

Please Start Here

General Information	
Jurisdiction Name	San Mateo
Reporting Calendar Year	2022
Contact Information	
First Name	Eloiza
Last Name	Murillo-Garcia
Title	Housing Manager
Email	emurillo@cityofsanmateo.org
Phone	6505227223
Mailing Address	
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. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

1_23_23

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/login.do>

Submittal Instructions

Please save your file as Jurisdictionname2022 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2022

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 - Please see the link to the online system to the left.** This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email 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, and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	San Mateo
Reporting Year	2022 (Jan. 1 - Dec. 31)
Planning Period	5th Cycle 01/01/2015 - 01/01/2023

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

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

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	Density Bonus Law Applications	Application Status	Notes						
1	2	3	4	5	6	7	8	9	10	11	12														
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 Non Deed Restricted	Low-Income Non 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)	Ddi the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Notes*				
Summary Row: Start Data Entry Below																									
032-075-010, 032-075-100	not available yet	11 Hayward Ave	I Hayward Ave., SPAR+SDPA	PA-2019-045	5+	R	4/29/2022	109	0	39	0	12	17	1492	1669	1669	0	No	Yes	Yes	Approved	Demolish 5 units and construct mixed-use building with 18 units (Net new = 13 units)			
029-313-210	not available yet	908 N Humboldt St	908 N. Humboldt St., SUP+SPAR+TM	PA-2020-069	2 to 4	O	9/16/2022							3	3	3	0	No	No	N/A	Approved	Demolish 1 unit and construct new triplex (Net new = 2 units)			
034-200-998	not available yet	n/a	Hayward Park Station, SPAR + SDPA	PA-2021-033	5+	R	8/22/2022	16				12		163	191	191	0	No	Yes	Yes	Approved	Demolish parking lot and construct 100% housing development (Net new = 191 units)			
039-440-530	not available yet	213 Briar Ln	213 Briar Ln., SFDDR	PA-2021-054	ADU	R	1/21/2022						1		1	1	0	No	No	N/A	Approved	Work on main residence triggered discretionary review. Conversion of garage to ADU does not require discretionary review; however, applicant choose to include the ADU work. (Net new = 1 unit)			
034-466-300, 040-050, -110, -120, -140, -150, -160, -170, -190, -200	not available yet	500 E 3rd Ave	Block 21 Mixed Use Project (SPAR + SDPA + Tentative Parcel Map + SUP)	PA-2021-063	5+	R	5/13/2022	12						99	111	111	0	No	Yes	Yes	Approved	Demolish 8 units and construct new mixed-use development with 111 units (Net new = 103 units)			
034-352-300	not available yet	1403 Yet St	1403 Yet St., SFDDR	PA-2021-065	ADU	R	1/28/2022						1		1	1	0	No	No	N/A	Approved	Work on main residence triggered discretionary review. Conversion of garage to ADU does not require discretionary review; however, applicant choose to include the ADU work. (Net new = 1 unit)			
039-220-030	not available yet	1008 31st Ave	1008 31st Ave., SFDDR + SDPA	PA-2021-070	ADU	R	4/22/2022						1		1	1	0	No	No	N/A	Approved	Work on main residence triggered discretionary review. The addition to create a new ADU does not require discretionary review; however, applicant choose to include the ADU work. (Net new = 1 unit)			
034-176-050, -070, 080, -090	not available yet	222 E. 4th Ave	222 E. 4th Ave., SPAR + SDPA (Draeger's)	PA-2021-071	5+	R	12/1/2022			10				10	10	10	0	No	Yes	Yes	Approved	Demolish commercial building and construct new mixed-use building with 10 units. (Net new = 10 units)			
039-151-160	not available yet	136 23rd Ave	136 23rd Ave., SPAR	PA-2021-072	2 to 4	R	5/20/2022						3		3	3	0	No	No	N/A	Approved	Demolish 1 unit and construct a new attached duplex building with a detached ADU. (Net new = 2 units)			
033-374-130	not available yet	989 Daisy St	989 Daisy St., SFDDR	PA-2021-074	ADU	R	7/15/2022						1		1	1	0	No	No	N/A	Approved	Work on main residence triggered discretionary review. Conversion of garage to ADU does not require discretionary review; however, applicant choose to include the ADU work. (Net new = 1 unit)			
042-085-290	not available yet	914 39th Ave	914 39th Ave., SUP + SFDDR + VTPM	PA-2021-078	2 to 4	O	10/3/2022						2		2	2	0	No	No	N/A	Approved	Demolish 1 unit and construct 2 new SFD (Net new = 1 unit)			
034-024-032	not available yet	539 Fairfax Ave	539 Fairfax Ave., SUP + SFDDR	PA-2022-003	ADU	R	4/15/2022						1		1	1	0	No	No	No	Approved	Demolish 1 unit and construct a new SFD and ADU (Net new = 1 unit)			
039-142-280	not available yet	236 24th Ave	236 24TH AVE., SB9	PA-2022-020	2 to 4	O	10/17/2022						4		4	4	0	No	No	N/A	Approved	Demolish 1 SFD and subdivide existing lot into two lots (SB9), and construct a new SFD and ADU on each lot (Net new = 3 units)			
042-083-040	not available yet	419 La Jolla Ave	419 La Jolla Ave., SFDDR	PA-2022-026	ADU	R	9/2/2022						1		1	1	0	No	No	N/A	Approved	Work on main residence triggered discretionary review. The addition of an ADU does not require discretionary review; however, owner chose to include the ADU work. (Net new = 1 unit)			
039-132-300	not available yet	438 24th Ave	438 24th Ave., SUP + SFDDR	PA-2022-031	ADU	R	8/12/2022						1		1	1	0	No	No	N/A	Approved	Demolish 1 SFD, construct a new SFD with ADU (Net new = 1 unit)			
032-162-090	not available yet	351 Bellevue Ave	351 E. Bellevue Ave., ADUDR	PA-2022-048	ADU	R	9/23/2022						1		1	1	0	No	No	N/A	Approved	Discretionary review for ADU with 1 side setback where minimum of 4' is required.			
041-521-010, -020, 041-522-010, -020	not available yet	2988 Campus Dr	Peninsula Heights, Vesting Tentative Map Extension	PA-2022-019	5+	O	4/22/2022						29				261	290	290	0	No	No	N/A	Approved	Vesting Tentative Map extension for 201 unit mixed-use development (Net new = 291 units)
035-242-090, -140, -160, -170, -190, -200, -210, -220	not available yet	666 Concar Dr	Concar Passage, Vesting Tentative Map Extension	PA-2022-042	5+	R	7/15/2022	73							888	961	961	0	No	No	N/A	Approved	Vesting Tentative Map extension for 961 unit mixed-use development (Net new = 961 units)		
039-352-060, -070, 090	not available yet	2700 S El Camino Real	2700 S El Camino Real, VTM Ext	PA-2022-077	5+	R	11/7/2022	6							62	68	68	0	No	Yes	Yes	Approved	Vesting Tentative Map extension for 68 unit mixed-use development (Net new = 68 units)		

Jurisdiction		San Mateo		Permit Details																			
Reporting Year		2022 (Jan. 1 - Dec. 31)		Permit Details																			
Planning Period		5th Cycle (01/01/2021 - 01/31/2022)		Permit Details																			
Permit ID	Address	Permit Type	Permit Status	Permit Number	Permit Date	Permit Type	Permit Status	Permit Number	Permit Date	Permit Type	Permit Status	Permit Number	Permit Date	Permit Type	Permit Status	Permit Number	Permit Date	Permit Type	Permit Status	Permit Number	Permit Date		
42171370	683 Newlands	New detached ADU	Approved	BD-2020-278018	ADU	R	0		1				3/8/2021	1			1		0	N	Y		
39210320	843 Overlook Ct	Convert portion of SFD to ADU	Approved	BD-2020-276932	ADU	R	0		1				8/4/2021	1			1		0	N	Y		
3305100	625 Patricia Ct	Detached ADU	Approved	BD-2021-283062	ADU	R	0		1				4/1/2022	1			1		0	N	Y		
32293070	145 N Elmhurst	Detached ADU	Approved	BD-2021-282285	ADU	R	0		1				12/8/2022	1			1		0	N	Y		
39172030	231 W 25th Ave	Convert attached garage to ADU	Approved	BD-2021-278962	ADU	R	0		1				8/16/2021	1			1		0	N	Y		
38210260	746 Overlook Ct	Second story addition to SFD for new ADU	Approved	BD-2021-278387	ADU	R	0		1				6/1/2021	1			1		0	N	Y		
35013070	705 10th Ave	Convert portion of accessory structure to ADU	Approved	BD-2021-292981	ADU	R	0		1				4/26/2022	1			1		0	N	Y		
42113210	267 36th Ave	Conversion of attached garage to ADU	Approved	BD-2021-281418	ADU	R	0		1				11/29/2021	1			1		0	N	Y		
32091040	517 Burlingame Ave	New detached ADU	Approved	BD-2021-280802	ADU	R	0		1				11/29/2021	1			1		0	N	Y		
33023150	814 N Idaho	Second story addition to detached garage for new ADU	Approved	BD-2021-279203	ADU	R	0		1				10/6/2021	1			1		0	N	Y		
40112010	3502 Branson Dr	New detached ADU	Approved	BD-2022-283327	ADU	R	0		1				3/1/2022	1			1		0	N	Y		
33131360	916 S Elmhurst St	Convert portion of SFD to ADU	Approved	BD-2022-283703	ADU	R	0		1				5/10/2022	1			1		0	N	Y		
31091040	415 Hillcrest Rd	Conversion of pool house to ADU	Approved	BD-2021-281993	ADU	R	0		1				1/27/2022	1			1		0	N	Y		
35091150	1756 Washington St	New detached ADU	Approved	BD-2020-277416	ADU	R	0		1				2/23/2021	1			1		0	N	Y		
35282140	1634 Borden St	Addition to SFD for attached ADU	Approved	BD-2020-275962	ADU	R	0		1				5/3/2021	1			1		0	N	Y		
41453010	1555 Cherrywood Dr	Conversion of attached garage to ADU	Approved	BD-2021-278519	ADU	R	0		1				12/20/2021	1			1		0	N	Y		
35273140	1691 McKinley St	New detached ADU	Approved	BD-2022-284134	ADU	R	0		1				7/7/2022	1			1		0	N	Y		
33194150	121 S Kingdon St	New detached ADU	Approved	BD-2019-279343	ADU	R	0		1				8/18/2020	1			1		0	N	Y		
34276180	104 Hayward Ave	Convert portion of attached garage to ADU	Approved	BD-2021-280234	ADU	R	0		1				3/7/2022	1			1		0	N	Y		
40053150	101 Poinsettia Ave	Convert detached garage to ADU	Approved	BD-2020-275013	ADU	R	0		1				9/28/2020	1			1		0	N	Y		
39051600	2038 Isabelle Ave	New detached ADU	Approved	BD-2021-279963	ADU	R	0		1				6/15/2021	1			1		0	N	Y		
3345070	351 Humboldt St	Convert detached garage to ADU	Approved	BD-2021-283121	ADU	R	0		1				4/29/2022	1			1		0	N	Y		
41203160	3260 Countyline Dr	Convert portion of existing garage to ADU	Approved	BD-2019-270527	ADU	R	0		1				3/8/2019	1			1		0	N	Y		
33274020	1726 Shoreview	New detached ADU	Approved	BD-2020-277284	ADU	R	0		1				2/5/2021	1			1		0	N	Y		
39313190	428 Sylvan Ave	Convert detached garage to ADU	Approved	BD-2021-280506	ADU	R	0		1				10/5/2021	1			1		0	N	Y		
40103180	305 Santa Clara Way	Accessory structure to ADU	Approved	BD-2019-274524	ADU	R	0		1				4/13/2021	1			1		0	N	Y		
34030360	15 16th Ave	Convert detached garage to JADU	Approved	BD-2021-282822	ADU	R	0		1				3/30/2022	1			1		0	N	Y		
34276070	119 10th Ave	New detached ADU	Approved	BD-2020-276124	ADU	R	0		1				10/7/2020	1			1		0	N	Y		
32063160	149 Warren Rd	Convert detached garage to ADU	Approved	BD-2022-284056	ADU	R	0		1				7/19/2022	1			1		0	N	Y		
33083080	415 Cavanaugh St	Convert portion of SFD to ADU	Approved	BD-2022-285215	ADU	R	0		1				6/23/2022	1			1		0	N	Y		
39102250	2129 Ensenada Dr	Addition to SFD for detached garage	Approved	BD-2021-279110	ADU	R	0		1				6/29/2021	1			1		0	N	Y		
33080380	415 Cavanaugh St	Convert attached garage to JADU	Approved	BD-2022-283700	ADU	R	0		1				6/23/2022	1			1		0	N	Y		
39409430	142 Arbor Ln	New detached ADU	Approved	BD-2022-283286	ADU	R	0		1				5/26/2022	1			1		0	N	Y		
33146160	18 N El Dorado St	New detached ADU	Approved	BD-2021-279017	ADU	R	0		1				3/4/2022	1			1		0	N	Y		
38354290	1023 Rose Wy	Addition to SFD for detached garage	Approved	BD-2021-279348	ADU	R	0		1				11/16/2021	1			1		0	N	Y		
40982300	50 McLeish Ave	Convert portion of accessory structure to ADU	Approved	BD-2021-278386	ADU	R	0		1				3/9/2022	1			1		0	N	Y		
36220030	1008 31st Ave B	Additional SFD for detached ADU	Approved	BD-2023-287717	ADU	R	0		1				9/29/2022	1			0		0	N	Y		
34158130	11 S Claremont	Demolition of detached garage for new ADU	Approved	BD-2021-281149	ADU	R	0		1				1/27/2022	1			0		0	N	Y		
33152090	112 S Grant St	Convert detached garage to ADU	Approved	BD-2020-277483	ADU	R	0		1				3/16/2022	1			0		0	N	Y		
32100050	121 W Poplar Ave	New detached ADU	Approved	BD-2022-283813	ADU	R	0		1				6/30/2022	1			0		0	N	Y		
34366120	1248 Quince St	Convert detached garage to ADU	Approved	BD-2021-281588	ADU	R	0		1				8/30/2022	1			0		0	N	Y		
34288230	126 12th Ave	New detached ADU	Approved	BD-2021-281427	ADU	R	0		1				1/14/2022	1			0		0	N	Y		
32305180	126 N Delaware St	New detached ADU	Approved	BD-2022-284950	ADU	R	0		1				9/19/2022	1			0		0	N	Y		
34373130	1262 Nadina St	New detached ADU	Approved	BD-2021-283000	ADU	R	0		1				6/14/2022	1			0		0	N	Y		
39582100	130 28TH AVE	New detached ADU	Approved	BD-2022-284055	ADU	R	0		1				8/15/2022	1			0		0	N	Y		
32092180	31 W BELLEVUE AV	Convert detached garage to ADU	Approved	BD-2021-282649	ADU	R	0		1				11/9/2022	1			0		0	N	Y		
40930380	37 PONSETTIA AV	New detached ADU	Approved	BD-2021-282405	ADU	R	0		1				3/15/2022	1			0		0	N	Y		
39481100	LOUISE LN SAN MATEO</td																						

Jurisdiction	San Mateo
Reporting Year	2022 (Jan. 1 - Dec. 31)
Planning Period	5th Cycle 01/31/2015 - 01/31/2023

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

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

		1	Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability										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	3	-	121	-	247	612
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	469	-	23	3	-	-	25	1	19	107	-	222	247
	Non-Deed Restricted		-	-	-	-	-	-	-	19	25	-		
Moderate	Deed Restricted	530	-	-	-	-	-	-	-	2	-	-	175	355
	Non-Deed Restricted		-	88	2	4	-	-	-	37	42	-		
Above Moderate		1,242	-	480	172	424	83	294	92	239	73	-	1,857	-
Total RHNA		3,100												
Total Units			-	591	189	465	90	386	96	316	368	-	2,501	1,214
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5		2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date	Total Units Remaining
		Extremely low-Income Need												
Extremely Low-Income Units*		430		-	-	-	-	14	-	-	35	-	49	381

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Jurisdiction	San Mateo	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Table C
Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	San Mateo
Reporting Year	2022 (Jan. 1 - Dec. 31)

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	2	3	4
Name of Program	Objective	Timeframe in H.E.	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 2019: Rehabs= 36 2020: Rehabs = 23 2021: Rehabs = 28 2022: Rehabs = 17 Running Total: Rehabs = 263
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 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) 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, 2021 and 2022.
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 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 from 2020-2022 due to fiscal constraints 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 Mid-Pen for 225 units of affordable housing in downtown San Mateo. Entitlements were granted in 2020, escrow closed on the financing in December 2021, and construction commenced throughout 2022.
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.
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. In 2021, 68 were issued building permits and 51 were completed. In 2022, 84 ADU permits were issued and 53 ADU projects were completed.
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 2021, Bay Meadows has completed 927 units with 67 units approved for MU 2 & MU3, Station Park Green has built 492 units with 107 units under construction (Certificate of Occupancy anticipated in 2022). In 2022, Station Park Green completed construction of the remaining 107 units which are now occupied. Also in December 2022, Bay Meadows submitted building permit applications for MU 2 and MU 3, the latter includes 67 units. The applications are under review by City departments (permit issuance anticipated in 2023).
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. Starting in 2021, The City began providing assistance for client services for formerly homeless individuals living at the Montara Affordable Housing Development as well as starting a rapid-rehousing program for individuals and families at risk of homelessness. 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) 2015-2021: 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.

Jurisdiction	San Mateo	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

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									
Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	San Mateo	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

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)

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 ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ 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 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	San Mateo	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2

Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to de-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

Jurisdiction	San Mateo	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

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

Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
	1		2	3	4	
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

Jurisdiction	San Mateo
Reporting Period	(Jan. 1 - Dec. 31) 2022

NOTE: This table is meant to contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns

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

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

For San Mateo County jurisdictions, please format the APN's as follows:999-999-999

Table H

Locally Owned Surplus Sites

Parcel Identifier			Designation	Size	Notes	
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						
034-191-110	308 5th Avenue	Vacant	0	Surplus Land	0.35	City parking lot-proposal for housing development received

Jurisdiction	San Mateo
Reporting Period	2022 (Jan. 1 - Dec. 31)
Planning Period	5th Cycle 01/31/2015 - 01/31/2023

NOTE: SB 9 PROJECTS ONLY. This table only needs to be completed if there were lot splits applied for pursuant to Government Code 66411.7 OR units constructed pursuant to 65852.21.
Units entitled/permited/constructed must also be reported in Table A2. Applications for these units must be reported in Table A.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

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

Table I

Units Constructed Pursuant to Government Code 65852.21 and Applications for Lot Splits Pursuant to Government Code 66411.7 (SB9)

Project Identifier				Project Type	Date	Unit Constructed				Notes
1				2	3	4				
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Activity	Date	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Notes
Summary Row: Start Data Entry Below										
039-142-280	236 24th Ave	236 24TH AVE., SB9	PA-2022-020	Application for Parcel Map for Lot Split	10/17/2022					Approved; but not yet constructed.

Jurisdiction	San Mateo
Reporting Period	2022 (Jan. 1 - Dec. 31)
Planning Period	5th Cycle 01/31/2015 - 01/31/2023

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915

Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						Units (Beds/Student Capacity) Granted Density Bonus	Notes	
1				2	3	4						5	6	
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID [*]	Unit Category (SH - Student Housing)	Date	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 Additional Beds Created Due to Density Bonus	Notes
Summary Row: Start Data Entry Below														

Jurisdiction	San Mateo	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

Building Permits Issued by Affordability Summary		
Income Level	Current Year	
Very Low	Deed Restricted	121
	Non-Deed Restricted	0
Low	Deed Restricted	107
	Non-Deed Restricted	25
Moderate	Deed Restricted	0
	Non-Deed Restricted	42
Above Moderate		73
Total Units		368

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

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	1	0
SFD	0	4	9
2 to 4	0	2	5
5+	0	279	184
ADU	0	82	51
MH	0	0	0
Total	0	368	249

Housing Applications Summary	
Total Housing Applications Submitted:	19
Number of Proposed Units in All Applications Received:	1,669
Total Housing Units Approved:	1,669
Total Housing Units Disapproved:	0

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

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

Cells in grey contain auto-calculation formulas

Jurisdiction	San Mateo
Reporting Year	2022 (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		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	121
	Non-Deed Restricted	0
Low	Deed Restricted	107
	Non-Deed Restricted	25
Moderate	Deed Restricted	0
	Non-Deed Restricted	42
Above Moderate		73
Total Units		368

Certificate of Occupancy Issued by Affordability Summary		
Income Level	Current Year	
Very Low	Deed Restricted	11
	Non-Deed Restricted	0
Low	Deed Restricted	2
	Non-Deed Restricted	18
Moderate	Deed Restricted	0
	Non-Deed Restricted	25
Above Moderate		193
Total Units		249