

Primary theme of goals: Maintain high opportunity environment the city currently offers; increase affordable housing for families

FAIR HOUSING PLAN - San Mateo City

FAIR HOUSING GOAL	CONTRIBUTING FACTORS TO BE ADDRESSED BY GOAL	FAIR HOUSING ISSUES/IMPEDIMENTS	RESPONSIBLE PARTY	METRICS AND MILESTONES	TIMEFRAME FOR ACHIEVEMENT
Goal No. 1. Add more City supported housing with affordability restrictions to the market.	Loss of affordable housing; Lack of affordable housing supply; High housing costs	Disproportionate housing needs: Displacement due to rent increases for Spanish speaking and large households; Lack of accessible housing for persons with disabilities; Limited housing for families	City of San Mateo Housing Division	1) Bay Meadows Project-68 units 30-50% AMI 2)Select developer to provide a range of affordable housing units as part of mixed use/income project on City owned Downtown former RDA sites.	1) Bay Meadows completion by December 2019. (17 large family units, 12 disabled veterans units) 2) Downtown site completion by December 2021.
Goal No.2. Attempt to distribute affordable housing units throughout the City and encourage mixed income developments.	Loss of affordable housing; Lack of affordable housing supply; High housing costs	Disproportionate housing needs: Displacement due to rent increases for Spanish speaking and large households; Lack of accessible housing for persons with disabilities; Limited housing for families	City of San Mateo Community Development	Require all new housing projects in excess of 11 units provide affordable inclusionary units scattered within project.	Affordability agreement executed as condition of building permit.
Goal 3. Ensure affirmative marketing of City assisted affordable housing is targeted to all segments of the community.	Lack of awareness of effective affirmative marketing strategies	Disproportionate housing needs: Displacement due to rent increases for Spanish speaking and large households; Lack of accessible housing for persons with disabilities; Limited housing for families	City of San Mateo Housing Division	Develop Marketing Plan with developers of affordable housing projects during final phase of construction. Focus outreach to those least likely to apply based on racial make-up of neighborhood. Include Spanish marketing materials and ensure bilingual interpretation services are available.	Varies with project.
Goal No. 4. Prioritize acquisition and new construction of housing that accommodates families (larger units) when possible.	Loss of affordable housing; Lack of affordable housing supply; High housing costs	Disproportionate housing needs: Displacement due to rent increases for Spanish speaking and large households; Limited housing for families	City of San Mateo Housing Division	1) Bay Meadows Project-requires 25% 3 BR units (17 units) 2)Review City Council Resolution to establish Community Priority for large bedroom units ,which allows developer to provide fewer BMR units in exchange for units with more bedrooms.	1) Bay meadows completion by December 2018. 2) Annual Council BMR resolution adopted upon publication of California median incomes.
Goal 5. Fund minor home repairs and accessibility improvements for low and moderate income homeowners. Allow accessibility improvements on rental properties with owner permission.	Lack of accessible housing	Disproportionate housing needs: Percent of residents with a household member with a disability needing accessibility improvements is lowest in San Mateo City; this hopes to preserve that.	Sub contractors to City of San Mateo (CID, Rebuilding Together, El Concio)	Annual Goal: 10 Accessible units and 32 Minor Home Repair units.	Annual Goal completed each year by June 30.
Goal 6. Adopt additional development review practices that facilitate housing creation including streamlining reviews.	Challenges with development approval process; Lack of support for affordable housing creating barriers to approval	Disproportionate housing needs	City of San Mateo Building Division	Draft guidelines for concurrent Planning Plan Check and Building Permit Check process to speed up approval process to begin construction.	Complete Guidelines by December 2017.

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Goal 7. (regional) Support and engage in efforts to education community stakeholders and residents about housing gaps and the effects of programs and policies on addressing those gaps.	Lack of support for housing; suburban scale communities resistant to added density; frustration with recent growth implications	Lack of support for affordable housing	City of San Mateo Community Development Department	1)Continue Community engagement process for Downtown Specific Plan Update. 2) Develop Community Engagement process for General Plan update. 3) Participate in Countywide Home For All "Learning Network" to share best practices	1) Continue Downtown outreach efforts through December 2017. 2) Discuss project scope and timeline at Council Study Session by December 2017. 3) TBD as County develops program.
Goal 8 (regional).Strengthen utilization of Section 8 program. Explore a multifamily rehabilitation and accessibility improvement program to provide an incentive for landlords to remain in the HCV program and those willing to offer naturally occurring affordable rental housing	Loss of affordable housing; Lack of affordable housing supply; High housing costs	Disproportionate housing needs: Displacement due to rent increases for Spanish speaking and large households; Lack of accessible housing for persons with disabilities; Limited housing for families	City of San Mateo Housing	1) Collaborate with County Housing Authority staff to review current practices and potential options. Complete analysis and determine program feasibility . 2) Explore Section 8 nondiscrimination policy.	1) Ongoing 2)Submit findings to City Council by June 2018.
Goal 9. Assist with the retention of special needs housing that is at risk of expiring affordability requirements.	Loss of affordable housing; Displacement of residents; Lack of accessible housing	Disproportionate housing needs; lack of support for special needs housing	City of San Mateo Housing	Outreach and negotiate with Mateo Lodge for affordability extensions for Humboldt House (9 units),	Execute extension by January 2020.
Goal 10. (regional) Continue funding and support for outreach services for homeowners and renters at risk of being displaced and/or facing fair housing challenges.	Loss of affordable housing; Lack of affordable housing supply; High housing costs	Disproportionate housing needs: Displacement due to rent increases for Spanish speaking and large households; Limited housing for families	Sub Contractors to City of San Mateo (Project Sentinel, Legal Aid)	Annual Fair Housing Activity Goals: Investigate 23 cases, Provide R & I 45 individuals, Public Education/ Outreach 100 individuals. Annual legal assistance to renters: 125 individuals	Annual Goal completed each year by June 30.
Goal 11. Continue implementation of City Reasonable Accommodation Policy to allow for relaxation of City zoning codes on residential properties used by persons with disabilities.	Lack of flexibility in zoning code	Disproportionate housing needs: Lack of accessible housing for persons with disabilities	City of San Mateo Planning	Review requests for Reasonable Accommodations as they are submitted.	Ongoing
Goal 12. (regional) Encourage development of Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) to increase lower cost housing in the community.	Loss of affordable housing; Lack of affordable housing supply; High housing costs	Disproportionate housing needs; Segregation increases; Decline in Access to Opportunity (depending on ADU locations)	City of San Mateo Planning	1)Review pilot ADU/JADU fee reduction after one year. 2)Continue collaboration with 21 Elements to develop programs to encourage production of ADU's.	1) Review June 2018 2) Ongoing

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Goal 13. Minimize tenant displacement. Explore programs to preserve properties with under market rents at risk of redevelopment and rent increases.	Loss of affordable housing; Lack of affordable housing supply; High housing costs	Disproportionate housing needs: Displacement due to rent increases for Spanish speaking and large households; Lack of accessible housing for persons with disabilities; Limited housing for families	City of San Mateo Housing Division	Collaborate with other countywide jurisdictions. Complete analysis and determine feasibility.	Submit findings to City Council by December 2018.
Goal 14. Gather data regarding local rents and rent increases.	Loss of affordable housing; Lack of affordable housing supply; High housing costs	Disproportionate housing needs: displacement of residents	City of San Mateo Housing Division	Evaluate gaps in current rental data and determine approach to collect that data.	Submit findings to City Council by September 2018.