



# North Fair Oaks Community Council

September 15, 2022

## San Mateo County Housing Element Update, 2022-2031



# Overview

- Housing Element Background, Overview and Components
- Update Process and Requirements
- Housing Element Sections
- RHNA and Sites Inventory
- Sites Inventory Explorer
- Next Steps
- Website and Comment
- Discussion

# What is the Housing Element

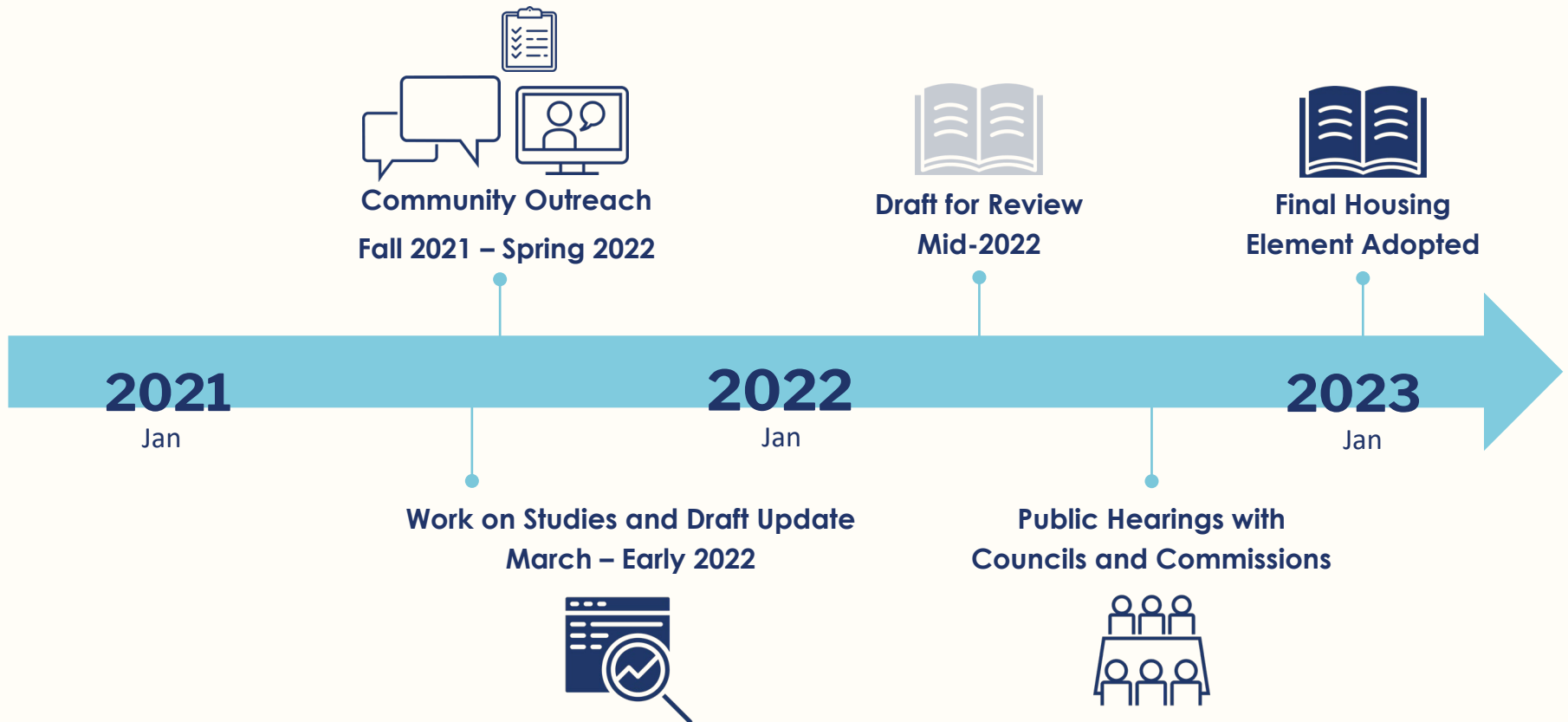
## A plan for the housing needed in a jurisdiction/community

- Part of the County's General Plan
- Required by state law
- Assesses current and future housing needs
- Includes Housing Policies and Programs
- Must be updated every 8 years
- County Housing Element is for unincorporated County only

# Housing Element Components

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

# The Update Process



# Key Review Stages

- Sites Inventory: Interactive Map Tool, September 2022
- Draft Housing Element: October 2022
- Public Review Period: 30 Days
- Hearings: October, November 2022
- Submittal to HCD: November 2022

# Housing Element Sections

- Housing Conditions and Needs
- Constraints
- Resources
- Review of Prior Housing Element
- Affirmatively Furthering Fair Housing
- Public Outreach and Input
- Policies and Programs
- Sites Inventory and RHNA

# Housing Element Sections

**DEMOGRAPHICS, HOUSING CONDITIONS  
AND NEEDS**



# Demographics, Housing Conditions, Needs

- Population: unincorporated population has grown at same rate as the County, and still represents 8% of County residents
- Age: the County population is aging; the greatest increase was in ages over 55 years, but the 18-34 age group also grew
- Housing type and tenure: Most County housing is single-family, owner-occupied, but younger residents and residents of color are more likely to live in rental housing
- Affordability: Both for-sale and rental housing are unaffordable to most income categories; rental households overpay more significantly than owner households

# Demographics, Housing Conditions, Needs

- Renter households and households in lower income categories face overcrowding in every area of the County
- The County's farm labor population has declined, but farm laborers still face severe housing affordability challenges
- The County does not have sufficient housing for disabled residents
- The unincorporated County's homeless population has increased, but almost exclusively in coastal areas

# Demographics, Housing Conditions, Needs

## Need for:

- More diversity of housing stock, including rental, multifamily, units for different household sizes
- Housing appropriate for seniors, persons with disabilities, the homeless
- More farm labor housing and/or assistance for farm laborers
- More affordable housing of all types

# Housing Element Sections

## **CONSTRAINTS TO HOUSING PRODUCTION**

# Constraint to Housing Production

The County has significantly reduced constraints:

- Updated and streamlined Accessory Dwelling Unit regulations
- Updated Density Bonus regulations
- More multifamily and higher density zoning
- Adoption of more objective standards
- Streamlined electronic permitting systems
- Streamlined farm labor housing permitting
- Permitting emergency shelters by right in unincorporated Colma

County fee levels and processing times for housing production are comparable to or better than most other County jurisdictions

# Constraint to Housing Production

There are still opportunities for further reduction of constraints:

- Identifying additional areas for multifamily zoning
- Expanding non-discretionary review and approval
- Further streamlining and consolidating permit review and processing
- Continuing to provide housing funding and other support, and identifying new resources for housing production

# Housing Element Sections

## **HOUSING RESOURCES**

# Housing Resources

- County Affordable Housing Fund, funded by Measure K
- Inclusionary Housing Ordinance, which requires 20% affordability for multifamily residential projects
- Affordable Housing Impact fee
- Dedication of County land for housing production
- Local Housing Trust Fund, which support construction, rehabilitation, and purchase of affordable housing, including mortgage assistance
- Significant support for homeless housing and services
- Support for mobile home rehabilitation



# Housing Element Sections

## **REVIEW OF PRIOR HOUSING ELEMENT**

# Review of Prior Housing Element

- Increased production of accessory dwelling units
- Expansion of health and safety inspections in multifamily residential structures
- Development of new revenue sources for affordable housing
- Streamlining of residential development approval processes
- Adoption new regulations protecting mobile home parks from conversion, protecting mobile home tenants, and supporting mobile home rehabilitation and replacement
- Assistance for energy efficiency audits and upgrades in residential structures, and new requirements for solar installation and all-electric construction in residential and commercial buildings
- Adoption of a number of new high-density residential zoning districts, allowing up to 120 units/acre in proximity to transit

Many programs are ongoing or incomplete, and carried forward to the updated Housing Element.

Complete and/or ineffective or unnecessary programs were not carried forward.

# Housing Element Sections

**AFFIRMATIVELY FURTHERING FAIR  
HOUSING**

# Affirmatively Furthering Fair Housing

“[T]aking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

# Affirmatively Furthering Fair Housing

Housing Element must include an assessment of fair housing, and policies and programs to address and further fair housing

# Affirmatively Furthering Fair Housing

- No fair housing complaints in the unincorporated County from 2017-2021
- Racial/ethnic minorities disproportionately impacted by poverty, low household income, overcrowding and homelessness; more likely to live in low resource areas and be denied home mortgage loans
- North Fair Oaks is an area disproportionately impacted
- Over half of renters in the unincorporated County are cost-burdened, spending more than 30% of income for housing

# Affirmatively Furthering Fair Housing

Updated Housing Element includes policies intended to:

- Increase housing access, decrease segregation
- Address affordability challenges, particularly rental costs
- Provide direct mortgage support
- Support fair housing enforcement and education
- Affirmatively market County-supported affordable housing to underrepresented communities

Still incomplete: assessment of adequate sites inventory and distribution of sites in comparison to access to resources and opportunities, and area of high poverty

# Housing Element Sections

**OUTREACH AND INPUT**



# Outreach and Input

Presentations, forums, workshops at:

- North Fair Oaks Community Council
- Midcoast Community Council
- Sustainable Pescadero
- Multiple Countywide forums
- Multiple Stakeholder forums

Housing Element survey

Website comment submittal

# What We Have Heard

- Housing costs are a universal concern
- Housing supply shortages are a universal concern
- There is need for more diversity of housing stock, with different building types, unit types, and tenures
- Housing pressures are making it hard for workers to live in their communities
- Housing costs are driving gentrification and displacement
- New development and state development mandates are negatively impacting community conditions

# What We Have Heard

- The development and permitting process is too slow and too costly
- Transportation, climate change, access to opportunity are all housing issues that should be addressed together
- The County Housing Element should explicitly consider equity and fair housing
- The County should provide more resources for farm labor housing
- Better information on housing issues, policies, and housing availability is needed

**QUESTIONS?**

# Housing Element Goals

- Protect Existing Affordable Housing Stock
- Support New Housing for Extremely Low to Moderate-Income Households
- Promote Sustainable Communities through Regional Coordination Efforts and Locating Housing Near Employment, Transportation, and Services
- Promote Equal Housing Opportunities
- Promote Equity through Housing Policy and Investments
- Require or Encourage Energy Efficiency, Resource Conservation, and Climate Resiliency Design in New and Existing Housing

# Housing Element Policies and Programs

- Continue and increase funding for rehabilitation of low-income housing, home repair programs, lead mitigation, retrofitting
- Preserve affordable housing at risk of conversion to market rate
- Fund affordable housing production, rent subsidies for low income households, and mortgage support, particularly for large family housing and extremely low income housing
- Protect mobile home tenants by regulating rents and mobile home park conversions, and helping rehabilitate mobile home units/parks
- Amend zoning for higher density multifamily housing near transit, including the ongoing North Fair Oaks zoning amendments

# Housing Element Policies and Programs

- Further refine the list of surplus County-owned properties, and make them available for affordable housing
- Increase accessibility of housing by encouraging developers to use universal design features for residents with disabilities, and adopt a formal “reasonable accommodation” policy that exempts accessibility elements from development standards
- Support additional development of housing for farm laborers
- Continue to implement Accessory Dwelling Unit programs, including ADU permit streamlining, the Second Unit Center, the ADU One Stop Shop, and the creation of preapproved ADU designs

# Housing Element Policies and Programs

- Reduce and/or waive fees for affordable, senior, and special needs housing, and improve fee waiver processes
- Fund enforcement of fair housing laws, fair housing education, and resources for agencies assisting with fair housing
- Support energy conservation, solar installation, all-electric appliance, and other energy efficiency measures in new and retrofitted housing



# Sites Inventory

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

# Regional Housing Needs Allocation (RHNA)

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

# RHNA

## County RHNA: Current vs 2022-2030

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

# Sites Inventory

- Sites Inventory must assess sites available for housing production
- May include vacant sites, and potential sites for redevelopment
- May credit projects already approved, entitled, underway
- May credit projections of ADU and other anticipated non-site-specific production (SB 9, etc) if reasonable
- Sites must be feasibly developable
- If there is insufficient capacity to meet RHNA, County must commit to creating more sites

# Sites Inventory

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

# ADU Production

## ADU PRODUCTION, 2012 - 2021

Year	ADUs
2012	8
2013	6
2014	13
2015	6
2016	10
2017	14
2018	31
2019	34
2020	31
2021	43
<b>Total</b>	<b>196</b>

# Projected ADU Production

## Projected ADUs, Housing Element Period

Year	Projected ADUs
2023	35
2024	35
2025	40
2026	40
2027	45
2028	50
2029	55
2030	55
<b>Total</b>	<b>355</b>

# Projected SB 9 Units

## Projected Units Developed Through SB 9, Housing Element Period

Year	Applications	Net New Units
2023	10	12
2024	12	14
2025	14	21
2026	16	24
2027	16	24
2028	16	24
2029	18	27
2030	20	30
<b>Total</b>	<b>122</b>	<b>176</b>



# Pipeline Projects

Address	APN	Community	Proposed Units by Income Level				Total
			Very Low Income	Low Income	Moderate Income	Above Moderate Income	
2700 Middlefield Road	054113140	North Fair Oaks	103	76	-	-	<b>179</b>
2385 Carlos Street	037097200	Moss Beach	-	1	-	7	<b>8</b>
3051 Edison Way	060041080	North Fair Oaks	59	20	1	-	<b>79</b>
2857 El Camino Real	054284220	North Fair Oaks	-	1	-	8	<b>9</b>
396 3rd Avenue	060083360	North Fair Oaks	-	-	1	6	<b>7</b>
2875 El Camino Real	054284200	North Fair Oaks	-	-	-	4	<b>4</b>
1993 Carlos Street	037022070	Moss Beach	35	35	-	1	<b>71</b>
2949 Edison Way	060041110	North Fair Oaks	16	17	41	95	<b>169</b>
3017 Middlefield Road	060053100	North Fair Oaks	42	43	-	-	<b>85</b>
434 Macarthur Ave	054232090	North Fair Oaks	49	49	1	1	<b>99</b>
206 Sequioa	069341050	Redwood City	-	3	-	20	<b>23</b>
1301 Woodside Road	069311350	Redwood City	-	1	-	5	<b>6</b>
			<b>303.4</b>	<b>245.6</b>	<b>43.8</b>	<b>147.2</b>	<b>739</b>

# Vacant and Non-Vacant Sites

- Vacant Single-family sites assumed to be affordable only to above-moderate income
- Vacant Multifamily sites assumed to be appropriate for lower incomes at densities above 30 units/acre
- Non-Vacant Redevelopable sites assumed to be appropriate for lower incomes at densities above 30 units/acre

# Capacity of Vacant and Non-Vacant Sites

## SITES INVENTORY: TOTAL SITES AND UNITS BY INCOME CATEGORY

Income Category	Vacant Single-Family Residential	Vacant Multifamily Residential	Non-Vacant Multifamily Residential
Very Low	0	42	381
Low	0	33	144
Moderate	0	34	214
Above Moderate	676	141	645
<b>Total Units</b>	<b>676</b>	<b>250</b>	<b>1,384</b>
Total Sites	676	19	69

# Sites Inventory vs RHNA

Income	RHNA	Vacant SFR	Vacant MFR	Non-Vacant MFR	Pipeline (RHNA Credits)	ADUs	SB 9 Units	Units	Surplus/ (Deficit)
Very Low	811	0	42	381	303	107	0	834	23
Low	468	0	33	144	246	107	0	528	60
Moderate	433	0	34	214	44	107	88	487	54
Above Moderate	1,121	676	141	645	147	36	88	1,732	611
<b>Total</b>	<b>2,833</b>	<b>676</b>	<b>250</b>	<b>1,384</b>	<b>740</b>	<b>355</b>	<b>176</b>	<b>3,581</b>	<b>748</b>

# Sites Inventory Explorer



## 2023-2031 Housing Element Update Adequate Sites Inventory Explorer

This site provides mapping and information on the draft Adequate Sites Inventory of the County of San Mateo's 2023-2031 Housing Element Update. The application shows:

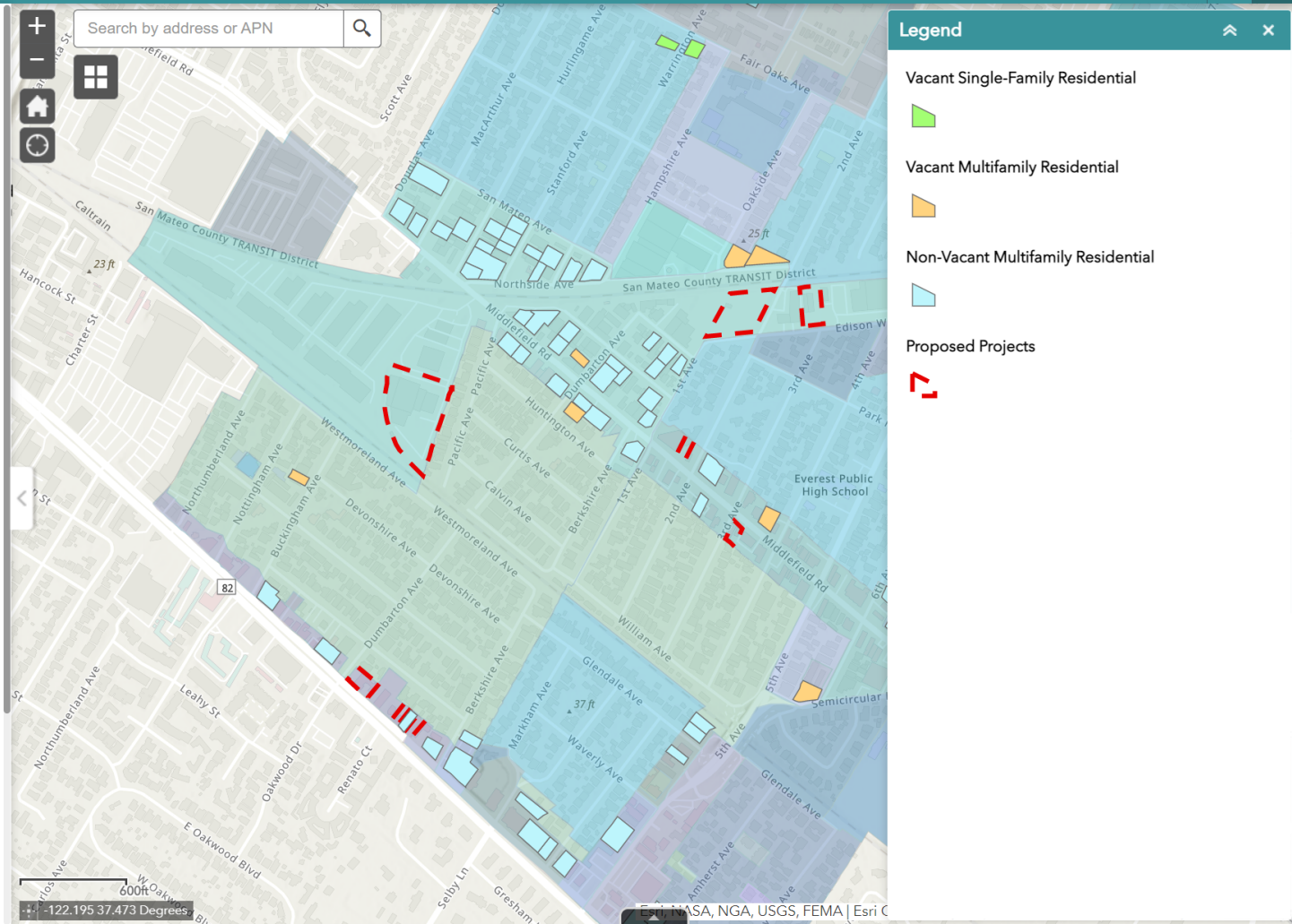
The County's assessment of parcels available for residential development and redevelopment over the next 8 years, including vacant and non-vacant sites, and the number and affordability of units likely to be produced on those sites.

Projects that are currently in the development pipeline, and the proposed units included in these projects.

The parcels are divided into four categories: vacant single-family residential sites; vacant multifamily residential sites; non-vacant multifamily residential sites; and pipeline (proposed) projects.

For each parcel, the mapping application also shows the size, current use, relevant zoning district and general plan land use designation, and the minimum and maximum density (units/acre) allowed on the site.

The Adequate Sites Inventory is a mandatory component of the County's required 2023-2031 Housing Element update, and follows the methodology prescribed by state law. The Sites Inventory is the County's assessment of the number of units likely to be produced in the County, in total and by affordability to various income levels, over the 8 years of the Housing Element period. The Inventory does not indicate that the County will develop any site, or cause any site to be developed. The Sites inventory is the County's demonstration of ability to meet its Regional Housing Needs Allocation, or RHNA, which is the Association of Bay Area Government's estimate of the housing needed in the County to meet its housing need for the next 8 years. For more information on the Sites



# Sites Inventory Explorer

- Interactive mapping tool that allows exploration of all sites identified in the Inventory
- Live next week
- Shows site location, type, characteristics, capacity, presumed units by income level



# Sites Inventory Explorer

2023-2031 Housing Element Update Adequate Sites Inventory Explorer

**COUNTY OF SAN MATEO**  
PLANNING AND BUILDING

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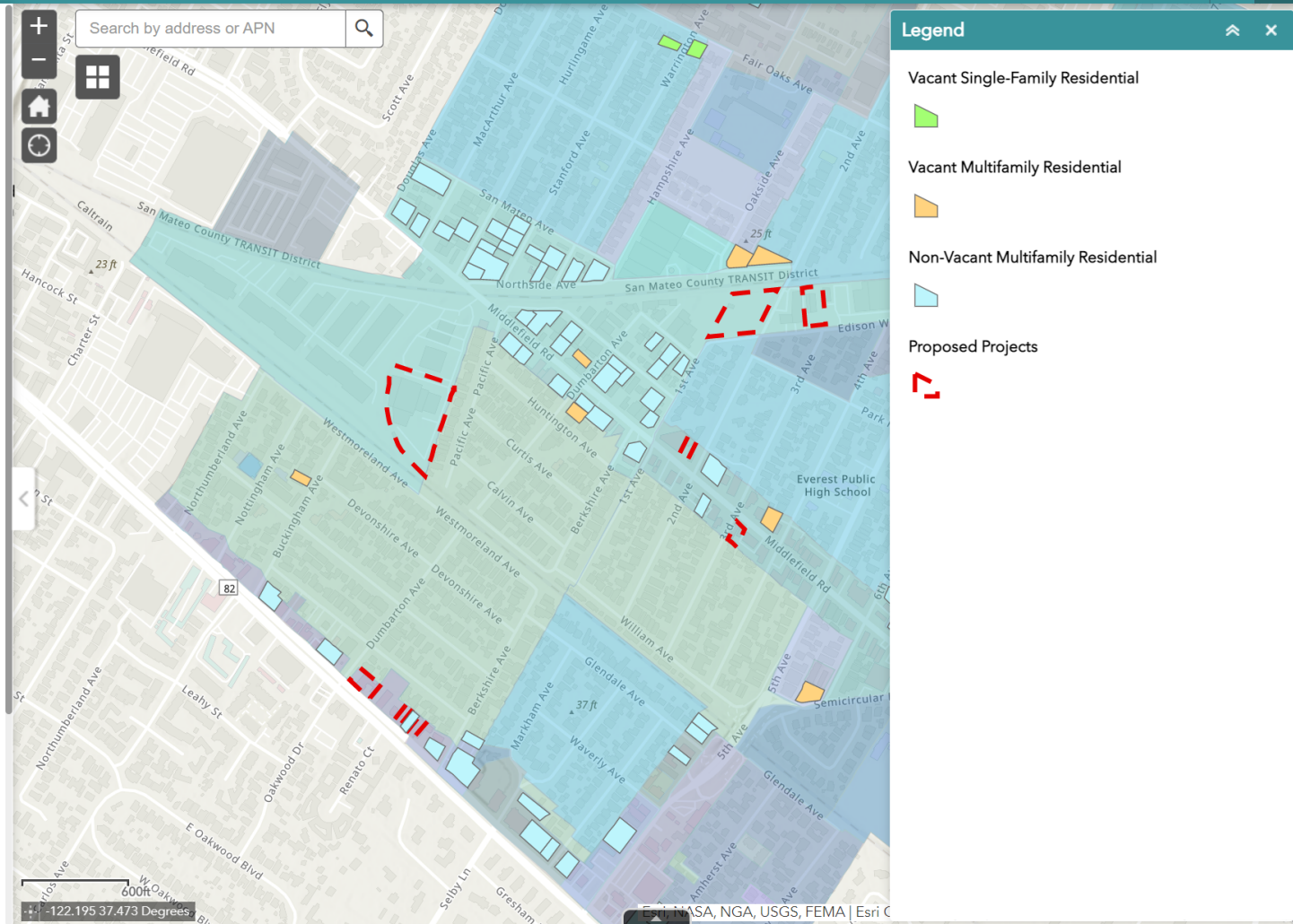
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# Sites Inventory Explorer

2023-2031 Housing Element Update Adequate Sites Inventory Explorer

Search by address or APN

(1 of 5)

<b>054222280</b>	
APN	054222280
Address	2901 MIDDLEFIELD RD
Land Use Designation	Medium High Density Commercial Mixed Use
Zoning	CMU-3
Minimum Density	60
Maximum Density	120
Size (acres)	0.31
Current Use	Auto/Sales Repair
Realistic Capacity (Units)	30
Very Low Income	0
1 of 5	
<a href="#">Zoom to</a>	

300ft  
-122.203 37.475 Degrees

Esri Community Maps Contributors, Redwood City, County of San Mateo, California, California State Parks, © O...



# Website and Comment Portal

- Housing Element Update website:  
<https://planning.smcgov.org/san-mateo-county-housing-element-update-2023-2031> (sign up for mailing list here)
- Sites Inventory Explorer will be on website
- Draft Housing Element will be posted to the website on release
- Overview of comments received and comment form:  
<https://www.smcgov.org/planning/san-mateo-county-housing-element-update-what-were-hearing>

# Contact Information

- **William Gibson – [wgibson@smcgov.org](mailto:wgibson@smcgov.org)**
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**(Spanish language contact)**

# Questions and Discussion



# North Fair Oaks Community Council

# San Mateo County Housing Element Update, 2022-2031

