



CITY OF SAN MATEO

HOUSING AND LAND USE STUDY REPORT

**A Discussion of Housing Issues in
San Mateo**

2008



CITY OF SAN MATEO

HOUSING AND LAND USE STUDY REPORT

A Discussion of Housing Issues in San Mateo

January 2008

Prepared By:
City of San Mateo Community Development Department
330 West 20th Avenue
San Mateo, CA 94403

Table of Contents

I. Executive Summary	i
II. Introduction.....	1
III. San Mateo’s Housing Supply	5
IV. Overview of Existing City Regulations	9
V. Density Bonus Law.....	10
VI. Residential Density.....	13
VII. Affordable Housing	21
VIII. Residential Development in Non-Residential Land Use Areas	44
IX. Summary	49
X. Acknowledgements	51
XI. Appendices	
■ Appendix A: Technical Advisory Committee Comments on Housing and Land Use Study Report & Summaries of Public Workshops	
■ Appendix B: Residential Density – Specific Areas of the City	
■ Appendix C: Measure P	
■ Appendix D: Below Market Rate Housing Policy Alternatives, by Economic & Planning Systems	
■ Appendix E: Executive Summary of Jobs Housing Nexus Analysis	
■ Appendix F: Peer Review of Commercial Linkage Fee	
■ Appendix G: Bay Area Commercial Linkage Fee Survey	
XII. List of Figures	
■ Figure 1. Housing Types 2006	
■ Figure 2. Residential Units Constructed 2001 – 2006	
■ Figure 3. San Mateo County Average Rent 2001 – 2007	
■ Figure 4. San Mateo County Median Sales Prices 2001 – 2007	
■ Figure 5. Approved Projects with Density Bonus	
■ Figure 6. Density Bonus Law Impacts on San Mateo BMR Program	
■ Figure 7. Projects Approved in the High Density Land Use Category	
■ Figure 8. Approved Residential Projects 1992 – 2007	
■ Figure 9. RHNA and City Goals for Housing	
■ Figure 10. City Assisted Housing Units By Year 1996 – 2006	

- Figure 11. City Subsidized Housing Units 1996 – 2006
- Figure 12. Estimated Resources for New Affordable Housing
- Figure 13. Below Market Rate Program Incomes and Housing Prices
- Figure 14. Affordable Units 1996 – 2006
- Figure 15. City of San Mateo BMR Summary 1996 to Present
- Figure 16. Comparison of Inclusionary Housing Policies in San Mateo County
- Figure 17. BMR Options Estimated Production
- Figure 18. Non-Residential Building Permit Activity 1993 – 2006
- Figure 19. Commercial and Residential Permits 1992 - 2006
- Figure 20. Sample Development Fees