; the partially disabled that need services within the community, near or at their home?
- Coordination with CTMP is important.

Bayside Community Workshop 1:

- Add veterans specifically as a special needs group, special class.
- Plan Bay Area: for \$ going into PDAs, should examine PDA funding also as a potential constraint to affordability, because of displacement effects.
- Look at landlord retaliation for activism.
- Should have policy around just cause eviction
- Should have rent stabilization
- Should have source of income ordinance
- There is a need for a dedicated source of housing funds
- Need for higher minimum wage—affordability is tied to income
- San Jose divested from Bank of America—Vallejo is buying foreclosed properties and renting back to low-income residents; look at various ways to deal with foreclosure crisis, bank involvement, use of foreclosed properties
- Income inequality is increasing; banks should be giving back—explore eminent domain of foreclosed properties; levy fees to banks for not keeping up foreclosed properties
- Can county claw back some of lost property? Tax revenues are lost on foreclosed/non-taxable properties
- Foreclosed property is useable stock, being held off the market—should be taken back to market

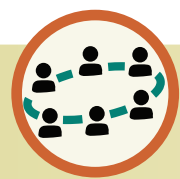
- Need to address loss of naturally affordable units due to demolition, redevelopment; due to rent increases (this ties back to rent control)
- Look to Midpeninsula Housing for assistance with TCAC scoring when analyzing transit priority sites
- Good of the community should be a priority in new development; local hiring should be a priority in new construction; should have prevailing wage and local hire policies
- Maybe County can't force local hiring on private projects, but can apply community benefit requirements?
- Create/apply an affordable housing overlay zone, like Menlo Park and other communities
- Again: preservation of affordability should also focus on natural affordability; landscape has changed, no RDA funds, Plan Bay Area is in place—Housing Element is forward looking, but don't overlook plight of existing residents. CHPC estimates 24,000 unit deficit in Bay Area
- 1,700 new workers coming to Crossing 900—where to house new workers?
- Again, displacement is an issue, Plan Bay Area can be a negative, raises rents/prices leading to displacement
- Rent stabilization
- Homeownership affordability preservation—allows generations to stay in place—keeping houses in good shape allows stable and economically diverse communities over time; Rehab is a good retention strategy, retains housing and affordability
- Boomerang funds: commit to using them for affordable housing (County committed \$13.5 million one-time to affordable—should commit ongoing); San Mateo City has committed 20% ongoing
- Prevent homelessness at the outset, through housing
- Jobs-Housing "Fit" is as important as jobs-housing balance—right housing for type of jobs, at given income
- Need special section of Housing Element on not just housing—touching on other, interrelated factors involved in housing crisis; wages, minimum wages, etc.
- Re-entry housing needed—look at Achieve 180 out of CMO—recidivism normally 70%, with housing and services, can be reduced to approx.. 10%.
- Need housing near services—even when near services, people without stable housing can't access services; need address, etc—housing stability at issue
- Mobile home parks—control rents, evictions, monitor management; collaborate with other jurisdictions to monitor mobile home park practices
- Collaborate with other jurisdictions on rehab—management, admin of rehab funds; staff cuts are limiting efficiency. A number of programs would benefit from sharing of resources, tasks across jurisdictions



January to August 2014

Identify Issues and Priorities

Evaluate Prior Housing Element



August to September 2014

Collect and Analyze Data on Housing Needs and Adequate Sites



September to October 2014

Develop Policy and Program Options



July to November 2014

Prepare Draft Element



November to December 2014

Planning Commission Review and Hearings
Board of Supervisors
Evaluate Prior Housing Element



January 2015

Final BOS Approval
Final Submittal to HCD

Housing Element Update Timeline

get involved!

Your input on the Housing Element update is important. For more information, contact:

William Gibson
Department of Planning and Building
455 County Center,
Redwood City, CA 94063

650-363-1816
wgibson@smcgov.org

Disponible en español. Favor de visitar:
<http://planning.smcgov.org/2014-housing-element>

The availability and quality of housing affects everyone in our community. Whether you are an owner or renter, whether you've lived in the area for your whole life or just moved here, whether you are an employee, business owner, or visitor to San Mateo County—housing in the County affects our community, economy, and our quality of life.

Please Sign-up for Updates!

► Please submit your comments at -
planning.smcgov.org/webforms/2014-2022-housing-element-public-comment-survey



san mateo county

housing element update

covering the unincorporated county

Fall 2014

san mateo county's housing goals

San Mateo County's current Housing Element, adopted by the Board of Supervisors in 2011, established the following four goals:

1. **Maintain and improve quality and affordability** of existing housing stock, in order to minimize the displacement of existing residents.
2. **Promote sufficient production of new housing**, of affordable cost and diverse size to accommodate the housing needs of all persons who reside, work, or who can be expected to work or reside in the County.
3. **Provide housing** near employment, transportation, and community services.
4. **Ensure equal access to housing** for all persons regardless of age, race, sex, sexual orientation, marital status, ethnic background, income, disability or other factors.

Over the last five years, the County has been implementing policies and actions designed to accomplish these goals.

Disponible en español. Favor de visitar:
<http://planning.smcgov.org/2014-housing-element>

San Mateo County is updating its Housing Element. The Housing Element is the main document that establishes the County's housing policies. It is intended to ensure that decent, safe, affordable shelter is provided for all residents in the unincorporated County. This brochure provides information on the housing element update process for unincorporated areas of the County, current conditions in the County, existing housing programs, and affordable housing needs.

The Housing Element Update provides an opportunity to be forward thinking and strategic as we address housing needs in unincorporated San Mateo County. It is a chance for the County to articulate housing issues, take stock of its resources and opportunities, and engage in a meaningful discussion about San Mateo County's priorities.

State Requirements

Every city and county in California is required to have a Housing Element. State law defines the specific topics that must be covered. These include:

- An evaluation of existing housing policies and programs
- A needs assessment, based on data on demographics and housing

conditions

- An analysis of any obstacles to affordable housing production in the community
- An inventory of all potential sites where housing may be constructed
- Goals, objectives, and policies, defining the community's position on various housing issues and setting measurable targets for



The Housing Element update is an opportunity for all members of the community to be heard on the housing issues that affect them, and to offer ideas on the County's housing needs, priorities, and policies. Your input throughout the update process is essential to the success and accuracy of the updated Housing Element.

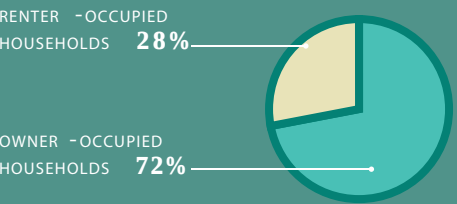
san mateo county
fast facts

Population 2012
(Unincorporated County) 63,000

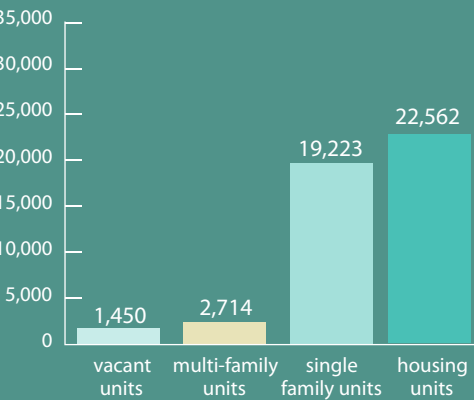
Average Household Size
(Unincorporated County, 2012) 2.91

San Mateo County Median Household
Income (Countywide, 2010) \$85,648

Tenure (Unincorporated)



2012 San Mateo County Housing Units
(Unincorporated)



Median Sales Price
(Countywide, January, 2014) \$992,500

Average rent for a 1 bedroom
(December, 2014) \$2,114

Average rent for a 2 bedroom
(December, 2014) \$2,412

Data Sources: American Community Survey, 2010-2014; San Mateo County Housing Department, 2014; California Department of Finance, 2014; ABAG, 2014;

meeting housing needs

- An action plan, identifying the specific steps the community will take to implement its housing policies

State Law also requires periodic updates to the Housing Element. The County is required to update its Housing Element in 2014. Once complete, the Element must be submitted to the State Department of Housing and Community Development (HCD) for certification.

The State does not require cities and counties to build the housing necessary to meet the community's needs. However, it does require that each community adopt policies and programs to support housing development, as well as designate adequate land at appropriate densities to meet the housing needs.

San Mateo County's current Housing Element was adopted in 2011. The current Housing Element is available online at <http://planning.smcgov.org/2014-housing-element>. The current Housing Element covers the period from 2007-2014.

New Challenges,
New Mandates

In the coming years, San Mateo County will continue to face the challenges identified in the 2007 Housing Element. Many residents of the unincorporated portion of the County pay more than 30% of their income for their home. There are thousands of residents with special housing needs, including seniors, the homeless, and persons with disabili-

ties. Many residents are forced to "double up" in units that are too small, and rental housing construction continues to lag far behind demand.

There are also new challenges, such as an increase in foreclosures and lack of financing for both affordable and market-rate housing. Rising fuel, healthcare and food costs are consuming a greater share of household income, making it even harder to pay for housing.

Since 2007, the State legislature has also enacted new Housing Element requirements. These include:

- More rigorous demonstration that the housing sites identified in the Element are actually available for development
- A requirement to address the needs of developmentally disabled households
- Zoning land to allow densities of at least 30 units per acre to accommodate the county's low and very low housing needs

How Much Housing Do We
Need?

Between 2014 and 2022, the County of San Mateo must provide enough land for a total of 913 housing units to be built and affordable at the income levels listed in the San Mateo County Regional Housing Needs Allocation table below. State law requires each community in California to address its "fair share" of the region's housing needs through its Housing Element. The Association of Bay Area Governments (ABAG) is responsible for allocating the "fair share" of this total

to the nine counties and 100 cities in the Bay Area. In San Mateo County, ABAG has delegated this responsibility to a collaboration made up of the County and the 20 cities within the County. In allocating each jurisdiction's share of housing, the collaboration assessed factors such as job growth, water and sewer capacity, land availability, proximity to transit, and market demand.

What is Affordable Housing?

Affordable housing refers to housing in which occupants pay no more than 30% of their incomes on the rent or mortgage payment. Affordable rental housing is typically targeted toward lower income households (those earning less than 80% of the area median income), while affordable owner occupied housing is targeted toward low- or moderate-income households (those earning less than 120% of area median income). Based on federal guidelines for 2014, a San Mateo County family of four earning \$90,500 or less would be defined as low income. Monthly housing expenses of approximately \$7,000 or less would be considered affordable

for that household.



current housing programs
snapshot

San Mateo County provides numerous housing programs for residents including the home-sharing program, first time homebuyer programs, community development programs, affordable housing, and housing repair programs.

- **Financial assistance for affordable housing development.** Community Development funding programs include: HOME (Investment Partnerships Program), Community Development Block Grant (CDBG), and Emergency Shelter Grant (ESG).
- **Rehabilitation of Existing Homes.** Housing rehabilitation programs are loan programs that include lending and technical assistance to low and very low

income clients in order to repair and maintain their home. Investor owners who rent to low and very low income tenants can also receive assistance.

- **First Time Homebuyer Programs.** First-time homebuyers receive guidance and assistance to purchase a home within San Mateo County.
- **Homesharing Program.** HIP Housing, a non-profit organization that helps county residents create a place to call home, connects home providers with home seekers to pay rent, exchange services in lieu of rent, or a combination of the two.

San Mateo County Regional Housing Needs
Allocation 2007-2014

income level (household of 4)	number of allocated (needed) housing units
Extremely Low (up to \$33,950)	77
Very Low (up to \$56,550)	77
Low (between \$56,550 and \$90,500)	103
Moderate (between \$90,500 and \$116,160)	102
Above Moderate (Above \$116,160)	555
Total	913

OTHER RESOURCES:
San Mateo County Housing
Element Update Website:
planning.smcgov.org/2014-housing-element

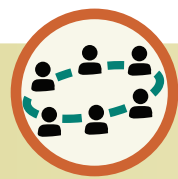
San Mateo County Housing Department:
housing.smcgov.org

California Department of Housing
and Community Development:
www.hcd.ca.gov



Enero a agosto de 2014

Identificación de Temas y Prioridades
Evaluar Elemento de Vivienda Prior



Agosto a septiembre de 2014

Recolección y análisis de datos acerca de las necesidades de vivienda y los sitios adecuados



Septiembre a octubre de 2014

Desarrollo de las opciones de políticas y programas



Julio a noviembre de 2014

Preparación de la Versión Preliminar del Elemento



Noviembre a diciembre de 2014

Audiencias y Revisión por parte de la Comisión de Planificación
Revisión por parte de la Junta de Supervisores



Enero de 2015

Entrega Final al HCD

Housing Element Update Timeline

¡involúcrese!

Su colaboración con la actualización del Elemento de Vivienda es importante. Para obtener más información, comuníquese con:

Bryan Albini

Department of Planning and Building
455 County Center,
Redwood City, CA 94063

650-363-1859

balbini@smcgov.org

Available in English. Please visit:
<http://planning.smcgov.org/2014-housing-element>

La disponibilidad y la calidad de las viviendas afectan a todos los que vivimos en nuestra comunidad. Ya sea que usted sea propietario o inquilino, que haya vivido en la zona toda su vida o que recién se haya mudado, que sea un empleado, propietario de negocios o visitante del Condado de San Mateo, las condiciones de vivienda del Condado afectan a nuestra comunidad, economía y calidad de vida.

¡Registrarse para Notificaciones!

► Por favor, envíe sus comentarios a -
planning.smcgov.org/webforms/2014-2022-elemento-de-vivienda--encuesta-de-comentarios-públicos



condado de san mateo

actualización de elemento de vivienda

cobrando el condado no incorporado

otoño 2014

las metas de vivienda del condado de san mateo

El Elemento de Vivienda actual del Condado de San Mateo, adoptado por la Junta de Supervisores en el año 2011, estableció las siguientes cuatro metas:

- 1. Mantener y mejorar la calidad y la accesibilidad de los conjuntos existentes de viviendas**, a fin de reducir el desplazamiento de los residentes actuales.
- 2. Fomentar la producción suficiente de viviendas nuevas**, con un costo asequible y dimensiones diversas a fin de satisfacer las necesidades de viviendas de todos aquellos que residan, trabajen o que se anticipa que trabajarán o residirán en el Condado.
- 3. Proveer viviendas próximas a los sitios de trabajo**, transporte y servicios comerciales.
- 4. Garantizar el acceso equitativo** de cualquier persona a las viviendas, independientemente de su edad, raza, género, orientación sexual, estado civil, etnia, ingresos, discapacidad u otros factores.

Durante los últimos cinco años, el Condado ha implementado políticas y acciones pensadas para alcanzar estas metas.

El Condado de San Mateo actualiza su Elemento de Vivienda. El Elemento de Vivienda es el documento principal que establece las políticas de viviendas del Condado. Tiene como objetivo asegurar la provisión de un hogar decente, seguro y asequible para todos los residentes del condado no incorporado. Este folleto brinda información acerca del proceso de actualización del Elemento de Vivienda para las áreas no incorporadas del Condado, las condiciones actuales que rigen en el Condado, los programas de viviendas existentes, y las necesidades relacionadas con las viviendas asequibles.

La Actualización del Elemento de Vivienda ofrece una oportunidad de pensar en el futuro y de ser estratégico, a la vez que consideramos las necesidades de vivienda en el Condado no incorporado de San Mateo. Es una oportunidad que tiene el Condado de analizar los temas relacionados con la vivienda, de evaluar sus recursos y oportunidades, y de participar en un discurso significativo sobre las prioridades del Condado de San Mateo.

Requisitos del Estado

Todas las ciudades y los condados de California tienen que tener un Elemento de Vivienda.

La ley estatal define los temas específicos que deben cubrirse, entre ellos:

- Una evaluación de las políticas y los programas de viviendas existentes
- Una evaluación de necesidades, basada en datos demográficos y las condiciones de las viviendas
- Un análisis de todos los posibles



La actualización del Elemento de Vivienda es una oportunidad para que todos los miembros de la comunidad sean oído respecto a los temas relacionados con la vivienda que los afectan, y para que brinden ideas acerca de las necesidades, prioridades y políticas de vivienda del Condado. Su participación durante todo el proceso de actualización es crítico para que la actualización del Elemento de Vivienda sea exitosa y precisa.

obstáculos para construir viviendas asequibles en la comunidad

- Un inventario de todos los sitios posibles donde se podrían construir viviendas
- Las metas, los objetivos y las políticas que definan la postura de la comunidad respecto de varios aspectos de las viviendas, y el establecimiento de objetivos mensurables a fin de satisfacer las

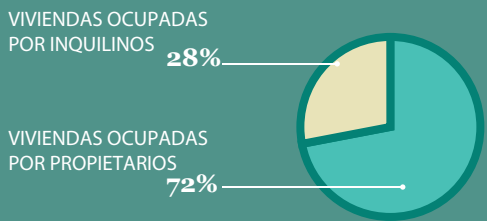
datos del condado de san mateo

Población 2012 (Condado no incorporado) 63,000

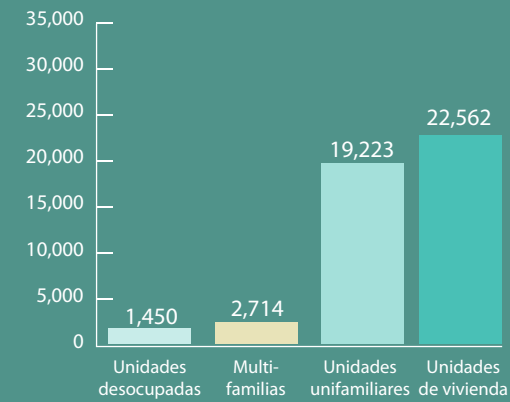
Tamaño promedio de la familia (Condado no incorporado, 2012) 2.91

Ingreso mediano por familia del Condado de San Mateo (todo el condado, 2010) \$85,648

Ocupación (no incorporado)



2012 Viviendas del Condado de San Mateo (no incorporado)



Precios de venta medianos del Condado (enero, 2014) \$992,500

Renta promedio de una vivienda de un dormitorio (diciembre, 2014) \$2,114

Renta promedio de una vivienda de dos dormitorios (diciembre, 2014) \$2,412

Fuentes de datos: American Community Survey, 2014; Departamento de Viviendas del Condado de San Mateo (San Mateo County Housing Department), 2014; Departamento de Finanzas (Department of Finance) de California, 2014; ABAG, 2014

necesidades de vivienda

- Un plan de acción que identifique las medidas específicas que tomará la comunidad para implementar sus políticas de vivienda

Las leyes estatales exigen actualizaciones periódicas del Elemento de Vivienda. Se exige que el Condado actualice su Elemento de Vivienda en el año 2014. Una vez que está completa, el Elemento debe entregarse al Departamento de Viviendas y Desarrollo de la Comunidad (State Department of Housing and Community Development, HCD) para obtener la certificación.

El Estado no exige que las ciudades y los condados construyan en realidad las viviendas necesarias para satisfacer las necesidades de la comunidad. Sin embargo, sí exige que cada comunidad adopte políticas y programas que respalden el desarrollo de viviendas, y que designe terrenos adecuados con una densidad apropiada a fin de satisfacer las necesidades de vivienda.

El Condado de San Mateo se adoptó el Elemento de Vivienda actual en el año 2011. El Elemento de Vivienda actual tiene una versión disponible en línea (en inglés únicamente) en <http://planning.smcgov.org/documents/county-san-mateo--housing-element>. Actualmente, el Condado se encuentra actualizando el Elemento que cubrirá el período 2007 a 2014.

Desafíos Nuevos, Mandatos Nuevos

Durante los próximos años, el Condado de San Mateo continuará enfrentando los desafíos identificados en el Elemento de Vivienda de 2007. Muchos residentes del área no incorporada del condado pagan por sus viviendas más del 30% de sus ingresos. Existen miles de residentes que tienen necesidades especiales de viviendas, incluso los ancianos, los sin hogar y las personas con discapacidades. Muchos residentes se ven

obligados a “compartir la habitación” en unidades que son demasiadas pequeñas, y la construcción de viviendas para rentar continúa a la zaga de la demanda.

Además existen desafíos nuevos, tales como el aumento de las ejecuciones de hipotecas y la falta de financiación para las viviendas asequibles y a una tasa de mercado. La suba de los precios del combustible, la atención médica y los costos de los alimentos demandan una mayor porción de los ingresos de una familia, con lo cual resulta aún más difícil pagar el costo de una vivienda.

Desde 2003, el poder legislativo del Estado ha aprobado, además, nuevas exigencias para el Elemento de Vivienda, entre ellas:

- La implementación de demostraciones más estrictas que muestren que los sitios para viviendas identificados en el Elemento estén de hecho disponibles para la urbanización
- Un requisito para atender las necesidades de las familias con discapacidades del desarrollo
- Zonificación de terrenos para que exista una densidad de al menos 30 unidades por acre, a fin de cubrir las necesidades de vivienda de personas con ingresos bajos y muy bajos del condado.

¿Cuántas Viviendas Necesitamos?

Entre los años 2014 y 2022, el Condado de San Mateo tiene que designar terreno suficiente para la construcción de un total de 913 unidades de vivienda que sean asequibles para los niveles de ingresos que se enumeran a continuación.

La ley estatal exige que cada comunidad de California contemple su “porción justa” de las necesidades

de viviendas de la región a través del Elemento de Vivienda. La Asociación de los Gobiernos del Área de la Bahía (Association of Bay Area Governments, ABAG) es la entidad responsable de asignar la “porción justa” de este total a los nueve condados y cien ciudades del Área de la Bahía. En el Condado de San Mateo, la ABAG ha delegado esta responsabilidad a una junta de colaboración conformada por el Condado y las veinte ciudades dentro del Condado. Al asignar la porción de viviendas correspondiente a cada jurisdicción, la junta de colaboración evaluó factores tales como el crecimiento del empleo, la capacidad de los servicios de agua y cloacas, la disponibilidad de terrenos, la cercanía al sistema de transporte y la demanda del mercado.

¿Qué Son las Viviendas Asequibles?

Viviendas asequibles hace referencia a las viviendas cuyos ocupantes destinan no más del 30% de sus ingresos al pago de la renta o hipoteca. Las viviendas para rentar asequibles están dirigidas por lo general a familias con ingresos bajos (aquellas que ganan menos del 80% de los ingresos medianos del área), mientras que las viviendas asequibles ocupadas por propietarios están dirigidas a familias con ingresos de bajos a moderados (aquellas que ganan menos del 120% de los ingresos medianos del área). Sobre la base de las pautas

federales para 2014, una familia de cuatro integrantes del Condado de San Mateo que gana \$90,500 o menos se consideraría de ingresos bajos. Los gastos mensuales de la vivienda de \$7,000 o menos se considerarían asequibles para dicha familia.



Instantáneas de los programas actuales de viviendas

El Condado de San Mateo ofrece numerosos programas de viviendas para residentes, incluso programas de hogar compartido, para quienes compren vivienda por primera vez, de desarrollo comunitario, de viviendas asequibles y para reparación de viviendas.

- **Asistencia financiera para desarrollos comunitarios asequibles.** Los programas de financiación de desarrolllos comunitarios incluyen, entre otros: Programa de Asociación de Inversionistas (Investment Partnerships Program, HOME), Subsidios Globales para el Desarrollo Comunitario (Community Development Block Grant, CDBG) Subsidios para Refugio de Emergencia (Emergency Shelter Grant, ESG).
- **Rehabilitación de viviendas existentes.** Los programas de rehabilitación de viviendas son programas de préstamos que incluyen el préstamo y la asistencia técnica para clientes de ingresos bajos y muy bajos, a fin de que puedan reparar y

mantener sus hogares. Los propietarios inversionistas que renten viviendas a inquilinos con ingresos bajos y muy bajos también pueden recibir asistencia.

- **Programas para quienes compran una vivienda por primera vez.** Persmas que compran una vivienda por primera vez reciben asesoramiento y asistencia para comprar una vivienda dentro del Condado de San Mateo.
- **Programas de hogar compartido.** La HIP Housing es una organización sin fines de lucro que, ayuda a los residentes del condado crear un hogar verdadero, vincula a los proveedores de viviendas con quienes buscan viviendas a fin de pagar la renta, intercambiar servicios en lugar de la renta o una combinación de ambos.

Condado de San Mateo: asignación de necesidades regionales de vivienda 2007-2014

nivel de ingresos (hogar de 4)	número de unidades de vivienda (necesitadas) asignadas
Extremadamente bajo (hasta \$33,950)	77
Muy bajo (hasta \$56,550)	77
Bajo (entre \$56,550 y \$90,500)	103
Moderado (entre \$90,500 y \$116,160)	102
Por encima del nivel moderado (superior a \$116,160)	555
Total	913

OTROS RECURSOS:
Sitio en Internet sobre la Actualización del Elemento de Vivienda del Condado de San Mateo: planning.smcgov.org/2014-housing-element

Departamento de la Vivienda (Housing Department) del Condado de San Mateo: housing.smcgov.org

Departamento de Viviendas y Desarrollo de la Comunidad (Department of Housing and Community Development) de California: www.hcd.ca.gov

CONDADO DE SAN MATEO
ACTUALIZACIÓN DEL ELEMENTO DE VIVIENDA

TALLERES COMUNITARIOS

MARTES, 16 DE SEPTIEMBRE 2014, REDWOOD CITY, 6:15 pm – 8:45 pm

MIÉRCOLES, 17 DE SEPTIEMBRE 2014, EL GRANADA, 6:30 pm – 9:00 pm

TARJETA PARA COMENTARIOS

Favor de usar esta hoja para escribir cualquier comentario que le gustaría compartir. ¡No se olvide entregar su hoja antes de salir el taller!

Dinos sobre su interés en los asuntos de vivienda en el Condado de San Mateo.

¿Qué piensa son las mayores necesidades de viviendas del Condado de San Mateo?

¿Siguen siendo apropiados los objetivos y las polizas del Elemento de Vivienda existente del Condado?

¿Satisfacen los programas existentes del Condado las necesidades de vivienda de la comunidad? Favor de comentar.

¿Cuáles polizas y programas deberían ser desarrollados para tratar de temas y desafíos nuevos?

¿Cuáles mensajes sobre las viviendas le gustaría compartir con las personas claves que toman las decisiones?

Otros comentarios...

OPCIONAL

Nombre _____

Dirección _____

Correo Electrónico _____

Teléfono _____

Favor de entregar su tarjeta de comentario al salir el taller, o lo mande antes el 1 de octubre, 2009, al:

Bryan Albini
County of San Mateo
Planning and Building Department
455 County Center, Second Floor
Redwood City, CA 94063

(Fax: 650-363-4849) . . . ¡Gracias!
Correo electrónico: balbini@smcgov.org

**SAN MATEO COUNTY
HOUSING ELEMENT UPDATE**

COMMUNITY MEETINGS

TUESDAY, SEPTEMBER 16, 2014, REDWOOD CITY, 6:15 pm – 8:45 pm
WEDNESDAY, SEPTEMBER 17, 2014, EL GRANADA, 6:30 pm – 9:00 pm

COMMENT CARD

Please use this sheet to record any comments that you would like to share.
Don't forget to turn in your form before leaving the workshop!

Tell us about your interest in San Mateo County housing issues.

What do you think are San Mateo County's greatest housing needs?

Are the goals and policies in the existing County Housing Element still appropriate? Please comment.

Are the existing programs in the County meeting housing needs? Please comment.

Please turn over...

What policies and programs should be developed to address new issues and challenges?

What messages about housing would you like to give to key decision makers?

Other comments...

OPTIONAL

Name _____

Address _____

Email _____ Phone _____

Please hand in your comment sheet as you
leave
or send it by October 1, 2014, to:

***Will Gibson
County of San Mateo
Planning and Building Department
455 County Center, Second Floor
Redwood City, CA 94063***

***(Fax: 650-363-4849) . . . Thank You!
Email: wgibson@smcgov.org***