



# Housing Element Policies and Programs

Zachary Dahl, Deputy CDD Director

Sandy Council, Housing Manager

Community Development Department

# Housing Element Overview

- Analysis of Housing Needs/Contributing Factors
- Evaluation of Constraints – Governmental and Other
- Public Outreach and Engagement/Community Feedback
- Sites Inventory to Demonstrate Housing Capacity
- **Housing Plan's Goals, Policies, Programs**
- Special focus on Fair Housing, Environmental Justice and Community Engagement

# Timeline

- March/April Publish Draft Housing Element (30-day comment period)
- April 26<sup>th</sup> Planning Commission review of Draft Housing Element
- May 16<sup>th</sup> City Council input and approval of Draft Housing Element
- June Draft Housing Element submitted to HCD for first review
- Summer/Fall Update Draft Housing Element in response to HCD comments and resubmit for second review
- Fall/Winter PC and CC Public Hearings on Final Housing Element
- January 2023 Submit Final Housing Element to HCD for certification

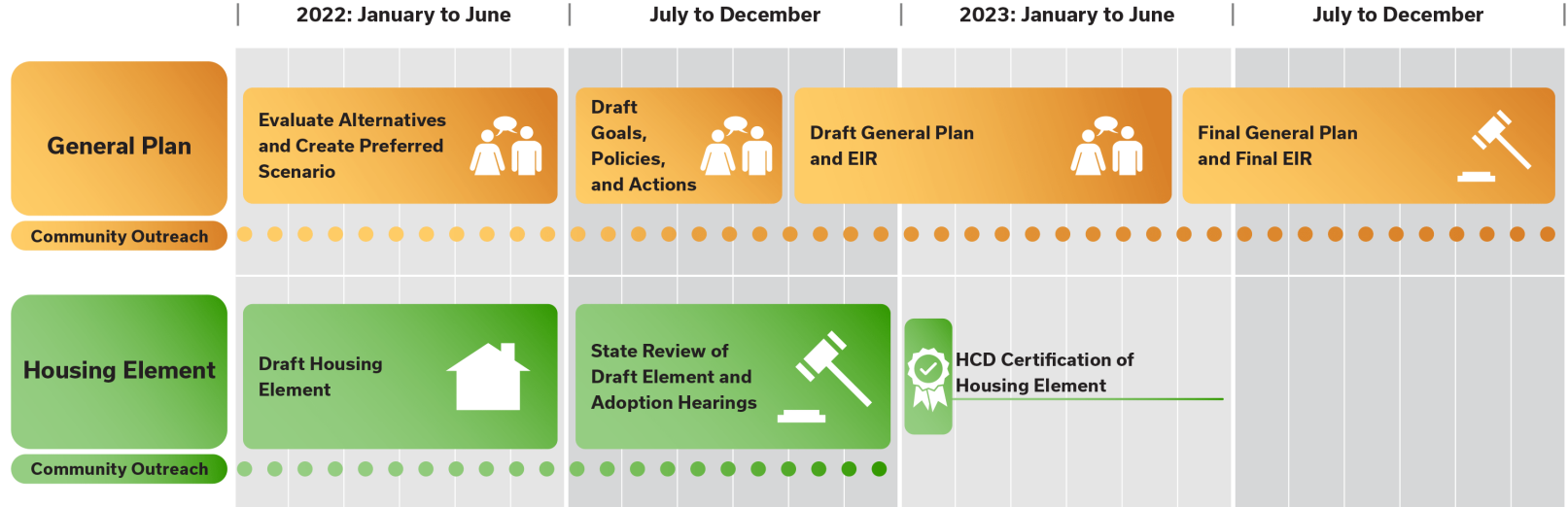
# Certification Requirements

- HCD certification within 120 days of January 31, 2023 deadline
- Consequences of not meeting certification deadline
- Complete Required Rezoning within 1 year instead of 3 years
- Vulnerable to litigation:
  - Suspension of local control on building matters
  - Financial penalties
  - Court receivership
- Loss of current or future State Funds for Housing /Transportation

# Housing Element vs General Plan Update

- General Plan
  - Update Land Use Element
  - **Land use changes and rezoning anticipated**
    - Underlying designations (Residential, commercial, mixed-use, etc.)
    - Heights
    - Densities
- Housing Element
  - **Rezoning not anticipated to meet RHNA**
  - Policies to support and increase housing production
    - **Zoning Code amendments**
    - Streamlining processes
    - Financial support of housing or programs

# TIMELINES



Each **General Plan Meeting Series** will include some combination of community workshops and events, General Plan Subcommittee meetings, Planning Commission study sessions, and City Council direction.



**Housing Element Outreach** includes stakeholder meetings, community meetings, Planning Commission hearings, and City Council hearings.

# Sites Inventory Purpose

- Inventory of land that is suitable for residential development, including vacant sites and sites with redevelopment potential.
- Each site analyzed to assess realistic development capacity that can be achieved.
- Demonstrates that the City has sufficient sites with appropriate zoning capacity (density) to meet its RHNA.
- Does not dictate where residential development will actually occur
- Does not preclude development from occurring on sites not listed

# **Housing Element Goals, Policies and Programs**



# Program Prioritization

From HCD AFFH Guide

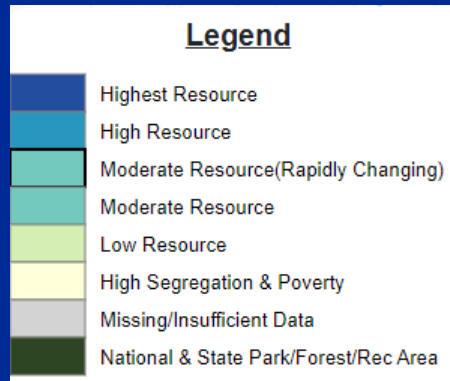
“ ..... the Housing Element must prioritize contributing factors and should consider a manageable list (e.g. 4-6) to strongly connect to goals and actions, focus resources and maximize impact in the planning period.”

“be able to achieve meaningful actions”

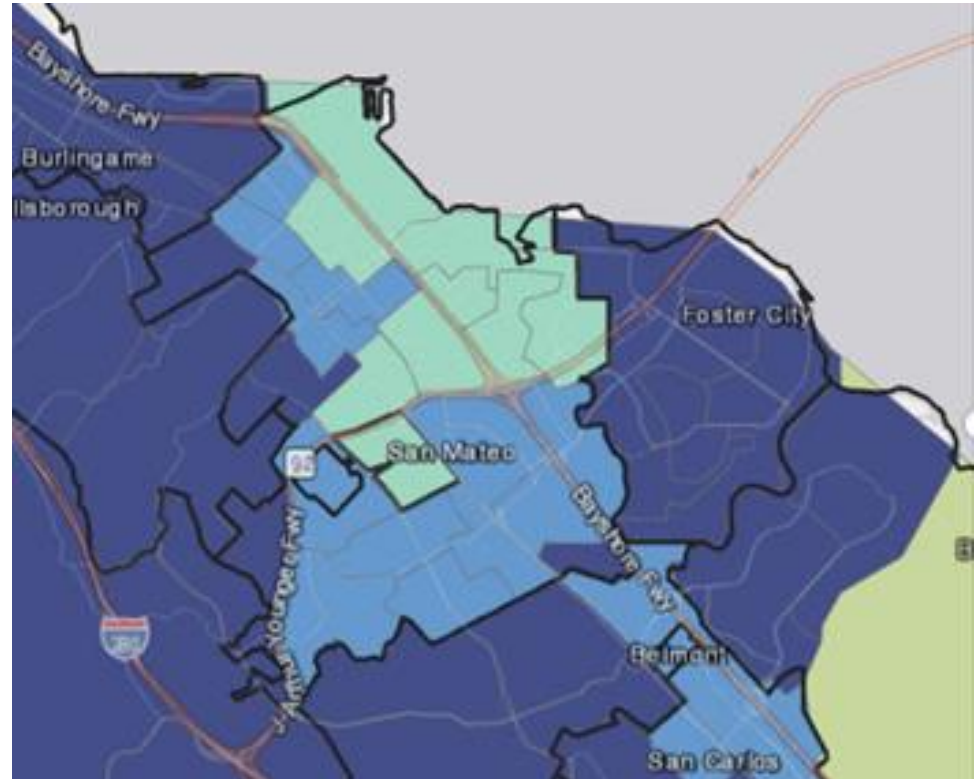
# Housing Needs Summary

- High Cost of Housing Disproportionately Impacts
  - Low Income, Extremely Low income, Fixed Incomes
  - Renters
  - Seniors
  - Minority Households
  - Special Needs/Disabled
- Fair Housing
  - Ownership Patterns
  - Accessibility
  - Displacement

# Geographic Considerations



## 2021 TCAC Opportunity Areas Composite Score



# Housing Goals - Existing

- 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.

# Updated Housing Goals – Suggested

- The Three P's – Adopted by MTC/ABAG
  - *Production* of new housing at all income levels, especially affordable housing.
  - *Preservation* of existing housing that is affordable to lower- and middle-income residents.
  - *Protection* of current residents to prevent displacement.
- Should an additional goal be included?
  - Sustainability will be addressed comprehensively as part of General Plan Update

# Housing Policies and Programs Overview

- Existing Housing Element Programs and Policies (2015-2022)
- Existing HUD Fair Housing Plan (2017)
- Updated Policies and Programs
  - Housing Production
  - Affordable Housing
  - Fair Housing

# Existing Housing Element Programs – Overview

- Inclusionary Affordable in Market Rate Projects
- Commercial Linkage Fee (Increase?)
- City Funding to Support Affordable Housing
- Home Repair/Weatherization Programs
- Condo Conversion Protections to Tenants
- Distribute Low Mod Housing Citywide
- Encourage TOD/Mixed Use
- Support Homeless/Special Needs
- Support Sustainability

# Existing Fair Housing Plan – Overview

- Increase Supply of Affordable Housing
- Market Affordable Housing to All Segments of Community
- Prioritize Large Family Units
- Streamline Housing Review
- Outreach Services for Fair Housing/Tenant Displacement
- Minimize Tenant Displacement
- Encourage ADU's



# Housing Production Policies – Required

- Adopt by-right designation for sites from prior Housing Element Sites Inventory
- Update Inclusionary program to allow for options other than on-site construction of BMR units

# Housing Production Policy Options

- Amend Housing Overlay to encourage residential in commercial zones
- Revise Floor Area Ratio (FAR) provisions
- Encourage small infill residential construction (Missing Middle)
- Update Local Regulations to Align State Laws
  - Objective Design Standards
  - Accessory Dwelling Units (ADUs)
  - SB 9 for duplex and lot splits in single-family zones

# Affordable Housing Policy Options

- Expand funding sources
  - Increase Commercial Linkage Fee
  - Funding programs for preservation of existing housing
- Priority for residents with special needs in City-assisted affordable housing projects
- Priority for large family units in City-assisted affordable housing projects
- Priority for extremely low-income units in City-assisted affordable housing projects
- Provide home purchase assistance

# Fair Housing Policy Options

- Establish Right to Return policy for tenants displaced from homes due to demolition or substantial remodels.
- Expand AB 1482 (Tenant Protection Act):
  - Require tenant relocation payments for No Fault evictions for those with tenure less than one year)
  - Require documentation from landlords who use remodel exemption to evict tenant
- Establish a rental registry to track rents and evictions citywide
- Increase tenant education and access to resources
- Increase education and visibility of City's Reasonable Accommodation Policy

# Discussion Questions

- **Goals**
  - How should the current Housing Element goals be updated?
  - Should the goals be based around the “Three P’s”?
  - Other specific goals?
- **Policies and Programs – Existing**
  - Which existing policies and programs should be continued?
- **Policies and Programs - New**
  - Housing Production
  - Affordable Housing
  - Fair Housing
  - Other

# Thank You

Sandy Council, Housing Manager  
[scouncil@cityofsanmateo.org](mailto:scouncil@cityofsanmateo.org)

Zachary Dahl, Deputy CDD Director  
[zdahl@cityofsanmateo.org](mailto:zdahl@cityofsanmateo.org)

Community Development Department

# San Mateo RHNA (2023-2031)

Income Category	Very Low 50% AMI	Low 80% AMI	Moderate 120% AMI	Above Market Rate	Total
2023-31 Allocation	1,777	1,023	1,175	3,040	7,015

# Housing Production Suggestion List

Streamline planning application process	Underway
Evaluate revisions to Land Use Element as part of General Plan Update	Underway
Adopt updated mechanical parking lift code/policy	Underway
Adopt Objective Design Standards for residential projects	Underway
Establish minimum residential density in Mixed-Use sites	Underway
Establish updated Community Benefits program	Underway
Implement programs to support and encourage ADU/JADU production	Underway
Adopt By-Right Designation for sites from prior Housing Element	Required
Track No Net Loss of RHNA capacity during planning period	Required
Update Inclusionary program to allow for options other than on-site construction	Required
Implement provisions of SB 9 for duplex and lot splits in single-family zones	Required
Amend Housing Overlay to encourage residential in commercial zones (not mixed use)	Suggested
Revise Floor Area Ratio (FAR) provisions	Suggested
Encourage small infill residential construction (Missing Middle)	Suggested
Increase Commercial Linkage Fee	Suggested



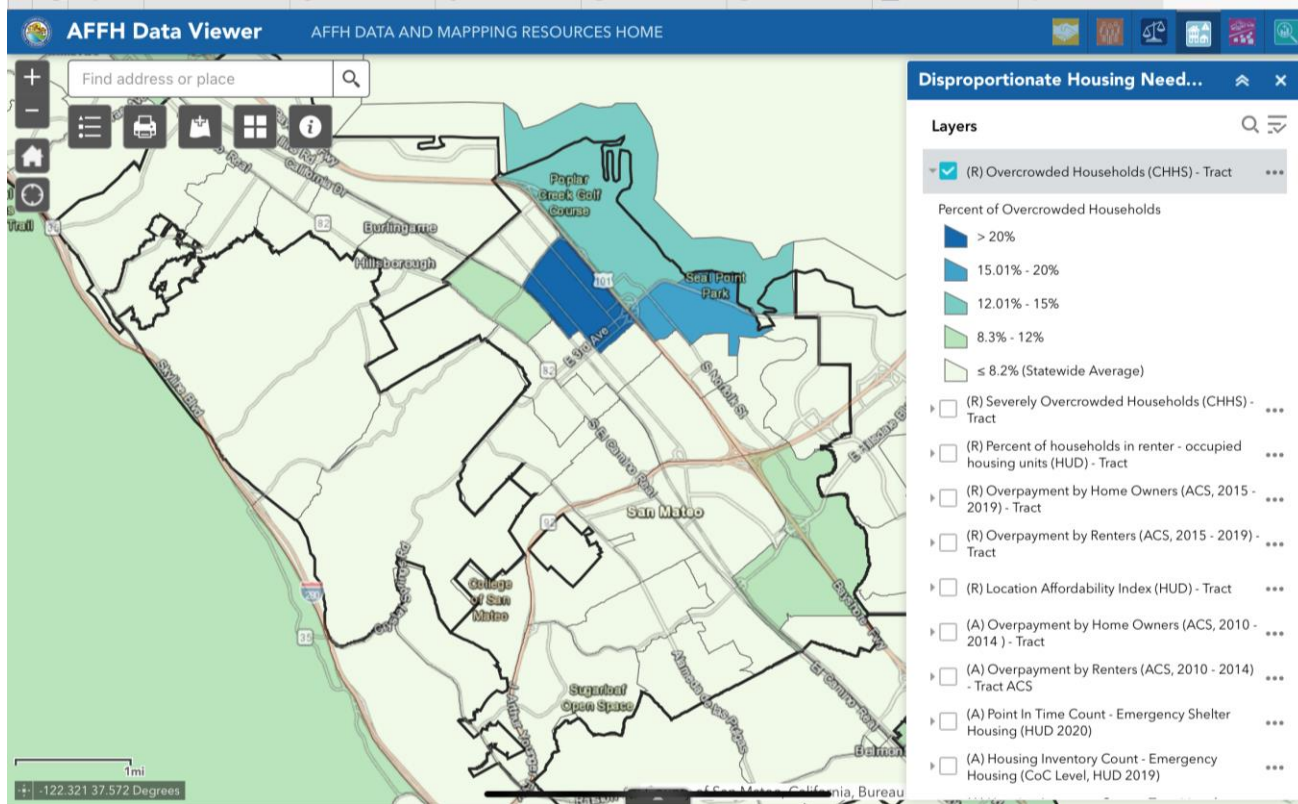
# Affordable Housing Suggestion List

Develop countywide affordable rental wait list	Underway
Prioritize/Streamline Planning application processing for affordable housing projects	Underway
Increase community outreach for resources	Suggested
Provide home purchase assistance	Suggested

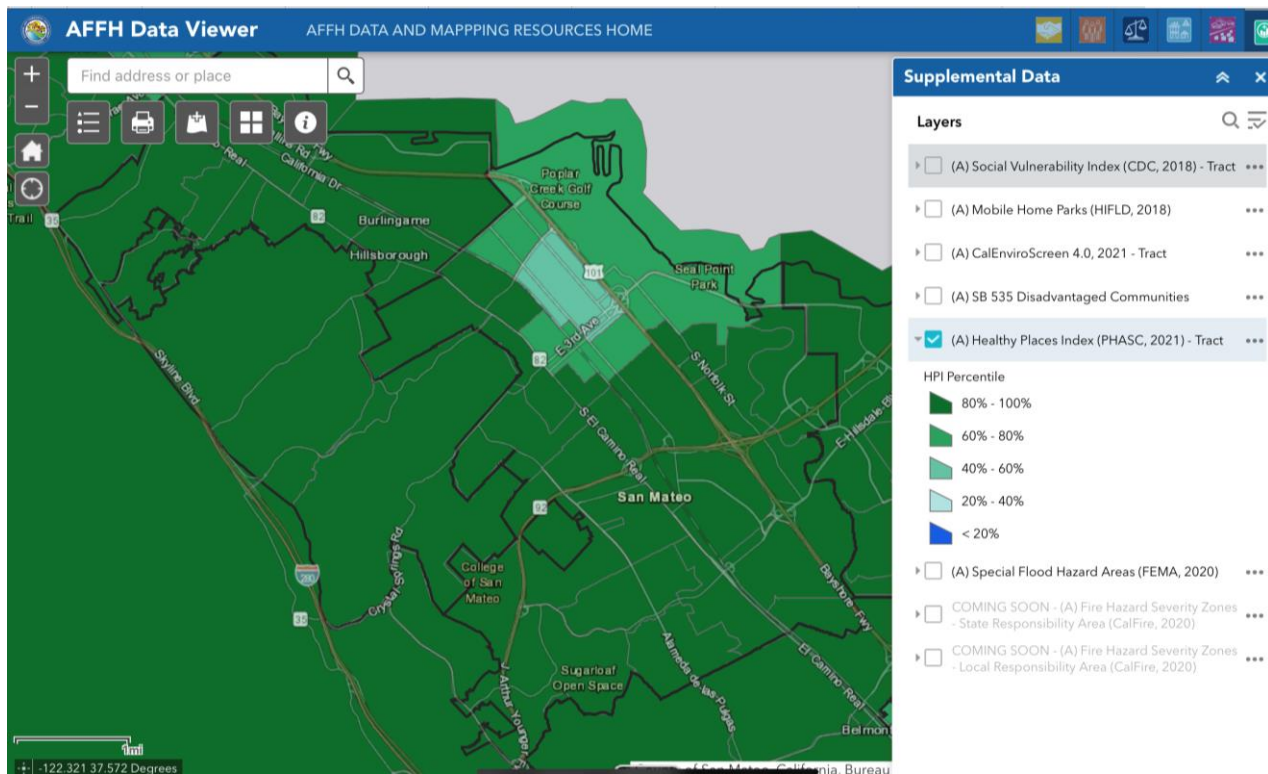
# Fair Housing Suggestion List

Establish Right to Return policy for tenants displaced from homes due to demolition or substantial remodels.	Suggested
Priority for residents with special needs in City-assisted affordable housing projects	Suggested
Priority for large family units in City-assisted affordable housing projects	Suggested
Priority for extremely low-income units in City-assisted affordable housing projects	Suggested
Require tenant relocation payments for No Fault evictions for those with tenure less than one year (extend AB1482)	Suggested
Require documentation from landlords who use remodel exemption to evict tenants (AB 1482)	Suggested
Increase affordable housing options in wealthier neighborhoods	Suggested
Establish a rental registry to track rents and evictions citywide	Suggested
Increase tenant education and access to resources	Suggested
Increase education and visibility of Reasonable Accommodation policy	Suggested
Invest more resources in lower income neighborhoods (utilize federal CDBG to provide capital improvements)	Underway
Provide Flood Improvements for N.-Shoreview	Underway

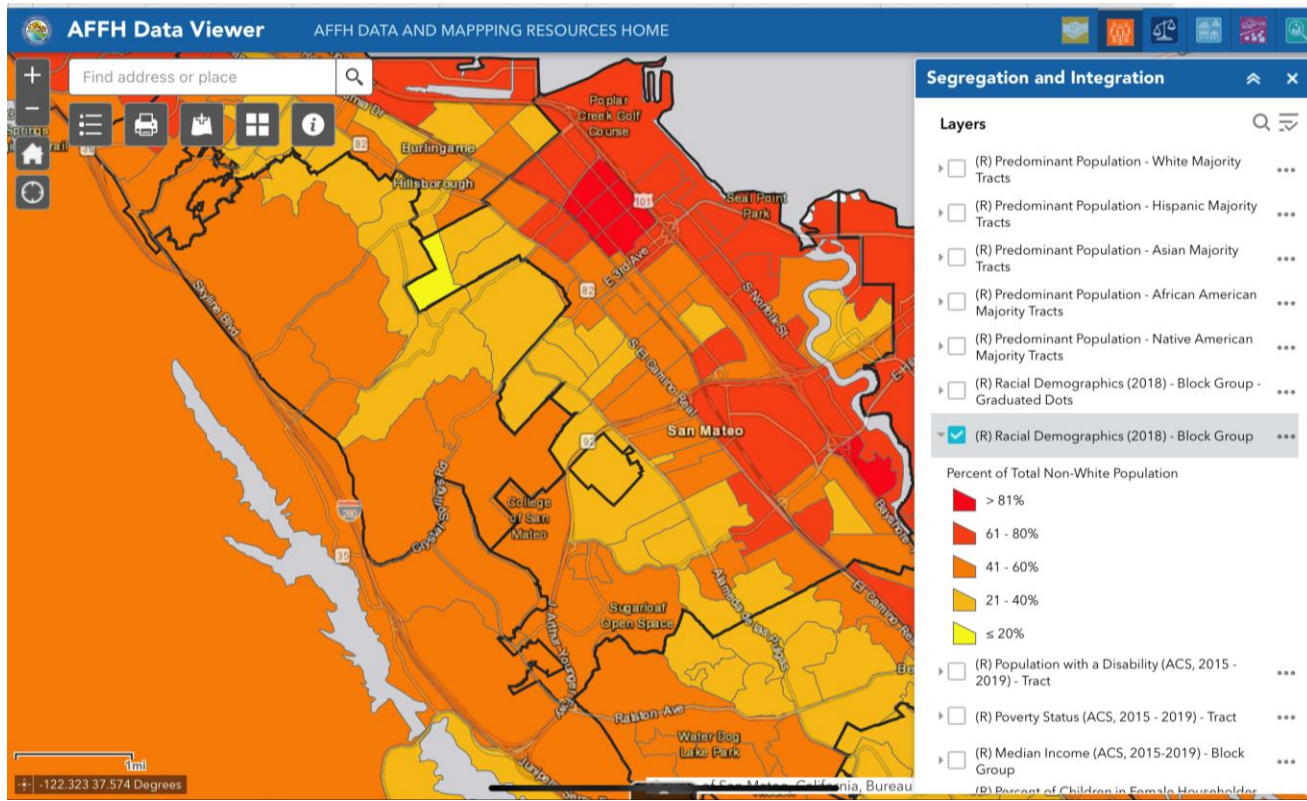
# Overcrowding



# Healthy Places Index

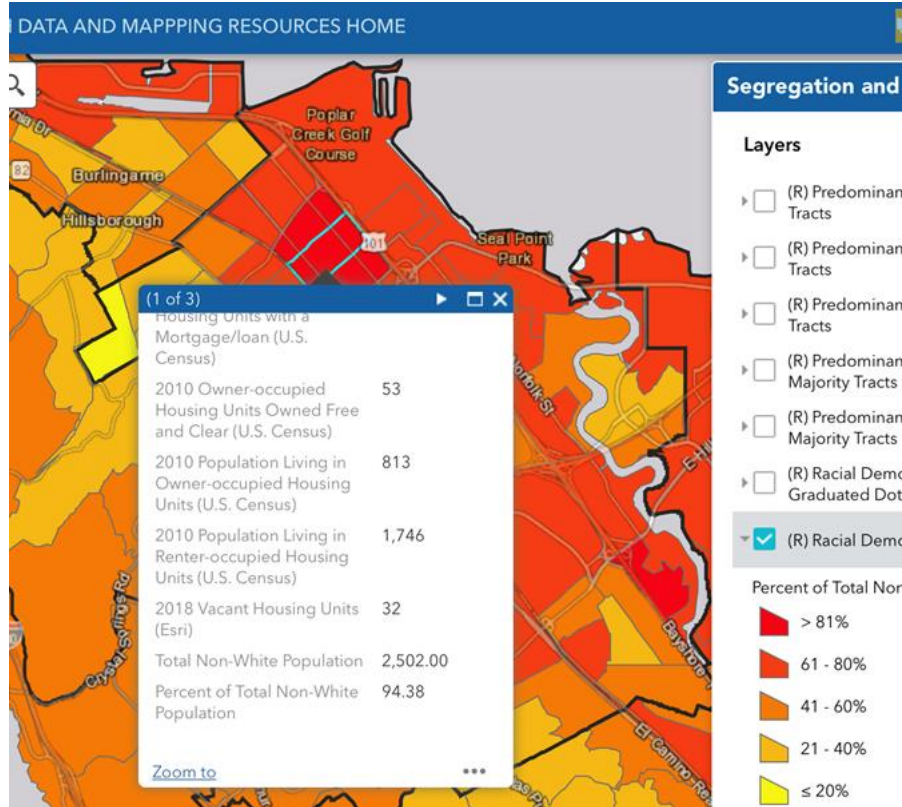


# Percent of Non White Population





## North Central



## San Mateo Park

