

Attachment 1

2015-23 Housing Element Goals, Policies and Programs

Housing Goals	
Maintain the character and physical quality of residential neighborhoods.	
Provide a diversity of housing types, responsive to household size, income and age needs.	
Ensure that all new housing is developed or remodeled in a sustainable manner.	
Encourage conservation improvements and measures to existing housing stock to make them more energy and water efficient.	
Name of Program	Objective
H 1.1 Residential Protection	Consider policy during the Special Use Permit process with respect to the intrusion of incompatible uses and overconcentration of non-residential uses, during the Site Plan and Architectural Review process in regard to adequate buffers, and during design review of developments during design review process.
H 1.2 Single Family Preservation	Consider potential impacts on intact single-family neighborhoods during the review of land use changes and special use permits for proposed development other than single family dwellings and consider buffering provisions during design review process.
H 1.3 Housing Rehabilitation	Loans and Minor Home Repairs for Low Income Households
H 1.4 Code Enforcement	Continue code enforcement efforts and provide staff as needed to improve residential areas. Continue use of administrative citations and fees, civil penalties, and civil and criminal litigation to bring about compliance.
H 1.5 Building Bulk	Through plan check review of single-family dwellings and duplex buildings, ensure compliance with both the single family and duplex regulations and design guidelines that control the bulk of and height of buildings.
H 1.6 Variances and Lot Divisions	Consider existing neighborhood character during variance and subdivision review.
H 1.7 Retention of Existing Lower Income Units	Monitor affordable housing projects that are at risk of conversion to market rate. Support regional and local efforts to examine displacement of affordable housing and lower income households
H 1.8 Condominium Conversion	Continue the existing policy of protecting existing residents by offering purchase opportunities, long-term leases and relocation assistance.
H 1.9 Demolitions	Prohibit demolition of existing residences until a building permit for new construction has been issued, unless health and safety problems exist. Prevent housing stock from becoming health and safety problems through code enforcement efforts.
H 2.1 Fair Share Housing	Monitor housing production against ABAG Fair Share Allocation. (Regional Housing Need Allocation-RHNA)
H 2.2 Jobs/Housing Balance	Maintain an overall balance of housing and employment over term of plan.
H 2.3 Public Funding of Low/Moderate Income Housing	Set aside 20% of general fund property tax revenues from former RDA areas aka "Boomerang Funds". Prioritize available local housing funds to assist 50 Extremely Low units, 85 Very Low units, 10 Low and 60 Moderate income units.

H 2.4 Private Development of Affordable Housing	Maintain Inclusionary Housing Requirements on ownership and rental residential developments and implement Commercial Linkage Fee.
H 2.5 Distribution of Low/Mod Housing	Attempt to distribute low- and moderate-income housing throughout the City. Encourage mix of market rate and affordable units where feasible.
H 2.6 Rental Housing	Encourage development of rental housing
H 2.7 Secondary Units (Accessory Dwelling Units -ADU's)	Allow creation of ADU's and ensure compliance with regulations,
H 2.8 Single Room Occupancy	Adopt a Single Room Occupancy ordinance to allow the development of new SRO projects.
H 2.9 Multi-Family Location	Provide for development of multifamily housing and permit reclassification that meet certain criteria.
H 2.10 Housing Densities	Maintain density ranges with higher density to be considered base on provision of public benefits.
H 2.11 Senior Project Location	Encourage senior housing projects within walking distance of services and transit routes.
H 2.12 Mixed Use	Permit the construction of housing or mixed-use projects in commercial areas. Encourage mixed use in specific area plans, the El Camino Real Master Plan, and the San Mateo Rail Corridor Transit-Oriented Development Plan. Consider designation in future plans for 42 Avenue.
H 2.13 Transportation Oriented Development	Encourage TOD in locations near transit nodes. Ensure that proposals conform to the TOD and the San Mateo Rail Corridor TOD Plan.
H 2.14 The Homeless	Continue support where feasible for programs and facilities to prevent homelessness. Allow shelters a permitted use in Regional/Community Commercial zones. Review Buffer zone and amend code if necessary. Support home sharing as alternative to homelessness.
H 2.15 Open Choice	Continue efforts toward the elimination of housing discrimination and continue, affirmative marketing of city-subsidized housing projects, and provision of available funding for private nonprofit organizations that monitor and aid those experiencing discrimination in housing choice.
H 2.16 Special Need Groups	Continue to support programs particularly designed to accommodate special needs groups. Consider requests for Reasonable Accommodations to City zoning code in accordance with ordinance.
H 3.1 Sustainable Housing Development	Ensure future housing developed in sustainable manner.
H 4.1 Energy and Water Efficiency	Encourage energy and water efficiency in all existing residential units.