

## Please Start Here

<b>General Information</b>	
Jurisdiction Name	San Mateo
Reporting Calendar Year	2020
<b>Contact Information</b>	
First Name	Sandy
Last Name	Council
Title	Housing Manager
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Phone	6505227223
<b>Mailing Address</b>	
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.

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**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>

#### Submittal Instructions

**Please save your file as Jurisdictionname2020 (no spaces).** Example: the city of San Luis Obispo would save their file as SanLuisObispo2020

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 (Preferred) - Please see the link to the online system to the left.** This enters your information directly into HCD's database limiting the risk of errors. If you would like to use the online system, email [APR@hcd.ca.gov](mailto: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](mailto:APR@hcd.ca.gov) and to OPR at [opr.apr@opr.ca.gov](mailto:opr.apr@opr.ca.gov). Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	San Mateo
Reporting Year	2020 (Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

**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	Notes	
1					2	3	4	5							6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter 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)	Notes*
Summary Row: Start Data Entry Below	34183060	480 E 4TH AVE A	Kiku Crossing-City-Owned Downtown Affordable Housing and Parking Garage	PA-2019-033	5+	R	6/22/2020	107	116						2	225	225		No 225-unit affordable housing p
035-243-090-140-160-170-190-200-210-220	666 Concar Dr	Concar Passage Mixed Use Project		PA-2018-052	5+	R	7/16/2020	73							888	961	961		No Total of 961 new units, includ
041-522-010-041-522-020-041-521-010, 041-521-020	2988 CAMPUS DR 100	Peninsula Heights		PA-2020-012	5+	O	11/12/2020		29						261	290	290		No 290 for-sale residential units.
33141040	146 N GRANT ST	146 N. Grant St, Duplex SPAR		PA-2019-037	2 to 4	R	4/10/2020								1	1	1		No Demo existing SFD, construc
33286030	711 S GRANT ST	711 S. Grant St, Duplex		PA-2019-032	2 to 4	R	4/10/2020								1	1	1		No Demo existing SFD, construc
33145010	822 TILTON AVE	822 Tilton Ave, S		PA-2018-046	2 to 4	R	2/18/2020								1	1	1		No Add a new unit (SFD). Total c
32092140	175 W. Bellevue Ave	175 Bellevue Ave		PA-2020-031	ADU	R	10/30/2020								1	1	1		No New ADU
034286040	1120 PALM AVE	1120 PALM AVE		BD-2020-274568	ADU	R	1/6/2020								1	1	1		No Junior ADU conversion
032164080	421 VILLA TER	421 VILLA TER		BD-2020-274826	ADU	R	1/29/2020								1	1	1		No New detached ADU
03213240	406 STATE ST	406 STATE ST		BD-2020-274222	ADU	R	1/29/2020								1	1	1		No New ADU conversion
035082100	810 GUILDFORD AVE	810 GUILDFORD AVE		BD-2020-274858	ADU	R	1/30/2020								1	1	0		No Legalize existing ADU conver
033292210	807 S ELDORADO ST	807 S ELDORADO ST		BD-2020-274898	ADU	R	2/4/2020								1	1	1		No New detached ADU
033134180	201 S HUMBOLDT ST	201 S HUMBOLDT ST		BD-2020-274950	ADU	R	2/7/2020								1	1	0		No New ADU conversion
039395230	137 30TH AVE	137 30TH AVE		BD-2020-274960	ADU	R	2/10/2020								1	1	1		No New detached ADU
040053150	101 POINSETTIA AVE	101 POINSETTIA AVE		BD-2020-275013	ADU	R	2/14/2020								1	1	1		No Conversion of detached struc
040228170	4109 BRANSON DR	4109 BRANSON DR		BD-2020-275126	ADU	R	2/24/2020								1	1	1		No Conversion and addition to de
040136050	309 CUPERTINO WAY	309 CUPERTINO WAY		BD-2020-275138	ADU	R	2/25/2020								1	1	1		No New ADU conversion
033354230	1417 HEMLOCK AVE	1417 HEMLOCK AVE		BD-2020-275237	ADU	R	3/3/2020								1	1	1		No New detached ADU
035274220	1704 S NORFOLK ST	1704 S NORFOLK ST		BD-2020-275284	ADU	R	3/9/2020								1	1	1		No Legalize existing ADU conver
033173200	1507 HURON AVE	1507 HURON AVE		BD-2020-275327	ADU	R	3/9/2020								1	1	1		No New attached ADU
034383310	1305 MAPLE ST	1305 MAPLE ST		BD-2020-275360	ADU	R	3/11/2020								1	1	1		No New attached ADU
029312120	1027 N DAHO ST	1027 N DAHO ST		BD-2020-275480	ADU	R	5/6/2020								1	1	1		No New detached ADU
033023240	856 N DAHO ST	856 N DAHO ST		BD-2020-275510	ADU	R	5/7/2020								1	1	1		No New detached ADU
033382020	1732 Nash Dr	1732 Nash Dr		BD-2020-275492	ADU	R	5/7/2020								1	1	1		No Conversion of detached struc
033314050	902 S FREMONT ST	902 S FREMONT ST		BD-2020-275538	ADU	R	5/11/2020								1	1	1		No Conversion of detached struc
035111020	1748 HEMLOCK AVE	1748 HEMLOCK AVE		BD-2020-275567	ADU	R	5/12/2020								1	1	1		No New detached ADU
033045080	343 N HUMBOLDT ST	343 N HUMBOLDT ST		BD-2020-275554	ADU	R	5/12/2020								1	1	0		No New detached ADU
032198060	257 N ELLSWORTH AVE	257 N ELLSWORTH AVE		BD-2020-275606	ADU	R	5/14/2020								1	1	0		No New detached ADU
033382140	1856 NASH DR	1856 NASH DR		BD-2020-275616	ADU	R	5/14/2020								1	1	1		No New detached ADU
040136140	3615 ORINDA DR	3615 ORINDA DR		BD-2020-275665	ADU	R	5/19/2020								1	1	1		No New attached ADU
035401140	2338 S NORFOLK ST	2338 S NORFOLK ST		BD-2020-275721	ADU	R	5/22/2020								1	1	1		No New ADU conversion
033241560	1725 DOLAN AVE	1725 DOLAN AVE		BD-2020-275770	ADU	R	5/28/2020								1	1	1		No New attached ADU
042165010	17 W 38TH AVE	17 W 38TH AVE		BD-2020-275783	ADU	R	5/29/2020								1	1	1		No New ADU conversion
033204170	1521 2ND AVE	1521 2ND AVE		BD-2020-275814	ADU	R	6/2/2020								1	1	1		No New detached ADU
040103130	405 SANTA CLARA WAY	405 SANTA CLARA WAY		BD-2020-275865	ADU	R	6/8/2020								1	1	1		No Legalize existing detached A
034211080	438 SONORA DR	438 SONORA DR		BD-2020-275882	ADU	R	6/9/2020								1	1	1		No New ADU conversion
033267090	638 RAND ST	638 RAND ST		BD-2020-275926	ADU	R	6/10/2020								1	1	1		No New detached ADU
032100180	87 W POPLAR AVE	87 W POPLAR AVE		BD-2020-275914	SFD	R	6/10/2020								1	1	1		No NEW SFR
033267090	638 RAND ST	638 RAND ST		BD-2020-275926	ADU	R	6/10/2020								1	1	1		No New detached ADU
035282140	1634 BORDEN ST	1634 BORDEN ST		BD-2020-275962	ADU	R	6/13/2020								1	1	1		No New ADU conversion
035364190	1777 HAMLET ST	1777 HAMLET ST		BD-2020-275966	ADU	R	6/13/2020								1	1	1		No New ADU conversion
040073170	54 E 40TH AVE	54 E 40TH AVE		BD-2020-275998	ADU	R	6/16/2020								2	2	2		No Conversion and addition for t
033111040	16 IRI CT	16 IRI CT		BD-2020-276012	ADU	R	6/17/2020								1	1	1		No New ADU conversion
034285080	137 12TH AVE	137 12TH AVE		BD-2020-276005	ADU	R	6/17/2020								1	1	1		No Conversion of detached struc
034224020	228 SONORA DR	228 SONORA DR		BD-2020-276097	ADU	R	6/26/2020								1	1	1		No New attached ADU
034063150	544 VIRGINIA AVE	544 VIRGINIA AVE		BD-2020-276107	ADU	R	6/26/2020								1	1	1		No New attached ADU
032033040	631 COSTA RICA AVE	631 COSTA RICA AVE		BD-2020-276121	ADU	R	6/28/2020								1	1	1		No Conversion of detached struc
034276070	119 10TH AVE	119 10TH AVE		BD-2020-276124	ADU	R	6/28/2020								1	1	1		No New detached ADU
040402120	1804 EL PARQUE CT A	1804 EL PARQUE CT A		BD-2020-276174	ADU	R	7/6/2020								1	1	0		No New attached ADU
033221110	926 S HUMBOLDT ST	926 S HUMBOLDT ST		BD-2020-276160	ADU	R	7/6/2020								1	1	1		No New detached ADU
035255010	646 EDNA WAY	646 EDNA WAY		BD-2020-276208	ADU	R	7/8/2020								1	1	1		No New attached ADU
033365290	1009 S NORFOLK ST	1009 S NORFOLK ST		BD-2020-276219	ADU	R	7/8/2020								1	1	1		No New attached ADU
040392080	1548 LAGO ST	1548 LAGO ST		BD-2020-276269	ADU	R	7/13/2020								1	1	1		No New ADU conversion
035255010	646 EDNA WAY	646 EDNA WAY		BD-2020-276298	ADU	R	7/15/2020								1	1	1		No New ADU conversion
033363280	933 ANNA ST	933 ANNA ST		BD-2020-276319	ADU	R	7/16/2020								1	1	1		No New detached ADU
033352450	1081 NORTON ST	1081 NORTON ST		BD-2020-276348	ADU	R	7/20/2020								1	1	1		No Conversion of detached struc
035435180	2649 HOLLAND ST	2649 HOLLAND ST		BD-2020-276347	ADU	R	7/20/2020								1	1	1		No Conversion of detached struc
033033460	600 N DAHO ST	600 N DAHO ST		BD-2020-276429	ADU	R	7/29/2020								1	1	1		No New ADU conversion
039141020	417 22ND AVE	417 22ND AVE		BD-2020-276448	ADU	R	7/29/2020								1	1	1		No New attached ADU to existin

**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	Notes	
1					2	3	4	5								6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA, SFD, 2 to 4,5+, ADU, MH)	Tenure R=Renter 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)	Notes*	
<b>Summary Row: Start Data Entry Below</b>																				
034289080		25 13TH AVE	25 13TH AVE	BD-2020-276482	ADU	R	7/30/2020	180	0	145	0	0	0	0	1252	1577	1548	0	0	
033145010		822 TILTON AVE	822 TILTON AVE	BD-2020-276513	2 to 4	R	7/31/2020								1	1	1		No New detached ADU	
034275190		54 9TH AVE 1	54 9TH AVE 1	BD-2020-276525	ADU	R	8/3/2020								1	1	1		No New duplex	
032172040		449 HIGHLAND AVE	449 HIGHLAND AVE	BD-2020-276540	ADU	R	8/4/2020								1	1	1		No Junior ADU conversion	
035666270		1221 CARLISLE DR	1221 CARLISLE DR	BD-2020-276563	ADU	R	8/5/2020								1	1	1		No New ADU conversion	
033241190		1622 DOLAN AVE	1622 DOLAN AVE	BD-2020-276577	ADU	R	8/6/2020								1	1	0		No New detached ADU	
032305120		103 N ELDORADO ST	103 N ELDORADO ST	BD-2020-276676	ADU	R	8/14/2020								1	1	1		No Conversion of detached struc	
034211020		526 SONORA DR	526 SONORA DR	BD-2020-276686	ADU	R	8/16/2020								1	1	1		No Conversion of detached struc	
034411230		1519 LOCUST ST	1519 LOCUST ST	BD-2020-276816	ADU	R	8/26/2020								1	1	1		No Conversion of detached struc	
040025160		2309 KENT ST	2309 KENT ST	BD-2020-276850	ADU	R	8/28/2020								1	1	1		No New attached ADU	
032280040		210 GRAMERCY DR	210 GRAMERCY DR	BD-2020-276834	ADU	R	8/28/2020								1	1	1		No Junior ADU conversion	
039210320		843 OVERLOOK CT	843 OVERLOOK CT	BD-2020-276932	ADU	R	9/2/2020								1	1	1		No New attached ADU	
033332030		716 HOWE ST	716 HOWE ST	BD-2020-276992	ADU	R	9/9/2020								1	1	1		No New detached ADU	
039151050		121 22ND AVE	121 22ND AVE	BD-2020-277046	ADU	R	9/14/2020								1	1	0		No New ADU conversion	
040053170		108 E HILLSDALE BLVD	108 E HILLSDALE BLVD	BD-2020-277073	ADU	R	9/15/2020								1	1	0		No New detached ADU	
033102140		1519 TROLLMAN AVE	1519 TROLLMAN AVE	BD-2020-277111	ADU	R	9/17/2020								1	1	1		No Legalized existing ADU conv	
033342120		865 FALLOON AVE	865 FALLOON AVE	BD-2020-277207	ADU	R	9/23/2020								1	1	0		No New ADU conversion	
032114160		229 STATE ST	229 STATE ST	BD-2020-277259	ADU	R	9/25/2020								1	1	1		No Legalized existing ADU conv	
033212130		1713 CYPRESS AVE	1713 CYPRESS AVE	BD-2020-277258	ADU	R	9/25/2020								1	1	0		No New detached ADU	
033274020		1726 SHOREVIEW AVE	1726 SHOREVIEW AVE	BD-2020-277284	ADU	R	9/28/2020								1	1	1		No New detached ADU	
032431100		21 DE SABLA RD	21 DE SABLA RD	BD-2020-277311	ADU	R	9/30/2020								1	1	0		No New detached ADU	
032202080		320 RAMONA ST A	320 RAMONA ST A	BD-2020-277329	ADU	R	10/1/2020								1	1	0		No New ADU conversion	
035291150		1756 WASHINGTON ST	1756 WASHINGTON ST	BD-2020-277416	ADU	R	10/8/2020								1	1	1		No New detached ADU	
042440030		205 W 39TH AVE	205 W 39TH AVE	BD-2020-277413	ADU	R	10/8/2020								1	1	0		No Legalize existing conversion	
039151160		136 23RD AVE	136 23RD AVE	BD-2020-277428	ADU	R	10/8/2020								1	1	0		No New detached ADU	
031051150		528 CLARK DR	528 CLARK DR	BD-2020-277453	ADU	R	10/9/2020								1	1	1		No Junior ADU conversion	
033152090		112 S GRANT ST	112 S GRANT ST	BD-2020-277483	ADU	R	10/13/2020								1	1	0		No Legalize existing ADU cover	
042181230		4131 KINGRIDGE DR	4131 KINGRIDGE DR	BD-2020-277571	ADU	R	10/19/2020								1	1	0		No New detached ADU	
033342100		856 OCEAN VIEW AVE	856 OCEAN VIEW AVE	BD-2020-277632	ADU	R	10/22/2020								1	1	0		No New attached ADU	
042094220		635 W 39TH AVE	635 W 39TH AVE	BD-2020-277708	ADU	R	10/28/2020								1	1	0		No New attached ADU	
032135090		470 STUDIO CIR 1	470 STUDIO CIR 1	BD-2020-277764	ADU	R	11/2/2020								1	1	0		No New ADU conversion	
033151010		106 S HUMBOLDT ST	106 S HUMBOLDT ST	BD-2020-277787	ADU	R	11/10/2020								1	1	1		No Legalize existing ADU cover	
034373240		1217 OAK ST	1217 OAK ST	BD-2020-277919	ADU	R	11/13/2020								1	1	0		No New ADU conversion	
042171370		653 NEWLANDS AVE	653 NEWLANDS AVE	BD-2020-278018	ADU	R	11/23/2020								1	1	1		No New detached ADU	
033202160		1533 CYPRESS AVE	1533 CYPRESS AVE	BD-2020-278113	ADU	R	12/3/2020								1	1	0		No Convert existing detached str	
040103250		402 POINSETTIA AVE	402 POINSETTIA AVE	BD-2020-278129	ADU	R	12/3/2020								1	1	1		No New detached ADU	
034045110		735 NEVADA AVE	735 NEVADA AVE	BD-2020-278160	ADU	R	12/8/2020								1	1	1		No New attached ADU	
032031120		408 WARREN RD	408 WARREN RD	BD-2020-278178	ADU	R	12/9/2020								1	1	0		No New ADU conversion	
039324200		432 28TH AVE	432 28TH AVE	BD-2020-278199	ADU	R	12/10/2020								1	1	0		No New detached ADU	
035293110		1756 PIERCE ST	1756 PIERCE ST	BD-2020-278254	ADU	R	12/15/2020								1	1	0		No New ADU conversion	
032167280		612 N CLAREMONT ST	612 N CLAREMONT ST	BD-2020-278240	ADU	R	12/15/2020								1	1	0		No New ADU conversion	
033351250		1100 NORTON ST	1100 NORTON ST	BD-2020-278310	ADU	R	12/21/2020								1	1	0		No New attached ADU	
034482140		801 MURPHY DR	801 MURPHY DR	BD-2020-278345	ADU	R	12/28/2020								1	1	0		No New detached ADU	

<b>Jurisdiction</b>	San Mateo
<b>Reporting Year</b>	2020 (Jan. 1 - Dec. 31)

## **ANNUAL ELEMENT PROGRESS REPORT**

### **Housing Element Implementation**

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

**Table A2**

**Table A2**

Jurisdiction	San Mateo
Reporting Year	2020 (Jan. 1 - Dec. 31)

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

Annual Building Permits															
Project Identifier					Unit Types		Affordability by Household Income - Building Permits								
1				2		3	7				8				
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,+ADU,MH)	Tenure R=Renter O=Owner	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	Building Permits Date Issued	# of Units Issued Building Permits
Summary Row: Start Data Entry Below							3	0	1	0	0	0	92		96
035255070	16 JODY CT	ADU - Attached	BD-2019-272797	ADU	R								1	1/10/2020	1
032023010	201 W POPLAR AVE	ADU - Detached	BD-2019-272665	ADU	R								1	1/13/2020	1
039395230	- 137 30TH AVE	ADU - Detached	BD-2020-274960	ADU	R								1	2/10/2020	1
034161020	40 S ELDORADO ST	ADU	BD-2019-273242	ADU	R								1	3/2/2020	1
035513440	540 FATHOM DR	ADU - Attached	BD-2019-272050	ADU	R								1	3/11/2020	1
040071260	70 E 38TH AVE	ADU - Detached	BD-2019-274083	ADU	R								1	5/12/2020	1
040136050	309 CUPERTINO WAY	ADU - Attached	BD-2020-275138	ADU	R								1	6/1/2020	1
032133060	849 N DELAWARE ST	ADU - Detached	BD-2019-272302	ADU	R								1	6/2/2020	1
042223010	4007 BAYVIEW AVE	ADU - Attached	BD-2019-274523	ADU	R								1	6/5/2020	1
033331150	1325 JAMES CT	ADU - Detached	BD-2019-272336	ADU	R								1	6/19/2020	1
033382020	1732 Nash Dr	ADU - Detached	BD-2020-275492	ADU	R								1	7/27/2020	1
034383310	1305 MAPLE ST	ADU - Attached	BD-2020-275360	ADU	R								1	7/27/2020	1
035095090	1236 DIX ST	ADU - Attached	BD-2019-271737	ADU	R								1	7/29/2020	1
035332390	476 FIESTA DR	ADU - Detached	BD-2019-274351	ADU	R								1	7/29/2020	1
033194150	121 S KINGSTON AVE	ADU - Detached	BD-2019-273943	ADU	R								1	8/18/2020	1
032132140	406 STATE ST	ADU - Detached	BD-2020-274822	ADU	R								1	8/21/2020	1
040136140	3615 ORINDA DR	ADU - Attached	BD-2020-275685	ADU	R								1	8/29/2020	1
032164080	421 VILLA TER	ADU - Detached	BD-2020-274826	ADU	R								1	9/9/2020	1
040053150	101 POINSETTIA AVE	ADU - Detached	BD-2020-275013	ADU	R								1	9/28/2020	1
033314050	902 S FREMONT ST	ADU - Detached	BD-2020-275538	ADU	R								1	10/5/2020	1
034224020	228 SONORA DR	ADU	BD-2020-276097	ADU	R								1	10/6/2020	1
034276070	119 10TH AVE	ADU - Detached	BD-2020-276124	ADU	R								1	10/7/2020	1
034063150	544 VIRGINIA AVE	ADU - Attached	BD-2020-276107	ADU	R								1	10/12/2020	1
040073170	54 E 40TH AVE	2 ADU - Detached Units	BD-2020-275998	ADU	R								2	10/14/2020	2
034211020	526 SONORA DR	ADU - Detached	BD-2020-276686	ADU	R								1	10/19/2020	1
035111020	1748 HEMLOCK AVE	ADU - Detached	BD-2020-275567	ADU	R								1	10/20/2020	1
033382140	1856 NASH DR	ADU - Detached	BD-2020-275616	ADU	R								1	10/20/2020	1
033151060	126 S HUMBOLDT ST	ADU	BD-2019-272209	ADU	R								1	10/20/2020	1
029312120	1027 N IDAHO ST	ADU - Detached	BD-2020-275480	ADU	R								1	10/20/2020	1
040103130	405 SANTA CLARA WAY	ADU - Detached	BD-2020-275865	ADU	R								1	10/21/2020	1
033195160	131 LINDBERGH ST	ADU - Detached	BD-2019-273325	ADU	R								1	10/21/2020	1
035415180	2649 HOLLAND ST	ADU - Detached	BD-2020-276347	ADU	R								1	10/23/2020	1
033363280	933 ANNA ST	Adu - Detached	BD-2020-276319	ADU	R								1	10/26/2020	1
042165010	17 W 38TH AVE	ADU - Detached	BD-2020-275783	ADU	R								1	10/26/2020	1
034215190	54 9TH AVE 1	JADU - Attached	BD-2020-276525	ADU	R								1	11/2/2020	1
034286080	25 13TH AVE	ADU - Detached	BD-2020-276482	ADU	R								1	11/5/2020	1
033195030	10 S NORFOLK ST	ADU	BD-2019-270236	ADU	R								1	11/9/2020	1
033365290	1009 S NORFOLK ST	ADU - Attached	BD-2020-276219	ADU	R								1	11/17/2020	1
035274220	1704 S NORFOLK ST	ADU - Attached	BD-2020-275284	ADU	R								1	11/18/2020	1
033354230	1417 HEMLOCK AVE	ADU - Detached	BD-2020-275237	ADU	R								1	11/24/2020	1
035401140	2338 S NORFOLK ST	ADU - Attached	BD-2020-275721	ADU	R								1	11/25/2020	1
033173200	1507 HURON AVE	ADU - Attached	BD-2020-275327	ADU	R								1	11/25/2020	1
034285080	137 12TH AVE	ADU - Detached	BD-2020-276005	ADU	R								1	12/8/2020	1
040392080	1548 LAGO ST	ADU	BD-2020-276269	ADU	R								1	12/9/2020	1
033241560	1725 DOLAN AVE	ADU - Attached	BD-2020-275770	ADU	R								1	12/11/2020	1
0333532450	1081 NORTON ST	ADU - Detached	BD-2020-276348	ADU	R								1	12/15/2020	1
032172040	449 HIGHLAND AVE	ADU	BD-2020-276540	ADU	R								1	12/16/2020	1
035066270	1221 CARLISLE DR	ADU - Detached	BD-2020-276563	ADU	R								1	12/21/2020	1
033034160	600 N IDAHO ST	ADU - Detached	BD-2020-276429	ADU	R								1	12/22/2020	1



Annual Buildin															
Project Identifier					Unit Types		Affordability by Household Incomes - Building Permits								
1		2	3	7							8	9			
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4.5+,ADU,MH)	Tenure R=Renter O=Owner	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	Building Permits Date Issued	# of Units Issued Building Permits
Summary Row: Start Data Entry Below															
	040071260	371 GEORGETOWN AVE	ADU - Detached	BD-2019-270724	ADU	R									96
	033032100	149 N DELAWARE ST	ADU - Detached	BD-2019-272158	ADU	R									0
	035276130	704 27TH AVE	ADU - Detached	BD-2019-270145	ADU	R									0
	032304210	409 TILTON AVE	ADU - Detached	BD-2018-266390	ADU	R									0
	042165010	3256 LOS PRADOS ST	ADU - Detached	BD-2019-270426	ADU	R									0
	032304020	205 N HUMBOLDT ST	ADU - Detached	BD-2017-262385	ADU	R									0
	033382020	1888 SHOREVIEW AVE	ADU - Detached	BD-2019-272878	ADU	R									0
	032305090	126 16TH AVE	ADU - Detached	BD-2019-272019	ADU	R									0
	040136050	523 N IDAHO ST	ADU - Detached	BD-2019-272957	ADU	R									0
	032133060	320 N ELLSWORTH AVE	ADU - Detached	BD-2017-265472	ADU	R									0
	032303140	117 N ELDORADO ST	ADU - Detached	BD-2019-270047	ADU	R									0
	039060700	550 LA CASA AVE	ADU - Attached	BD-2017-263680	ADU	R									0
	032203150	311 N CLAREMONT St	ADU - Attached	BD-2015-255366	ADU	R									0
	033303220	601 S HUMBOLDT ST	Convert SFD to Duplex (Attached)	BD-2019-271252	2 to 4	O									0
	34183060	480 E 4TH AVE A	City-Owned Downtown Affordable Housing and Parking Garage, SPAR (2) + SDPA + SUP	PA-2019-033	5+	R									0
	035243090, -140, -160, -170, -190, -200, -210, -220	666 Concar Dr	Concar Passage Mixed Use Project (SPAR, SDPA, Vesting Tentative Map, Development Agreement)	PA-2018-052	5+	R									0
	041522010, 041522020, 041521010, 041521020	2988 CAMPUS DR 100	Peninsula Heights (SUP + SPAR + SDPA + Vesting Tentative Map)	PA-2020-012	5+	O									0
	33141040	146 N GRANT ST	146 N. Grant St, Duplex SPAR	PA-2019-037	2 to 4	R									0
	33296030	711 S GRANT ST	711 S. Grant St, Duplex SPAR + SDPA	PA-2019-032	2 to 4	R									0
	33145010	822 TILTON AVE	822 Tilton Ave, SPAR + SDPA	PA-2018-046	2 to 4	R									0
	32092140	175 W. Bellevue Ave	SFD	PA-2020-031	ADU	R							1	11/10/2020	1

Jurisdiction	San Mateo
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Annual Building																	
Project Identifier				Unit Types		Affordability by Household Incomes - Certificates of Occupancy											
1				2	3	10					11	12	13	14		Streamlining	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4.5+,ADU,MH)	Tenure R=Renter O=Owner	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	Certificates of Occupancy or other forms of readiness (see instructions) Issued	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b) (SB 35 Streamlining) Y/N
Summary Row: Start Data Entry Below	035255070	16 JODY CT	ADU - Attached	BD-2019-272797	ADU	R	99	0	17	0	0	0	0	487	603	57	0
	032023010	201 W POPLAR AVE	ADU - Detached	BD-2019-272665	ADU	R									0	0	N
	039395230	137 30TH AVE	ADU - Detached	BD-2020-274960	ADU	R									0	0	N
	034161020	40 S ELDORADO ST	ADU	BD-2019-273242	ADU	R									0	0	N
	035513440	540 FATHOM DR	ADU - Attached	BD-2019-272050	ADU	R								1	6/19/2020	1	N
	040071260	70 E 38TH AVE	ADU - Detached	BD-2019-274083	ADU	R								1	9/14/2020	1	N
	040136050	309 CUPERTINO WAY	ADU - Attached	BD-2020-275138	ADU	R								1	8/10/2020	1	N
	032133060	849 N DELAWARE ST	ADU - Detached	BD-2019-272302	ADU	R								1	10/22/2020	1	N
	042223010	4007 BAYVIEW AVE	ADU - Attached	BD-2019-274523	ADU	R									0	0	N
	033331150	1325 JAMES CT	ADU - Detached	BD-2019-272336	ADU	R									0	0	N
	033382020	1732 Nash Dr	ADU - Detached	BD-2020-275492	ADU	R								1	11/16/2020	1	N
	034383310	1305 MAPLE ST	ADU - Attached	BD-2020-275360	ADU	R									0	0	N
	035095090	1236 DIX ST	ADU - Attached	BD-2019-271737	ADU	R									0	0	N
	035332300	476 FIESTA DR	ADU - Detached	BD-2019-274351	ADU	R									0	0	N
	03194150	121 S KINGSTON	ADU - Detached	BD-2019-273943	ADU	R									0	0	N
	031212140	406 STATE ST	ADU - Detached	BD-2020-274822	ADU	R									0	0	N
	040136140	3615 ORINDA DR	ADU - Attached	BD-2020-275665	ADU	R									0	0	N
	032164080	421 VILLA TER	ADU - Detached	BD-2020-274826	ADU	R									0	0	N
	040053150	101 PONSETTIA AVE	ADU - Detached	BD-2020-275013	ADU	R									0	0	N
	033314050	902 S FREMONT ST	ADU - Detached	BD-2020-275538	ADU	R									0	0	N
	034224020	228 SONORA DR	ADU	BD-2020-276097	ADU	R									0	0	N
	034276070	119 10TH AVE	ADU - Detached	BD-2020-276124	ADU	R									0	0	N
	034063150	544 VIRGINIA AVE	ADU - Attached	BD-2020-276107	ADU	R									0	0	N
	040073170	54 E 40TH AVE	2 ADU - Detached Units	BD-2020-275998	ADU	R									0	0	N
	034211020	526 SONORA DR	ADU - Detached	BD-2020-276886	ADU	R									0	0	N
	035111020	1748 HEMLOCK AVE	ADU - Detached	BD-2020-275567	ADU	R									0	0	N
	033382140	1856 NASH DR	ADU - Detached	BD-2020-275616	ADU	R									0	0	N
	033151060	126 S HUMBOLDT ST	ADU	BD-2019-272209	ADU	R									0	0	N
	029312120	1027 N IDAHO ST	ADU - Detached	BD-2020-275480	ADU	R									0	0	N
	040103130	405 SANTA CLARA WAY	ADU - Detached	BD-2020-275865	ADU	R								1	11/10/2020	1	N
	033195160	131 LINDBERGH ST	ADU - Detached	BD-2019-273325	ADU	R									0	0	N
	035415180	2649 HOLLAND ST	ADU - Detached	BD-2020-276347	ADU	R									0	0	N
	033363280	933 ANNA ST	Adu - Detached	BD-2020-276319	ADU	R									0	0	N
	042165010	17 W 38TH AVE	ADU - Detached	BD-2020-275783	ADU	R								1	12/7/2020	1	N
	034275190	54 9TH AVE 1	JADU - Attached	BD-2020-276525	ADU	R									0	0	N
	034269080	25 13TH AVE	ADU - Detached	BD-2020-276462	ADU	R									0	0	N
	033195030	10 S NORFOLK ST	ADU	BD-2019-272036	ADU	R									0	0	N
	033365290	1009 S NORFOLK ST	ADU - Attached	BD-2020-276219	ADU	R									0	0	N
	035274220	1704 S NORFOLK ST	ADU - Attached	BD-2020-275284	ADU	R									0	0	N
	033354230	1417 HEMLOCK AVE	ADU - Detached	BD-2020-275237	ADU	R									0	0	N
	035401140	2338 S NORFOLK ST	ADU - Attached	BD-2020-275721	ADU	R									0	0	N
	033173200	1507 HURON AVE	ADU - Attached	BD-2020-275327	ADU	R									0	0	N
	034285080	137 12TH AVE	ADU - Detached	BD-2020-276005	ADU	R									0	0	N
	0403932080	1548 LAGO ST	ADU	BD-2020-276269	ADU	R									0	0	N
	033241560	1725 DOLAN AVE	ADU - Attached	BD-2020-275770	ADU	R									0	0	N
	033352450	1081 NORTON ST	ADU - Detached	BD-2020-276348	ADU	R									0	0	N
	032172040	449 HIGHLAND AVE	ADU	BD-2020-276540	ADU	R									0	0	N
	035066270	1221 CARLISLE DR	ADU - Detached	BD-2020-276563	ADU	R									0	0	N
	033034160	600 N IDAHO ST	ADU - Detached	BD-2020-276429	ADU	R									0	0	N

Annual Building Report																						
Project Identifier					Unit Types		Affordability by Household Incomes - Certificates of Occupancy											Streamlining				
1					2		3		10								11		12		13	14
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4.5+ ADU,MH)	Tenure R=Renter O=Owner	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	Certificates of Occupancy or other forms of readiness (see instructions)	Date Issued	# of Units issued	Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N			
Summary Row: Start Data Entry Below					99	0	17	0	0	0	487	603	57	0								
	034211080	438 SONORA DR	ADU - Detached	BD-2020-275882	ADU	R										0		N				
	035401450	1 WATERS PARK DR	New SFD: Waters Park	BD-2020-277803	SFD	O										0		N				
	035401450	1 WATERS PARK DR	New SFD: Waters Park	BD-2020-277805	SFD	O										0		N				
	035401450	1 WATERS PARK DR	New SFD: Water Park	BD-2020-277808	SFD	O										0		N				
	035401450	1 WATERS PARK DR	New SFD: Water Park	BD-2020-277807	SFD	O										0		N				
	035401450	1 WATERS PARK DR	New SFD: Water Park	BD-2020-277806	SFD	O										0		N				
	033151170	23 S GRANT ST	New SFD	BD-2019-272958	SFD	O										0		N				
	032153140	501 N SAN MATEO DR	New Condo	BD-2017-265443	2 to 4	O										0		N				
	032175020	345 ELM ST A	Demo/New Condo	BD-2019-273367/BD-2019-271803	2 to 4	O										0		N				
	034182150	406 E 3RD AVE	Mixed-Use, Windy Hills	BD-2019-272038	5+	R										0		N				
	039142310	807 S DELAWARE ST	Convert SFD to Duplex	BD-2019-273612	SFA	O										0		N				
	35320450	2089 PACIFIC BLVD	Change of Use convert (8) 2bedrm units to (16) studio units	BD-2019-271849	5+	R										0		N				
	035200220	430 STATION PARK CIR	Station Park Green MU-1	BD-2015-255980	5+	R	12								109	6/16/2020	121					
	035200230	400 STATION PARK CIR	Station Park Green RE-2	BD-2016-260075	5+	R	20									179	6/17/2020	199				
	032151070	238 STATE St	Demo/New Condo	BD-2015-256511/BD-2015-256511	2 to 4	O										2	4/24/2020	2				
	035200210	410 STATION PARK CIR	Station Park Green RE-3	BD-2016-260882	5+	R	17									155	6/16/2020	172				
	040030880	2775 S DELAWARE ST	Montara (Bridge Housing) Apartments	BD-2018-269405	5+	R	50		17							1	11/17/2020	68	14			
	034412020	39 BARNESEN AVE	New Duplex	BD-2016-260367	2 to 4	O										2	6/15/2020	2				
	042050140	614 36TH AVE	New SFD	BD-2018-266696	SFD	O										1	1/2/2020	1				
	042050140	612 36TH AVE	New SFD	BD-2018-266697	SFD	O										1	1/15/2020	1				
	033151140	103 S GRANT ST	New SFD	BD-2018-269440	SFD	O										1	9/14/2020	1				
	0345415260	143 12TH AVE	ADU - Detached	BD-2018-269904	ADU	R										1	1/8/2020	1				
	040103130	2523 HOLLAND ST	ADU - Attached	BD-2019-272174	ADU	R										1	1/13/2020	1				
	040403080	1305 PALM AVE	ADU - Detached	BD-2019-271063	ADU	R										1	1/16/2020	1				
	033233070	3801 PACIFIC BLVD	ADU - Detached	BD-2019-271550	ADU	R										1	1/17/2020	1				
	042151040	234 22ND AVE	ADU - Detached	BD-2019-271604	ADU	R										1	1/17/2020	1				
	039253150	1685 S NORFOLK ST	ADU - Attached	BD-2019-269983	ADU	R										1	1/24/2020	1				
	034103060	240 N DELAWARE ST	ADU - Detached	BD-2019-270453	ADU	R										1	2/3/2020	1				
	034296110	4028 ALAMEDA DE LAS PULGAS	ADU - Detached	BD-2019-271102	ADU	R										1	2/4/2020	1				
	042201190	20 EVA CT	ADU - Attached	BD-2018-268435	ADU	R										1	2/5/2020	1				
	033192200	1248 TERMINAL PL	ADU - Detached	BD-2019-273435	ADU	R										1	2/18/2020	1				
	042181130	120 22ND AVE	ADU - Attached	BD-2019-270810	ADU	R										1	3/5/2020	1				
	040413170	1434 21ND AVE	ADU - Attached	BD-2018-269531	ADU	R										1	3/5/2020	1				
	032215180	1963 PLAYA ST	ADU - Attached	BD-2019-270313	ADU	R										1	3/6/2020	1				
	040071170	150 N CLAREMONT ST	ADU - Attached	BD-2018-269681	ADU	R										1	3/10/2020	1				
	032201120	32 N KINGSTON ST	ADU - Detached	BD-2019-272054	ADU	R										1	4/13/2020	1				

Annual Buildin																		
Project Identifier					Unit Types		Affordability by Household Incomes - Certificates of Occupancy											
1				2	3	10								11	12	13	14	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4.5+,ADU,MH)	Tenure R=Renter O=Owner	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	Certificates of Occupancy or other forms of readiness (see instructions) <u>Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Was Project APPROVED using GC 6513.4(b)? (SB 35 Streamlining) Y/N	
Summary Row: Start Data Entry Below					99	0	17	0	0	0	487	603	57	0	0	0	0	
	040071260	371 GEORGETOWN AVE	ADU - Detached	BD-2019-270724	ADU	R								1	5/26/2020	1		N
	033032100	149 N DELAWARE ST	ADU - Detached	BD-2019-272158	ADU	R								1	6/5/2020	1		N
	035276130	704 27TH AVE	ADU - Detached	BD-2019-270145	ADU	R								1	6/9/2020	1		N
	032304210	409 TILTON AVE	ADU - Detached	BD-2018-266390	ADU	R								1	6/15/2020	1		N
	042165010	3256 LOS PRADOS ST	ADU - Detached	BD-2019-270426	ADU	R								1	6/19/2020	1		N
	032304020	205 N HUMBOLDT ST	ADU - Detached	BD-2017-262385	ADU	R								1	6/23/2020	1		N
	03382020	1888 SHOREVIEW AVE	ADU - Detached	BD-2019-272878	ADU	R								1	7/1/2020	1		N
	032305090	126 16TH AVE	ADU - Detached	BD-2019-272019	ADU	R								1	7/10/2020	1		N
	040136050	523 N IDAHO ST	ADU - Detached	BD-2019-272857	ADU	R								1	8/11/2020	1		N
	032133060	320 N ELLSWORTH AVE	ADU - Detached	BD-2017-265472	ADU	R								1	10/12/2020	1		N
	032303140	117 N ELDORADO ST	ADU - Detached	BD-2019-270047	ADU	R								1	11/17/2020	1		N
	039060700	550 LA CASA AVE	ADU - Attached	BD-2017-263680	ADU	R								1	12/21/2020	1		N
	032203150	311 N CLAREMONT ST	ADU - Attached	BD-2015-255366	ADU	R								1	11/5/2020	1		N
	033303220	601 S HUMBOLDT ST	Convert SFD to Duplex (Attached)	BD-2019-271252	2 to 4	O								1	12/1/2020	1		N
	34183060	480 E 4TH AVE A	City-Owned Downtown Affordable Housing and Parking Garage, SPAR (2) + SDPA + SUP	PA-2019-033	5+	R										0	43	N
	035243090, -140, -160, -170, -190, -200, -210, -220	666 Concar Dr	Concar Passage Mixed Use Project (SPAR, SDPA, Vesting Tentative Map, Development Agreement)	PA-2018-052	5+	R										0		N
	0415202010, 0415202020, 0415202030, 0415202040, 0415202050	2988 CAMPUS DR 100	Permit Pending Rights (SUP + SPAR + SDPA + Vesting Tentative Map)	PA-2020-012	5+	O										0		N
	33141040	146 N GRANT ST	146 N. Grant St. Duplex SPAR	PA-2019-037	2 to 4	R										0		N
	33296030	711 S GRANT ST	711 S. Grant St. Duplex SPAR + SDPA	PA-2019-032	2 to 4	R										0		N
	33145010	822 TILTON AVE	822 Tilton Ave. SPAR + SDPA	PA-2018-046	2 to 4	R										0		N
	32092140	175 W. Bellevue Ave	SFD	PA-2020-031	ADU	R										0		N
																0		

<b>Jurisdiction</b>	San Mateo
<b>Reporting Year</b>	2020 (Jan. 1 - Dec. 31)





Jurisdiction	San Mateo
Reporting Year	2020 (Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
(CCR Title 25 §6202)

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**

Income Level	RHNA Allocation by Income Level	Permitted Units Issued by Affordability										Total Units to Date (all years)	Total Remaining RHNA by Income Level
		2015	2016	2017	2018	2019	2020	2021	2022	2023	3		
Very Low	Deed Restricted	859		12	37	7	67	3				126	733
	Non-Deed Restricted												
Low	Deed Restricted	469	23	10			25	1				59	410
	Non-Deed Restricted												
Moderate	Deed Restricted	530	88	2	4							94	436
	Non-Deed Restricted												
Above Moderate		1242	480	172	424	83	294	92				1545	
Total RHNA		3100										1824	1579
Total Units		591	196	465	90	386	96						

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

Cells in grey contain auto-calculation formulas

<b>Jurisdiction</b>	San Mateo
<b>Reporting Year</b>	2020 (Jan. 1 - Dec. 31)

## **ANNUAL ELEMENT PROGRESS REPORT**

### **Housing Element Implementation**

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Table

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	San Mateo
Reporting Year	2020

(Jan. 1 - Dec. 31)

**Table D**

### Program Implementation Status pursuant to GC Section 65583

<b>Housing Programs Progress Report</b>			
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 <b>Name of Program</b>	2 <b>Objective</b>	3 <b>Timeframe in H.E</b>	4 <b>Status of Program Implementation</b>
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 provisions 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 abut 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 2018: Rehabs= 36 2019: Rehabs = 2020: Rehabs = Running Total: Rehabs = 215
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 split 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 Lesley 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.
H 1.9 Demolitions	Prohibit demolition of existing residences until 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 in 2020 due to fiscal constraint 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 MidPen for 25 units of affordable housing in downtown San Mateo. Entitlements were granted in 2020 with construction estimated to start in December 2021.
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.
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.

**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 Name of Program	2 Objective	3 Timeframe in H.E	4 Status of Program Implementation
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.
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 2020, Bay Meadows has completed 927 units with 218 in the pipeline, Station Park Green has built 492 units with 107 under construction. Other projects have produced 231 units with 73 under construction, and 961 have been approved at Concar Passage project.
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. 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: 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.

<b>Jurisdiction</b>	San Mateo
<b>Reporting Period</b>	2020 (Jan. 1 - Dec. 31)

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## 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**

Jurisdiction	San Mateo	
Reporting Period	2020	(Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
(CCR Title 25 §6202)

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**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 <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> 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 <sup>+</sup>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

<b>Jurisdiction</b>	San Mateo
<b>Reporting Period</b>	2020 (Jan. 1 - Dec. 31)

**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**  
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**Table G**

### Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

<b>Jurisdiction</b>	San Mateo		
<b>Reporting Period</b>	2020	(Jan. 1 - Dec. 31)	

**ANNUAL ELEMENT PROGRESS REPORT**  
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**Table H**

## Locally Owned Surplus Sites

<b>Jurisdiction</b>	San Mateo	
<b>Reporting Year</b>	2020	(Jan. 1 - Dec. 31)

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>	<b>Current Year</b>	
Very Low	Deed Restricted	3
	Non-Deed Restricted	0
Low	Deed Restricted	1
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		92
<b>Total Units</b>		<b>96</b>

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

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	102
Number of Proposed Units in All Applications Received:	1,577
Total Housing Units Approved:	1,548
Total Housing Units Disapproved:	0

<b>Use of SB 35 Streamlining Provisions</b>	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

<b>Units Constructed - SB 35 Streamlining Permits</b>			
<b>Income</b>	<b>Rental</b>	<b>Ownership</b>	<b>Total</b>
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Cells in grey contain auto-calculation formulas

<b>Jurisdiction</b>	San Mateo
<b>Reporting Year</b>	2020 (Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT  
Local Early Action Planning (LEAP) Reporting  
(CCR Title 25 §6202)**

*Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.*

### **Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)**

**Completed Entitlement Issued by Affordability Summary**

Composted Enrollment Results by Financial Summary		
Income Level		Current Year
Very Low	Deed Restricted	180
	Non-Deed Restricted	0
Low	Deed Restricted	145
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		1155
Total Units		1480

#### Building Permits Issued by Affordability Summary

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	3
	Non-Deed Restricted	0
Low	Deed Restricted	1
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		92
Total Units		96

Certificate of Occupancy Issued by Affordability Summary

Income Level		Current Year
Very Low	Deed Restricted	99
	Non-Deed Restricted	0
Low	Deed Restricted	17
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		487
Total Units		603