

Jurisdiction	San Mateo
Reporting Year	2019 (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 <sup>+</sup>	Current APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	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 (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes <sup>+</sup>	
Summary Row: Start Data Entry Below					3	0	0	0	0	0	0	0	0	0	42	45	45	0	0	
32142120	617 Highland Ave			PA-2019-0019	2 to 4	R	2/15/2019								3	3	3	0	No	Conversion of an existing 4-unit bldg to a 3-unit bldg.. Net loss of or
32304190	140 N. Claremont St			PA-2019-0009	ADU	R	8/16/2019								1	1	1	0	No	Add a new ADU.
35320450	2089 Pacific Blvd	Mode Apartments SPAR Mod		PA-2018-0056	MH	R	3/12/2019								8	8	8	0	No	Add 8 new new units by converting eight 2-bedroom units into 16 st
33303220	601 Humboldt St	601 S. Humboldt St, Duplex SPAR		PA-2018-0068	2 to 4	R	3/28/2019								1	1	1	0	No	Add a new unit on property, a duplex not an ADU.
33284180	805 S. Delaware St	805 S. Delaware St Duplex SPAR		PA-2018-0065	2 to 4	R	7/12/2019								1	1	1	0	No	Add a new unit on property, a duplex not an ADU.
34182150	406 E Third Ave	406 E Third Mixed Use		PA-2018-0043	MH	R	5/2/2019	3							22	25	25	0	No	Total of 25 net new units on property.
33151170	23 S. Grant St	23 Grant St Duplex SPAR		PA-2018-0024	2 to 4	R	6/21/2019								1	1	1	0	No	Add a new unit on property, a duplex not an ADU.
40072280	58 E. 39th Ave	58 E. 39th Ave SPAR		PA-2018-0028	2 to 4	R	8/16/2019								1	1	1	0	No	Add a new unit on site that already has 3-units, for a total of 4
32175020	345 Elm St	345 Elm St Triplex SPAR		PA-2018-0003	2 to 4	O	1/18/2019								3	3	3	0	No	Demo existing SFD, construct new 3 units. Total of 2 net new units.
33152250	23 S. Fremont St	23 S. Fremont St Duplex SPAR		PA-2018-0051	2 to 4	R	7/12/2019								1	1	1	0	No	Add a new unit on property, a duplex not an ADU.
															0					
															0					
															0					
															0					

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**Housing Element Implementation**  
(CCR Title 25, §6202)

Note: "+" indicates an optional field

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Table A2

Table A1

## Using Element Implications (CCR Title 25 §6202)

Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																										
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement										Affordability by Household Incomes - Building Permits					8	9			
1	2	3	4	5	6	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	Entitlement Date Approved	# of Units Issued Entitlements	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							9	0	19	0	0	0	271		299	67	0	25	0	0	0	294				
34288070	143 13TH AVE	ADU - Attached			ADU	R										0										
33032020	1006 COLLEGE AVE	ADU - Attached			ADU	R										0										
41552230	2044 FAIRMONT ST	ADU - Attached			ADU	R										0										
	935 S ELORADO ST	ADU - Detached			ADU	R										0										
33314190	218 42ND AVE	ADU - Detached			ADU	R										0										
42224380	218 42ND AVE	ADU - Detached			ADU	R										0										
32143090	106 GRAND BLVD	ADU - Attached			ADU	R										0										
40083160	19 PONSETTA AVE	ADU - Attached			ADU	R										0										
33930350	515 SYLVAN AVE	ADU - Detached			ADU	R										0										
35218110	1747 JUY ST	ADU - Attached			ADU	R										0										
34292140	119 14TH AVE	ADU - Attached			ADU	R										0										
39171070	220 W 25TH AVE	ADU - Attached			ADU	R										0										
39142170	213 23RD AVE	ADU - Detached			ADU	R										0										
42154090	48 W 40TH AVE	ADU - Detached			ADU	R										0										
33354190	1449 HEMLOCK AVE	ADU - Detached			ADU	R										0										
33304190	827 S HUMBOLDT ST	ADU - Attached			ADU	R										0										
35111150	48 40th Ave	ADU - Detached			ADU	R										0										
39397210	151 SYLVAN AVE	ADU - Attached			ADU	R										0										
32225030	245 N ELORADO ST	ADU - Detached			ADU	R										0										
33122150	1011 TILTON AVE	ADU - Detached			ADU	R										0										
34365160	1257 3RD AVTER ST	ADU - Detached			ADU	R										0										
34242010	4028 ALAMEDA DE LAS PULGAS	ADU - Attached			ADU	R										0										
34285070	143 12TH AVE	ADU - Detached			ADU	R										0										
35415260	2533 HOLLAND ST	ADU - Attached			ADU	R										0										
34292200	1305 PALM AVE	ADU - Detached			ADU	R										0										
40071170	3801 PACIFIC BLVD	ADU - Detached			ADU	R										0										
39052090	234 22ND AVE	ADU - Detached			ADU	R										0										
32215180	240 N DELAWARE ST	ADU - Detached			ADU	R										0										
42181130	4028 ALAMEDA DE LAS PULGAS	ADU - Detached			ADU	R										0										
42151040	20 EVA CT	ADU - Attached			ADU	R										0										
33232010	1248 TERMINAL PL	ADU - Detached			ADU	R										0										
39060700	120 22ND AVE	ADU - Attached			ADU	R										0										
40433170	1963 PLAYA ST	ADU - Attached			ADU	R										0										
32304210	150 N CLAREMONT ST	ADU - Attached			ADU	R										0										
32442040	75 CRYSTAL SPRINGS RD	ADU - Detached			ADU	R										0										
33067040	924 E SANTA INEZ AVE	ADU - Detached			ADU	R										0										
32303140	409 TILTON AVE	ADU - Detached			ADU	R										0										
32012290	624 DORCHESTER RD	ADU - Attached			ADU	R										0										
32064060	39 CLARK DR	ADU - Detached			ADU	R										0										
40072060	774 40TH AVE	ADU - Attached			ADU	R										0										
32164070	427 VILLA TER	ADU - Attached			ADU	R										0										
32091100	132 W BELLEVUE AVE	ADU - Detached			ADU	R										0										
39253150	704 27TH AVE	ADU - Detached			ADU	R										0										
34103060	371 GEORGETOWN AVE	ADU - Detached			ADU	R										0										
40403080	3256 LOS PRADOS ST	ADU - Attached			ADU	R										0										
40095110	3654 SAN BENITO ST	ADU - Detached			ADU	R										0										
33101100	215 N KINGSTON ST	ADU - Attached			ADU	R										0										
32100100	175 W POPLAR AVE	ADU - Attached			ADU	R										0										
32304020	149 N DELAWARE ST	ADU - Detached			ADU	R										0										
35292140	1737 HAMLET ST	ADU - Attached			ADU	R										0										
34296110	126 16TH AVE	ADU - Attached			ADU	R										0										
33173020	1310 MONROE AVE	ADU - Detached			ADU	R										0										
33072190	19 SERRA CT	ADU - Attached			ADU	R										0										
33032100	523 N IDAHO ST	ADU - Attached			ADU	R										0										
32305090	117 N ELORADO ST	ADU - Detached			ADU	R										0										
32304190	140 N CLAREMONT ST	ADU - Attached			ADU	O										1	8/16/2019	1								
33344160	1888 SHOREVIEW AVE	ADU - Detached			ADU	R										0										
33192200	32 N KINGSTON ST	ADU - Detached			ADU	R										0										
035200120	1650 S DELAWARE ST	5-story Multi-Family - Bay Meadows Bridge Affordable Housing - 68 Units	5+	R												0		6								
04003080	2775 S DELAWARE ST	Bay Meadows RE-4 Superstructure - 82 units	5+	R												0		50	17							
040031250	2600 S DELAWARE ST	Change of Use SFD to Duplex - 1 UNIT	5+	R												0		8								
033143030	147 N FREMONT ST	Change of Use SFD to Duplex - 1 UNIT	SFD	O												0										
033145070	19 N GRANT ST A	Change of Use SFD to Duplex - 1 UNIT	2 to 4	O												0										
033303220	601 S HUMBOLDT ST	Change of Use SFD to Duplex - 1 UNIT	2 to 4	O												1	3/28/2019	1								
0333151140	103 S GRANT ST	Change of Use SFD to Duplex - 1 UNIT	SFD	O												0										
034295120	125 16TH AVE	New SFD (separate permit to Demo existing SFD)	SFD	O												0										
03408050	236 W 3RD AVE	New SFD (separate permit to Demo existing SFD)	SFD	O												0										
032141260	660 N EL CAMINO REAL	New 3 detached units (separate permit to demo existing SFD)	SFD	O												0										
039273580	700 VENTURA AVE	New SFD on vacant lot	SFD	R												0		0								
035200180	420 STATION PARK CIR																									

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																					
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								Affordability by Household Incomes - Building Permits						
1		2		3	4		5		6	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	Entitlement Date Approved	# of Units issued	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income
040031250	3107 MENA DR	Victory Res 9A - Shea Homes		SFD	O										0						
040031170	3111 MENA DR	Victory Res 9A - Shea Homes		SFD	O										0						
032162020	318 GRAND BLVD	New Townhomes - 8 units		SFA	O										0						
034182160	405 E 4TH AVE	Windy Hills Mixed Use - 15 units		S+	R										0						
032152140	611 N SAN MATEO Dr 1	New Tri-Plex - 3 units (Demo SFD)		SFA	R										0						
33163160	200 S FREMONT ST	SFD Demo		SFD	O										0					10/23/2019	
34295120	125 16TH AVE	SFD Demo		SFD	O										0					3/14/2019	
322141260	660 N EL CAMINO REAL	SFD Demo		SFD	R										0					8/22/2019	
32142120	617 HIGHLAND AVE	Convert 4 units to 3		2 to 4	R									3	2/26/2019	3				3	7/9/2019
35320450	2089 Pacific Blvd	Mode by Alta - 8 Units		S+	R										8	3/28/2019	8				
33284180	805 S. Delaware St	Change of Use SFD to Duplex -1 Unit		2 to 4	O										1	7/29/2019	1				
34182150	405 E Third Ave	New 25 units		S+	R	3									22	5/28/2019	25				
33151170	23 S Grant St	Change of Use SFD to Duplex -1 Unit		2 to 4	O										1	7/3/2019	1				
40072280	58 E 39th Ave	Change from 3-plex to 4-plex - 1 Unit		2 to 4	R										1	8/27/2019	1				
32175020	345 Elm St	New 3-towhomes		2 to 4	O										3	2/12/2019	3				
032322130 and 03232200	303 Baldwin Ave	New Mixed-Use -64 Units		S+	R	6									58	1/8/2019	64				
35401440 and 035401450	1, 2, 3 Waters Park Dr	New 190 Units		S+	O			19							171	2/19/2019	190				
33152250	23 S. Fremont St	Change of Use SFD to Duplex -1 Unit		2 to 4	R										1	7/12/2019	1				
															0						

San Mateo
2019 (Jan. 1 - Dec. 31)

Project Identifier		Affordability by Household Income - Certificates of Occupancy										11	12	13	14	15	16	17	18	Demolished/Demolished Units		Notes
1	2	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)	11	12	13	14	15	16	17	18	19	20	21		
Current APN	Street Address	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)	11	12	13	14	15	16	17	18	19	20	21		
40083160	143 13TH AVE	0	0	0	0	0	0	10	110	117	14	0	1	1/10/2019	N	Y			4	0	0	
33032020	1006 COLLEGE AVE									1	14	1	1	N	Y				BD-2018-268583			
41552230	2044 FAIRMONT									1	22	1	1	N	Y				BD-2018-267879			
	935 S ELDORADO ST									1	6	1	1	N	Y				AN-701R-764245			
33314190	935 S ELDORADO ST									1	36	1	1	N	Y				BD-2018-265658			
43234380	218 42ND AVE									1	37	1	1	N	Y				BD-2017-264645			
32143090	106 GRAND BLVD									1	46	1	1	N	Y				BD-2018-267127			
	40083160	19 POINSETTIA AVE								1	49	1	1	N	Y				BD-2018-259661			
39303150	515 SYLVAN AVE									1	65	1	1	N	Y				BD-2018-266390			
35218110	1747 IVY ST									1	66	1	1	N	Y				BD-2018-267830			
34292140	119 4TH AVE									1	75	1	1	N	Y				BD-2018-265888			
39171070	229 W 25TH AVE									1	725	1	1	N	Y				BD-2018-268891			
39143140	213 32ND AVE									1	815	1	1	N	Y				BD-2018-267259			
42164900	4840 40TH AVE									1	997	1	1	N	Y				BD-2018-268908			
33354190	1449 HENLOCK AVE									1	9/11/2019	1	1	N	Y				BD-2018-264848			
	33304190	827 S HUMBOLDT ST								1	9/11/2019	1	1	N	Y				BD-2018-269904			
35111150	48 40th Ave									1	9/24/2019	1	1	N	Y				BD-2019-270840			
39397210	1515 SYLVAN AVE									1	10/6/2019	1	1	N	Y				BD-2019-270215			
32215030	245 N ELDORADO ST									1	11/13/2019	1	1	N	Y				BD-2019-271045			
33122150	10111 FILTON AVE									1	11/13/2019	1	1	N	Y				BD-2019-270453			
34851560	1257 5HDTHERST									1	11/13/2019	1	1	N	Y				BD-2019-270724			
34242010	1005 ALAMEDA DE LAS PULGAS									1	11/27/2019	1	1	N	Y				BD-2019-273913			
	34285070	143 12TH AVE								0		0	0	N	Y				BD-2019-271102			
35415260	2523 HOLLAND ST									0		0	0	N	Y				BD-2019-270426			
34292200	1305 PALM AVE									0		0	0	N	Y				BD-2019-271550			
40071170	3801 PACIFIC BLVD									0		0	0	N	Y				BD-2019-269987			
39052090	234 2ND AVE									0		0	0	N	Y				BD-2019-271604			
32235180	240 N DELAWARE ST									0		0	0	N	Y				BD-2019-271445			
42181130	4028 ALAMEDA DE LAS PULGAS									0		0	0	N	Y				BD-2019-271063			
42151040	20 EVA CT									0		0	0	N	Y				BD-2019-271353			
33232010	1248 TERMINAL PL									0		0	0	N	Y				BD-2019-271186			
39060700	120 22ND AVE									0		0	0	N	Y				BD-2019-271190			
40413170	1963 PLAYA ST									0		0	0	N	Y				BD-2019-272158			
32304210	150 N CLAREMONT ST									0		0	0	N	Y				BD-2019-270933			
32442040	75 CRYSTAL SPRINGS RD									0		0	0	N	Y				BD-2019-272019			
33067040	920 E SANTA INEZ AVE									0		0	0	N	Y				BD-2019-271116			
32303140	409 TILTON AVE									0		0	0	N	Y				BD-2019-272044			
32012290	624 DORCHESTER RD									0		0	0	N	Y				BD-2019-272957			
32064060	39 CLARK DR									0		0	0	N	Y				BD-2019-272174			
40072060	77 E 40TH AVE									0		0	0	N	Y				BD-2019-270047			
32164070	427 VILLA TER									0		0	0	N	Y				BD-2019-270810			
32091110	132 W BELLEVUE AVE									0		0	0	N	Y				BD-2019-273435			
39253150	702 37TH AVE									0		0	0	N	Y				BD-2019-273017			
34103060	371 GEORGETOWN AVE									0		0	0	N	Y				BD-2019-272878			
40403080	3256 LOS PRADOS ST									0		0	0	N	Y				BD-2019-272054			
40095110	3654 SAN BENITO ST									0	</											



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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**

		1	2									3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	859		12	37	7	67					123	736
	Non-Deed Restricted												
Low	Deed Restricted	469	23	3			25					51	418
	Non-Deed Restricted												
Moderate	Deed Restricted	530		88	2	4						94	436
	Non-Deed Restricted												
Above Moderate		1242	480	172	424	83	294					1453	
Total RHNA		3100										1721	1590
Total Units			591	189	465	90	386						

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

Cells in grey contain auto-calculation formulas



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Cells in grey contain auto-calculation formulas

Table

**Table C**  
**Sites Identified or Rezoned to Accommodate Shortfall Housing Need**

**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 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 Running Total: Rehabs = 195
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 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.
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 Lesly 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) No action required at this time. 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, which includes work items to re-look at tenant displacement policies in next fiscal year.
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.
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.	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 A and B above
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. 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.
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.	1) The lease-up of 60 units of moderate units was completed at the 2000 S. Delaware project, completed by developer partner MidPen. 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, and construction started in March 2019. The City has also entered into an agreement with MidPen on a project that will construct 225 units of affordable housing in downtown San Mateo. Entitlements are expected in 2020 with construction to start soon after.
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	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 will be required to pay the fee. City received fee from two projects in 2017 and two additional projects in 2018.
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.
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. The ordinance includes ADU size limitation, parking exemptions and requirements, location requirements, and other standards. 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. 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.

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 on the Bay Meadows practice track and additional construction is underway on multi-family projects on the Bay Meadows race track.
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) and Measure P (2004) 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. During 2015 two residential projects going through sale/lease-up, Mode by Alta and Bay Meadows Phase II blocks 1, 2, and 3, had project-specific TDM Programs on file with the City. When fully occupied these projects will provide over 300 units. During 2016 and 2018 the City issued building permits for further housing development in Bay Meadows as well as Station Park Green MU1. These developments will provide over 900 housing units upon completion.
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 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. 2010 was the first full year of operation and the 16 units of permanent supportive housing at The Vendome have had little turnover while continuing to house some of the most chronic formerly homeless individuals. Operations of The Vendome continue with minimal tenant turnover. It has proven to be a pilot program that is being duplicated by other jurisdictions who are implementing HOT programs in their communities throughout the County. 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	Continued 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 in January 2014.
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>	2019 (Jan. 1 - Dec. 31)

# ANNUAL ELEMENT PROGRESS REPORT

## 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	2019	(Jan. 1 - Dec. 31)

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

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**Table F**

**Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)**

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

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)(7) 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									
Total Units by Income									

Jurisdiction	San Mateo	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
Reporting Period	2019 (Jan. 1 - Dec. 31)		

# **ANNUAL ELEMENT PROGRESS REPORT**

## **Housing Element Implementation**

### **(CCR Title 25 §6202)**

**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 Year</b>	2019	(Jan. 1 - Dec. 31)

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>	<b>Current Year</b>	
Very Low	Deed Restricted	67
	Non-Deed Restricted	0
Low	Deed Restricted	25
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		294
<b>Total Units</b>		<b>386</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:	10
Number of Proposed Units in All Applications Received:	45
Total Housing Units Approved:	45
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