PUBLIC REVIEW DRAFT - OCTOBER 16, 2026				
Category Number	**Concise Written Description of Policy**	**Key Milestones and Milestone Dates**	**Anticipated Completion Date**	**Notes**
1G and 1L	The City is updating the Zoning Code (Comprehensive Zoning Code Update [CZCU]) to align with the recently adopted General Plan 2040 and 2023–2031 Housing Element, including changing zoning districts to match General Plan land uses. Revisions to the Zoning Code will also remove outdated rules, facilitate new development options, and make the code clearer and easier to use.Comprehensive Zoning Code Update	The City initiated the CZCU in 2025. The Draft Zoning Code is anticipated to be completed Q1 2027 and the Final Zoning Code is anticipated to be completed in Q2/Q3 2027	Mid 2027	
1G	Below Market-Rate/Inclusionary Housing Program Update	Engage consultantand launch update - October 2026 (completed) Community engagement and drafting - through March 2027 Draft ordinance and guidelines -April 2027 Ordinance adoption and guidelines published - September 2027	September 2027	Refer to scope in consultant contract (Street Level Advisors)
4B	Housing Element Policy H1.2 requires the City to develop afforable housing on the City-owned site at 4142 S. El Camino Real; $5M will be set aside for this purpose (into a Prohousing Reserve Account, as noted in 4E).	Appropriation of funds- exact date TBD but City Council has directed staff to set aside the funds when available, reaching $5M over five years (though 2031). (A "Pro-Housing Reserve" was created in September 2026 within the applicable City funds (LMIHAF, local GF set-aside, Commercial Linkage Fee); the funds specific to 4142 S. ECR will be set aside there.)	End of 2031	Per City's 2023-2031 Housing Element, the target timeline for developing affordable housing at this location is the planning period, through 2031. Housing Element Policy H1.2 sets the following targets: site analysis within 2 years of Housing Element adoption; issue RFP within 4 years; select development partner and negotiage a lease within 5 years.
4D	Together with the other jurisdictions in the ADU Resource Center of San Mateo County, the City will launch a low-interest ADU loan program for moderate-income homeowners to construct ADUs restricted to moderate-income households. Income and affordability requirements will follow the PLHA program guidelines.	Execute Memorandum of Understanding - end of 2026 Fund appropriation - June 2027 Execute agreement with HEART of San Mateo County to administer program - June 2027	End of 2026 (Program will be funded through 2031)	Five-year Housing funding strategy includes ADU loan program with up to $680,000 over five years.
4E	The Bespoke development, a public-private partnership that consists of a commercial building and residential building atop a shared podium on City-owned land and adjacent, privately-owned parcels, will result 70 units of afforable housing.	Bespoke affordable development construction start - anticipated January 2035	January 2035	The Bespoke DDA includes a Schedule of Performance with key project milestones and "buffer dates" that could result in construction start in 2035 or as late as 2039.