

Please Start Here

| General Information | |
|-------------------------|-----------------------------------|
| Jurisdiction Name | San Mateo |
| Reporting Calendar Year | 2022 |
| Contact Information | |
| First Name | Eloiza |
| Last Name | Murillo-Garcia |
| Title | Housing Manager |
| Email | emurillogarcia@cityofsanmateo.org |
| Phone | 6505227223 |
| Mailing Address | |
| Street Address | 330 W 20th Ave |
| City | San Mateo |
| Zipcode | 94403 |

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://apr.hcd.ca.gov/APR/login.do>

Submittal Instructions

Please save your file as Jurisdictionname2022 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2022

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. Online Annual Progress Reporting System - Please see the link to the online system to the left. This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

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|-----------------|-----------------------------------|
| Jurisdiction | San Mateo |
| Reporting Year | 2022 (Jan. 1 - Dec. 31) |
| Planning Period | 5th Cycle 01/01/2016 - 01/01/2023 |

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 | Notes | |
|---|-------------------|-----------------------|---|---------------------------------|--|----------------------------|---|---------------------------------|-------------------------------------|----------------------------|--------------------------------|---------------------------------|-------------------------------------|-----------------------|---------------------------------|------------------------------------|------------------------------------|--|---|--|--|--|
| 1 | | | | 2 | | 3 | 4 | 5 | | | | | | 6 | | 7 | 8 | 9 | 10 | | 11 | 12 |
| Prior APN* | Current APN | Street Address | Project Name* | Local Jurisdiction Tracking ID* | Unit Category (SFA,SFD,2 to 4.5+ ADU,MH) | Tenure R=Rentor 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 | Was APPLICATION SUBMITTED. Pursuant to GC 65913.4(b)? (SB 35 Streamlining) | 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. | Notes* |
| Summary Row: Start Data Entry Below | | | | | | | | 109 | 0 | 39 | 0 | 12 | 17 | 1492 | 1669 | 1669 | 0 | | | | | |
| 032-075-010, 032-075-100 | not available yet | 1 Hayward Ave | 1 Hayward Ave., SPAR+SDPA | PA-2019-045 | 5+ | R | 4/29/2022 | 2 | | | | | | 16 | 18 | 18 | 0 | No | Yes | Yes | Approved | Demolish 5 units and construct mixed-use building with 18 units (Net new = 13 units) |
| 029-313-210 | not available yet | 908 N Humboldt St | 908 N. Humboldt St., SUP+SPAR+TM | PA-2020-069 | 2 to 4 | O | 9/16/2022 | | | | | | | 3 | 3 | 3 | 0 | No | No | N/A | Approved | Demolish 1 unit and construct new triplex (Net new = 2 units) |
| 034-200-998 | not available yet | n/a | Hayward Park Station, SPAR + SDPA | PA-2021-033 | 5+ | R | 8/22/2022 | 16 | | | | 12 | | 163 | 191 | 191 | 0 | No | Yes | Yes | Approved | Demolish parking lot and construct new 100% housing development (Net new = 191 units) |
| 039-440-530 | not available yet | 213 Briar Ln | 213 Briar Ln., SFDOR | PA-2021-054 | ADU | R | 1/21/2022 | | | | | 1 | | | 1 | 1 | 0 | No | No | N/A | Approved | Work on main residence triggered discretionary review. Conversion of garage to ADU does not require discretionary review; however, applicant choose to include the ADU work. (Net new = 1 unit) |
| 034-185-030, -040, -050, -110, -120, -140, -150, -160, -170, -190, -200 | not available yet | 500 E 3rd Ave | Block 21 Mixed Use Project (SPAR + SDPA + Tentative Parcel Map + SUP) | PA-2021-063 | 5+ | R | 5/13/2022 | 12 | | | | | | 99 | 111 | 111 | 0 | No | Yes | Yes | Approved | Demolish 8 units and construct new mixed-use development with 111 units (Net new = 103 units) |
| 034-352-300 | not available yet | 1403 Yet St | 1403 Yew St., SFDOR | PA-2021-065 | ADU | R | 1/28/2022 | | | | | 1 | | | 1 | 1 | 0 | No | No | N/A | Approved | Work on main residence triggered discretionary review. Conversion of garage to ADU does not require discretionary review; however, applicant choose to include the ADU work. (Net new = 1 unit) |
| 039-220-030 | not available yet | 1008 31st Ave | 1008 31st Ave., SFDOR + SDPA | PA-2021-070 | ADU | R | 4/22/2022 | | | | | 1 | | | 1 | 1 | 0 | No | No | N/A | Approved | Work on main residence triggered discretionary review. The addition to create a new ADU does not require discretionary review; however, applicant choose to include the ADU work. (Net new = 1 unit) |
| 034-176-050, -070, -080, -090 | not available yet | 222 E. 4th Ave | 222 E. 4th Ave., SPAR + SDPA (Draeger's) | PA-2021-071 | 5+ | R | 12/1/2022 | | | 10 | | | | | 10 | 10 | 0 | No | Yes | Yes | Approved | Demolish commercial building and construct new mixed-use building with 10 units. (Net new = 10 units) |
| 039-151-160 | not available yet | 136 23rd Ave | 136 23rd Ave., SPAR | PA-2021-072 | 2 to 4 | R | 5/20/2022 | | | | | | 3 | | 3 | 3 | 0 | No | No | N/A | Approved | Demolish 1 unit and construct a new attached duplex building with a detached ADU. (Net new = 2 units) |
| 033-374-130 | not available yet | 989 Daisy St | 989 Daisy St., SFDOR | PA-2021-074 | ADU | R | 7/15/2022 | | | | | 1 | | | 1 | 1 | 0 | No | No | N/A | Approved | Work on main residence triggered discretionary review. Conversion of garage to ADU does not require discretionary review; however, applicant choose to include the ADU work. (Net new = 1 unit) |
| 042-085-290 | not available yet | 314 39th Ave | 314 39th Ave., SUP + SFDOR + VTPM | PA-2021-078 | 2 to 4 | O | 10/3/2022 | | | | | 2 | | | 2 | 2 | 0 | No | No | N/A | Approved | Demolish 1 unit and construct 2 new SFD (Net new = 1 unit) |
| 034-024-032 | not available yet | 539 Fairfax Ave | 539 Fairfax Ave., SUP + SFDOR | PA-2022-003 | ADU | R | 4/15/2022 | | | | | 1 | | | 1 | 1 | 0 | No | No | No | Approved | Demolish 1 unit and construct a new SFD and ADU (Net new = 1 unit) |
| 039-142-280 | not available yet | 236 24th Ave | 236 24TH AVE., SB9 | PA-2022-020 | 2 to 4 | O | 10/17/2022 | | | | | 4 | | | 4 | 4 | 0 | No | No | N/A | Approved | Demolish 1 SFD unit, subdivide existing lot into two lots (SB 9), and construct a new SFD and ADU on each lot (Net new = 3 units) |
| 042-083-040 | not available yet | 419 La Jolla Ave | 419 La Jolla Ave., SFDOR | PA-2022-026 | ADU | R | 9/2/2022 | | | | | 1 | | | 1 | 1 | 0 | No | No | N/A | Approved | Work on main residence triggered discretionary review. The addition of an ADU does not trigger discretionary review; however, owner chose to include the ADU work. (Net new = 1 unit) |
| 039-132-300 | not available yet | 438 24th Ave | 438 24th Ave., SUP + SFDOR | PA-2022-031 | ADU | R | 8/12/2022 | | | | | 1 | | | 1 | 1 | 0 | No | No | N/A | Approved | Demolish 1 SFD, construct a new SFD with ADU (Net new = 1 unit) |
| 032-162-090 | not available yet | 351 Bellevue Ave | 351 E. Bellevue Ave., ADUDR | PA-2022-048 | ADU | R | 9/23/2022 | | | | | 1 | | | 1 | 1 | 0 | No | No | N/A | Approved | Discretionary review for ADU with 1 ft side setback where minimum of 4 ft is required. |
| 041-521-010, -020 & 041-522-010, -020 | not available yet | 2988 Campus Dr | Peninsula Heights, Vesting Tentative Map Extension | PA-2022-019 | 5+ | O | 4/22/2022 | | | 29 | | | | 261 | 290 | 290 | 0 | No | No | N/A | Approved | Vesting Tentative Map extension for 291 unit mixed-use development (Net new = 291 units) |
| 035-242-090, -140, -160, -170, -190, -200, -210, -220 | not available yet | 666 Concar Dr | Concar Passage, Vesting Tentative Map Extension | PA-2022-042 | 5+ | R | 7/15/2022 | 73 | | | | | | 888 | 961 | 961 | 0 | No | No | N/A | Approved | Vesting Tentative Map extension for 961 unit mixed-use development. (Net new = 961 units) |
| 039-352-060, -070, -090 | not available yet | 2700 S El Camino Real | 2700 S El Camino Real, VTM Ext | PA-2022-077 | 5+ | R | 11/7/2022 | 6 | | | | | | 62 | 68 | 68 | 0 | No | Yes | Yes | Approved | Vesting Tentative Map extension for 68 unit mixed-use development (Net new = 68 units) |

[illegible]

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| Jurisdiction | San Mateo | |
| Reporting Year | 2022 | (Jan. 1 - Dec. 31) |
| Planning Period | 5th Cycle | 01/31/2015 - 01/31/2023 |

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

| Table B | | | | | | | | | | | | | |
|---|---------------------|---------------------------------|------|------|------|------|------|------|------|------|------|---------------------------------|--------------------------------------|
| Regional Housing Needs Allocation Progress | | | | | | | | | | | | | |
| Permitted Units Issued by Affordability | | | | | | | | | | | | | |
| | | 1 | 2 | | | | | | | | | 3 | 4 |
| Income Level | | RHNA Allocation by Income Level | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
| Very Low | Deed Restricted | 859 | - | - | 12 | 37 | 7 | 67 | 3 | - | 121 | - | 612 |
| | Non-Deed Restricted | - | - | - | - | - | - | - | - | - | - | 247 | - |
| Low | Deed Restricted | 469 | - | 23 | 3 | - | - | 25 | 1 | 19 | 107 | - | 247 |
| | Non-Deed Restricted | - | - | - | - | - | - | - | - | 19 | 25 | - | - |
| Moderate | Deed Restricted | 530 | - | - | - | - | - | - | - | 2 | - | - | 355 |
| | Non-Deed Restricted | - | - | 88 | 2 | 4 | - | - | - | 37 | 42 | - | - |
| Above Moderate | | 1,242 | - | 480 | 172 | 424 | 83 | 294 | 92 | 239 | 73 | - | - |
| Total RHNA | | 3,100 | - | - | - | - | - | - | - | - | - | - | - |
| Total Units | | - | 591 | 189 | 465 | 90 | 386 | 96 | 316 | 368 | - | 2,501 | 1,214 |
| Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1). | | | | | | | | | | | | | |
| | | 5 | | | | | | | | | | 6 | 7 |
| | | Extremely low-income Need | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | Total Units to Date | Total Units Remaining |
| Extremely Low-Income Units* | | 430 | - | - | - | - | 14 | - | - | 35 | - | 49 | 381 |

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

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| Jurisdiction | San Mateo | | |
| Reporting Year | 2022 | (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 |
| 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 regards to adequate buffers, and during design review of developments during design review process. | Ongoing | The City has adopted zoning code amendments which limit the over concentration of non-residential uses in residential zoning districts while at the same time allowing for provision of Special Use Permit request to provide for case by case review of facilities which meet identified community needs. Case by case evaluation of the impact of non-residential land uses has occurred with all Special Use Permits. Adequate buffers between residential and non residential uses are reviewed during the initial plan check. Zoning Code provisions require quantitative setbacks and buffers to ensure that both the residential and non residential uses are protected. |
| 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 prvosions during design review process. | Ongoing | Review of Special Use Permits for development near single-family neighborhoods are reviewed for land use compatibility including findings that the granting of such permit would not adversely affect the general health, safety or welfare of the community. Multi-family Dwelling Design Guidelines and Zoning Code requirements include provisions to ensure new multifamily developments are designed to transition to nearby single-family residences through tiered building heights and massing. In multifamily zoned properties that about single family zones, there are increased setbacks and buffers to ensure that the impact to single family neighborhoods are reduced. Additional buffering above and beyond the quantitative requirements outlined in the Zoning Code is considered during the design review process. |
| H 1.3 Housing Rehabilitation | 125 Minor Home Repairs for Low Income Households | 16 projects per year | 2015: Rehabs = 38 2016: Rehabs = 53 2017: Rehabs = 38 2018: Rehabs = 30 2019: Rehabs= 36 2020: Rehabs = 23 2021: Rehabs = 28 2022: Rehabs = 17 Running Total: Rehabs = 263 |
| 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. | Ongoing | The City continues its enforcement efforts and provides staff to improve residential areas through abatement, administrative citations and fees, civil penalties, and civil litigation to bring about compliance. The City also uses court ordered inspection and abatement warrants to enter, inspect, and clean up hoarders and residential junkyards that present immediate health and safety violations. |
| 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. | Ongoing | Plan checking of single-family dwellings is ongoing. Second story additions to single family dwellings and new single-family dwellings, and duplexes require design review. The adopted Single Family Design guidelines help to control the bulk and height of second story additions and new single family dwellings. These guidelines help to protect against the over-sized additions and new construction in R-2 zoning districts. |
| H 1.6 Variances and Lot Divisions | Consider existing neighborhood character during variance and subdivision review. | Ongoing | Existing neighborhood character continues to be considered in the review of all variance and lot spit applications. Property and building characteristics of properties in the vicinity of any variance or lot split application become the basis of findings and recommendations for these types of applications. |
| H 1.7 Retention of Existing Lower Income Units | 1) Monitor Lesly Park Towers to ensure refinance to ensure affordability upon expiration of existing covenants. 2) Coordinate extension of existing City Loan terms and affordability requirements for Humboldt House. 3) Support regional and local efforts to address renter displacement. Examine issues for City Council review and establish strategies as warranted. | 1) 2015 2) 2020 3) 2016 | 1) Lesley Towers was able to secure a loan from HUD to complete full upgrades of the building and to preserve the building as senior affordable housing for an additional 40 years. 2) Affordability extension for Humboldt House for 2021-2041 approved . 3) The City continues communications with the County Housing Authority and Department of Housing for ongoing opportunities. During Spring 2016 the City's Housing Task Force finalized its report to Council. The task force was not able to agree on recommending any specific renter displacement policies to Council. During November 2016, City voters rejection Measure Q - a rent stabilization and just cause for eviction measure on the ballot. In November 2017 City adopted its Assessment of Fair Housing., In 2019 City adopted Relocation Assistance Ordinance for tenants displaced due to unsafe conditions determined by Code Enforcement. City also budgeted funds to front relocation assistance in urgent situations. |
| H 1.8 Condominium Conversion | Continue the existing policy of protecting existing residents by offering purchase opportunities, long-term leases and relocation assistance. | Ongoing | There were zero (0) condo conversions in 2018. There were two (2) condo conversions in 2019. There were zero (0) condo conversions in 2020, 2021 and 2022. |
| 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. | Ongoing | Demolition ordinance will continue to be implemented. |
| H 2.1 Fair Share Housing | Monitor housing production against ABAG Fair Share Allocation. (Regional Housing Need Allocation-RHNA) | Annual | See Tables B and LEAP of the San Mateo Annual Progress Report |
| H 2.2 Jobs/Housing Balance | Monitor housing production against new job creation. | Annual | The City continues to work toward addressing the jobs-housing balance. The jobs housing ratio is based upon number of jobs per employed resident and is considered balanced the closer the ratio is to 1.00. |
| H 2.3 Public Funding of Low/Moderate Income Housing | 1) Set aside 20% of general fund property tax revenues from former RDA areas aka "Boomerang Funds". 2) Assist 50 Extremely Low units. 3) 85 Very Low units. 4) 10 Low and 60 Moderate income units. | 1) 60 units, July 2015. 2) 60 units, July 2017. 3) 60 Units, July 2019. 4) 25 Units, July 2022. | City set aside "boomerang funds" for housing in years 2015-19, but not from 2020-2022 due to fiscal constraints of General fund. 1)The lease-up of 60 units of moderate units was completed at the 2000 S. Delaware project in 2015. 2) City executed Development Agreement with BRIDGE Housing to construct 68 family rental units targeted to households 30-60% AMI. Planning approvals were obtained Jan 2018, project closed escrow in December 2018, project completed in August 2020, and move-ins began in September 2020. 3)The City has also entered into a development agreement with Mid-Pen for 225 units of affordable housing in downtown San Mateo. Entitlements were granted in 2020, escrow closed on the financing in December 2021, and construction commenced throughout 2022. |
| H 2.4 Private Development of Affordable Housing | 1) Maintain Inclusionary Housing Requirements on ownership and rental residential developments. 2) Implement Commercial Linkage Fee. | Ongoing | 1) City increased the minimum inclusionary requirement from 10% to 15% for its BMR program in February 2020. 2)The City participated in a Countywide Nexus study that was completed in September 2015. City Council adopted a Commercial Linkage Fee ordinance in 2016. All non-housing projects with net new construction of 5,000SF or greater are required to pay the fee. |

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| H 2.5 Distribution of Low/Mod Housing | Consider during review of applications for funding of affordable housing projects. | Ongoing | The City's current Below Market Rate program ensures that affordable housing is developed throughout the City rather than in specific areas since it is applied on all new housing projects that contain 11 or more units. Additionally, staff tries to avoid concentration of new affordable housing in any given neighborhood. |
| H 2.6 Rental Housing | Consider during review of applications for multi-family housing. | Ongoing | The decision to develop rental vs. for-sale units in multifamily projects varies with the market. Some developers don't decide whether to sell or rent their units until the units are under construction and the market is evaluated at that time. |
| H 2.7 Secondary Units | Ensure compliance with regulations, architectural standards, and design guidelines that promote design compatibility with the principle residence and the neighborhood, provide required parking on-site, and minimize privacy impacts on adjoining properties. | Ongoing | Consistent with 2016 state housing legislation, the City Council adopted a new Accessory Dwelling Unit ordinance in March 2017, which allows for one Accessory Dwelling Unit (aka secondary units) as of right within residential zoning districts. Prior to the 2017 ordinance, an average of 2-3 permits were issued each year. Between April and December 2017, a total of 16 applications for ADU permits were submitted, of which seven projects have been issued building permits and the remaining are pending review. In 2018 the City issued building permits for 8 ADU and Certificates of Occupancy for 8. In 2019, 45 were issued permits and 21 were completed. In 2020, 52 were issued permits and 35 were completed. The city is working on another revision of the ADU Ordinance to further streamline production in 2020. A One-stop webpage was designed to provide a user friendly resource regarding development standards and City developed a flat fee for ADU planning applications to limit costs. In 2021, 68 were issued building permits and 51 were completed. In 2022, 84 ADU permits were issued and 53 ADU projects were completed. |
| H 2.8 Single Room Occupancy | Adopt a Single Room Occupancy ordinance to allow the development of new SRO projects. | 2018 | The City does not have a Single Room Occupancy ordinance. There were no applications for SRO developments during this reporting period. An SRO ordinance will be developed in conjunction with any request for development of an SRO project. |
| H 2.9 Multi-Family Location | Maintain multi-family zoning on specified sites consistent with the Land Use Map or Land Use Element policies. | Ongoing | The locations designated in this policy have been designated as multi-family residential on the Land Use Map and have been reclassified to a multi-family zoning designation. The City has maintained existing land zoned for multi-family use. Multi-family projects have been developed at Bay Meadows and throughout the Rail Corridor Plan area. |
| H 2.10 Housing Densities | Consider policy during the development review process. | Ongoing | Regulations to provide for greater density upon provision of public benefits and comprehensive multi-family guidelines have not yet been developed. Both the Measure H (1991), Measure P (2004) and Measure Y (2020) voter initiatives established density ranges in the City. Project specific amenities are analyzed on a case by case basis during the public review process. |
| H 2.11 Senior Project Location | Consider during review of reclassification applications to the Senior Citizen Overlay district and Residential Care Facility Special Use Permits. | Ongoing | The City allows Senior Projects within multi-family and commercially zoned properties. The City continues to promote the development of senior housing through its use of the Senior Citizen Overlay District. The Kimochi Senior Care Facility, approved in 2013, was completed during 2016. |
| 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. | Ongoing | Construction of mixed use buildings are permitted in all commercial zoning districts. Applicants developing in specific areas such as the El Camino Real Master Plan and San Mateo Corridor Plan areas are encouraged to develop mixed-use buildings. |
| 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. | Ongoing | The San Mateo Rail Corridor Plan Transit-Oriented Development Plan, and a subsequent TOD ordinance, was adopted by the City Council in 2005. This document and the subsequent specific plan and design guidelines have regulated development in the rezoned Transit Oriented Development (TOD) properties. As of 2021, Bay Meadows has completed 927 units with 67 units approved for MU 2 & MU3, Station Park Green has built 492 units with 107 units under construction (Certificate of Occupancy anticipated in 2022). In 2022, Station Park Green completed construction of the remaining 107 units which are now occupied. Also in December 2022, Bay Meadows submitted building permit applications for MU 2 and MU 3, the latter includes 67 units. The applications are under review by City departments (permit issuance anticipated in 2023). |
| H 2.14 The Homeless | 1) Continue support where feasible for programs and facilities to prevent homelessness. 2) Allow shelters a permitted uses in Regional/Community Commercial zones. Review Buffer zone and amend code if necessary. 3) Support home sharing as alternative to homelessness. | Ongoing | 1) City provides continuous representation and participation on the County Continuum of Care focusing on programs for prevention of homelessness and services to homeless families & individuals. City actively participated in development of HOPE San Mateo County, the 10-year plan to end homelessness. The HOT Program (Housing Outreach Team) started as a first year pilot project in 2006 focused on developing a Housing First model for chronically homeless persons in Downtown San Mateo and has been replicated now throughout the county. The Vendome located downtown, provides 16 units of permanent supportive housing for the most chronic formerly homeless individuals. First Step for Families provide 39 units for emergency and transitional shelter for families with children. Starting in 2021, The City began providing assistance for client services for formerly homeless individuals living at the Montara Affordable Housing Development as well as starting a rapid-rehousing program for individuals and families at risk of homelessness. 2) Zoning Code was amended in 2009 to allow emergency shelters in C2 and C3 Districts as a permitted use. Emergency shelters were also made a permitted use for religious institutions located in residential zoned areas. The City's Zoning Code designates a 300ft buffer from parks and schools which will be removed during this Housing Element, in coordination with the next update to the City's Zoning Code. 3) The City supports home sharing through funding HIP (Human Investment Project) Housing, a local non-profit whose main service is matching home seekers with those offering space for home sharing. |
| H 2.15 Open Choice | Continue implementation of the Fair Housing Resolution, affirmative marketing of city-subsidized housing projects, and provision of available funding for private nonprofit organizations that monitor and provide assistance to those experiencing discrimination in housing choice. | Ongoing | The City contracts with Project Sentinel to provide Fair Housing services, monitoring and investigation. All housing related projects or services funded by the City include affirmative marketing guidelines and are monitored on a regular basis. The City began the Assessment of Fair Housing process alongside San Mateo County and other entitlement Cities within the county in 2016. The report was completed and approved in 2017. |
| H 2.16 Special Need Groups | 1) Continue to support programs particularly designed to accommodate special needs groups. 2) Consider requests for Reasonable Accommodations to City zoning code in accordance with ordinance. | Ongoing | 1) 2015-2021: The City provided financial assistance to 3 nonprofit organizations that provided housing, rental assistance and/or housing related services to variety of special needs populations. 2) Reasonable Accommodation Ordinance was adopted on 6/16/14. |
| H 3.1 Sustainable Housing Development | Ensure future housing developed in sustainable manner. | Ongoing | The City has had a Green Building Ordinance since 2009 and adopted the latest state Cal-Green code effective January 2020. It also adopted new reach codes effective January 2021 that go beyond the state building codes. In 2020, the City updated its 10 year Climate Action Plan to implement programs to increase energy/water efficiency and decrease auto use to lower green house gas emissions. |
| H 4.1 Energy and Water Efficiency | Coordinate countywide marketing efforts to promote Property Assessed Clean Energy financing programs to residents. | 7/1/2015 | The City joined 5 PACE programs including California First, HERO, Figtree, Ygrene, and Open PACE to provide financing options to homeowners. Information about the PACE programs is being promoted through local contractors. |

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| Jurisdiction | San Mateo | |
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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

| Table E | | | | | | | | | |
|--|----------------|---------------------------|---|--|------------|-----------------|-----------------------|---|--|
| Commercial Development Bonus Approved pursuant to GC Section 65915.7 | | | | | | | | | |
| Project Identifier | | | | Units Constructed as Part of Agreement | | | | Description of Commercial Development Bonus | Commercial Development Bonus Date Approved |
| 1 | | | | 2 | | | | 3 | 4 |
| APN | Street Address | Project Name ⁺ | Local Jurisdiction Tracking ID ⁺ | Very Low Income | Low Income | Moderate Income | Above Moderate Income | Description of Commercial Development Bonus | Commercial Development Bonus Date Approved |
| Summary Row: Start Data Entry Below | | | | | | | | | |
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| Jurisdiction | San Mateo | |
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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 to receive the password that will 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 ckcklist 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 | | | | | | | | | |

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|-------------------------|-----------|-------------------------|
| Jurisdiction | San Mateo | |
| Reporting Period | 2022 | (Jan. 1 - Dec. 31) |
| Planning Period | 5th Cycle | 01/31/2015 - 01/31/2023 |

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

| Table G | | | | | | |
|---|----------------|---------------------------|---|--|-------------------------------------|-----------------------|
| Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of | | | | | | |
| Project Identifier | | | | | | |
| 1 | | | | 2 | 3 | 4 |
| APN | Street Address | Project Name ⁺ | Local Jurisdiction Tracking ID ⁺ | Realistic Capacity Identified in the Housing Element | Entity to whom the site transferred | Intended Use for Site |
| Summary Row: Start Data Entry Below | | | | | | |
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| Jurisdiction | San Mateo |
| Reporting Period | 2022 (Jan. 1 - Dec. 31) |

NOTE: This table is meant to contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns

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

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

For San Mateo County jurisdictions, please format the APN's as follows:999-999-999

| Table H | | | | | | |
|-------------------------------------|-----------------------------|--------------|-----------------|---------------------|------------------------|--|
| Locally Owned Surplus Sites | | | | | | |
| Parcel Identifier | | | | Designation | Size | Notes |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| APN | Street Address/Intersection | Existing Use | Number of Units | Surplus Designation | Parcel Size (in acres) | Notes |
| Summary Row: Start Data Entry Below | | | | | | |
| 034-191-110 | 308 5th Avenue | Vacant | 0 | Surplus Land | 0.35 | City parking lot-proposal for housing development received |

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NOTE: SB 9 PROJECTS ONLY. This table only needs to be completed if there were lot splits applied for pursuant to Government Code 66411.7 OR units constructed pursuant to 65852.21.

Units entitled/permitted/constructed must also be reported in Table A2. Applications for these units must be reported in Table A.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

NOTE: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

| Table I | | | | | | | | | | |
|--|----------------|---------------------------|---|--|------------|------------------|------------|-----------------|-----------------------|------------------------------------|
| Units Constructed Pursuant to Government Code 65852.21 and Applications for Lot Splits Pursuant to Government Code 66411.7 (SB9) | | | | | | | | | | |
| Project Identifier | | | | Project Type | Date | Unit Constructed | | | | Notes |
| 1 | | | | 2 | 3 | 4 | | | | |
| APN | Street Address | Project Name ⁺ | Local Jurisdiction Tracking ID ⁺ | Activity | Date | Very Low Income | Low Income | Moderate Income | Above Moderate Income | Notes |
| Summary Row: Start Data Entry Below | | | | | | | | | | |
| 039-142-280 | 236 24th Ave | 236 24TH AVE., SB9 | PA-2022-020 | Application for Parcel Map for Lot Split | 10/17/2022 | | | | | Approved; but not yet constructed. |

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|------------------|-----------|-------------------------|
| Jurisdiction | San Mateo | |
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NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

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

| Table J | | | | | | | | | | | | | | |
|---|----------------|---------------|---------------------------------|--------------------------------------|------|--|--------------------------------------|-----------------------------|---------------------------------|----------------------------------|--------------------------------------|------------------------|--|---|
| Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915 | | | | | | | | | | | | | | |
| Project Identifier | | | | Project Type | Date | Units (Beds/Student Capacity) Approved | | | | | | | | Units (Beds/Student Capacity) Granted Density Bonus |
| 1 | | | | 2 | 3 | 4 | | | | | | | | 5 |
| APN | Street Address | Project Name* | Local Jurisdiction Tracking ID* | Unit Category (SH - Student Housing) | Date | 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 Additional Beds Created Due to Density Bonus | Notes |
| Summary Row: Start Data Entry Below | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
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|-----------------|-----------|-------------------------|
| Jurisdiction | San Mateo | |
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| Planning Period | 5th Cycle | 01/31/2015 - 01/31/2023 |

| Building Permits Issued by Affordability Summary | | |
|--|---------------------|--------------|
| Income Level | | Current Year |
| Very Low | Deed Restricted | 121 |
| | Non-Deed Restricted | 0 |
| Low | Deed Restricted | 107 |
| | Non-Deed Restricted | 25 |
| Moderate | Deed Restricted | 0 |
| | Non-Deed Restricted | 42 |
| Above Moderate | | 73 |
| Total Units | | 368 |

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

| Units by Structure Type | Entitled | Permitted | Completed |
|-------------------------|----------|-----------|-----------|
| SFA | 0 | 1 | 0 |
| SFD | 0 | 4 | 9 |
| 2 to 4 | 0 | 2 | 5 |
| 5+ | 0 | 279 | 184 |
| ADU | 0 | 82 | 51 |
| MH | 0 | 0 | 0 |
| Total | 0 | 368 | 249 |

| Housing Applications Summary | |
|--|-------|
| Total Housing Applications Submitted: | 19 |
| Number of Proposed Units in All Applications Received: | 1,669 |
| Total Housing Units Approved: | 1,669 |
| Total Housing Units Disapproved: | 0 |

| Use of SB 35 Streamlining Provisions | |
|---|---|
| Number of Applications for Streamlining | 0 |
| Number of Streamlining Applications Approved | 0 |
| Total Developments Approved with Streamlining | 0 |
| Total Units Constructed with Streamlining | 0 |

| Units Constructed - SB 35 Streamlining Permits | | | |
|--|--------|-----------|-------|
| Income | Rental | Ownership | Total |
| Very Low | 0 | 0 | 0 |
| Low | 0 | 0 | 0 |
| Moderate | 0 | 0 | 0 |
| Above Moderate | 0 | 0 | 0 |
| Total | 0 | 0 | 0 |

Cells in grey contain auto-calculation formulas

| | |
|-----------------------|-------------------------|
| Jurisdiction | San Mateo |
| Reporting Year | 2022 (Jan. 1 - Dec. 31) |

[illegible]

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 | 0 |
| | Non-Deed Restricted | 0 |
| Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Moderate | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Above Moderate | | 0 |
| Total Units | | 0 |

| Building Permits Issued by Affordability Summary | | |
|--|---------------------|--------------|
| Income Level | | Current Year |
| Very Low | Deed Restricted | 121 |
| | Non-Deed Restricted | 0 |
| Low | Deed Restricted | 107 |
| | Non-Deed Restricted | 25 |
| Moderate | Deed Restricted | 0 |
| | Non-Deed Restricted | 42 |
| Above Moderate | | 73 |
| Total Units | | 368 |

| Certificate of Occupancy Issued by Affordability Summary | | |
|--|---------------------|--------------|
| Income Level | | Current Year |
| Very Low | Deed Restricted | 11 |
| | Non-Deed Restricted | 0 |
| Low | Deed Restricted | 2 |
| | Non-Deed Restricted | 18 |
| Moderate | Deed Restricted | 0 |
| | Non-Deed Restricted | 25 |
| Above Moderate | | 193 |
| Total Units | | 249 |