

Jurisdiction	San Mateo
Reporting Year	2024 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 01/1/2023 - 01/31/2031

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

Note: "*" indicates an optional field
Cells in grey contain auto-calculation formulas

**Table A
Housing Development Applications Submitted**

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications	Application Status	Project Type	Notes		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20				
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, D to 4.5+ ADU, MH)	R= renter O= owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
Summary Row: Start Data Entry Below								0	6	0	5	0	5	7	22	22	0						
	34072060	1425 PALM AVE	1425 Palm Ave., ADUJR	PA-2023-086	ADU	R	1/26/2024	1							1	1		NONE	No	N/A	Approved	Discretionary	ADUJR for a 797 sq. ft. Al
	40401320	3229 LOS PRADOS ST	3229 Los Prados St. SUP + SFDDR	PA-2023-064	ADU	R	2/28/2024	1							1	1		NONE	No	N/A	Approved	Discretionary	SUP for substantial remov
	33141040	146 N GRANT ST	146 N. Grant St., ADUJR	PA-2024-006	ADU	R	3/1/2024	1							1	1		NONE	No	N/A	Approved	Discretionary	ADUJR for a detached 72
	34063140	540 VIRGINIA AVE	540 Virginia Ave., SFDDR	PA-2023-031	ADU	R	3/14/2024	1							1	1		NONE	No	N/A	Approved	Discretionary	SFDDR for a 610 sq. ft. se
	39321160	414 29TH AVE	414 29th Ave., ADUJR	PA-2023-059	ADU	R	4/12/2024	1							1	1		NONE	No	N/A	Approved	Discretionary	Accessory Dwelling Unit D
	34261100	35 ARAGON BLVD	35 Aragon Blvd., ADUJR	PA-2023-091	ADU	R	5/15/2024			1					1	1		NONE	No	N/A	Approved	Discretionary	ADUJR for a detached AC
	31052240	635 EDGEWOOD RD	635 Edgewood Rd., SUP + SFDDR	PA-2023-069	SFD	O	6/13/2024							1	1	1		NONE	No	N/A	Approved	Discretionary	SUP for full demolition of a
	31061180	428 MIDWAY AVE	428 Midway Ave., SUP + SFDDR	PA-2023-070	SFD	O	6/20/2024			1				1	2	2		NONE	No	N/A	Approved	Discretionary	SUP for full demolition of a
	42211140	325 LANDFAIR AVE	325 Landfair Ave. SUP + SFDDR	PA-2024-004	SFD	O	7/12/2024			1				1	2	2		NONE	No	N/A	Approved	Discretionary	SUP for demolition of exist
	32033150	415 WARREN RD	415 Warren Rd. SFDDR	PA-2024-026	ADU	R	7/26/2024			1					1	1		NONE	No	N/A	Approved	Discretionary	SFDDR for a 700 square f
	40124260	3709 PASADENA DR	3709 Pasadena Dr., SFDDR	PA-2024-011	ADU	R	8/16/2024			1					1	1		NONE	No	N/A	Approved	Discretionary	SFDDR for a 809 sq. ft. se
	33331320	1201 NEWBRIDGE AVE	1201 Newbridge Ave., SB9 Urban Lot Split	PA-2024-019	SFD	O	8/26/2024							0	0	0		SB 9 (2021)- Residential Lot Split	No	N/A	Approved	Ministerial	SB9 Urban Lot Split to spli
	34023140	536 FAIRFAX AVE	536 Fairfax Ave., SFDDR	PA-2024-020	ADU	R	9/2/2024						1		1	1		NONE	No	N/A	Approved	Discretionary	SFDDR for a 573 sq. ft. se
	32083230	150 SYCAMORE AVE	150 Sycamore Ave., SUP + SFDDR	PA-2023-055	SFD	O	9/5/2024							1	1	1		NONE	No	N/A	Approved	Discretionary	SUP for full demolition of a
	35216070	1733 GUM ST	1733 Gum St., SFDDR	PA-2024-017	SFD	O	9/6/2024						1		1	1		NONE	No	N/A	Approved	Discretionary	SFDDR for a 733 sq. ft. se
	34288230	126 12TH AVE	126 12th Ave., SFDDR	PA-2024-027	ADU	R	10/14/2024						1		1	1		NONE	No	N/A	Approved	Discretionary	SFDDR for a 472 sq. ft. thi
	32100080	165 W POPLAR AVE	165 W. Poplar Ave., SFDDR	PA-2024-023	ADU	R	11/5/2024						1		1	1		NONE	No	N/A	Approved	Discretionary	SFDDR for a 586 sq. ft. ad
	33381490	1825 NASH DR	1825 Nash Dr., SB9 Urban Lot Split	PA-2023-082	SFD	O	11/7/2024							3	3	3		SB 9 (2021)- Residential Lot Split	No	N/A	Pending	Discretionary	SB9 Urban Lot Split and T
	40054330	117 OTAY AVE	117 OTAY AVE., SFDDR	PA-2024-040	ADU	R	11/26/2024						1		1	1		NONE	No	N/A	Approved	Discretionary	1,272 SF single story addit

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier				Unit Types		Affordability by Household Incomes - Completed Entitlement										
1				2	3	4									5	6
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	
Summary Row: Start Data Entry Below							12	5	0	4	0	4	115		140	
	32083230	150 SYCAMORE AVE □	150 Sycamore Ave., SUP + SFDDR	PA-2023-055	SFD	O							1	9/18/2024	1	
	33331320	1201 NEWBRIDGE AVE □	1201 Newbridge Ave., SB9 Urban Lot Split	PA-2024-019	SFD	O							1	9/12/2024	1	
	32100080	165 W POPLAR AVE □	165 W. Poplar Ave., SFDDR	PA-2024-023	ADU	R						1		11/26/2024	1	
	34023140	536 FAIRFAX AVE □	536 Fairfax Ave., SFDDR	PA-2024-020	ADU	R						1		9/12/2024	1	
	35216070	1733 GUM ST □	1733 Gum St., SFDDR	PA-2024-017	SFD	O							1	9/26/2024	1	
	32033150	415 WARREN RD □	415 Warren Rd, SFDDR	PA-2024-026	ADU	R				1				8/15/2024	1	
	34261100	35 ARAGON BLVD □	35 Aragon Blvd., ADUDR	PA-2023-091	ADU	R				1				5/15/2024	1	
	40054330	117 OTAY AVE □	117 OTAY AVE., SFDDR	PA-2024-040	ADU	R						1		12/16/2024	1	
	34288230	126 12TH AVE □	126 12th Ave., SFDDR	PA-2024-027	ADU	R						1		11/8/2024	1	

35401450	1 WATERS PARK DR SAN MATEO, CA 94403--116	New detached SFD (203 Bridge St., Lot 2 Borelle) Plan 2A, Liveable 2,282sf, Garage 445sf and porch or 185sf (4 bedroom, 2.5 bath)									0
35401450	1 WATERS PARK DR SAN MATEO, CA 94403--116	New detached SFD (201 Bridge Street, Lot 1 Borelle) Lot 1, Plan 1A, Livable 1,917sf, Garage 435sf and porch of 231sf. (3-bedrooms, 2.5 baths)									0
39151160	136 23RD AVE SAN MATEO, CA 94403--220	Demolish (e) SFD and construct new two-story attached duplex (Front unit: 1,549 sf, Rear unit: 1,444 sf)									0
39142280	236 24TH AVE SAN MATEO, CA 94403--222	New SFD using SB9									0
39132300	438 24TH AVE SAN MATEO, CA 94403--223	New SFD (Demolition under BD-2022-286357)									0
29313030	1012 BAYSWATER AVE Unit: B□	Legalize and convert (e) garage to ADU (453 SF)		1					1/26/2024		1
33356010	1101 COBB ST Unit: B□	New detached ADU (884 SF)		1					8/28/2024		1
34294160	111 15TH AVE□	Convert (e) detached garage to ADU (792 SF)		1					6/11/2024		1
32304140	114 N CLAREMONT ST Unit: B□	Convert crawlspace to ADU (715 SF)		1					1/4/2024		1
32062050	116 SYCAMORE AVE Unit: B□	Convert (e) attached garage to JADU (450 SF)		1					9/26/2024		1

35095100	1235 COBB ST Unit: B□	Convert portion of SFD to JADU (272 SF)		1						12/4/2024	1
34372110	1244 OAK ST Unit: B□	Convert (e) garage to ADU (440 SF)		1						2/14/2024	1
34294120	125 15TH AVE□	New SFD and conversion of existing detached garage to ADU (781 SF)		1					1	4/5/2024	2
32092190	125 W BELLEVUE AVE Unit: B□	New detached ADU (1048 SF)		1						1/29/2024	1
35361090	1305 CLEVELAND AVE□	New attached ADU (273 SF)		1						1/26/2024	1
32091100	132 W BELLEVUE AVE Unit: B□	Convert (e) accessory structure to ADU (630 SF)		1						9/27/2024	1
34403250	1435 NADINA ST Unit: B□	Convert (e) attached garage to JADU (530 SF)		1						12/24/2024	1
34288060	147 13TH AVE Unit: B□	Demolish (e) carport and construct new ADU (383 SF) (Demolition under BD- 2024-293727)		1						9/5/2024	1
33126080	15 HUMBOLDT ST N Unit: B□	Convert (e) attached garage to ADU (390 SF)		1						4/12/2024	1
33103080	1514 TROLLMAN AVE Unit: B□	Convert (e) attached garage to ADU (400 SF)		1						3/21/2024	1
33174210	1523 LORRAINE AVE Unit: B□	Convert (e) detached garage to ADU (586 SF)		1						11/19/2024	1
32305240	154 N DELAWARE ST Unit: B□	Convert (e) detached garage to ADU (716 SF)		1						7/17/2024	1
33211140	1621 CYPRESS AVE□	Legalize detached ADU (280 SF)		1						2/26/2024	1
33271180	1717 SHOREVIEW AVE□	New detached ADU (495 sf, HCD approved and inspected Factory Built Housing)		1						5/7/2024	1

35218140	1731 IVY ST Unit: B□	New detached ADU (575 SF)		1						8/2/2024	1
35111020	1748 HEMLOCK AVE Unit: B□	Convert (e) attached garage to JADU (398 SF)				1				5/24/2024	1
35195200	1752 ROBERTA DR Unit: B□	New detached ADU (348 SF)				1				8/14/2024	1
35111240	1765 ROYAL AVE Unit: B□	New detached ADU (495 sf, HCD approved and inspected Factory Built Housing)				1				4/12/2024	1
35115030	1909 KEHOE AVE Unit: B□	Convert (e) garage to JADU (367 SF)				1				9/18/2024	1
35355150	2087 FIESTA CT Unit: B□	New detached ADU (845 SF)				1				6/5/2024	1
32114020	210 PENINSULA AVE□	Convert (e) duplex to SFD and convert (e) garage to JADU (510 SF)				1				10/30/2024	1
42221190	214 W 40TH AVE Unit: B□	Convert (e) garage to JADU (575 SF)				1				10/29/2024	1
41650350	2300 RED OAK CT Unit: 35□	New detached SFD							1	11/25/2024	1
41650340	2302 RED OAK CT Unit: 34□	New detached SFD							1	11/25/2024	1
41650330	2304 RED OAK CT Unit: 33□	New detached SFD							1	11/25/2024	1
41650320	2308 RED OAK CT Unit: 32□	New detached SFD							1	11/25/2024	1
41650310	2312 RED OAK CT Unit: 31□	New detached SFD							1	11/25/2024	1
41650520	2321 RED OAK CT Unit: BLDG M	New attached SFAs							8	7/30/2024	8
41650480	2427 WILLOW WAY Unit: BLDG J	New stacked condominiums							12	5/2/2024	12
41650500	2429 WILLOW WAY Unit: BLDG I□	New stacked condominiums							12	5/17/2024	12
32198090	243 N ELLSWORTH AVE Unit: 1□	Convert (e) attached garage and carport to two ADUs				2				4/10/2024	2

41650510	2448 WILLOW WAY Unit: BLDG K□	New attached SFAs							9	5/24/2024	9
41650500	2469 WILLOW WAY Unit: BLDG H□	New attached SFAs							7	5/17/2024	7
41650360	2500 SAGE ST Unit: 36□	New detached SFD							1	5/20/2024	1
41650370	2502 SAGE ST Unit: 37□	New detached SFD							1	5/20/2024	1
41650380	2504 SAGE ST Unit: 38□	New detached SFD							1	5/20/2024	1
41650390	2506 SAGE ST Unit: 39□	New detached SFD							1	5/20/2024	1
41650400	2508 SAGE ST Unit: 40□	New detached SFD							1	5/20/2024	1
41650410	2512 SAGE ST Unit: 41□	New detached SFD							1	5/20/2024	1
41650420	2514 SAGE ST□	New detached SFD							1	5/2/2024	1
41650490	2517 SAGE ST Unit: BLDG L□	New attached SFAs							6	5/2/2024	6
41650430	2518 SAGE ST□	New detached SFD							1	5/2/2024	1
39372080	2659 GARFIELD ST□	New detached SFD							1	4/10/2024	1
39372080	2659 GARFIELD ST Unit: B□	Convert (e) SFD to ADU (1,171 SF)				1				4/10/2024	1
41650450	2709 TIBURON ST Unit: BLDG F□	New attached SFAs							6	12/17/2024	6
41650450	2749 TIBURON ST Unit: BLDG G□	New stacked condominiums							12	7/30/2024	12
41650460	2817 POINT REYES WAY Unit: BLDG E□	New attached SFAs							8	11/21/2024	8
32322130	303 BALDWIN AVE□	Mixed-Use Prometheus									0
40031040	3069 E KYNE ST□	Bay Meadows - RES6 54 Unit Apartments									0
39322080	311 28TH AVE Unit: B□	New detached ADU				1				1/11/2024	1
40198080	314 E 40TH AVE□	Demolish (e) SFD and construct new SFD							1	2/20/2024	1
32073200	33 W BELLEVUE AVE Unit: B□	New detached ADU				1				11/21/2024	1

34221020	346 SONORA DR □	Demolish (e) SFD and construct new SFD							1	5/29/2024	1
39142010	347 23RD AVE □	New attached ADU				1				5/10/2024	1
40201140	349 E 39TH AVE Unit: B □	New attached ADU				1				9/25/2024	1
40112270	3505 MARTIN DR Unit: B □	New detached ADU (200 SF, HCD approved and inspected Factory Built Housing)				1				9/23/2024	1
40114070	3522 CASANOVA DR □	New attached ADU				1				2/22/2024	1
40211340	3913 ONEILL DR Unit: B □	New detached ADU (516 SF, HCD approved and inspected Factory Built Housing)				1				4/4/2024	1
32042220	401 DORCHESTER RD Unit: B □	New detached ADU				1				5/15/2024	1
42241100	4029 BERESFORD ST Unit: 1 □	Convert uninhabitable portion of multifamily space to ADU (339 SF)				1				1/31/2024	1
42181090	4040 FERNWOOD ST Unit: B □	Convert (e) detached accessory structure to ADU (608 SF)						1		12/10/2024	1
32185120	407 N CLAREMONT ST □	New detached SFD							1	5/23/2024	1
31091010	425 HILLCREST RD Unit: B □	Convert portion of garage to ADU (544 SF)						1		2/14/2024	1
32132090	438 STATE ST Unit: B □	New detached ADU (914 SF, attached to (e) detached garage)						1		5/28/2024	1
34183060	480 E 4TH AVE □	Kiku Crossing: 225 Affordable Housing Units									0
35503090	500 FATHOM DR Unit: B □	Convert (e) basement area to ADU (752 SF)						1		6/25/2024	1

34242190	502 AVILA RD □	Convert (e) detached accessory structure to ADU							1		1/10/2024	1
34132360	511 CARMEL CIR Unit: B □	New detached ADU							1		10/16/2024	1
31041150	530 WARREN RD □	Convert basement area to ADU (498 SF)							1		1/25/2024	1
34063130	532 VIRGINIA AVE Unit: B □	New attached ADU							1		6/13/2024	1
34024030	539 FAIRFAX AVE □	Demolish (e) SFD and construct new SFD										0
34104090	564 EDINBURGH ST □	New detached SFD										0
33265110	619 PATRICIA AVE □	New detached ADU							1		4/29/2024	1
31042210	68 CHESTER WAY □	New detached ADU							1		4/18/2024	1
33194250	7 S KINGSTON ST Unit: B □	Convert detached garage to ADU							1		8/9/2024	1
34053050	701 OREGON AVE Unit: B □	Convert portion of detached garage to ADU							1		3/20/2024	1
35079140	702 E 16TH AVE Unit: B □	New detached ADU							1		4/12/2024	1
33304060	714 S IDAHO ST Unit: B □	Convert detached garage to ADU							1		9/6/2024	1
35042060	730 BIRCH AVE □	New attached ADU							1		4/17/2024	1
32112050	735 PROSPECT ROW □	Convert portion of SFD to JADU							1		5/3/2024	1
39252150	768 28TH AVE Unit: B □	Convert basement area to JADU							1		8/13/2024	1
40072060	77 E 40TH AVE □	Convert garage to JADU							1		8/16/2024	1
35082100	810 GUILDFORD AVE □	Convert attached garage to JADU							1		10/29/2024	1
34011250	818 COLUMBIA DR □	New detached ADU								1	1/11/2024	1
33166120	826 E 4TH AVE □	Legalize and convert (e) garage and room to ADU								1	5/14/2024	1
39210040	867 W HILLSDALE BLVD □	Convert portion of SFD to JADU								1	2/29/2024	1

39321160	414 29TH AVE □	414 29th Ave., ADUDR									0
32084020	615 HURLINGHAM AVE □	615 Hurlingham Ave., SUP + SFDDR + SPAR									0
31052240	635 EDGEWOOD RD □	635 Edgewood Rd., SUP + SFDDR									0
34063140	540 VIRGINIA AVE □	540 Virginia Ave., SFDDR									0
40401320	3229 LOS PRADOS ST □	3229 Los Prados St., SUP + SFDDR									0
31061180	428 MIDWAY AVE □	428 Midway Ave., SUP + SFDDR									0
40124260	3709 PASADENA DR □	3709 Pasadena Dr., SFDDR									0
33141040	146 N GRANT ST □	146 N. Grant St., ADUDR									0
33281130	477 9TH AVE Unit: 101 □	477 9th Ave., SUP + SPAR + SDPA									0
32293040	226 MONTE DIABLO AVE Unit: B	Legalize and convert attached garage and portions of SFD to JADU		1					5/30/2024		1
33271120	1659 SHOREVIEW AVE Unit: B	New detached ADU		1					10/10/2024		1
39132300	438 24TH AVE Unit: B	New attached ADU		1					2/21/2024		1
39151160	136 23RD AVE Unit: C SAN MATEO, CA 94403--220	New detached ADU		1					7/19/2024		1
29312260	1038 N HUMBOLDT ST SAN MATEO, CA 94401--113	New detached ADU		1					6/17/2024		1
34024130	532 PARROTT DR Unit: B SAN MATEO, CA 94402--223	Convert portion of SFD and attached garage to ADU		1					11/13/2024		1

34292170	1319 PALM AVE Unit: B SAN MATEO, CA 94402--243	New attached ADU				1				3/5/2024	1
32162090	351 E BELLEVUE AVE Unit: B SAN MATEO, CA 94401--230	Convert detached accessory structure to ADU				1				12/3/2024	1
33124060	1121 CYPRESS AVE Unit: B SAN MATEO, CA 94401--291	New detached ADU				1				9/19/2024	1
39103060	2124 ENSENADA WAY Unit: B SAN MATEO, CA 94403--122	New attached ADU				1				5/9/2024	1
33031140	722 N HUMBOLDT ST Unit: B SAN MATEO, CA 94401--140	New detached ADU				1				12/10/2024	1
32042130	426 COSTA RICA AVE Unit: B SAN MATEO, CA 94402--110	Convert portion of SFD and attached garage to ADU				1				11/15/2024	1
39165130	239 W 25TH AVE SAN MATEO, CA 94403--220	Convert detached garage with addition to ADU (Total 907 SF)				1				8/7/2024	1
33332290	709 PATRICIA AVE SAN MATEO, CA 94401--314	Convert portion of SFD to JADU (450 SF)				1				5/15/2024	1
39142280	238 24TH AVE Unit: B SAN MATEO, CA 94403--222	New attached ADU (799 sf)				1				11/12/2024	1

39331190	442 27TH AVE Unit: B SAN MATEO, CA 94403--240	New attached ADU (456 sf)						1		11/13/2024	1
42095060	4041 FERNWOOD ST Unit: B SAN MATEO, CA 94403--415	New detached ADU (520 SF)						1		11/4/2024	1
40082310	54 MCLELLAN AVE Unit: B SAN MATEO, CA 94403--282	New detached ADU (502 sf) attached to existing detached garage						1		5/8/2024	1
42095060	4041 FERNWOOD ST Unit: C SAN MATEO, CA 94403--415	Convert portions of SFD into JADU (561 SF)						1		11/4/2024	1
34213160	410 ARAGON BLVD Unit: B SAN MATEO, CA 94402--232	Convert detached accessory structure with addition to ADU (Total 387 sf)						1		4/8/2024	1
33354160	968 S NORFOLK ST Unit: B SAN MATEO, CA 94401--354	New attached ADU (572 sf)						1		5/17/2024	1
34394170	1534 EDINBURGH ST Unit: B SAN MATEO, CA 94402--301	New attached ADU (503 sf)						1		6/24/2024	1
33381450	1851 NASH DR Unit: B SAN MATEO, CA 94401--312	New detached ADU (495 sf, HCD approved and inspected Factory Built Housing)						1		1/9/2024	1
42093120	3920 WILSHIRE AVE Unit: B SAN MATEO, CA 94403--413	New detached ADU (482 sf)						1		6/5/2024	1

33072300	216 N HUMBOLDT ST Unit: B SAN MATEO, CA 94401--181	New attached ADU (645 sf)							1	11/21/2024	1
34371070	240 HOBART AVE Unit: B SAN MATEO, CA 94402--292	New detached ADU (600 sf)							1	6/20/2024	1
32204130	513 E SANTA INEZ AVE Unit: B SAN MATEO, CA 94401--183	New detached ADU (800 sf)							1	4/22/2024	1
35088090	1106 HADDON DR Unit: B SAN MATEO, CA 94402--250	New detached ADU (920 sf)							1	6/4/2024	1
35083030	722 E 16TH AVE Unit: B SAN MATEO, CA 94402--213	New detached ADU (1,200 sf)							1	10/4/2024	1
35251420	601 JOANNE DR SAN MATEO, CA 94402--261	New detached ADU (814 sf)							1	7/9/2024	1
33202160	1533 CYPRESS AVE SAN MATEO, CA 94401--206	Legalize and convert existing detached garage to ADU (731 SF)							1	2/13/2024	1
39343190	252 DELMAR WAY SAN MATEO, CA 94403--231	New detached ADU (238 SF)		1						12/30/2024	1

34371070	240 HOBART AVE Unit: B SAN MATEO, CA 94402--292	New detached ADU (600 sf)		NONE	Y			ADU Formula									
32204130	513 E SANTA INEZ AVE Unit: B SAN MATEO, CA 94401--183	New detached ADU (800 sf)		NONE	Y			ADU Formula									
35088090	1106 HADDON DR Unit: B SAN MATEO, CA 94402--250	New detached ADU (920 sf)		NONE	Y			ADU Formula									
35083030	722 E 16TH AVE Unit: B SAN MATEO, CA 94402--213	New detached ADU (1,200 sf)		NONE	Y			ADU Formula									
35251420	601 JOANNE DR SAN MATEO, CA 94402--261	New detached ADU (814 sf)		NONE	Y			ADU Formula									
33202160	1533 CYPRESS AVE SAN MATEO, CA 94401--206	Legalize and convert existing detached garage to ADU (731 SF)		NONE	Y			ADU Formula									
39343190	252 DELMAR WAY SAN MATEO, CA 94403--231	New detached ADU (238 SF)		NONE	Y			ADU Formula									
35401450	1 WATERS PARK DR SAN MATEO, CA 94403--116	New detached SFD (203 Bridge St., Lot 2 Borelle) Plan 2A, Liveable 2,282sf, Garage 445sf and porch or 185sf (4 bedroom, 2.5 bath)		NONE	N		DB, INC		1000				20.0%		1	Development Standards Modification	Yes
35401450	1 WATERS PARK DR SAN MATEO, CA 94403--116	New detached SFD (201 Bridge Street, Lot 1 Borelle) Lot 1, Plan 1A, Livable 1,917sf, Garage 435sf and porch of 231sf. (3- bedrooms, 2.5 baths)		NONE	N		DB, INC		1000				20.0%		1	Development Standards Modification	Yes
39151160	136 23RD AVE SAN MATEO, CA 94403--220	Demolish (e) SFD and construct new two-story attached duplex (Front unit: 1,549 sf, Rear unit: 1,444 sf)		NONE	Y					1	Demolished	O					
39142280	236 24TH AVE SAN MATEO, CA 94403--222	New SFD using SB9			Y		SB 9 (2021) - Residential Lot Split			1	Demolished	O					
39132300	438 24TH AVE SAN MATEO, CA 94403--223	New SFD (Demolition under BD- 2022-286357)		NONE	Y					1	Demolished	O					

35195200	1752 ROBERTA DR Unit: B	New detached ADU (348 SF)	NONE	Y			ADU Formula										
35111240	1765 ROYAL AVE Unit: B	New detached ADU (495 sf, HCD approved and inspected Factory Built Housing)	NONE	Y			ADU Formula										
35115030	1909 KEHOE AVE Unit: B	Convert (e) garage to JADU (367 SF)	NONE	Y			ADU Formula										
35355150	2087 FIESTA CT Unit: B	New detached ADU (845 SF)	NONE	Y			ADU Formula										
32114020	210 PENINSULA AVE	Convert (e) duplex to SFD and convert (e) garage to JADU (510 SF)	NONE	Y			ADU Formula										
42221190	214 W 40TH AVE Unit: B	Convert (e) garage to JADU (575 SF)	NONE	Y			ADU Formula										
41650350	2300 RED OAK CT Unit: 35	New detached SFD	NONE	Y		DB, INC		1000				0.0%		4	Development Standards Modification	No	
41650340	2302 RED OAK CT Unit: 34	New detached SFD	NONE	Y		INC, DB		1000				0.0%		4	Development Standards Modification	No	
41650330	2304 RED OAK CT Unit: 33	New detached SFD	NONE	Y				1000									
41650320	2308 RED OAK CT Unit: 32	New detached SFD	NONE	Y		INC, DB		1000				0.0%		4	Development Standards Modification	No	
41650310	2312 RED OAK CT Unit: 31	New detached SFD	NONE	Y		INC, DB		1000				0.0%		4	Development Standards Modification	No	
41650520	2321 RED OAK CT Unit: BLDG M	New attached SFAs	NONE	Y		INC, DB		1000				0.0%		4	Development Standards Modification	No	
41650480	2427 WILLOW WAY Unit: BLDG J	New stacked condominiums	NONE	Y		INC, DB		1000				0.0%		4	Development Standards Modification	No	
41650500	2429 WILLOW WAY Unit: BLDG I	New stacked condominiums	NONE	Y		INC, DB		1000				0.0%		4	Development Standards Modification	No	
32198090	243 N ELLSWORTH AVE Unit: 1	Convert (e) attached garage and carport to two ADUs	NONE	Y			ADU Formula										
41650510	2448 WILLOW WAY Unit: BLDG K	New attached SFAs	NONE	Y		INC, DB		1000				0.0%		4	Development Standards Modification	No	
41650500	2469 WILLOW WAY Unit: BLDG H	New attached SFAs	NONE	Y		INC, DB		1000				0.0%		4	Development Standards Modification	No	
41650360	2500 SAGE ST Unit: 36	New detached SFD	NONE	Y		INC, DB		1000				0.0%		4	Development Standards Modification	No	
41650370	2502 SAGE ST Unit: 37	New detached SFD	NONE	Y		INC, DB		1000				0.0%		4	Development Standards Modification	No	
41650380	2504 SAGE ST Unit: 38	New detached SFD	NONE	Y		INC, DB		1000				0.0%		4	Development Standards Modification	No	
41650390	2506 SAGE ST Unit: 39	New detached SFD	NONE	Y		INC, DB		1000				0.0%		4	Development Standards Modification	No	
41650400	2508 SAGE ST Unit: 40	New detached SFD	NONE	Y		INC, DB		1000				0.0%		4	Development Standards Modification	No	

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	San Mateo		
Reporting Year	2024	(Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
H1.1 Monitor Regional Housing Needs Allocation and Pipeline projects	<p>a) Provide an annual report on housing production to the City Council each March, prior to submittal of the Annual Progress Report to HCD by April 1st. The report will include an assessment on the City's RHNA progress and, as needed, identify additional sites to ensure ongoing compliance with "no net loss" provisions of State law.</p> <p>b) Conduct a mid-cycle review of realistic capacity projections and pipeline project housing production to ensure outcomes are aligned with projections. Update sites inventory to include additional sites to ensure ongoing compliance with "no net loss" provisions of State law.</p>	<p>a) 2023 – 2031 (Annually)</p> <p>b) 2027 (Mid-cycle review)</p>	<p>a) The City provides an annual report to the City Council on housing production as part of its approval of the Annual Progress Report.</p> <p>The City continues to enforce the provisions of No Net Loss law through the planning application process. Projects are required to propose a net increase of units through redevelopment and provide replacement of any deed restricted low-income units.</p> <p>b) By 2027, additional sites for housing redevelopment will be identified, as necessary, to ensure that the City meets its share of RHNA requirements.</p>
H1.2 Utilize Public Funding and Properties for New Affordable Housing	<p>a) Continue to set aside 20% of general fund property tax revenues from former RDA areas (aka "Boomerang Funds"), as well as the Affordable Housing Commercial Linkage Fee Fund to use for affordable housing development, prioritizing funding allocation to projects that include units for extremely low income (ELI) households.</p> <p>b) Identify ways to create a stand-alone Housing Trust Fund using available funding sources and utilizing that fund to leverage new funding sources, including the Bay Area Housing Finance Authority (BAHC) and the Bay Area Preservation Pilot (BAPP).</p> <p>c) Prioritize available local housing funds to assist in the production of at least 543 below market rate units by 2031, including within the study areas of the General Plan that allow high-density housing by holding developer roundtable meetings at least once per year. Encourage developers to include ELI units in their projects.</p> <p>d) Support development of 71 units of affordable housing on the City owned parking lot at 4th and Railroad as part of the public-private partnership (Bespoke project).</p> <p>i. Development team has been</p>	<p>a) 2023 – 2031 (Ongoing)</p> <p>b) 2025</p> <p>c) 2023 – 2031 (Ongoing)</p> <p>d) 2024</p> <p>e) 2023 – 2031 (Ongoing)</p>	<p>a) The City continues to set aside 20% of general fund property tax revenues from former RDA areas in a dedicated housing fund to support affordable housing production, with a prioritization for ELI households.</p> <p>b) The City will explore ways to create a standalone housing trust fund in 2025.</p> <p>c) Construction of a new 225-unit affordable project (Kiku Crossing), which received a loan from Commercial Linkage Fee, former RDA, and other local funds, was completed and fully occupied in 2024.</p> <p>d) Application review of a 71-unit affordable project on City-owned land at 4th and Railroad Ave. continued throughout 2024 as part of the Bespoke project, which includes a partnership between the City, an affordable housing developer, and a commercial developer to develop both affordable housing and commercial project. All units in the affordable project will be affordable to LI and VLI households.</p> <p>e) The City will begin exploring options for producing new affordable housing units on the property at 4142 S El Camino Real in 2025.</p>
H1.3 Increase Affordable Housing Production	<p>a) Amend the Affordable Housing Ordinance (SMMC Chapter 27.16.050) and Inclusionary Housing Policy to allow for alternative compliance options to onsite inclusionary unit development within one year of Housing Element adoption.</p> <p>b) Adopt an updated Density Bonus/Community Benefits program that provides additional incentives and/or streamlining options for housing projects that provide additional affordable units or the most needed unit types beyond minimum state requirements. Both of these actions would include an assessment of applicable state law to ensure that the City meets or exceeds all requirements.</p> <p>c) Target ELI populations to the extent feasible.</p>	<p>a) 2024</p> <p>b) 2025</p>	<p>a) The City will make amendments/updates to its Affordable Housing Ordinance and Inclusionary Housing Policy in spring of 2025 to allow for offsite alternative compliance options.</p> <p>b) The City anticipates presenting policy options and recommendations to City Council in 2025.</p> <p>c) Ongoing as part of overall research and policy recommendation.</p>

<p>H1.4 Support Increased Accessory Dwelling Unit Development</p>	<p>a) Amend the City's ADU Ordinance (SMMC Chapter 27.19) to align with current State law and to resolve any inconsistencies identified by HCD. b) Maintain and expand the ADU information and resources available to home owners and applicants provided on the City's website. c) Collaborate with 21 Elements and other jurisdictions in San Mateo County to find ways to enhance available ADU resources, establish uniform standards and requirements, and effective ways to monitor ADU affordability. d) Monitor ADU occupancy and rent levels to verify that affordability allocations. Tools to monitor will include, but are not limited to, collaboration with 21 Elements or ABAG to develop a uniform approach to tracking ADU affordability countywide, and surveying ADU applicants during the building permit review process to understand intended use, occupancy and rent charged. e) Continue to offer flat fees for ADU building permits, and review ADU permit fees every 2-3 years. If fees are found to be a barrier to ADU production, the City will make reductions as necessary to reduce cost barriers.</p>	<p>a) 2024 b) 2023 – 2031 (Ongoing) c) 2023 – 2031 (Ongoing) d) 2023 - 2031 (Ongoing) e) 2023 – 2031 (Ongoing) f) 2023 – 2031 (Annually)</p>	<p>a) Staff continues to review state law to ensure that the City's ADU Ordinance is in compliance. On October 18, 2024 the City of San Mateo received a letter from HCD that detailed portions of the City's ADU Ordinance that it found to be inconsistent with state law. On November 15, 2024, the City sent a letter to HCD that responded to each of HCD's comments. The City of San Mateo acknowledges HCD's findings and will update the City's ADU Ordinance in 2025 with other Housing Element Zoning Code Updates. b) The City maintains an ADU resource website that provides current handouts and guidance on the City of San Mateo ADU regulations. The City's website is supplemented with the San Mateo County ADU Resource Center that the City sponsors. c) Through 21 Elements, the City has joined with a County-wide effort to establish the San Mateo ADU Resource Center that launched in 2024 to support additional ADU construction and monitor affordability. Through this collaboration, 21 Elements worked with ABAG to establish a new ADU Rental Survey which the City anticipates to initiate in 2025. Also, the ADU Resource Center has scheduled ADU informational webinars/workshops for residents. The ADU Resource Center will also be hosting a plans gallery for compliance with AB 1332. d) The City worked through the collaboration with 21 Elements and ABAG to establish an ADU Rent Survey. The rent survey has been approved by HCD to use to monitor rent levels to verify affordability allocations. The City anticipates to initiate using the survey in 2025. e) The City currently offers flat fees for ADU building permits at a rate that is comparable with other jurisdictions in San Mateo County. f) In 2024, the City issued permits for 66 new ADUs and issued certificates of occupancy (finalized) for 41 new ADUs, which is above the Housing Element's production target 55 permits issued per year.</p>
<p>H1.5 Encourage Family Housing</p>	<p>a) Present options to City Council for requiring a minimum percentage of three-bedroom units in City subsidized projects; b) Present options to City Council for requiring a minimum percentage of family-sized units in private development projects as part of the Inclusionary Policy update. c) Should such policy recommendations not materialize into code amendments, explore alternative methods to promote family sized units through the community benefits program</p>	<p>a) 2025 b) 2025 c) 2025</p>	<p>a) On August 19, 2024, the City Council held a study session on setting minimum requirements for family-sized housing (3+ bedrooms), including the policy option of requiring one out of every five inclusionary housing units to contain 3 or more bedrooms. b) At the same study session, the City Council considered requiring a percentage of all units in a residential project to be family-sized. Staff was directed to return with specific policy language for both a.) and b.). c) Pending above efforts.</p>
<p>H1.6 Streamline Housing Application Review</p>	<p>a) Update the City Council resolutions that establish the pre-application and development review processes to eliminate the pre-application requirement for housing projects and eliminate the third-party design review requirement for housing projects that meet objective standards. b) Amend the Zoning Code to allow residential projects with up to 25 units to be approved administratively. c) Update permit application submittal requirements. d) Develop Zoning Code amendments to align City requirements with SB 330 and make a recommendation to the City Council.</p>	<p>a) 2024 b) 2023 c) 2023-2031 (Ongoing) d) 2025</p>	<p>a) On July 15, 2024 the San Mateo City Council adopted Resolution No 65(2024), repealing Resolution No. 69 (2020) that required a pre-application process prior to formal applications for housing projects greater than six units. Resolution No 65 (2024) adopts a new streamlined process for early public engagement. The Council also adopted Resolution No. 66 (2024) repealing Resolution No. 67 (1996) that required third-party design review of a project. Resolution No.66 (2024) allows the Zoning Administrator or the Planning Commission to request a third-party design review of a proposed housing project if the project is not in compliance with the Objective Design Standards. b) On December 3, 2023, the City adopted code amendments to allow Zoning Administrator approval for housing projects up to 25 units, subject to Objective Design Standards (Ordinance No. 2023-12). c) Efforts to further streamline and update the permit application submittal requirements are ongoing. The City has updated the Planning Application Guide and Application as needed to address code and policy changes with the City's new early community engagement process and streamlined notification process. d) By 2025, the City will adopt code amendments that are consistent with SB 330.</p>

<p>H1.7 Update Zoning Code Standards to Support Housing Production</p>	<p>a) Evaluate the standards and requirements in all zone districts that allow for multi-family residential and amend the Zoning Code as needed to reduce or eliminate constraints to housing construction. Specifically: 1) exclude covered parking and other elements as needed from Floor Area Ratio (FAR) calculation for housing projects with affordable units, 2) specify where Single-Room Occupancy (SRO) units are permitted consistent with government Code 65583(c)(1), and 3) specify that Manufactured Homes that are built on a permanent foundation are subject to the same zoning requirements and development standards as single-family homes. b) Amend the Zoning Code to reduce off-street parking requirements for residential units (SMMC Chapter 27.64) as follows: Studio and 1 Bedroom units to 1 space, 2 Bedrooms and above to 1.5 spaces; and for projects within ½ mile of transit, consistent with AB2097, no off-street parking shall be required. As part of this amendment, staff will review all other parking related requirements and make recommendations to reduce or eliminate any other parking related requirements identified as a constraint.</p>	<p>a) 2025 b) 2025 c) 2024 d) 2025 e) 2026</p>	<p>a) Comprehensive zoning code amendments are planned in 2025 to remove constraints and to encourage a variety of housing project types. b) In 2024, the City initiated work to explore parking requiring including amendments to the Zoning Code to reduce off-street parking requirements for residential uses. It is anticipated that this work will be completed in 2025 for Council consideration. c) In 2024, the City initiated the comprehensive code amendments to permit residential uses for all Commercial and Executive Office zones in non-R overlay areas. This removes the requirement for a special use permit. These Zoning Code amendments will be introduced to the Council for adoption in 2025 aggregated with other code amendments. d) In 2025, the City will initiate a comprehensive zoning code update including a new "Quasi-Public" zoning district that will be consistent with the adoption of the land uses in General Plan 2040 (adopted March 18, 2024). e) The City will conduct a feasibility study for an affordable housing quasi-public overlay in 2026 (as part of the comprehensive zoning code update).</p>
<p>H1.8 Adopt Objective Design Standards</p>	<p>Adopt Objective Design Standards for multi-family residential projects and mixed-use projects with a residential component.</p>	<p>2023</p>	<p>On December 3, 2023, the City adopted ODS and associated code amendments to streamline eligible small-scale housing projects. Code amendments include Zoning Administrator approval for housing projects up to 25 units, subject to ODS (Ordinance No. 2023-12).</p>
<p>H1.9 Establish Minimum Densities for Mixed-Use Projects</p>	<p>a) Amend the Zoning Code to require that properties designated for mixed-uses, in the Sites Inventory List, allow 100 percent residential use and require that residential use occupy 50 percent or more of the total floor area of a mixed-use project consistent with Government Code Section 65583(h), and establish a minimum residential density for mixed-use projects elsewhere in the City that include a residential component. b) Study and present to City Council options for requiring a residential component in all mixed-use projects in certain zones or areas.</p>	<p>a) 2024 b) 2024</p>	<p>a) In 2024, the City initiated the comprehensive code amendments to permit 100 percent residential uses on properties zoned for mixed uses. These Zoning Code amendments will be introduced to the Council for adoption in 2025 aggregated with other code amendments. The reference to Government Code Section 65583(h) is incorrectly stated. The correct reference should be Government Code Section 65583.2, subdivisions (h) and (i). Compliance is only required when the sites inventory does not identify site to accommodate the need for groups of all household income levels. However, the San Mateo Housing Element sites inventory did accommodate sites for all of its household income levels without the need for rezonings; therefore, nothing further is necessary to comply with the Government Code. In 2023, the City initiated policy work with a consultant to evaluate minimum residential density requirements for large commercial mixed-use projects. On August 19, 2024, the City Council held a study session on requiring a minimum residential density in mixed-use projects with a residential component. Staff was directed to conduct developer outreach and to return with 1.) proposed minimum thresholds for for different areas of the City (based on proximity to transit) and 2.) proposed incentives for commercial developers to include residential units. b) The City anticipates presenting final policy options and recommendations to City Council in 2025.</p>
<p>H1.10 Establish By-Right Housing Designation for Prior Housing Sites</p>	<p>Amend the Zoning Code to establish a By-Right designation for housing sites reused from prior Housing Elements for housing projects that propose a minimum of 20% affordable units. Zoning for these sites must be at least 30 units/acre to meet default density requirements for lower-income households per Gov. Code Section 65583.2(c).</p>	<p>2024</p>	<p>On July 15, 2024, the City Council adopted Ordinance No. 2024-4 adding Chapter 27.94 Housing Opportunities Overlay District (H) to the Zoning Code. The (H) Overlay establishes a Housing By-Right designation for housing sites reused from prior Housing Elements for housing projects that propose a minimum of 20% affordable units. Zoning for these sites must be at least 30 units/acre to meet default density requirements for lower-income households</p>
<p>H1.11 Implement the SB 9 Ordinance</p>	<p>Continue to implement Zoning Code Chapter 27.21 (Two-Unit Development Residential Overlay District), adopted in September 2022, which facilitates the provisions of SB 9 in single-family districts (R1).</p>	<p>2023 – 2031 (Ongoing)</p>	<p>On October 3, 2022, the City adopted a local Two-Unit Development Overlay District Ordinance (SMMC 27.21) to implement the provisions of SB 9. The City approved one SB 9 application for a lot split in 2022 that was issued building permits in 2023. One application is currently under review in 2024.</p>
<p>H1.12 Encourage Development of Missing Middle Housing</p>	<p>a) Evaluate residential zoning districts that have sites with potential for Missing Middle Housing (R2, R3 and R4 zones) and identify development standards that create barriers for small-scale development, including minimum lot size, setbacks, floor area ratio, parking, and open space requirements, and amend the Zoning Code to remove any constraints, and maximize developable area, and increase capacity. b) Research and evaluate policies and code amendments to allow for Missing Middle housing under SB 10 and schedule for City Council consideration and adoption.</p>	<p>a) 2026 b) 2026</p>	<p>a) Effective January 3, 2024, streamlined review is available for small-scale housing projects up to 25 units and subject to ODS (Policy H1.8), through administrative review and approval without the need for public hearings. By 2026, staff will evaluate the identified residential zoning districts that have potential for Missing Middle Housing through a comprehensive code amendment effort. b) In 2024, the City began researching SB 10 and will present policy options relating to Missing Middle housing for City Council feedback and direction by 2026.</p>

<p>H1.13 Update Special Needs Group Housing Requirements</p>	<p>a) Review and amend the Zoning Code to allow group homes and residential care facilities for persons with special needs, including those who are ELI, in all residential zones, only subject to those objective standards that apply to other residential uses of the same type in the same zone in conformance with state law. b) Review and amend the Zoning Code definition for family, and other related regulations, to ensure consistency with State and Federal fair housing laws related to persons with disabilities. This effort may also include consideration of new definitions such as single-unit and multi-unit dwellings to accommodate various housing situations. c) Study best practices and develop a universal design ordinance that may better address housing needs for persons with disabilities.</p>	<p>a) 2025 b) 2025 c) 2027</p>	<p>a) City staff has initiated evaluating this program and zoning code amendments are anticipated to be considered by the City Council in Q1 of 2025 aggregated with other zoning code amendments. b) City staff will begin researching code best practices for consistency with Fair Housing Requirements. Zoning code amendment are anticipated to be considered by the City Council in 2025 aggregated with other zoning code amendments. c) Staff will research and develop a universal design ordinance for housing for persons with disabilities in 2027.</p>
<p>H1.14 Update Supportive Housing Requirements</p>	<p>Amend the Zoning Code to be consistent with AB 2162 to allow by-right 100% affordable housing that has 25% or 12 units of permanent supportive housing, where multi-family or mixed-use housing is permitted.</p>	<p>2024</p>	<p>In 2024, City staff initiated work for zoning code amendments consistent with this program. Zoning code amendments are anticipated to be considered by the City Council in Q1 of 2025 aggregated with other zoning code amendments.</p>
<p>H1.15 Update Mobile Home Parks Requirements</p>	<p>Amend the Zoning Code to allow mobile home parks as a special use in all residential zones to be consistent with Government Code Section 65852.7</p>	<p>2025</p>	<p>In 2024, City staff initiated work for zoning code amendments consistent with this program. Zoning code amendments are anticipated to be considered by the City Council in Q1 of 2025 aggregated with other zoning code amendments.</p>
<p>H1.16 Update Farmworker Housing Requirements</p>	<p>Amend the Zoning Code to define and allow farmworker housing within the Agricultural District consistent with Government Code Section 17021.6. The City will comply with Health and Safety Code section 17021.5.</p>	<p>2025</p>	<p>In 2024, City staff initiated work for zoning code amendments consistent with this program. Zoning code amendments are anticipated to be considered by the City Council in Q1 of 2025 aggregated with other zoning code amendments.</p>
<p>H1.17 Permitting and Development Fee Review</p>	<p>a) Study cumulative permit fee costs for new housing development of various sizes and use information to identify opportunities to reduce per unit permitting costs; with fee reductions for small multi-family projects being prioritized. Present findings to the City Council with recommendations for adoption. b) Conduct a comprehensive review and update of the fee schedule every 5-6 years, with a focus on evaluating and adjusting fees with potential barriers to housing production. Next review will be conducted in 2027 (last fee study completed in 2021).</p>	<p>a) 2025 b) 2027 (Ongoing)</p>	<p>a) Staff has been researching cumulative permit fee costs for new housing developments of various sizes and significantly reduced permitting costs for projects up to 25 housing units by allowing staff level review and approval. This advanced work will support implementation in 2025. b) The City anticipates initiating its next comprehensive fee study in 2025/2026, ahead of the 2027 target.</p>
<p>H1.18 Increase Senior Housing Production</p>	<p>Evaluate code amendments and/or policies to encourage and support the development of senior housing, especially senior housing that serves the ELI and lower income senior households, including through shared housing arrangements, community care facilities, supportive housing, and assisted living for seniors, and make a recommendation to the City Council.</p>	<p>2028</p>	<p>This program will begin implementation in 2027.</p>

<p>H1.19 Ensure Adequate Water Supply for the Development of New Housing</p>	<p>a) Upon adoption of the Housing Element, provide a copy of the Element to California Water Company, Estero Municipal Improvement District, and San Mateo Public Works Dept, for greater awareness of affordable housing priorities and collaboration, in compliance with AB 1087. b) Support efforts by Cal Water and EMID to expand their water supplies with new water sources and develop water efficiency and conservation methods to offset demand from new development projects. c) Pursuant to AB 1087, work with Cal Water and EMID to establish a procedure to prioritize water allocation for developments that include units set aside as affordable housing for lower income households, including affordable housing within larger, mixed-use developments and larger residential subdivisions d) Establish a written procedure for the City to grant priority sewer service to developments with units that are affordable to lower-income households.</p>	<p>a) 2023 b) 2023 – 2031 (Ongoing) c) 2023 d) 2023</p>	<p>a) After the updated Housing Element was certified by HCD, a copy of the Housing Element was emailed to the California Water Company (Cal Water), Estero Municipal Improvement District (EMID), and the City's Public Works Department. b) The Public Services and Facilities Element in the City's General Plan 2040 includes 11 policies and actions that support coordination with the City's water providers to increase supply capacity, improve water efficiency in new development and increase local conservation efforts. Implementation of these policies and actions is ongoing. c) The City continues to engage with Cal Water and EMID to ensure that affordable housing projects are prioritized for water service allocations, with ongoing efforts to formalize the process. d) There are currently no limitations on available sewer service capacity and all housing projects have been able to obtain sewer service as requested. A formal procedure for prioritizing sewer service for housing projects will be completed in late 2024.</p>
<p>H1.20 Adopt San Mateo General Plan 2040</p>	<p>a) Complete the General Plan 2040 Update (GPU) process and present to the City Council for adoption. The City is committed to adopting a General Plan that will create capacity for at least 10,000 new housing units and will increase the base densities in the 10 Study Areas by at least 25 du/ac and height limits by at least two stories. b) Commence with rezoning Citywide, in phases, to implement the land use map following GPU adoption. c) The GPU public outreach and engagement process will include information on Measure Y and how it creates a constraint on housing production. d) The City will place an updated Measure Y ballot initiative to allow for the increased heights and densities in the adopted General Plan on the November 2024 election. e) If the Measure Y ballot initiative does not pass in November 2024, present alternative plans within six months to the City Council, including a plan for rezoning, to address the housing production constraint of Measure Y with an emphasis on higher densities in high/highest resource areas and to add at least 1,700 units of new capacity</p>	<p>a) 2024 b) 2025 - 2026 c) 2023 - 2024 d) November 2024 e) May 2025, if needed</p>	<p>a) On March 18, 2024, the City Council adopted General Plan 2040. The Land Use Element established new land use designations and map that increases housing capacity by approximately 19,700 new housing units, increases base densities to up to 130 du/ac, and increases heights up to eight stories. b) In 2024, City staff initiated work on a Request for Proposal (RFP) to obtain assistance from a consultant for a comprehensive update to the City's zoning code. It is anticipated that the City will commence work in 2025 on this effort. c) In addition to the extensive community outreach and engagement effort in summer/fall 2023, the City conducted a statistically valid survey of likely voters to understand voter opinion on different building heights (8, 10 and 12) that should be included in the General Plan to help build community awareness and consensus around the issue, and the results were presented to the public and City Council on October 30, 2023. Staff also created a public handout discussing Measure Y and the proposed density and height limits. d) Measure T, which repealed Measure Y and allows for the increased heights and densities adopted in General Plan 2040 was placed on the November 2024 ballot and was approved by the voters. e) This program is not needed since the voters approved Measure T.</p>
<p>H2.1 Fund Housing Rehabilitation Efforts</p>	<p>a) Complete annual goals of 10 minor home repairs and 14 accessibility modifications through grants for lower-income residents, targeting ELI households where appropriate. b) Provide home rehabilitation loans for lower-income residents up to a total of approximately \$500,000 available. c) Affirmatively market the availability of these funds to both homeowners and renters to increase awareness. Marketing efforts include translating flyers into Spanish and distributing flyers to various locations throughout the City, including libraries, senior and community centers and non-profit agencies. Outreach will be conducted biannually.</p>	<p>2023 - 2031 (Annually, by June 30)</p>	<p>a) In 2024: 11 minor home repair projects were completed. b) One home rehabilitation loan (for \$60,000) was made to a low-income homeowner through the City's CalHome Home Rehab Loan Program in 2024. c) The City is working with its partner agency on minor home repair and home rehabilitation loans, Rebuilding Together, to affirmatively market both programs in 2025.</p>

<p>H2.2 Support Retention of Existing Lower Income Units</p>	<p>a) Bridgepointe Condominiums affordability requirements for 59 affordable units expire in 2027, out of which 24 are very low-income units (35 are at 120% AMI). Belmont Building affordability requirements for 6 units expire in 2032. The rental property is owned by a for-profit entity, potential for loss of units is high. b) Proactively coordinate with owners to preserve the 24 very low-income units as affordable, including identifying potential funding sources, advertise conversion units to non-profits, conduct tenant outreach and education, add a displacement preference for new affordable housing for people displaced, including those displaced as a result of conversion. Outreach and negotiate with owners for affordability extensions. Provide noticing to tenants and affected public entities in accordance with Gov. Code, § 65863.10, 65863.11, and 65863.13</p>	<p>a) 2026 (Bridgepointe Condominiums) b) 2031 (Belmont Building)</p>	<p>a) The Bridgepointe Condominiums were identified as a priority to address. Their affordability requirements for 24 low-income units will expire in 2027. Options such as using funding sources to purchase or advertising conversion units to non-profits are being explored. b) Belmont Building affordability requirements for 6 low-income units expire in 2032. Staff will proactively reach out to owners to extend affordability and mitigate displacement.</p>
<p>H2.3 Increase Energy and Water Efficiency in Existing Units</p>	<p>a) Complete seven weatherization upgrades through grants for lower-income residents annually, targeting ELI households when appropriate. b) Implement energy-efficiency and electrification strategies identified in the City's Climate Action Plan through updates to the City's Reach Codes as part of the building permit review process. Outreach will be conducted biannually.</p>	<p>a) 2023 - 2031 (Annually, by June 30) b) Reach codes are updated every three years.</p>	<p>a) In 2023: Zero weatherization upgrades were completed. Staff is searching for a new non-profit partner for weatherization upgrades as the previous partner has dropped the service. b) The City's updated Reach Codes went into effect, requiring any remodel projects to include energy and water efficiency measures. In 2024, Due to a federal court decision, the City suspended enforcement of its Reach Codes that prohibit the installation of new gas infrastructure. The Ninth Circuit Court of Appeals in California Restaurant Association v. City of Berkeley determined that a local ordinance that generally prohibited the installation of natural gas infrastructure was preempted by federal law, namely the Energy Policy and Conservation Act (EPCA). Notwithstanding these legal developments, the City has strongly encouraged the elimination of gas in new construction. It is anticipated that the City will adopt new Reach Codes in 2025 in compliance with federal law.</p>
<p>H2.4 Implement Capital Improvements in Lower-Resourced Neighborhoods</p>	<p>a) Use available CDBG funds to make CIP improvements in identified Equity Priority Neighborhoods (including North Central and North Shoreview neighborhoods). Potential improvements may include: street work, crosswalk implementation, ADA ramp installation, striping, sidewalk improvements, traffic signal replacement, and other pedestrian/bicycle enhancements. Allocate available CDBG funds on an annual basis. b) Implement Bike Master Plan and Pedestrian Master Plan through capital improvements in Equity Priority Neighborhoods. c) Conduct proactive public outreach to identify and prioritize capital improvements that best align with a neighborhood's most critical needs. d) Apply for funding biannually, consistent with CIP efforts and CDBG to pursue at least eight improvement projects over eight years in Equity Priority Areas.</p>	<p>2023 - 2031 (Annually)</p>	<p>a) In 2024: Street repair and pedestrian safety projects were completed in the lower resource neighborhoods of North Central and North Shoreview using CDBG Funds. b) The City continues to implement the Bike Master Plan and Pedestrian Master Plan through capital improvements through the Public Works Department. c) The City conducts annual public outreach through the Public Works Department and through the Housing Division Community Needs Hearing to identify critical neighborhood needs. The Community Needs Workshop, hosted by the City's Community Relations Commission, was held on November 20, 2024. d) The City continues to use CDBG funding and other sources to complete CIP improvement projects in Equity Priority Areas.</p>
<p>H2.5 Promote Housing Resilience</p>	<p>Provide Flood Improvements for the North Shoreview neighborhood through the levee project with Public Works.</p>	<p>2023</p>	<p>The North Shoreview levee project was completed by the Department of Public Works on June 28, 2023. In October 2024, FEMA published new flood maps that removed the North Shoreview area out of Special Flood Hazard Areas (100 year flood zones).</p>

H2.6 Require Replacement Units	<p>a) Conduct a study to determine whether the City should update the zoning ordinance and other policies to permanently require replacement of units (beyond Housing Crisis Act sunset date of 2034). This action must be completed within three years from the start of the planning period.</p> <p>b) The City will require replacement housing units subject to the requirements of Government Code Section 65915(c)(3), when a development project or demolition occurs on sites with existing residential units that are restricted or have been occupied by a lower income household in the past five years.</p>	<p>a) 2026 b) Effective Immediately</p>	<p>a) The City will conduct a study by 2026 to determine whether an ordinance and policies should be adopted to require replacement units beyond the Housing Crisis Act sunset date of 2034.</p> <p>b) The City currently requires all applicable development projects to provide replacement housing units in accordance with Government Code Section 65915(c)(3).</p>
H3.1 Prevent Homelessness	<p>a) Allocate PLHA, CDBG, and other local funds to support homeless prevention these may include the following programs: LifeMoves Rapid Rehousing Program, Safe Harbor Shelter, Vendome Hotel supportive units, LifeMoves First Step for Housing program, HIP Housing home sharing and Montara assisted units for the formerly homeless.</p> <p>b) Support the County in its efforts to convert the Stone Villa Hotel into a 44-room temporary shelter space as part of the Project Homekey programs.</p>	<p>a) 2023 – 2031 (Annually by June 30) b) 2023 – 2031 (Annually)</p>	<p>a) In 2024: 315 individuals were served by City programs to prevent homelessness.</p> <p>b) The City supported the County's effort to convert the Stone Villa Hotel into a new temporary shelter space via the Project Homekey Program. The shelter opened in 2022 offering 44 units and is operated by Samaritan House.</p>
H3.2 Investigate Fair Housing Cases	<p>As CDBG funding permits, achieve the Annual Fair Housing Activity Goals:</p> <ul style="list-style-type: none"> • Investigate all complaint cases; • Provide consultation to at least 30 individuals; • Increase public Education/Outreach to tenants, landlords, and housing professionals by 50% over eight years (from 26 to at least 40 persons); and • Provide legal assistance to at least 185 renters. <p>These numbers are subject to change based on funding availability.</p>	<p>2023 - 2031 (Annually by June 30)</p>	<p>In 2024: 17 fair housing case clients were served. 1,085 individuals received public education/outreach and 50 individuals received consultations.</p>
H3.3 Evaluate Housing Revenue Sources	<p>a) Conduct a feasibility study on increasing the fee to generate additional housing funds gathered from commercial development, analyze the study, conduct community outreach and make a recommendation to the City Council. Proceed as directed by Council.</p> <p>b) Examine other possible revenue sources and bring the proposals before City Council for consideration. Actively track available funding opportunities and coordinate with City partners, including non-profit housing developers on how best to leverage these resources.</p>	<p>a) 2026 b) 2023 - 2031 (Annually, as opportunities become available)</p>	<p>a) The City has joined a County-wide effort to conduct a nexus study to adjust commercial linkage fee ratios. The partner jurisdictions drafted a Request for Proposals (RFP) in fall 2024 to identify a firm to conduct the nexus study. Work on the Grand Nexus Study is anticipated to commence in 2025, with a report completed for City Council consideration in 2026.</p> <p>b) The City tracks State and local sources and funding and the timing of Notices of Funding Availability (NOFAs). For affordable projects in the City, staff works closely with developers to identify State and local sources of funding to include in their project's financing plan.</p>
H3.4 Expand Tenant Protections	<p>a) Extend AB1482 provisions to require tenant relocation payments for No Fault evictions for those with tenure less than one year.</p> <p>b) Make recommendations to the City Council for establishing tenant protection policies that include the requirement of documentation from landlords who use the substantial remodel exemption to evict tenants and a Right to Return policy for tenants displaced from homes due to demolition or substantial remodels.</p> <p>c) Amend the Code to strengthen enforcement penalty structure to aid in protecting tenants from unsafe or substandard units.</p> <p>d) Conduct outreach to the community on a biannual basis.</p>	<p>a) 2024 b) 2026 c) 2024 d) 2023 – 2031 (Bi-annually)</p>	<p>a) In fall of 2024, staff began conducting outreach and researching best practices for code amendments to extend tenant relocation protections to tenants with tenure less than one year. This research was combined with researching tenant protection policies for substantial remodel evictions as described in b) and strengthened enforcement penalties for substandard units in c), in addition to research on a rental registry to track rental rates and evictions citywide, as described in Policy H.36. Staff will present these findings to the City Council in a study session in spring 2025.</p> <p>b) Staff will make recommendations on policies related to substantial remodel evictions in a City Council study session in spring of 2025.</p> <p>c) This research was combined with a) and b) above, and will be presented to the City Council in a study session in Spring of 2025.</p> <p>d) Staff has conducted extensive community outreach as part of the research phase for tenant protections/anti-displacement. A community workshop on tenant protections/anti-displacement, hosted by the City's Community Relations Commission, was held on November 20, 2024, in addition to a series of focus group meetings with organizations in San Mateo.</p>

H3.5 Study the Creation of Below Market Rate Set Asides	Conduct a best practices research on prioritization of households with special needs, extremely low-income households and large families. Analyze the data, conduct community outreach and make recommendations to the City Council. Proceed as directed by Council.	2026	The City hired a consultant, Economic Planning Systems, in 2023 to study feasibility of establishing priority allocation for certain types of BMR units. The City may phase this effort to look at priority allocation for households with special needs or extremely low income households.
H3.6 Monitor Rental Rates and Displacement.	<ul style="list-style-type: none"> a) Research options and best practices for a rental registry list, including determining necessary financial and human resources needed to establish such a program. Make recommendations to City Council. b) Collaborate with regional partners, such as 21 Elements or ABAG, to develop ways to monitor rental rates, evictions and displacement citywide and countywide to track trends and use the information to guide policy priorities. 	<ul style="list-style-type: none"> a) 2024 b) 2024-2031 (Ongoing) 	<ul style="list-style-type: none"> a) Staff began research on rental registries in Fall 2024 in parallel with other tenant protections/anti-displacement measures in Policy H.3.4. Staff will present its findings and recommendations to the City Council in a study session in spring 2025. b) Staff continues to collaborate with county-wide efforts to enact Housing Element policies, which includes monitoring rental rates, evictions, and displacement. This includes an eviction study being conducted by Stanford University and ABAG, anticipated in spring of 2025.
H3.7 Evaluate Opportunities for Expanding Homeless Shelters	<ul style="list-style-type: none"> a) Study best practices for expansion of homeless shelter sites. Analyze the data, conduct community outreach and recommendations to City Council. Proceed as directed by Council. b) Regularly evaluate zoning to ensure enough sites are available to accommodate the capacity for emergency shelters, based on the countywide Point in Time Homeless Count. c) Review and amend the zoning code to allow emergency shelters in C2, C3, and other zones as needed to ensure there is sufficient capacity on available sites to accommodate the need for emergency shelter as identified in the most recent point-in-time count conducted before the start of the planning period, and to amend the definition of emergency shelters, in compliance with Government Code 65583. d) Review and amend the zoning code as needed to comply with Government Code 65583 including to remove the 300 feet buffer from a single-family dwelling, clarify that emergency shelters are not required to be more than 300 feet apart and adopt objective development standards, such as parking for shelters 	<ul style="list-style-type: none"> a) 2023 – 2031 (Ongoing) b) 2023 – 2031 (Ongoing) c) 2023-2031 (Ongoing) d) 2025 e) 2025 	<ul style="list-style-type: none"> a) San Mateo continues to be involved with the County Continuum of Care to provide programs to serve the San Mateo homeless population. b) In 2024, City staff initiated work for zoning code amendments consistent with this program. Zoning code amendments addressing this program are anticipated to be considered by the City Council in Q1 of 2025 aggregated with other zoning code amendments. c) In 2024, City staff initiated work for zoning code amendments consistent with this program. Zoning code amendments addressing this program are anticipated to be considered by the City Council in Q1 of 2025 aggregated with other zoning code amendments. d) In 2024, City staff initiated work for zoning code amendments consistent with this program. Zoning code amendments addressing this program are anticipated to be considered by the City Council in Q1 of 2025 aggregated with other zoning code amendments. e) In 2024, City staff initiated work for zoning code amendments consistent with this program. Zoning code amendments addressing this program are anticipated to be considered by the City Council in Q1 of 2025 aggregated with other zoning code amendments.
H4.1 Update the Housing Webpage	<ul style="list-style-type: none"> a) Maintain and improve webpage with comprehensive housing related information and materials, and coordinate with providers to market programs electronically. b) Provide information in multiple languages using common terms. c) Ensure that households with disproportionate housing needs are targeted for information through, for example, liaisons with service providers. Ensure targeting reaches ELI households 	2023 - 2031 (Ongoing)	The City continues to update its webpages with guides, plans, and other worksheets on new housing law, housing programs, and other resources.
H4.2 Support a Countywide Below Market Rate Unit Waitlist	Support the county's online portal for a BMR waitlist by transitioning the City's BMR waiting list to the Countywide system. In addition, work with BMR property managers/owners to advertise available BMR units on the County's portal to streamline the rental process.	2023 (Transition to Countywide portal) (and ongoing)	The City merged its affordable rental properties list onto the countywide website (SMC Housing) in January 2023. This transitioned to the regional Doorway website, which completed its rollout in fall 2024. All new and vacant BMR units in the City are required to be listed on Doorway.

<p>H4.3 Expand Community Education and Outreach</p>	<p>a) Housing initiatives and policy implementation shall be supported with robust and adaptive community engagement including surveys, workshops, pop-up events, mailings, and targeted outreach to underrepresented groups. Outreach will be conducted biannually. b) Continue to participate in Countywide (and other) efforts to share best practices on equitable engagement and inclusive outreach. (e.g. Home For All “Learning Network”) c) Actively provide information on County and State resources for tenant protections, discriminatory practices (CC&R’s), special needs groups, and households with disproportionate housing needs.</p>	<p>2023 - 2031 (Ongoing)</p>	<p>a) The City held its annual Housing and Community Needs Assessment in November 2024 to invite community stakeholders and residents to voice their needs and concerns to staff and the Community Relations Commission, which guide funding distribution for the CDBG and PLHA programs. The Community Relations Commission also hosted a community workshop on tenant protections and anti-displacement in November 2024. The workshops were held in English with Spanish interpretation, and the staff presentations were provided in English and Spanish. As part of the City’s outreach for tenant protections/anti-displacement, staff held focus group meetings and one-on-one meetings with stakeholders. b) The City continues to participate in countywide efforts and efforts led by the 21 Elements planning collaborative related to engagement and outreach.</p>
<p>H4.4 Enable Affirmative Marketing</p>	<p>a) Research other best practices to create an affirmative marketing strategy and implement strategies in San Mateo where appropriate. b) Include farm workers, ELI households, people with disabilities, and households with disproportionate housing needs, as new target group where appropriate. c) Include Spanish marketing materials and ensure bilingual interpretation services are available. The City will conduct outreach and education on a project-by-project basis and will ensure that programs target/affirmatively market to households in impacted neighborhoods, including North Central and North Shoreview, among others. d) Partner with community intermediaries to conduct outreach activities on social media and in the community in Spanish and English language, including events with a significant representation of hard to reach communities such as the annual Dia de los Muertos and Eggstravaganza events (minimum of two per year) as well as pop-ups in the North Central and North Shoreview neighborhoods, (minimum of two per year)</p>	<p>a) 2026 b) 2023 – 2031 (Ongoing) c) 2023 – 2031 (Ongoing) d) 2023 - 2031 (Annually)</p>	<p>a) The City will research best practices to create an affirmative marketing strategy in 2026. b) In Winter 2023, affirmative marketing began for the Kiku Crossing affordable housing project, as focused outreach was used for units aimed at special needs populations through County and local nonprofit organizations. c) Affirmative marketing for the Kiku Crossing affordable housing project included Spanish language materials and targeted outreach. Kiku Crossing was fully occupied at the end of 2024. d) The City continues to maintain a presence conducting outreach in English and Spanish through community events in the North Central and North Shoreview neighborhoods.</p>
<p>H4.5 Conduct Outreach to Sites Inventory Property Owners</p>	<p>Conduct focused outreach to the owners of properties on the Sites Inventory to determine interest in redevelopment or construction of additional housing on their site(s). The outreach shall include provision of information on the City’s development process, fees, and timelines associated with such applications. Initial outreach shall be conducted within two years of adoption and shall be ongoing throughout the housing cycle.</p>	<p>2023 – 2031 (Ongoing)</p>	<p>Staff will conduct initial outreach to property owners listed in the Sites Inventory in 2024-2025. Staff continues to engage with property owners who have projects in the pipeline or anticipate submitting projects. Three SB 330 preliminary applications were submitted to the City in 2024 and the City is actively engaged with the developer for these proposed housing projects.</p>
<p>H5.1.1: Adjust the city’s Below Market Rate (inclusionary) program</p>	<p>a) Perform a feasibility analysis to redesign the program to allow a menu of options, including targeting of units for ELI households. b) Ensure analysis includes review of housing for households with disproportionate housing needs, along with income levels.</p>	<p>a) Fall 2023 b) Spring 2024</p>	<p>a) The City has joined with a countywide effort to conduct a nexus study on inclusionary programs to potentially adjust the City’s affordability requirements (including targeting ELI units) and to update its fees. The City has participated in several meetings led by the 21 Elements planning collaborative to draft a joint Request for Proposals (RFP), which is anticipated to be released in 2025. The countywide Grand Nexus Study is anticipated to be completed in 2026. The City anticipates presenting policy options and recommendations for updating the inclusionary ordinance after completion of the Grand Nexus Study. b) The Grand Nexus Study process is underway. It will include analysis of targeting housing for households with disproportionate housing needs, along with income levels.</p>

<p>H5.1.2: Participate in a regional down payment assistance program</p>	<p>a) Affirmatively market down payment assistance to 1,000 households with disproportionate housing needs, including persons with disabilities, single parents and Hispanic households; b) Provide down payment assistance to 30 total households; c) Provide homebuyer education to 200 households. d) Assist households in proportion to the demographic profile of the City In addition, the City will work with other jurisdictions to conduct outreach and education. Ensure that programs target/affirmatively market to households in impacted neighborhoods, including North Central and North Shoreview, among others.</p>	<p>Ongoing by 2031</p>	<p>a) The City has joined with a County-wide effort with the San Mateo County Housing Endowment and Regional Trust to provide downpayment assistance for first-time homebuyers. The City will continue to advertise the program to prospective applicants with affirmative marketing strategies. b) The County-wide effort continues to be underway and San Mateo will continue to support the County to meet its goal of providing assistance to 30 total households. c) The County-wide effort continues to be underway and San Mateo will continue to support the county to meet its goal of providing education to 200 total households. d) The County-wide effort continues to be underway and San Mateo will continue to work towards its goal to affirmatively market the program to impacted neighborhoods.</p>
<p>H5.1.3: Explore the potential to implement a loan program for ADU construction if a City-funded ADU loan program is determined to be infeasible.</p>	<p>Explore the potential for a city ADU loan program. Work with 21 Elements collaborative to design a regional loan forgiveness program. Ensure that programs target/affirmatively market to households in impacted neighborhoods, including North Central and North Shoreview, among others. To enhance mobility in high resource/areas of affluence, additionally target to areas outside lower resource areas. Target those with disproportionate housing needs, with a goal to reach 5 households annually. Provide support to 21 Elements in the development of a countywide ADU forgivable loan program. Promote the use of Housing Choice Vouchers (HCVs) for ADUs to allow lower income households the opportunity to live in lower density neighborhoods. The goal is to reach 20% of households with HCVs annually. Provide targeted outreach to ELI households.</p>	<p>2024 - 2026</p>	<p>The City is a sponsor of a County-wide collaborative to increase the number of ADUs and in 2024 the San Mateo ADU Resource Center was established to support additional ADU construction. It is anticipated that the ADU Resource Center will explore the potential of a forgivable ADU loan program and a program for housing choice voucher holders to move to areas of high opportunity.</p>
<p>H5.2.1: Add more city supported housing with affordability restrictions in moderate and high/highest resource areas and areas of affluence.</p>	<p>Require developers to affirmatively market approximately 1,000 units to those with disproportionate housing needs over the eight-year period (approximately 125 annually) by preparing and submitting and affirmative marketing plan to the City for review. The affirmative marketing plan shall include items, such as advertising (print, social media) and targeting community organizations that serve households with disproportionate housing needs. Ensure that programs target/affirmatively market to households with disproportionate housing needs. Of the 1,000 affordable units, approximately 15% will benefit special needs and/or ELI households. Continue to update the housing inventory and provide on the City's website so that developers can target housing in moderate and high opportunity areas, as well as areas of affluence.</p>	<p>2023 - 2031 (Annually)</p>	<p>In Winter 2023, affirmative marketing began for the Kiku Crossing affordable housing project as focused outreach was used for units aimed at special needs populations through County and local nonprofit organizations. Kiku Crossing is located in a Highest Resource area defined by the 2024 TCAC Opportunity maps. In Fall/Winter 2024, the City worked with MidPen Housing on an affirmative marketing plan for vacant units at 2000 S. Delaware, a formerly moderate-income affordable housing development on City-owned land that was acquired by MidPen Housing in 2024 and converted to a low-income (80% AMI) housing development, with a City loan of \$500,000. Application processing continued into 2025. 2000 S. Delaware is located in a High Resource area as defined by the 2024 TCAC Opportunity Map.</p>
<p>H5.2.2: Incentivize developers through direct subsidies, fee waivers, and/or density bonuses, to increase accessibility requirements beyond the federal requirement</p>	<p>a) Update development agreements for projects with City subsidies to include additional accessible units. b) Update the City's Inclusionary Housing Policy to require projects that receive City subsidies to increase the percentage of units that meet accessibility requirements. c) The City will proactively outreach to developers throughout the planning period every two years, beginning in 2024.</p>	<p>a) 2023 - 2031 (Ongoing) b) 2026 c) 2024 - 2031 (Bi-annually)</p>	<p>a) The Kiku Crossing affordable housing project, which was completed and reached full occupancy in 2024, contains 22 units for formerly homeless households and 8 units for individuals with intellectual and developmental disabilities. b) The City anticipates presenting policy options and recommendations for updating the inclusionary ordinance to City Council in 2026. c) The City will continue to proactively outreach to developers to increase accessibility for upcoming projects, such as the Bespoke mixed-use development, which includes a standalone affordable housing development.</p>
<p>H5.2.3: Prioritize city funding proposals for city funded affordable housing that are committed to serving hard to serve residents</p>	<p>Conduct a best practices review and develop a program to prioritize City funding for housing projects.</p>	<p>2028</p>	<p>In 2023, the City prioritized Permanent Local Housing Allocation funding for the St James Supportive Housing project which will prove all of its units to ELI households to transition-aged former foster youth. Staff will conduct a review of best practices for funding prioritization and develop a program for City Council adoption by 2028.</p>

H5.2.4: Develop a housing mobility program that provides support to tenants seeking to move to high opportunity areas	There will be a 20% increase in the number of voucher holders, including ELI households, moving to areas of high opportunity.	2023 - 2031 (Ongoing)	Staff will collaborate with the County to develop a housing mobility program to explore options for housing choice voucher holders to move to areas of high opportunity, such as through an ADU program.
H5.3.1: Conduct an area plan for the North Shoreview and North Central neighborhoods	Prepare an area plan for North Shoreview and North Central neighborhoods.	2029	Staff will continue to complete this plan through the larger General Plan Update. The development of North Shoreview and North Central area plans are expected to be completed in 2029 in accordance with the Complete Streets Plan of the Public Works Department.
H5.3.2: Continue to fund minor home repairs, infrastructure improvements and public services	Complete annual goals of 10 minor home repairs and 14 accessibility modifications through grants for low-income residents. Provide home rehabilitation loans for low-income homeowners and landlords making accessibility modifications. Fund service providers that target households with disproportionate housing needs, including services for seniors, ELI households, youth, and fair housing. Affirmatively market to Hispanic and single female heads of household biannually; ensure that programs target/affirmatively market to households in impacted neighborhoods, including North Central and North Shoreview, among others. Bi-annually apply for funding through the CIP or other actions to address infrastructure needs.	2023 - 2031 (Annually)	In 2024: 4 minor home repairs projects were completed and 1 is currently in progress. 5 home rehabilitation projects were completed.
H5.3.3: Monitor affordable housing projects that are at risk of conversion to market rate.	Bridgepointe Condominiums affordability requirements for 59 affordable units expire in 2027, out of which 24 are very low-income units (35 are at 120% AMI). Belmont Building affordability requirements for 6 units expire in 2032. The rental property is owned by a for-profit entity, potential for loss of units is high. Proactively coordinate with owners to preserve the 24 very low-income units as affordable, including identifying potential funding sources, advertise conversion units to non-profits, provide conduct tenant outreach and education, add a displacement preference for new affordable housing for people displaced, including those displaced as a result of conversion. Provide noticing to tenants and affected public entities in accordance with Gov. Code, § 65863.10, 65863.11, and 65863.13 Outreach and negotiate with owners for affordability extensions beginning at least two years prior to the affordability expiration date.	a) 2027 (Bridgepointe Condominiums) b) 2032 (Belmont Building)	a) The Bridgepointe Condominiums were identified as a priority to address. Their affordability requirements for 24 low-income units will expire in 2027. Options such as using funding sources to purchase or advertising conversion units to non-profits are being explored. b) Belmont Building affordability requirements for 6 low-income units expire in 2032. Staff will proactively reach out to owners to extend affordability and mitigate displacement.
H5.4.1: Establish tenant protections in local ordinance to extend measures of AB1482	a) Extend AB1482 provisions to require tenant relocation payments for No Fault evictions for those with tenure less than one year. b) Make recommendations to the City Council for establishing tenant protection policies that include the requirement of documentation from landlords who use the substantial remodel exemption to evict tenants and a Right to Return policy for tenants displaced from homes due to demolition or substantial remodels. c) Amend the Code to strengthen enforcement penalty structure to aid in protecting tenants from unsafe or substandard units.	a) 2024 b) 2026 c) 2024	a) Staff are researching code best practices and will propose amendments for tenant relocation protections in Fall 2024 or early 2025. b) Staff will make recommendations to establish tenant protection policies who use substantial remodel exemptions to evict tenants and a Right to Return policy in 2026. c) Staff are researching code best practices and will propose amendments to strengthen enforcement penalties in unsafe or substandard units in late 2024/ early 2025.
H5.4.2: Partner with Project Sentinel to perform fair housing training for landlords and tenants	Provide annual funding to Project Sentinel to provide training every two years in the Spring, targeting 200 landlords each training. Awareness will be increased through outreach to landlords.	2023 - 2031 (Annually)	In 2024: Project Sentinel served 1,085 individuals in San Mateo through outreach efforts.

Jurisdiction	San Mateo	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	San Mateo	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

**Table K
Tenant Preference Policy**

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	Yes	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.	https://www.cityofsanmateo.org/DocumentCenter/View/80053/BMR-Program-Revision-2020	
Notes	<p>gram Guidelines. The BMR Program Guidelines provide (in Section IX) that preference for BMR units shall be given to persons residing or working in the City of San Mateo. This section also references a</p>	

Jurisdiction	San Mateo
Reporting Year	2024 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$ 500,000.00	Total award amount is auto-populated based on amounts entered in rows 15-26.
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Housing Element	\$162,000.00	\$162,000.00	Completed	Other	LEAP funds were used primarily to support the inventory of developable sites, drafting of the Housing Element workplan (goals, policies, and programs), community engagement, and editing the draft Housing Element in response to each round of comments from HCD. An amendment was made to the LEAP budget to cover additional costs in this area.
SB 9 Code Amendments	\$31,500.00	\$29,500.00	Completed	Other	This project consisted of adopting a local code amendment to enact the provisions of SB 9, which allows for the ministerial (staff-level) approval of certain housing development projects containing up to two (2) residential units (attached or detached duplex) on single-family zoned parcels, and also allows for the staff level approval of certain lot splits in single-family zoned areas and the creation of up to two (2) residential units on each newly created lot. The City Council adopted a local SB 9 ordinance in October 2022. An amendment was made to the LEAP budget to reduce the amount budgeted in this area and cover costs in other areas.
Community Benefits, Density Bonus, Minimum Densities	\$101,000.00	\$101,000.00	Completed	Other	This project combines multiple policies in the Housing Element workplan to reduce overall processing times and facilitate the production of affordable housing types to meet the needs of the entire community, including large family households. With community benefits, the objective was to give developers clarity and certainty by creating a menu of "community benefits" options that they can provide in exchange for additional height, floor area and/or density above the base zoning allowance, and to expand on State Density Bonus law by determining which concessions would be allowed automatically. The City also intended to explore minimum residential densities in mixed-use development with a residential component and minimum bedroom or square footage requirements for affordable units. Work on these items continued past the conclusion of the LEAP grant. The LEAP budget was amended to reduce the amount in this area and cover costs in other categories.
Automated/Mechanical Parking Study and Code Amendment	\$29,500.00	\$31,500.00	Other (Please Specify in Notes)	Other	In January 2022, the City Council adopted a resolution to update the City's "Standard Drawings and Specifications" for off-street parking to include standards and specifications for mechanical and automated off-street parking facilities. Further work on mechanical parking was paused for a period while the City experienced a staffing shortage and the Housing Element required maximum staff capacity. The ordinance is in draft form and the intention is to return to the City Council at a later date. An amendment to the LEAP budget was made to reflect a slightly higher total for mechanical parking than originally planned.
SB 10	\$12,000.00	\$12,000.00	Other (Please Specify in Notes)	Other	SB 10 allows local agencies to adopt an ordinance allowing up to 10 dwelling units on any parcel, at a height specified in the ordinance, if the parcel is within a transit-rich area or urban infill site. A local code amendment to enact the provisions of SB 10 would facilitate the creation of up to ten (10) housing units in the lot area typically used for one single-family home. This project was intended to support a GIS and best practices analysis for SB 10 and "missing middle" housing. While staff completed the best practices research, a draft ordinance has not been developed and the project was put on hold due to staffing limitations. Lack of staffing has been the main challenge in producing a final product. Research has commenced again recently but is outside of the scope of the LEAP grant. An amendment was made to the LEAP budget to reduce the amount in this area and cover costs in other categories.

Ballot Measure	\$164,000.00	\$164,000.00	Completed	Other	<p>outreach effort to share housing challenges associated with Measure Y heights and density limits identified in the City's Housing Element. The Council, based on staff presentations and the results of these efforts, recommended placing amendments to this Measure on the November 2024 ballot, to fully realize the City's General Plan 2040 housing potential.</p> <p>The City worked with a community survey consultant (True North Research) and an elections consultant (Team CivX) to assist with the surveys, polls, mailers, and other outreach.</p> <p>A statistically significant community survey, led by True North, was completed in April 2024, which collected 600 opinions from likely November 2024 voters. Support for the measure ranged between 62% and 66%, depending on the context. Team CivX worked with staff to design a Powerpoint, help develop/prioritize a list of community organizations for outreach presentations, and has provided overall guidance to the City regarding the election process. This led to one-on-one outreach and Q&A sessions with approximately 50 stakeholder groups/organizations. Measure Y was adopted by the voters in November 2024. A LEAP budget amendment was made to add this activity to the scope.</p>

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	12
	Non-Deed Restricted	5
Low	Deed Restricted	0
	Non-Deed Restricted	4
Moderate	Deed Restricted	0
	Non-Deed Restricted	4
Above Moderate		115
Total Units		140

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	20
Low	Deed Restricted	0
	Non-Deed Restricted	20
Moderate	Deed Restricted	0
	Non-Deed Restricted	20
Above Moderate		107
Total Units		167

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	127
	Non-Deed Restricted	10
Low	Deed Restricted	107
	Non-Deed Restricted	12
Moderate	Deed Restricted	0
	Non-Deed Restricted	10
Above Moderate		126
Total Units		392