

F. EVALUATION OF THE PREVIOUS ELEMENT

The City made substantial progress in meeting many of its objectives established in 2002, when the most recent Housing Element was adopted.

ZONING

The City achieved a number of zoning changes to further the goals of preserving the character of existing neighborhoods. Design review of second story additions and new single family dwellings is now required to preserve neighborhood character and ensure building massing and design compatibility. Design guidelines were developed to assist homeowners early on as they consider potential remodeling projects. Design review and guidelines were also initiated for duplex dwellings to reduce massing and ensure compatibility with adjacent dwellings.

A Transit Oriented Development (TOD) ordinance was adopted in 2005 to implement the goals and policies of the San Mateo Rail Corridor Transit-Oriented Development Plan. A majority of the properties within the Corridor Plan area were rezoned to TOD. The ordinance and the Corridor Plan have been effective for encouraging development near transit and train stations. A number of Specific Plans have been completed to encourage multi use developments with an emphasis on livability and linking housing to transportation. The El Camino Real Master Plan, San Mateo Rail Corridor Transit-Oriented Development Plan, and Bay Meadows-Phase II Specific Plan Amendment have been adopted and all promote mixed-uses with high density housing.

AFFORDABLE HOUSING

The City met its most pressing affordable housing goal of preserving affordability at Flores Gardens, a 72-unit senior rental complex. This project was originally built under the Federal Housing Administration (FHA) 221 (d) (4) programs which provided construction funds and Section 8 rental assistance for the residents. The expiration of affordability restrictions for this project was potentially due to expire in 2003. However the owner of the building refinanced the FHA financing and renegotiated the covenant that extends the affordability restrictions until 2062.

The City also exceeded its housing rehabilitation goal to assist 75 low and moderate-income units by completing repairs on 52 single family homes and building that included 78 apartments for a total of 130 units. The City exceeded its goal of providing 125 minor home repairs to very low-income homeowners by completing 138 projects. Additionally, the Free Paint program assisted 24 homes for a total of 162 households assisted with all minor repairs.

Although the City did not meet its total goal of constructing 410 new affordable housing units, it made substantial progress by completing 313 units, 75% of the original goal. The City provided financial assistance to 133 of these units and the City's Below Market Rate (BMR) inclusionary program provided 180 units. Challenges in finding suitable sites during a hot real estate market period coupled with increasing development costs overall impacted the amount of housing actually constructed. Despite these economic conditions the following individual goals were met:

- ◆ The City met its goal to purchase two sites for future construction of affordable housing, one acre at the former Goodyear site at 2901 El Camino Real and two acres at the existing City Police Station at 2000 S. Delaware.
- ◆ The City also met its goal to prioritize funding for a senior housing project with the goal of 20% of City funds targeted to senior housing. Flores Gardens, a 50 unit senior rental project was completed, which represented 38% of the funds that the City provided for new construction of affordable housing during this time.
- ◆ In addition to new construction, the City provided funds to acquire and rehabilitate 11 apartment units at 11 S. Delaware for very low income families. It also provided funds to purchase and rehabilitate the Vendome Hotel, a residential hotel consisting of 16 rooms, to be used for supportive housing for the homeless.

The City assembled a Technical Advisory Committee to study various housing and land use issues which recommended that the City increase the inclusionary requirement in the BMR program from 10% to 15%. The Council approved this change to go into effect in January 2010. There was also a recommendation to establish a commercial linkage fee that had both strong opposition and support which has not yet been acted on. This item will be carried forward to the next plan period.

QUANTIFIED OBJECTIVES

The goal for total housing units including market rate housing was 2,057. During this reporting period, 1,850 units were completed, while 50 were under construction at the end of the planning period. The following table summarizes the quantified objectives from the last Housing Element Update.

Quantified Objectives, 2001-2006

Conservation/Preservation	Total	VLI	LI	MOD
Preservation Projects	72	72		
Homeowner and Renter Rehab	75		50	25
TOTAL, CONSERVATION/PRESERVATION	147	72	50	25

New Construction	Total	VLI	LI	MOD
Santa Inez Apartments	44	44		
Norfolk Properties	7	5		2
Jefferson at Bay	58		58	
Other potential affordable construction projects	301	111	122	68
TOTAL, NEW CONSTRUCTION	410	160	180	70
TOTAL, AFFORDABLE	557	232	230	95

Private Sector/Market Rate	
New Construction	1,500
GRAND TOTAL	2,057

The following table illustrates the accomplishments since 2002.

Accomplishments, 2001-2006

Conservation/Preservation	Total	VLI	LI	MOD
Preservation Projects	72	72		
Homeowner and Renter Rehab ⁵	95	58	33	4
TOTAL, CONSERVATION/PRESERVATION	167	130	33	4

New Construction	Total	VLI	LI	MOD
Santa Inez Apartments	44	44		
Norfolk Properties	7	5		2
Jefferson at Bay	58		58	
Other potential affordable construction projects	204	107	70	27
TOTAL, NEW CONSTRUCTION	313	156	128	29
TOTAL, AFFORDABLE	523	228	128	29

Private Sector/Market Rate	
New Construction	1,327
GRAND TOTAL	1,850

⁵ Distribution of units by income category not available at time of printing.

ONGOING PROGRAMS

A number of housing programs and policies have been ongoing to further the main goals of preserving the character and quality of residential neighborhoods, to provide a range of housing types to accommodate a diverse population, and to meet the demands created by new job growth.

There are established zoning provisions to address neighborhood compatibility to guide new developments and encourage the distribution of a variety of housing types and mixed uses where applicable. An inclusionary program requires all developers provide 10% (increases to 15% on January 1, 2010) of projects over 11 units be affordable to low and moderate income households. A commercial linkage fee to support affordable housing charged to developments that generate new jobs was considered, but not acted on in 2008. It continues to be a work item for this Housing Element. Other policies that encourage the creation of housing are the secondary unit, density bonus, and senior overlay provisions.

The City continues to seek a variety of funding sources to preserve, rehabilitate, and use code enforcement to improve existing properties and neighborhoods. It also uses those resources to work in partnership with private and nonprofit developers to provide housing for all the community, including those with special needs and the homeless. The following table outlines each of the actions to be implemented in the prior Element, and what actual progress was made.

GOAL 1: Maintain the character and physical quality of residential neighborhoods.

GOAL 2: Provide a diversity of housing types, responsive to household size, income and age needs.

POLICIES:

1. PROTECTING AND CONSERVING EXISTING HOUSING

H 1.1: Residential Protection. Protect established single-family and multi-family residential areas by the following actions:

1. Prevent the intrusion of incompatible uses not indicated in the Land Use Element as allowed in residential districts;
2. Avoid the overconcentration on individual blocks of non-residential uses defined by the Land Use Element as being "potentially compatible" in residential areas;
3. Assure that adequate buffers are provided between residential and non-residential uses to provide design compatibility, protect privacy, and protect residences from impacts such as noise and traffic; and

4. Review development proposals for conformance to the City's multi-family design guidelines for sites located in areas that contain substantial numbers of single-family homes to achieve projects more in keeping with the design character of single-family dwellings.

Program Review

Program H 1.1: Residential Protection.

1. Revise zoning code for residential districts as necessary to eliminate allowable uses not included or compatible with residential Land Use Categories as defined by the Land Use Element.

Lead: Planning Division
(Ongoing)

Progress:

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.

Effectiveness:

Case by case evaluation of the impact of non-residential land uses has occurred with all Special Use Permits.

Appropriateness:

The Zoning Code and General Plan are the appropriate locations to provide the protection against non residential uses on residentially zoned properties.

2. Consider policy during the Special Use Permit process.

Lead: Planning Division
(Ongoing)

Progress:

As noted above, zoning code and general plan have been amended to implement this policy.

Effectiveness:

Case by case evaluation of existing non-residential land uses has occurred with all Special Use Permits.

Appropriateness:

The Zoning Code and General Plan are the appropriate locations to provide the protection against non residential uses on residentially zoned properties.

3. Consider policy during the design review process.

Lead: Planning Division
(Ongoing)

Progress:

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.

Effectiveness:

The quantitative requirements in the Zoning Code ensure that adequate buffers such as setbacks, fencing, walls, and landscaping are in place between residential and non residential uses.

Appropriateness:

The Zoning Code and General Plan are the appropriate locations to provide the protection against non residential uses on residentially zoned properties, and providing buffers between residential and non-residential uses.

4. Consider policy during the design review process.

Lead: Planning Division

(Ongoing)

Progress:

Conformance to the City's multi-family design guidelines is reviewed during the planning application review process. For larger projects, this review includes design review by an independent architectural design consultant, hired under contract by the City. Small lot (less than 10,000 square feet) multi-family design guidelines have been in place since 1992. These small lots are typical of the sites that are redeveloped as multi-family housing within areas containing substantial numbers of single family dwellings.

Effectiveness:

Use of both the City's multi-family and small lot multi-family design guidelines have resulted in projects that incorporate design elements and scale of the surrounding neighborhood, including the use of individual entries, front porches, and building elements and materials which are prevalent in the surrounding neighborhood.

Appropriateness:

The Zoning Code and multi-family design guidelines provide the appropriate means for ensuring that projects achieve a design character that is compatible with single family dwellings.

H 1.2: Single-Family Preservation. Preserve existing single-family neighborhoods through the following actions:

1. Maintain intact single-family neighborhoods as shown on the Land Use Map; and
2. Require on-site buffering in the design of new multi-family developments that abut single-family districts to assure privacy and reduce noise impacts.

Program Review

Program H 1.2: Single-Family Preservation

1. Consider zoning code amendments to increase setbacks, landscape buffers or minimum fencing requirements in multi-family districts for sites that abut R-1 or R-2 districts. Consider housing affordability as a major goal during development of the guidelines.

Lead: Planning Division

Implementation Goal: July 2003 [Staff anticipates zoning code revisions during the next two years, including this action.]

Progress:

In 2006, minor revisions were made to the Single Family Design Guidelines and Zoning Code where additional privacy guidelines were added to the Single Family Guidelines and restrictions were added into the Zoning Code that protect against expanding the continuation of nonconforming walls into the side yard setbacks. Furthermore, for multifamily zoned properties that abut single family zones increased setbacks and buffers ensure that the impact to single family neighborhoods are reduced.

Effectiveness:

The Zoning Code, Single Family Design Guidelines, and the Multifamily Design Guidelines have been effective in preserving the single family neighborhoods.

Appropriateness:

The Multifamily Design Guidelines and Zoning Code are the appropriate areas to outline controls for preserving single family neighborhoods.

2. Consider additional buffering provisions such as location of recreational facilities, underground garage exhausts, etc. during the design review process.

Lead: Planning Division
(Ongoing)

Progress:

Additional buffering above and beyond the quantitative requirements outlined in the Zoning Code is considered during the design review process. A standard condition of approval is imposed on all development to insure that these types of utilities do not adversely affect the surrounding community.

Effectiveness:

Standard conditions imposed on all multi-family development. Additionally, design review of multi-family projects allows for a review of privacy and noise impacts.

Appropriateness:

A condition of approval is appropriate for siting these facilities during the building permit process.

H 1.3: Housing Rehabilitation. Continue to provide funding as available for the conservation and rehabilitation of viable deteriorating housing in the City to preserve existing housing stock, neighborhood character and, where possible, to retain low- and moderate-income units.

Program Review

Program H 1.3: Housing Rehabilitation.

1. Continue funding for housing rehabilitation projects as a high priority during allocation of CDBG funds to accomplish the following objectives by 2006:
 - 75 Rehabilitated units (owner occupied, low-income residences; rental units in low-income neighborhoods)
 - 125 Minor Home Repairs (low/moderate-income households)

Lead: Neighborhood Improvement and Housing Division
Implementation Goal: Ongoing; reach goal by July, 2006

Progress:

The City continues to provide funding for both single family and multi-family residential rehabilitation projects as a high priority each year through the provisions of CDBG, HOME and Redevelopment Housing Set Aside. The program implementation goal has been met.

Effectiveness:

The program has been effective in preserving housing stock. From 2001-2006, the following accomplishments of these programs were:

- 52 Households were assisted with CDBG and 78 households assisted with HOME funds for a total of 130 rehabilitated units.
- 138 Households assisted through Minor Home Repair program and an additional 24 households assisted through the Free Paint Program for a total of 162 households assisted.

Appropriateness:

With the continued aging of housing stock owned by a growing senior population and households with low incomes, this rehabilitation and minor home repair program continues to be appropriate and effective to preserve neighborhood character and affordable housing.

H 1.4: Code Enforcement. Continue and increase code enforcement efforts in residential areas to improve neighborhood appearance and conformance with health and safety standards.

Program Review

Program H 1.4: Code Enforcement.

1. 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.

Lead: Code Enforcement Division
(Ongoing)

Progress:

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. More recently, code enforcement efforts have included identifying mortgage holders on the growing number of foreclosed properties in order to enforce property maintenance.

Effectiveness:

Code enforcement efforts have been effective in improving residential areas.

Appropriateness:

Code enforcement continues to be one of the most appropriate tools in improving neighborhood appearances and conformance with health and safety standards.

2. Continue to offer rehabilitation loans and repair grants to low-income households as listed in Program H 1.3.

Lead: Neighborhood Improvement and Housing Division
(Ongoing)

Progress:

The City continues to provide rehabilitation loans and repairs grants to low-income households.

Effectiveness:

This program has been effective in improving neighborhood appearance and addressing deferred maintenance and other health and safety code issues in existing housing, particularly for properties with low-income households and/or seniors on a fixed income.

Appropriateness:

The program is appropriate in preserving and maintaining housing stock.

3. Continue proactive code enforcement program in North Central, North Shoreview and other CDBG-eligible areas.

Lead: Code Enforcement Division
(Ongoing)

Progress:

Proactive code enforcement program in North Central, North Shoreview and other CDBG-eligible areas continues. This includes meeting with or attending neighborhood/homeowner associations, conducting neighborhood "walk-arounds" with residents, and conducting proactive sweeps of problem neighborhoods.

Effectiveness:

Proactive code enforcement in the targeted neighborhoods has been effective in engaging the residents and obtaining compliance.

Appropriateness:

Proactive code enforcement continues to be appropriate.

4. Continue the Apartment Inspection Program to assure safe and sanitary living conditions for residential tenants.

Lead: Code Enforcement Division
(Ongoing)

Progress:

The City's Fire Department conducts apartment inspection on ongoing basis to assure safe and sanitary living conditions for residential tenants.

Effectiveness:

The apartment inspection program has effectively addressed safety and health concerns.

Appropriateness:

Apartment inspection is necessary and appropriate to ensure safe and sanitary living conditions for residential tenants.

H 1.5: Building Bulk. Limit the sizes of new and expanded single-family dwellings and duplexes, retaining neighborhood scale and character. Consider preparation of design guidelines and establishment of a design review process for duplexes.

Program Review

Program H 1.5: Building Bulk.

1. Through plan checking of single-family dwellings, ensure compliance with new R-1 regulations and design guidelines that control the bulk of and height of buildings. Adopt zoning code amendments to the R-2 district to limit the impacts of over-sized new construction and additions, including examination of floor area ratio, setback regulations and height limits.

Lead: Planning Division

Implementation Goal: Single-family review is ongoing. Goal for R-2: July 2003

Progress:

Plan checking of single-family dwellings is ongoing. Second story additions to single family dwellings and new single-family dwellings 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. In 2004, Duplex Design Guidelines were adopted by the City Council. These guidelines help to protect against the over-sized additions and new construction in R-2 zoning districts.

Effectiveness:

Both the Single Family and Duplex Design Guidelines have been successful in limiting the size and scale of second story additions and new construction, thus each addition or new construction is compatible to the surrounding neighborhood character.

Appropriateness:

The General Plan and Zoning Code are the appropriate locations for meeting this policy.

H 1.6: Variances and Lot Divisions. Consider existing neighborhood character in terms of dwelling size, height, setbacks and lot size and configuration in reviewing variances and lot division proposals.

Program Review

Program H 1.6: Variances and Lot Divisions.

1. Consider during variance and subdivision review.

Lead: Planning Division

(Ongoing)

Progress:

Existing neighborhood character continues to be considered in the review of all variance and lot split applications.

Effectiveness:

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.

Appropriateness:

The General Plan and Zoning Code are the appropriate locations for meeting this policy.

H 1.7: **Retention of Existing Lower-Income Units.** Seek to retain existing subsidized very low-, low- and moderate-income housing units, especially those that will be available for conversion to market rate housing by the year 2006. Retention of such units should have high priority for available funds.

Program Review

Program H 1.7: Retention of Existing Lower-Income Units.

1. Monitor affordable projects at risk of conversion to market rate. Maintain regular communication with the owners of all subsidized projects in San Mateo to keep up-to-date on their plans to maintain affordability. Monitor the possible expiration of affordability restrictions for 72 units at Flores Gardens.

Lead: Neighborhood Improvement and Housing Division

Implementation Goal: Annual discussions with each property owner

Progress:

Although the HUD contract was eligible for expiration in 2003, the owners of Flores Gardens re-negotiated new funding with HUD. This new financing combined with City lease negotiations extended the term of affordability through 2062. There were no other 'at risk' properties.

Effectiveness:

Flores Gardens is no longer 'at risk' of loss of affordability.

Appropriateness:

This is required and appropriate in accordance with Federal, State and other funding regulations.

2. Monitor Federal actions and appropriations regarding extension of Section 8 contracts, and actively support additional appropriations.

Lead: Neighborhood Improvement and Housing Division

(Ongoing)

Progress:

Continued communications with the County Housing Authority and Department of Housing allow for ongoing opportunities. Section 8 program has had extensive Federal appropriation cutbacks and freezes over these years and have had few opportunity for new project based Section 8 complexes.

Effectiveness:

Little opportunity for direct impact due to Federal appropriations.

Appropriateness:

Staff should continue to monitor Federal actions and seek support for appropriations when available.

3. Give high priority to retaining existing FHA and HUD subsidized low-income units through use of CDBG funds, Redevelopment Housing Set-Aside funds, and other solutions.

Lead: Neighborhood Improvement and Housing Division

Implementation Goal: 2001 to 2006

Progress:

A new loan management software has been installed that will help to better track affordability requirements on the various properties and projects.

Effectiveness:

Flores Gardens was the only project at risk during this time period and it did not require local funds to preserve the affordable units.

Appropriateness:

The City should continue to give high priority to retain existing affordable housing units since it is more expensive to replace lost units.

4. Continue to support the County Housing Authority housing rental subsidies to lease units in San Mateo for very-low and low-income households.

Lead: Neighborhood Improvement and Housing Division
(Ongoing)

Progress:

The County currently assists 587 households through the Section 8 rent assistance in San Mateo.

Effectiveness:

Although City staff is not involved in the administration of the Section 8 program, it provides significant assistance to participating households in the city.

Appropriateness:

With rents increasing each year, it is appropriate for the City to continue to support the County Housing Authority housing rental subsidy program.

H 1.8: Condominium Conversion. Continue the existing policy of protecting existing residents by offering purchase opportunities, long-term leases and relocation assistance.

Program Review

Program H 1.8: Condominium Conversion.

1. Continue to implement tenant notification, purchase opportunities, long-term leases, and relocation assistance provisions of the subdivision code.

Lead: Planning Division
(Ongoing)

Progress:

Condominium Conversion is rare in the City of San Mateo with only one approved application within this reporting period. However, the existing policies of tenant notification, purchase opportunities, long-term leases, and relocation assistance continues to be enforced with any application and/or approval.

Effectiveness:

In conjunction with the City's Condominium Conversion ordinance adopted in 1975 that requires compliance or upgrading to the current Building and Fire codes, these policies have been effective in protecting existing tenants from condominium conversion.

Appropriateness:

The Condominium Ordinance has appropriately and effectively restricted the number of apartment conversions to condominiums.

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.

Program Review

Program H 1.9: Demolitions.

1. Continue implementation of demolition ordinance. Implement code enforcement programs described in Program H 1.4.

Lead: Building Inspection Division and Code Enforcement Division
(Ongoing)

Progress:

Demolition ordinance will continue to be implemented.

Effectiveness:

Demolition ordinance will continue to be implemented.

Appropriateness:

The Demolition ordinance contains appropriate measures to preclude demolition of existing residences.

2. ENCOURAGING NEW HOUSING CONSTRUCTION

H 2.1: **Fair Share Housing Allocation.** Attempt to achieve compliance with ABAG Fair Share Housing Allocation for total housing needs and for low- and moderate-income needs.

Program Review

Program H 2.1: Fair Share Housing Allocation.

1. Monitor housing production against ABAG Fair Share Allocation, providing annual updates for the Planning Commission and City Council, with the objective of increasing the housing supply by 1,910 units by 2006.

Lead: Planning Division
(Annual)

Progress:

A total of 1,642 new housing units were constructed in San Mateo during this Housing Element period.

Effectiveness:

This figure represents 86 % of the ABAG RHNA allocation. Although San Mateo has suitable land inventory to achieve this goal, the development of housing is primarily accomplished by private developers which is influenced by the local market conditions. During this time period land construction costs have increased, at the same time market conditions for sale and lease have been volatile including the dot.com boom and bust, and the tightening of financing available for new construction in 2007-08

Appropriateness:

Staff will continue to monitor and encourage housing production.

H 2.2: Jobs/Housing Balance. Maintain an overall balance of housing and employment within the community over the term of the Plan.

Program Review

Program H 2.2: Jobs/Housing Balance.

1. Monitor housing production against new job creation, providing annual updates for the Planning Commission and City Council.

Lead: Planning Division
(Annual)

Progress:

The City continues to be successful in addressing the jobs-housing balance as measured by both the number of jobs per employed resident and the number of jobs per household. In terms of the former, the jobs housing ratio is considered balanced the closer the ratio is to 1.00. ABAG projects that, based on the growth of jobs in the City, the jobs-per-employed-resident ratio will continue to rest around 1.00 through 2020:

Effectiveness:

Although City does not have direct control in influencing the jobs/housing balance, tracking this data provides assists in long range planning for both housing, land use and economic development activities.

Appropriateness:

Staff will continue to monitor housing production and job creation.

H 2.3: Public Funding of Low- and Moderate-Income Housing. Continue to use available funds to increase the supply of low- and moderate-income housing through land purchases and other development encouragements and through use of nonprofit sponsors and subsidized financing using federal and state sources, tax credits, and the like.

Program Review

Program H 2.3: Public Funding of Low- and Moderate-Income Housing.

1. Give funding for new low- and moderate-income housing a high priority for CDBG, Redevelopment Housing Set-Aside, and other available funds, with the objective of subsidizing the construction of at least 410 new affordable housing units by 2006 for the following income groups:

Very low-income:	160 units
Low-income:	180 units
Moderate-income:	70 units

Seek to purchase two housing sites by 2006 for low-cost housing projects. Continue to work with nonprofit sponsors, such as BRIDGE and Mid-Peninsula Coalition, to develop projects and obtain subsidized state (HCD) and federal financing, and use both income and mortgage tax credits.

Lead: Neighborhood Improvement and Housing Division

Implementation Goal: July, 2006

Progress:

The City provided funding for the following affordable housing projects:

- Santa Inez : \$3.3 million for construction of 44 very low income family rentals
- Rotary Floritas: \$3 million for construction of 50 very low income senior rentals.
- First Step for Families: \$500,000 for construction of transitional homeless shelter for families-39 units.
- 11 S; Delaware: \$600,000 for the acquisition and rehab of 11 very low income family rentals.
- Goodyear Site (2901 ECR): Provided \$5.6M to purchase one acre site for future development of 68 very low income family rentals.
- Police Station Site (2000 S. Delaware): Acquired 2 acre site for \$6.35M for future development of family rentals.
- Vendome Hotel: \$3.3M for acquisition and rehab of 16 rooms in residential hotel for homeless supportive housing.

Effectiveness:

New construction of affordable housing units totaled 313 units including those financially assisted by the City and those provided by developers through the Below Market Rate Program. This is 75% of the original goal:

- Very Low Income: 156 units
- Low Income: 128 units
- Moderate Income: 29 units

Significant increases in land and construction costs impacted the amount of units the City was able to financially assist with existing funds.

Appropriateness:

The City will continue to evaluate market conditions and aggressively apply for funding to determine future goals.

2. Encourage the development of senior citizen housing. Prioritize above resources for affordable housing to develop senior housing with a goal that 20%, or 132 new housing units, of the income groups identified above are for senior citizen housing.

Lead: Neighborhood Improvement and Housing Division

Implementation Goal: July, 2006

Progress:

Fifty of the 133 new affordable housing units completed with financial assistance from the City during the last planning period were developed as senior housing.

Effectiveness:

This figure represents 38% of City-assisted and 16% of total new affordable housing.

Appropriateness:

Because the Redevelopment Agency has spent the maximum allowed by State regulations for senior housing with Housing Set Aside funds for the planning period of 2002-2014, the City at this time cannot provide financial assistance with RDA funds for future senior projects. However, the City will continue to support the development of senior housing by others.

H 2.4: Private Development of Affordable Housing. Encourage the provision of affordable housing by the private sector through:

1. Requiring that a percentage of the units, excluding bonus units, in specified residential projects be affordable.
2. Requiring construction or subsidy of new affordable housing as a condition for approval of any commercial development which affects the demand for housing in the City.
3. Providing density bonuses and priority processing for projects which qualify for density bonuses under State law.

Program Review

Program H 2.4: Private Development of Affordable Housing.

1. Maintain an inclusionary housing ordinance to implement Policy H 2.4 The ordinance shall include:
 - a) At a minimum, require all projects which include more than 10 residential units, including mixed-use projects, shall be required to include 10% of the residential units for exclusive use as affordable housing units.
 - b) The project proponent shall build the unit(s) on site, either in partnership with a public or nonprofit housing agency, or on its own. Off-site building shall be allowed only if the proponent demonstrates that on-site construction is infeasible; and in any event, any off-site units must be built within the City of San Mateo.
No in-lieu fees shall be allowed except for:
 - i. Projects which include 10 units or less; or
 - ii. Fractional affordable housing unit requirements of less than .5.
 - c) The affordable units shall be as similar in exterior design and appearance as possible to the remaining units in the project.
 - d) Affordable rental units shall carry deed restrictions which guarantee their affordability.
 - e) Affordable for sale units shall have deed restrictions which allow for first right of refusal to the local government, upon the sale of the unit. The City local government should only refuse the option of purchase if it has already expended all of its financial resources available for housing, including Community Development Block Grant funds, local housing trust fund monies, and any other federal, state or local funds typically available for affordable housing purposes.

Lead: Neighborhood Improvement and Housing Division
(Ongoing)

Progress:

The Below Market Rate (BMR) inclusionary program requires 10% of any new residential project that has 11 or more units to be affordable. During this period 180 units were completed through this program.

Effectiveness:

This program provided 58% of the new affordable housing units constructed during this program period. All units were provided onsite.

Appropriateness:

City will continue this program as required by local referendum and its significant contribution to the affordable housing stock.

- Evaluate and study the impacts on development costs to housing by increasing the inclusionary housing production requirements. Areas for consideration include increasing the percentage of units required, lowering the affordability pricing, lowering the project size that triggers the requirement, and including an in lieu payment for small projects.

Lead: Neighborhood Improvement and Housing Division

Implementation Goal: Ongoing for existing program; bring proposal on new requirements to Council by 2002

Progress:

A Technical Advisory Committee (TAC) for the Housing and Land Use study was formed and a report submitted in January 2008. As a result a new program resolution was approved to increase the inclusionary requirement to 15% in October 2008. The new program also provides for fractional fees for projects sized 5-10 units, and for fractional BMR units not constructed onsite. It also allows some flexibility on BMR units size and bedroom mix.

Effectiveness:

The new program standards will go into effect on January 1, 2010.

Appropriateness:

Staff will continue to monitor the impacts of the BMR program on market rate housing development, but at this time this program appears to be comparable to neighboring city programs in the county.

- Develop, hold public hearings on, and if possible, adopt a commercial/ housing linkage program, based on empirical data applicable to the City of San Mateo. The program should match the housing constructed and/or subsidized to the demand created by commercial development, in terms of affordability levels, type of tenancy, number of bedrooms, and other relevant factors.

Lead: Neighborhood Improvement and Housing Division

Implementation Goal: Bring to the Council by 2002

Progress:

The Housing and Land Use report contains a recommendation to implement a commercial linkage program and this item was discussed at a study session in May 2008. There was both strong opposition and support for this proposal.

Effectiveness:

No decision has been made whether to adopt a commercial linkage program.

Appropriateness:

This work item will continue into the next Housing Element program until a final decision is made.

- Develop a density bonus program consistent with State law.

Lead: Planning Division

(Ongoing)

Progress:

Density bonuses as required by State law have been adopted by resolution and adopted as part of the Zoning Code. Further changes to this code are in progress.

Effectiveness:

Density bonus law has not been widely used by developers until fairly recently due to changes in SB 1818. The incentives and allowances allowed under the recent changes to SB 1818 have instigated a review of the City's policies and review of applications. Revisions and/or a new ordinance are expected.

Appropriateness:

A Density Bonus ordinance was adopted in January 2009. This will further outline the restrictions and allowances under the State Density Bonus Law.

5. Provide information to developers on density bonus provisions for affordable housing. Give processing priority to applications which include substantial proportions of affordable housing.
Lead: Planning Division
(Ongoing)

Progress:

The City continues to provide information to developers regarding the density bonus provisions for affordable housing and to more fully explain the program to interested applicants.

Effectiveness:

Recently approved affordable housing projects did receive density bonuses and were given priority during development process.

Appropriateness:

The City provides information to developers on the Density Bonus Law. With the adoption of the proposed Density Bonus Ordinance additional information will be available.

H 2.5: Distribution of Low- and Moderate-Income Housing. Attempt to distribute low- and moderate-income housing developments throughout the City. Encourage the mixing of market-rate and low/moderate-income units where feasible.

Program Review

Program H 2.5: Distribution of Low- and Moderate-Income Housing.

1. Consider during review of applications for affordable housing projects.
Lead: Planning Division
(Ongoing)

Progress:

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. Also staff tries to avoid concentration of new affordable housing in any given neighborhood.

Effectiveness:

The BMR program has been effective in distributing the affordable housing. The 3 new affordable housing projects completed this year, as well as the 2 new sites acquired that were financially assisted by the City are well distributed in different neighborhoods.

Appropriateness:

The City's Below Market Rate program has been effective in distributing the affordable units throughout the City.

H 2.6: **Rental Housing.** Encourage development of rental housing for households unable to afford ownership housing.

Program Review

Program H 2.6: Rental Housing

1. Consider during review of applications for multi-family housing.

Lead: Planning Division
(Ongoing)

Progress:

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. For the majority of this reporting period the City has seen more for-sale units than rental units; however due to recent market conditions, the City now has a few rental projects going through the approval process.

Effectiveness:

Developing rental vs. for-sale units is based on market conditions by private developers. The City has targeted 100% of its affordable housing financing toward rentals to address this gap.

Appropriateness:

The City will continue to prioritize its affordable housing funds for rentals when the private market does not provide them.

H 2.7: **Secondary Units.** Allow creation of secondary units on single-family properties to provide opportunities for affordable rental units or to allow for the housing of extended families. Require that the design of secondary units be compatible with the main residence and neighborhood, provide adequate on-site usable open space and parking, and not infringe upon the privacy of adjoining properties.

Program Review

Program H 2.7: Secondary Units.

1. Utilize R-1 design guidelines for the creation of secondary units that are compatible with the design of the principle residence and surrounding neighborhood, provide useable on-site open space and protect the privacy of adjoining properties.

Lead: Planning Division
(Ongoing)

Progress:

Secondary Units are permitted as of right within residential zoning districts. Each application for a second story secondary unit is reviewed for consistency to the Single Family Design Guidelines and the Zoning Code. In 2003 the Secondary Unit Ordinance was revised to provide additional quantitative requirements and to link the ordinance to relevant Design Guidelines.

Effectiveness:

Both the Single Family Design Guidelines and the Zoning Code have ensured the compatibility of these units with the surrounding properties.

Appropriateness:

The Secondary Unit Ordinance has appropriately allowed secondary units in single family neighborhoods while requiring conformance to code requirements and design guidelines.

H 2.8: Single Room Occupancy. Provide for the development of single room occupancy (SRO) units to provide small affordable units in areas close to transportation services.

Program Review

Program H 2.8: Single Room Occupancy.

1. Adopt a Single Room Occupancy ordinance to allow the development of new SRO projects.

Lead: Planning and Building Divisions

Implementation Goal: 2004

Progress:

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.

Effectiveness:

The adoption of a Single Room Occupancy ordinance as part of a development proposal will allow for appropriate review of current trends and the creation of relevant standards for SRO development.

Appropriateness:

Adopting an SRO ordinance in conjunction with any new SRO development proposal is appropriate to ensure compliance with this policy.

H 2.9: Multi-Family Location. Provide for the development of multi-family housing to create a diversity of available housing types as follows:

1. Maintain the following sites or areas for multi-family land use:
 - a. Commercial sites on East Bayshore Road between Cypress and East Poplar avenues,
 - b. When redeveloped per the Bay Meadows II Specific Plan, portions of the Bay Meadows race track,
 - c. Manufacturing sites on Woodside Way near Villa Terrace,
 - d. The Elks Club site on 20th Avenue,
 - e. The church, nursery and adjacent office sites on El Camino Real (SR 82) at Monte Diablo Avenue,
 - f. The warehouse site at Railroad and Cypress avenues,
 - g. The Callan properties north of Campus Drive, and
 - h. Properties on Corte de Flores, and adjoining portions of Edison and Flores streets.
 - i. Hillsdale Station Transit-Oriented Development (TOD) area, and

- j. Hayward Park Station Transit-Oriented Development (TOD) area.
- 2. Permit reclassification to multi-family zoning of other properties that meet the following criteria:
 - a. Have adequate size to allow for a self-contained housing development and include adequate on-site parking and usable open space;
 - b. Have good access to arterial streets and transit nodes;
 - c. Maintain a reasonable buffer to single-family districts; and
 - d. Constitute a logical extension of existing multi-family development at compatible and appropriate densities or are zoned for commercial use.

Program Review

Program H 2.9: Multi-Family Location.

- 1. Maintain multi-family zoning on specified sites consistent with the Land Use Map or Land Use Element policies.
Lead: Planning Division
(Ongoing)

Progress:

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.

Effectiveness:

Multi-family projects have been developed on the Bay Meadows practice track. Additional multi-family development is planned/approved for portions of the Bay Meadows race track.

Appropriateness:

This program maintains multi-family zoning in areas that are appropriate for multi-family land use.

- 2. Consider during review of Reclassification applications for multi-family districts.
Lead: Planning Division
(Ongoing)

Progress:

Any future requests for reclassifications to multi-family will be evaluated under the criteria listed in section 2 of this policy as part of the development review process for a specific project.

Effectiveness:

No reclassification applications have been applied for during the last reporting period.

Appropriateness:

Review of these specific criteria during potential reclassifications to multi-family zoning provide for land use compatibility and buffers to adjacent neighborhoods.

H 2.10: Housing Densities. Re-examine permitted densities in multi-family districts to:

- 1. Provide a density range, with densities at the higher end of the range to be considered based on provision of public benefits such as affordable housing, increased open space, public recreational facilities, or off-site infrastructure

improvements, or location adjacent or near (generally within a half-mile walking distance) transit nodes;

2. More closely relate maximum densities to those which can be reasonably achieved given other zoning constraints, and
3. Ensure that inappropriate densities are not permitted for lots of less than one-half acre.

Program Review

Program H 2.10: Housing Densities.

1. Adopt development standards permitting densities at the higher end of the range based on specific standards for provision of low- or moderate-income housing, such amenities as increased open space, public recreational facilities, or off-site infrastructure improvements, and location adjacent or near transit nodes.

Lead: Planning Division

Implementation Goal: July, 2003

Progress:

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) and Measure P (2004) voter initiatives established density ranges in the City. Since 2001, residential development has averaged 77% of the maximum permitted density, and over 80% since 2006. Project specific amenities are analyzed on a case by case basis during the public review process.

Effectiveness:

No standards have been developed as yet, so effectiveness cannot be analyzed,

Appropriateness:

No standards have been developed as yet, so appropriateness cannot be discerned,

2. Adopt zoning code amendments to ensure that maximum densities in R-3, R-4, and R-5 districts are consistent with other development requirements such as parking, open space, height limits, and setbacks.

Lead: Planning Division

Implementation Goal: July, 2003

Progress:

No code amendments have been adopted. Since 2001, residential development has averaged 77% of the maximum permitted density, and over 80% since 2006. Development standards within residential zoning districts are being met, and are compatible with established density ranges.

Effectiveness:

No code amendments have been adopted, so effectiveness cannot be analyzed.

Appropriateness:

No Code amendments have been developed so appropriateness cannot be discerned.

3. Review the densities permitted on lots of less than one-half acre in the R-3, R-4, and R-5 districts to ensure that permitted densities are appropriate on small lots.

Lead: Planning Division

Implementation Goal: July, 2003

Progress:

Review of small lots has not been undertaken. Both the Measure H (1991) and Measure P (2004) voter initiatives established density ranges in the City. The City's zoning code limits density on small lots and increases density on larger lots or through lot accumulation.

Effectiveness:

No review completed, so effectiveness cannot be analyzed,

Appropriateness:

No review has been completed, so appropriateness cannot be discerned,

H 2.11:Senior Project Location. Permit senior housing projects on multi-family or non-residentially zoned properties within walking distance of services and transit routes. Continue to provide allowances for density bonuses for senior projects.

Program Review

Program H 2.11 Senior Project Location.

1. Consider during review of reclassification applications to the Senior Citizen Overlay district and Residential Care Facility Special Use Permits.

Lead: Planning Division
(Ongoing)

Progress:

The City allows Senior Projects within multi-family and commercially zoned properties. Three Senior projects have been constructed since the last reporting period and all are on major transit routes.

Effectiveness:

The City continues to promote the development of senior housing through its use of the Senior Citizen Overlay District.

Appropriateness:

The City's Senior Citizen Overlay District provides standards for review of requests for senior development projects.

H 2.12:Mixed Use. Continue the policy of encouraging residential uses in existing commercial areas, or in locating adjacent or near transit nodes, where the residences can be buffered from noise and safety concerns and can provide adequate on-site parking and usable open space. Provide floor area and/or height bonuses for residential development in selected areas of the City.

Program Review

Program H 2.12: Mixed Use.

1. 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 Bay Meadows II, and 42 Avenue.

Lead: Planning Division
(Ongoing)

Progress:

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.

Effectiveness:

Recently approved projects within the El Camino Real Master Plan and the Corridor Plan consist of mixed-use developments, including a 68-unit affordable housing development and the large Bay Meadows II mixed office/residential/retail uses.

Appropriateness:

The San Mateo Corridor Plan and the El Camino Real Master Plan have effectively steered developers to propose mixed-use projects as shown by the recently approved projects.

2. Publicize the advantages of constructing housing or mixed-use projects in commercial areas. Publicize the ability to locate residences in commercial areas.

Lead: Planning Division
(Ongoing)

Progress:

Individual meetings with applicants and comments made by the Planning Commission during public hearings have publicized the desirability of mixed-use development. In addition, the El Camino Real Master Plan and Land Use Transportation Corridor Phase 1 Plan both include provisions encouraging the development of mixed-use projects.

Effectiveness:

As described above, the Corridor Plan and the El Camino Real Master Plan have helped to guide and publicize the benefits of mixed-use developments. This is in addition to the various community meetings and Planning Commission meetings where mixed-use development is encouraged.

Appropriateness:

The General Plan, Zoning Code, Corridor Plan and El Camino Real Master Plan are the appropriate guiding and regulating documents to encourage mixed-use development.

H 2.13: Transportation Oriented Development (TOD). Encourage well-planned compact development with a range of land uses, including housing, commercial, recreation and open space, in proximity to train stations and other transit nodes. Encourage the maximization of housing density where possible.

Program Review

Program H 2.13: Transportation Oriented Development (TOD).

1. Encourage transit-oriented development in locations adjacent or near train stations and other transit nodes.

Lead: Planning Division

Implementation Goal: San Mateo Rail Corridor Transit-Oriented Development Plan and Bay Meadows II Specific Plan are underway and due for completion by 2005.

Progress:

The San Mateo Rail Corridor Plan Transit-Oriented Development Plan 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.

Effectiveness:

The Corridor Plan has been effective in encouraging development near transit and train stations. This is evident by the recently approved Bay Meadows II development and the Mid Peninsula affordable housing development, both of which are adjacent to the Hillsdale CalTrain Station.

Appropriateness:

The Corridor Plan is the appropriate guiding/regulating document to encourage development near transit and train stations.

2. Adopt Transportation Oriented Development Ordinance to provide incentives for development of TOD projects.

Lead: Planning Division

Implementation Goal: 2005 in conjunction with the San Mateo Rail Corridor Transit-Oriented Development Plan and Bay Meadows II Specific Plan.

Progress:

A TOD ordinance was adopted in 2005 with the associated Corridor Plan, as described above.

Effectiveness:

The ordinance and the Corridor Plan have been effective for encouraging development near transit and train stations.

Appropriateness:

The ordinance along with the Corridor Plan are the appropriate documents for encouraging development in TOD zoning districts.

H 2.14: The Homeless. Continue existing support for organizations that seek to prevent homelessness. Transitional housing may be located in residential districts and commercial districts with a special use permit, while emergency shelters may be located in commercial districts.

Program Review

Program H 2.14: The Homeless.

1. Continue existing support, where feasible, for programs and facilities seeking to prevent homelessness.

Lead: Neighborhood Improvement and Housing Division and Community Services Division (Ongoing)

Progress:

City actively participated in development of HOPE San Mateo County, the 10-year plan to end homelessness completed in 2006. 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. Redevelopment Agency purchased Vendome Hotel to be primary housing resource for program. City has had continuous representation and participation on the County Continuum of Care focusing on programs for prevention of homelessness and services to homeless families & individuals. The City contributes a 'fair share' payment for operation of a regional emergency homeless shelter for individuals and provides grants to Shelter Network for operation of First Step for Families, a family focused emergency shelter program.

Effectiveness:

Shelter support, rent assistance and other related services helped Vendome Hotel and HOT program showed immediate effectiveness due to level of interest of homeless persons to participate in program.

Appropriateness:

The City will continue to work with the County 10 year HOPE plan to work on homelessness at the regional level.

2. Allow emergency shelters as a special use in commercial zoning districts.

Lead: Planning Division

Implementation Goal: (Ongoing)

Progress:

In 2000 the Zoning Code was amended to implement this policy. Emergency shelters were also made a permitted use for religious institutions located in residential zoned areas.

Effectiveness:

No new shelters have been established during this planning period. The City participated in the development of the HOPE plan which was adopted in 2005. Its primary goal is to prevent homelessness with the provision of permanent affordable housing with support services.

Appropriateness:

Although emergency shelters provide emergency support, they do not prevent or end homelessness. Therefore the focus for future years will be to concentrate on homeless prevention and supportive services in permanent housing in accordance with the County 10-year HOPE plan.

H 2.15:Open Choice. Continue efforts towards the elimination of discrimination based on race, religion, sex, nationality, age or physical disability that prevent free choice in housing.

Program Review

Program H 2.15: Open Choice.

1. 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.

Lead: Neighborhood Improvement and Housing Division
(Ongoing)

Progress:

The City contracts with Project Sentinel to provide Fair Housing services and monitoring. All housing related projects or services funded by the City include affirmative marketing guidelines and are monitored on a regular basis.

Effectiveness:

The fair housing oversight helps to educate tenants, landlords, home sellers and prospective buyers as to appropriate treatment and actions as related to housing choice. Continues to provide protection for all in housing choice.

Appropriateness:

Program retains appropriateness and is required by law.

H 2.16:Special Needs Groups. Continue existing support for programs that assist special needs groups (the elderly, large families, female heads of households, and the disabled).

Program Review

Program H 2.16: Special Needs Groups

1. Continue to support programs particularly designed to accommodate special needs groups. In the past, typical programs have included rehabilitation loans, minor home repair, purchase of land for new housing, Section 8 rental assistance, shared housing, and first- and last-months rent program.

Lead: Neighborhood Improvement and Housing Division
(Ongoing)

Progress:

In addition to some of the Affordable Housing reported in section H 2.3, the City has regularly supported a variety of programs focused on the provision of housing and related services to special needs populations; including seniors, mental health permanent supportive housing, home modifications for accessibility, rental assistance for substance abuse recovery clients. The following are some examples of the achievements in those programs since 2001:

- Approximately 50 homeowner rehab loans
- Over 170 households assisted through Minor Home & Free Paint Programs
- Approximately 3,000 households and 4,200 individuals received services from nonprofit service providers through the RDA Community Services Funding for various housing assistance programs.

Effectiveness:

Simple rehabilitation loans for low income households has been effective in the preservation of the existing and affordable housing stock, serving primarily senior and disabled homeowner households. The leveraging of City funds through grants to nonprofit agencies continues to provide a very effective and efficient way of providing a high level of services reaching a variety of special needs populations.

Appropriateness:

Because of their effectiveness, these programs are appropriate in serving these populations and will continue to provide a wide variety of housing related services.