



San Mateo County
**2007-2014 Draft
Housing Element**



REVISED MAY 2012

**SAN MATEO COUNTY 2007-2014
HOUSING ELEMENT**

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1. INTRODUCTION

Overview

The San Mateo County Housing Element is one of seven mandatory elements of the County's General Plan, required by state law. California Government Code states that the Housing Element shall "consist of standards and plans for the improvement of housing and for the provision of adequate sites for housing," and shall "make adequate provision for the housing needs of all segments of the community." The Housing Element is the document that the County uses to:

- Analyze current and future housing needs for all areas of the unincorporated County and all types of housing;
- Determine existing and potential housing constraints, resources, and opportunities;
- Establish the County's housing objectives and the policies and programs intended to achieve these objectives;
- Identify sufficient housing sites to meet the County's share of Regional Housing Need, as determined by the State Department of Housing and Community Development.

San Mateo County's Housing Element addresses the housing needs of the entire unincorporated County. The Housing Element recognizes that housing affects all parts of the community, and that meeting the County's housing needs requires the effort of multiple partners in the public, private, and non-profit sectors. The Housing Element has been created in collaboration with a broad range of stakeholders, and with extensive public participation and community input, as described in Section 2.

The County first adopted a Housing Element as part of the General Plan in October 1991. The Housing Element is the only element of the General Plan that must be regularly updated, on a schedule established by state law. The San Mateo County Housing Element was most recently updated in 2003, and state law requires that it be updated again in 2009. Once adopted by the Board of Supervisors, this Element will supersede the current Housing Element and will be incorporated into the County's General Plan.

This Housing Element is a comprehensive update of the 2003 Element. Major revisions include: (1) updating demographic and housing data to reflect current conditions; (2) revising assessments of the County's current and future housing needs; (3) reviewing the County's progress in implementing the policies and meeting the goals and objectives of the 2003 Housing Element; (4) revising the County's analysis of available sites for housing production; (5) incorporating new requirements of State law, and (6) developing new policies and programs to encourage the production, preservation, availability and affordability of housing in the unincorporated areas.

The programs and policies in the Housing Element are the responsibility of a variety of County departments and agencies. The implementing programs described in Section 10 show the entities responsible for implementation.

While the programs and policies in the Housing Element are primarily focused on the unincorporated County, the Housing Element also recognizes that housing is a countywide and region-wide concern, and that housing issues and needs are shared across jurisdictional boundaries, and sometimes require solutions that are similarly shared across jurisdictions. Where appropriate, the analysis and the policies and programs included in the Element reflect this fact.

The Housing Element covers the state-mandated Planning Period from June 30, 2007 to July 1, 2014. The five-year program for implementation of the policies and programs established in the Housing Element covers the period from June 30, 2009 to July 1, 2014.

State Housing Element Requirements

All cities and counties in California must adopt and periodically update a Housing Element as one of the mandatory elements of the General Plan. Detailed requirements for preparing, revising, and adopting Housing Elements are contained in the California Government Code.

Substantive Requirements

The California Government code establishes substantive requirements for the contents of the Housing Element. The Housing Element must contain the following components:

- A description of current conditions in the County, including demographic, housing, and other conditions
- An assessment of current and future housing needs
- A review of the County's progress in meeting the goals, policies and programs established in the prior Housing Element
- An assessment of available and adequate sites for housing, and an analysis of the sufficiency of these sites to meet the County's Regional Housing Needs Allocation
- A statement of goals, policies, and programs to meet the County's current and future housing needs, as determined in the current housing element, and a statement of quantified objectives for meeting those needs
- An assessment of constraints to meeting the County's housing need, including governmental and non-governmental constraints
- A description of the County's efforts to ensure comprehensive public participation in the creation of the Housing Element

Procedural Requirements

California Government Code also establishes procedural requirements for revision and for State Department of Housing and Community Development (HCD) review of housing elements.

Public Participation

Housing Element Law states that “The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.” The public participation process implemented by the County for the current updated is described in Section 2.

HCD Review

The County must submit a revision or amendment of the Housing Element to HCD for review at least 60 days prior to adoption. HCD must review drafts and report findings within 60 days of receipt of the draft revision or amendment. If HCD’s comments are available within the prescribed time limits, they must be considered by the County Board of Supervisors prior to adoption of the Housing Element.

Local Adoption

The revised Housing Element must be adopted by the local legislative body.

Notification to Retail Water and Sewer Providers

Once the Housing Element revision is adopted, Government Code Section 65589.7 requires that the County distribute copies to all public and private water and sewer service providers within the unincorporated area. The purpose of this requirement is to ensure that water and sewer providers give priority to proposed housing developments for lower income households in their current and future resource or service allocations. Local public and private water and sewer providers must grant a priority for service hookups to developments that help meet the County’s share of the regional need for lower income housing.

SB 1087, adopted in 2005, strengthened these notification requirements, by requiring distribution of copies of the Housing Element to providers within one month of adoption. The revised and adopted Housing Element will be distributed to all providers within one-month period after adoption.

Coastal Zone Affordable Housing Requirements

Government Code Section 65590 establishes specific affordable housing obligations for jurisdictions with coastal zones, and Government Code Section 65588(d) establishes review requirements for these obligations, including review of housing units created, demolished, rehabilitated, and preserved within the coastal zone. A description of the County’s obligations under Section 65590 and a detailed review are provided in Section 3.

New Requirements Since Adoption of the 2003 Housing Element

Since the adoption of the prior Housing Element, in 2004, the State Legislature has enacted several laws that change the required contents of the Housing Element. The most significant of these are:

- AB 2348, requiring that the Housing Element contain more extensive analysis of available residential development sites. These requirements are described in Section 9, Adequate Sites Inventory.
- SB 2, establishing a requirement that local governments plan for development or location of emergency shelters as by-right uses within selected zoning districts. The County's compliance with SB 2 is described in Section 10.

Relationship of the Housing Element to Other County Plans and Programs

Consistency with Other Elements of the General Plan

Government Code Section 65300.5 states that the Housing Element must be consistent with all other elements of the General Plan. The County General Plan has 17 topic areas or elements: Vegetative, Water, Fish and Wildlife Resources; Soil Resources; Mineral Resources; Visual Quality; Historical and Archaeological Resources; General Land Use; Urban Land Use; Rural Land Use; Water Supply; Wastewater; Transportation; Solid Waste; Housing; Natural and Man-made Hazards; and Air Resources. The revised Housing Element has been reviewed for consistency with the General Plan, and is consistent with all elements of the Plan.

Consistency with Area Plans

As part of the General Plan, the County has also adopted the following area plans for specific communities in the unincorporated area: North Fair Oaks Community Plan, Emerald Lake Hills Community Plan, Montara-Moss Beach-El Granada Community Plan, San Bruno Mountain General Plan Amendment, Skyline Area General Plan Amendment and the Colma BART Station Area Plan. Each of these area plans contains housing-related policies that apply to the specific area. Because the Housing Element and area plans are all part of the General Plan, they must be consistent pursuant to State Government Code Section 65300.5. The Housing Element has been reviewed for consistency with the area plans, and is consistent with each of these plans.

Consistency With Relevant Airport/Land Use Compatibility Criteria

Government Code Section 65302.3 requires that a local agency general plan/general plan amendment and/or any affected specific plan/specific plan amendment must be consistent with the applicable airport/land use compatibility criteria contained in the relevant adopted comprehensive airport land use plan (CLUP). The housing policies, goals, programs, and any other provisions to accommodate future housing development, as specified herein, have been

reviewed by the County's Airport Land Use Commission, and are consistent with and do not conflict with the relevant airport/land use compatibility criteria contained in the San Mateo County Comprehensive Airport Land Use Plan December 1996, as amended, for the environs of all three airports located in San Mateo County (Half Moon Bay Airport, San Carlos Airport, and San Francisco International Airport).

Consistency with Local Coastal Program

San Mateo County has a Local Coastal Program (LCP) that addresses land use issues in the County's coastal zone. LCPs consist of Land Use Plans and Implementation Programs that have been certified by the California Coastal Commission as being consistent with, and adequate to carry out, the Coastal Act of 1976, which established policies for development throughout the state Coastal Zone. LCPs establish the standards of review for coastal development permits issued by local governments, some of which can be appealed to the Coastal Commission.

San Mateo County's LCP was certified by the Coastal Commission in 1981 and has been amended numerous times. The LCP Land Use Plan is a General Plan Area Plan that includes a background document, policies, and maps. The Implementation Program is comprised of the County's zoning, subdivision, grading, and tree removal regulations.

The Housing Element must be consistent with the LCP. Accordingly, the analysis of available developable sites contained in Section 9 considers LCP development standards and restrictions, and the policies and programs contained in the revised Housing Element are consistent with all aspects of the LCP.

Organization of the Housing Element

The Housing Element is divided into 11 sections:

- Section 1 is the introduction.
- Section 2 summarizes the public outreach, participation, and input process for the Housing Element update.
- Section 3 describes existing conditions in the County, including basic geographic, demographic, and jurisdictional information, housing conditions, economic conditions, and other current information.
- Section 4 describes the potential governmental and nongovernmental constraints to housing production in the County, including regulatory, economic, physical, and other conditions that might pose barriers to new housing.
- Section 5 describes the County's housing needs, including the County's share of the State-mandated Regional Housing Need.
- Section 6 addresses energy conservation.
- Section 7 evaluates the programs and policies included in the prior, 2003 Housing Element, and makes recommendations for continuation, modification, or discontinuation of those policies.

- Section 8 summarizes the resources available to the County to address housing needs.
- Section 9 presents an inventory of all of the sites in the unincorporated County that might potentially be developed with new housing, including an assessment of realistic development potential for each site.
- Section 10 describes the new and continued policies and programs the County will implement over the planning period (2007 to 2014) to address the County's housing needs.
- Section 11 presents the County's housing objectives for the 5-year period from 2009 to 2014.
- The Appendix presents additional information and input from the public participation process.

Note on Data Sources and Data Availability

For description of existing conditions, analysis of housing needs, and other demographic, economic and housing data, the prior (2003) Housing Element relied mainly on the 2000 U.S. Decennial Census, the most comprehensive source of data for the County and for sub-county areas. Because the Census only occurs once each 10 years, new Census data will not be available until some time after 2010. This Element continues to rely on the 2000 Census, supplemented by other data sources that are more current, but less comprehensive than the Census, and which in some cases are estimates or projections rather than definitive survey data. However, some types of information provided in the 2003 Housing Element are no longer available, because no source other than the Census provides them, and the 2000 Census data, now 9 years old, is too outdated to be meaningful. This includes data for small areas within the unincorporated County, such as North Fair Oaks, Ladera, the San Mateo Highlands, and others. Therefore, the nature and level of detail of data in this Housing Element is in some cases substantially different than the 2003 Element, and direct comparisons with past data are not always possible.

Where possible, information is provided for the unincorporated County, and for discrete unincorporated subareas, such as North Fair Oaks, Broadmoor, Ladera and others. In cases where data is unavailable for the unincorporated County and/or sub-County areas, data is provided for the aggregated County as a whole, including both incorporated and unincorporated areas.

2. PUBLIC PARTICIPATION

Introduction

The County conducted an extensive public outreach and participation effort for the Housing Element update, including formation of a steering committee, stakeholder workshops, community workshops, stakeholder interviews, distribution of informational brochures, a survey on housing issues, and public hearings at the Planning Commission and Board of Supervisors.

Steering Committee

The County formed a Housing Element Steering Committee to provide input, review, technical assistance, and guidance on the Housing Element update. The Committee consisted of members with involvement and expertise in housing-related issues, and representatives of constituencies directly impacted by County housing and development issues. The Committee members included:

Randy Lamb	Lamb Partners, LLC
Linda Lopez	County Housing and Community Development Committee
Kent Mickelson	Center for Independence of the Disabled
David Mineta	County Resident
Chris Mohr/Greg Richane	Housing Leadership Council of San Mateo County
Laura Peterhans	Peninsula Interfaith Action
Dave Pine	San Mateo Union High School District Board Director
Richard Reisman	Home Partners LLC
Lennie Roberts	Committee for Green Foothills

The Steering Committee met eight times throughout 2009 and early 2010, to review outreach and participation strategies, offer technical expertise on housing issues, help increase public participation, provide input on housing needs, propose policies, review materials, and provide other feedback on the County's update strategies and on the revised housing element.

A number of Steering Committee members also participated in the stakeholder workshops and the larger community workshops held by the County. Committee members also helped distribute materials, and used their involvement and connection to other stakeholders, groups and constituencies involved in housing issues to publicize the Housing Element update, publicize the workshops and other opportunities for community input, and encourage participation in Housing Element update workshops and public hearings at the Planning Commission and Board of Supervisors. The Steering Committee members also helped directly contact and gather input from traditionally harder-to-reach groups, including disabled populations, ESL populations, lower-income groups, seniors, the

homeless, and others, to ensure that these groups were represented in the Housing Element update.

Stakeholder Workshops

The County held a stakeholder workshop on the Housing Element update, prior to creation of the draft Housing Element. The stakeholders invited to the meeting represented a broad range of involvement in housing issues, including affordable housing developers, private market-rate housing developers, environmental advocates, business and trade group representatives, representatives of a variety of special needs groups, and others. The workshop had approximately 40 participants. In a round-table format, the stakeholders offered input on the County's housing needs, their individual experiences working on housing issues and housing development in the County, the effectiveness of the County's current policies, and potential changes to County policies and regulations. These stakeholders were also each directly invited to participate in the community workshop to review the draft Housing Element, described below.

Community Workshops

The County held three public community workshops, two prior to creation of the draft Housing Element, and one to receive comments on the draft Element. The first two workshops were held in North Fair Oaks and in Half Moon Bay. The final workshop was held at County Center in Redwood City.

The workshops were publicized through press releases, newspaper advertisements, brochures, posters posted at various locations, emailing to a wide variety of community partners, outreach by Steering Committee members, County websites, and notices and handouts available at the Planning and Building Department and Housing Department. To ensure that adequate notice of the workshops was provided to typically harder-to-reach populations, including lower-income groups, ESL speakers, disabled populations, seniors, and others, notice was provided at local community centers, health clinics, senior centers, and libraries, and distributed through organizations representing the elderly, disabled populations, the homeless, farm-workers, day laborers, and a variety of other groups representing potentially hard-to-reach populations. All notices and materials were provided in English and Spanish, and translation was available at all workshops. All materials were published and distributed in both the coastal and bayside areas of the County, and workshops were held on the bayside and on the coast.

A summary of comments received at the workshops is included in the Appendix.

Interviews

The County conducted direct interviews with a number of stakeholders, including representatives of service organizations, community groups, and nonprofits engaged in housing issues with various segments of the community, including

farm-workers, day laborers, ESL populations, the homeless, seniors, and other populations. The results of the stakeholder interviews are included in the Appendix.

Brochures

The County produced informational brochures in English and Spanish for the Housing Element update. The brochures provided information on the update, provided notice of public workshop dates and locations, highlighted key housing issues, described additional opportunities for public participation, included contact information for County staff, and included mail-back surveys of housing needs (described below), and information on the link to the web-based version of the survey. The brochures were distributed through the Planning and Building Department and the Housing Department, distributed to local libraries, community centers, senior centers, health clinics, and day labor centers, provided to Steering Committee members in paper and electronic format for distribution, and provided for distribution to County partners representing the elderly, disabled groups, ESL populations, the homeless, and other traditionally under-represented groups. Copies of the brochures are shown in the Appendix.

Survey

The County prepared a survey of County housing issues, to obtain public feedback on the issues most critical to County residents. The survey was prepared as a pre-paid, mail-back paper survey, in both English and Spanish, distributed as an insert in the brochures described above, and as an identical online survey, accessible through the County website. The survey form, and a summary of responses, is provided in the Appendix.

Website

The County created and maintained a website describing the Housing Element update, providing information on housing issues, providing notice of meeting and hearing dates and other key dates and deadlines, and providing access to the current Housing Element, the online survey, electronic versions of the informational brochure, contact information for County staff, and other information.

Summary of Input and Other Materials

A detailed discussion of public, stakeholder, and steering committee input received through the public participation process is included in the Appendix. The Appendix also indicates how the policies and programs in the updated Housing Element address the comments and input received. Samples of the materials used in the public participation process are also included in the Appendix.

3. EXISTING CONDITIONS

This section provides an overview of current demographic, economic, and housing conditions in San Mateo County. The information provides a baseline to assess the County's housing needs, based on population characteristics and existing amounts, types and locations of housing.

General Description of the Unincorporated Areas

The planning area for the Housing Element consists of unincorporated lands under County jurisdiction. These unincorporated lands include urbanized communities and neighborhoods of various sizes, which typically adjoin incorporated cities, as well as extensive rural areas, such as the Skyline area. Approximately half of the County's land area, but only roughly 9% of County population, is in unincorporated areas (see Table 3-1).

Table 3-1
San Mateo County Population
Incorporated and Unincorporated Areas, 2000-2008

	Year						Change 2000-2008	
	2000		2005		2008		#	%
Cities	645,886	91%	656,307	91%	673,625	91%	27,739	4%
Unincorporated Area	61,275	9%	64,223	9%	65,844	9%	4,569	7%
County Total	707,161	100%	720,530	100%	739,469	100%	32,308	5%

Source: 2000, U.S. Census; 2005, 2008, Department of Finance E5 Series, 1/1/2008

The Local Agency Formation Commission (LAFCo) has assigned each of the County's urbanized unincorporated areas to the sphere of influence of an adjacent city. As of 2000, these unincorporated, urbanized communities contained about 71% of the unincorporated County's housing supply, as well as 75% of the unincorporated population. Many of these areas may ultimately be annexed by adjacent cities, in which case responsibility for housing policy will shift to the annexing city, but the likelihood and timing of any potential annexations is unknown.

The unincorporated County consists of approximately 309 square miles, and there is wide variation in the size, location, and economic and social characteristics of the various unincorporated areas. The main unincorporated areas are shown on Map 3-1. General descriptions of these areas are provided below.

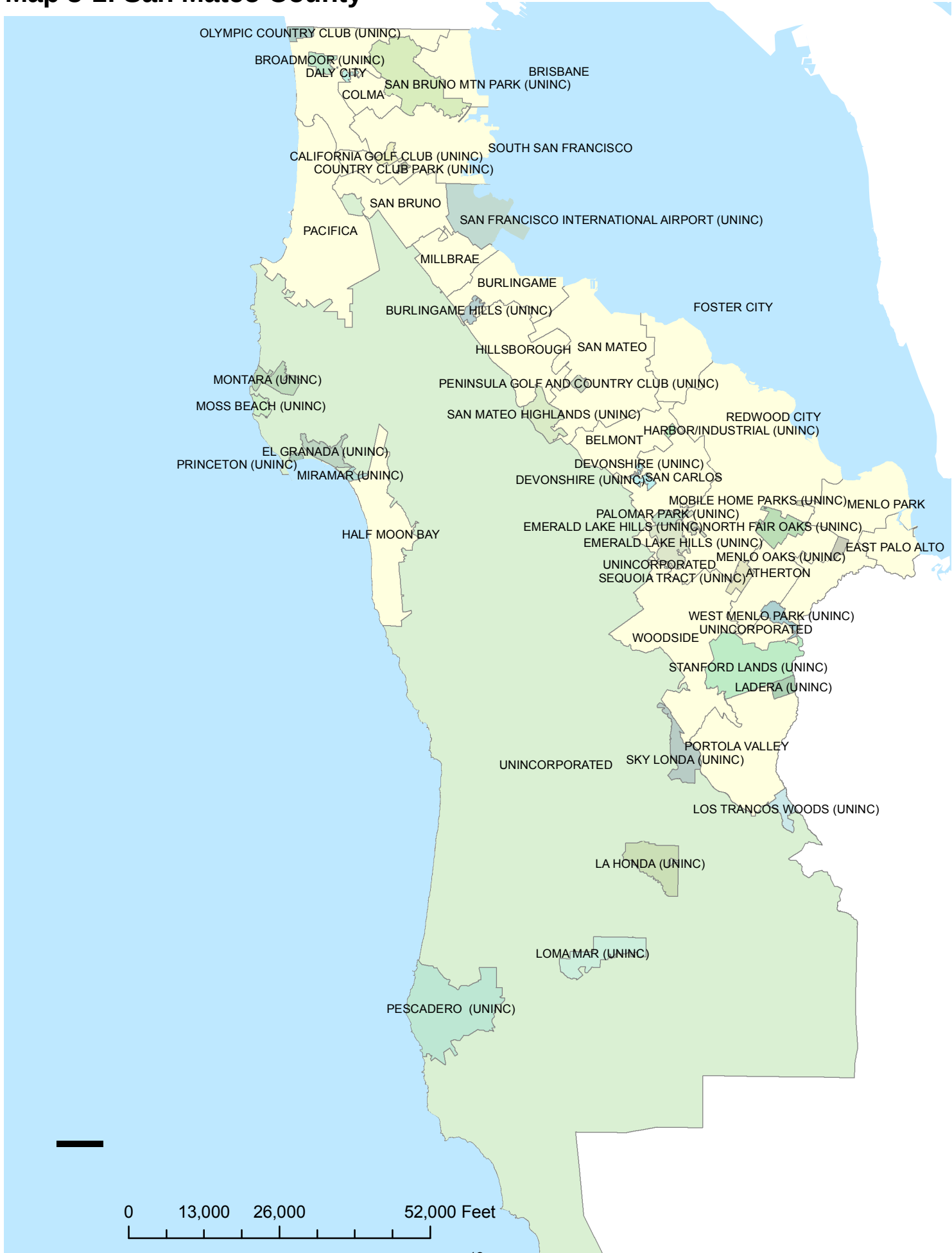
Urban Bayside Communities

North Fair Oaks. The largest unincorporated community is North Fair Oaks, which is within Redwood City's sphere of influence. This area is fully urbanized, with moderate to high densities of development. North Fair Oaks has over 15,000 residents and more than 4,000 housing units. North Fair Oaks has a relatively high concentration of low and moderate-income households, as well as a wide variety of housing types and a variety of land uses, including significant commercial and industrial uses. Development in North Fair Oaks is regulated by the North Fair Oaks Community Plan. The County is undertaking a comprehensive revision of the Community Plan, which, as a complement to the assessment undertaken for this Housing Element update, will include a detailed analysis of housing policies, housing availability, housing needs, and other housing issues in the area, and will implement policies and programs to address these issues. The revised Community Plan will be completed in 2011.

Colma. Unincorporated Colma is a small urbanized pocket in the northern part of the County, adjoining incorporated Colma and Daly City. Colma has seen significant amounts of relatively high-density residential development over the past decade, with several multifamily mixed-income apartment and condominium projects, a senior housing project, and several other projects, all located around the redeveloped Colma BART station. Development in the Colma area is regulated by the Colma Area Plan, which contains specific housing policies applicable to unincorporated Colma.

Emerald Lake Hills is a relatively low-density suburban area of the County, characterized primarily by single-family homes. While Emerald Lake Hills has a large amount of development, its primarily residential nature and lack of commercial and other uses distinguishes it from the more highly urbanized areas of the unincorporated County, such as North Fair Oaks.

Map 3-1: San Mateo County



Other unincorporated urban bayside communities include Burlingame Hills, Devonshire, Broadmoor, the San Mateo Highlands and Ladera. These communities are primarily small pockets of unincorporated jurisdiction, largely characterized by single-family residential development, although Devonshire and Broadmoor both have areas of higher development density and mixed uses.

Urban Coastal Communities

There are several unincorporated coastal communities north of Half Moon Bay, within the urban area of the County's urban/rural boundary. These communities include Montara, Moss Beach, El Granada, Princeton and Miramar. These communities are an exception to the primarily rural nature of the coastal unincorporated areas, and have housing and development issues, including infrastructure constraints and other issues unique to the coast, which require specific analysis. These communities are mainly within the area covered by the County's Local Coastal Program (LCP), which contains specific housing policies relating to the Midcoast area. The revised Housing Element does not modify any of the housing policies of the LCP.

Rural Areas and Communities

The vast majority of the unincorporated County consists of the ***Rural Midcoast***, ***Rural Southcoast***, and rural ***Skyline*** areas. In contrast to the urbanized communities, the rural areas tend to be sparsely developed, with very low housing densities on relatively large lots. These areas include La Honda, Pescadero, San Gregorio, Kings Mountain, and the remaining large, primarily undeveloped areas of the Midcoast and Southcoast. The rural South Coast has relatively few, widely dispersed households, and most housing needs are associated with the area's agricultural economy, including farmworker housing needs which tend to be unique to this part of the County. The rural portions of the Midcoast area are mainly characterized by large, minimally developed areas with large lots and low housing densities, although there are a few small higher density areas.

Population Characteristics

Total Population

As shown in Table 3-1, the 2008 population of all unincorporated areas was 65,844, a 3% increase over 2005, and a 7% increase over 2000. Table 3-1 also shows population changes for the County as a whole, including incorporated areas. Population in the unincorporated area has increased moderately faster, on a percentage basis, than in the County as a whole.

Table 3-2 shows population for the County's major unincorporated areas as of 2000. While no more recent data is available, the current population of these areas probably constitutes a similar portion of unincorporated County population as in 2000.

Age Characteristics

Table 3-3 shows age characteristics for the County as a whole, including incorporated areas. As the table indicates, the County's population is "aging:" the median age of the County's population has increased significantly in the last two decades, from 34.3 years in 1990, to 36.8 years in 2000, and to 40.1 in 2007.

Table 3-4 shows median age for the major unincorporated areas in 1990 and 2000. The unincorporated County and its major unincorporated areas have traditionally had a somewhat higher median age than the County as a whole, and although more current data is unavailable, this is likely still the case. Broadmoor and North Fair Oaks are an exception, however, with younger residents, on average, than other unincorporated areas.

Race and Ethnic Composition

Table 3-5 shows population and race data for 2005-2007, for San Mateo County as a whole.¹ Sixty-one percent of County residents in 2005-2007 were white, 23% were Asian, 3% were black or African-American, 1% were native Hawaiian, 15% were multiple races or some other race, and less than 1% were American Indian.

¹ This data is from the American Community Survey, which is based on a rolling 2-year sample covering 2005 to 2007.

Table 3-2
Total Population, San Mateo County and Major Unincorporated Areas

	1980	1990	2000	2005	2008	Change 1980-1990		Change 1990-2000		Change 2000-2008	
San Mateo County	587,329	649,623	707,161	720,530	739,469	62,294	11%	57,538	9%	32,308	5%
Total Unincorporated Area	52,377	57,637	61,275	64,223	65,844	5,260	10%	3,638	6%	4,569	7%
Major Unincorporated Areas											
Broadmoor CDP	3,737	2,952	4,026	N/A	N/A	-785	-21%	1,074	36%	N/A	N/A
El Granada CDP ¹	3,582	4,426	5,724	N/A	N/A	844	24%	1,298	29%	N/A	N/A
Emerald Lake Hills CDP	3,400	3,328	3,899	N/A	N/A	-72	-2%	571	17%	N/A	N/A
Highlands/Baywood Park CDP	4,531	4,435	4,210	N/A	N/A	-96	-2%	-225	-5%	N/A	N/A
Montara CDP	1,972	2,552	2,950	N/A	N/A	580	29%	398	16%	N/A	N/A
Moss Beach CDP ¹	1,868	3,002	1,953	N/A	N/A	1,134	61%	-1,049	-35%	N/A	N/A
North Fair Oaks CDP	10,294	13,912	15,440	N/A	N/A	3,618	35%	1,528	11%	N/A	N/A
Sequoia Tract	3,914	3,551	3,671	N/A	N/A	-363	-9%	120	3%	N/A	N/A
West Menlo Park CDP	4,350	3,959	3,629	N/A	N/A	-391	-9%	-330	-8%	N/A	N/A

Sources: 1980, 1990, 2000 Censuses; 2005, 2008 Department of Finance

1. Change in CDP boundary accounts for large portion of population increase/decline.

Table 3-3
Median Age, San Mateo County 1990-2007

	1990	2000	2005	2007
Median Age	34.3	36.8	39.2	40.1

Sources: 1990, 2000 Census; 2005, 2007 American Community Survey

Table 3-4
Median Age, San Mateo County
Major Unincorporated Areas, 2000

Area	Median Age
Broadmoor CDP	30.9
El Granada CDP	38.3
Emerald Lake Hills CDP	41.8
Highlands/Baywood Park CDP	43.1
Montara CDP	40.9
Moss Beach CDP	41.2
North Fair Oaks CDP	28.7
Sequoia Tract	41.3
West Menlo Park CDP	39.4

Source: 2000 Census

Table 3-5
Estimated Percent of San Mateo County Population by Race, 2005-2007

Race	Estimated % of Population
White alone	61%
Black or African American alone	3%
American Indian and Alaska Native alone	0%
Asian alone	23%
Native Hawaiian and Other Pacific Islander alone	1%
Some other race alone	8%
Two or more races:	4%
Two races including Some other race	1%
Two races excluding Some other race, and three or more races	3%
Total:	100%

Source: American Community Survey, rolling 2005-2007 sample

Household Characteristics

Households and Household Size

A “household” is defined as the person or persons occupying a housing unit. The “household population” is the count of people living in households, while “group quarters population” is the count of persons living in institutions such as nursing homes, dormitories, convents, boarding houses, jails, or other institutions. Total population of an area consists of the household population and the group quarters population. Average household size for an area is determined by dividing the household population by the total households. The number of households, by definition, is the same as the number of occupied housing units.

As Table 3-6 indicates, in 2008 the unincorporated County had a household population of 64,461, 9% of the total County household population. There were also 1,383 persons living in group quarters, 15% of the County total. The household population grew approximately 7% between 2000 and 2008, while the group quarters population remained the same. The disproportionate percentage of group quarters residents in the unincorporated County, in comparison to the overall percentage of population, may reflect the population of several County jails and other detention facilities, among other factors.

Table 3-6
Unincorporated San Mateo County
Households and Household Population, 2000 - 2008

	2000	2008	Change
Total Population	61,275	65,844	7%
Household Population	59,892	64,461	8%
Group Quarters Population	1,383	1,383	0%
Households	20,846	22,105	6%
Household Size	2.9	2.9	0%

Source: California Department of Finance, 2008

The County had 22,105 households in 2008, roughly 6% more than in 2000. The current household size is approximately 2.9 persons per household, the same as in 2000², slightly higher than in the incorporated areas of the County. Tables 3-7, 3-8 and 3-9 show population and households characteristics for the County as a whole, compared to the unincorporated portions of the County.

² Although estimates of household size in 2000 from the U.S. Census Bureau and the California Department of Finance vary slightly, as shown in Tables 3-6 and 3-7. Despite these variations, data from both sources show that household sizes have remained roughly the same.

Table 3-7
Population and Household Characteristics
Total County and Unincorporated Area, 2008

	Total County	Unincorporated County	Incorporated Cities	Unincorporated % of Total
Total Population	739,469	65,844	673,625	9%
Household Population	729,012	64,461	664,551	9%
Group Quarters Population	9,074	1,383	10,457	15%
Households	263,252	22,105	263,252	8%
Household Size	2.76	2.9	2.75	N/A

Source: 2000 U.S. Census, CA Department of Finance, 2008

Table 3-8
Total Households, San Mateo County and Unincorporated Area
1990-2008

	1990	2000	2005	2008	% Change 1990-2000	% Change 2000-2008
San Mateo County	241,914	254,103	259,930	263,252	5.0%	3.6%
Unincorporated Area	19,717	20,846	21,676	22,015	5.7%	5.6%

Source: 1990, 2000 U.S. Census; 2005, 2008 California Department of Finance

Table 3-9
Average Household Size
San Mateo County and Unincorporated Area, 1990-2008

	1990	2000	2005	2008
San Mateo County	2.6	2.7	2.7	2.8
Unincorporated Area	2.8	3.1	2.9	2.9

Source: 1990, 2000 U.S. Census; 2005, 2008, California Department of Finance

Household size data by County subarea in 2000 is shown in Table 3-10. As the table indicates, some of the urbanized unincorporated County subareas, including North Fair Oaks and Broadmoor, had larger household sizes in 2000 than the remainder of the unincorporated County, indicating that these areas may face overcrowding and other issues. Housing size in North Fair Oaks has also increased significantly over time, in contrast to other County areas. While no more recent data on household sizes is available, anecdotal evidence indicates that these areas, particularly North Fair Oaks, have continued to experience increasing overcrowding pressures.

Table 3-10
Household Size, Major Unincorporated Areas
San Mateo County, 2000

Major Unincorporated Areas	1980	1990	2000
Broadmoor CDP	3.0	3.0	3.1
El Granada CDP	2.8	2.7	2.8
Emerald Lake Hills CDP	2.7	2.8	2.7
Highlands/Baywood Park CDP	N/A	2.7	2.6
Montara CDP	2.8	2.8	2.8
Moss Beach CDP	2.7	2.7	2.6
North Fair Oaks CDP	2.8	3.5	3.8
Sequoia Tract	2.7	N/A	2.5
West Menlo Park CDP	2.6	2.4	2.6

Sources: 1980, 1990, 2000 Census, State Department of Finance 1999, 2000

Types of Households

Households vary not only in size but also in type, an important consideration in assessing the adequacy of existing housing stock and identifying unmet housing needs. Table 3-11 shows the distribution of household types for the County as a whole, as of 2007. Approximately 68% of households were “family” households (two or more related persons living in the same housing unit) while 32.1% were non-family households (predominantly single people living alone, but also including non-relatives sharing a housing unit). Of the family households, 46% had children under 18 in the household. Seven percent of all families were female-headed single-family households with children, and 3% were male-headed single-family households with children.

Table 3-11
Percent of Households by Type
San Mateo County, 2007

	Family Households			Non-Family Households		
	Total	Married Couple with Children	Single Parent with Children	Total	Single-Person Household	Single Person 65+
Households	171,351	134,225	37,126	80,006	64,503	21,105
%	68.2%	53.4%	14.8%	31.8%	25.7%	8.4%

Source: American Community Survey Rolling Sample, 2005-2007

In comparison, Table 3-12 shows the distribution of household types for the County and major unincorporated communities in 2000. Countywide, 67.4% of all households were family households, while 32.6% were non-family households.

Table 3-12
Percent of Households by Type
San Mateo County and Major Unincorporated Areas, 2000

	Family Households			Non-Family Households		
	Total	Married Couple with Children	Single Parent with Child	Total	Single Person Household	Single Person Household 65+
San Mateo County	67.4	24.6	6.4	32.6	24.6	8.4
Major Unincorporated Areas						
Broadmoor CDP	77.2	29.2	5.7	22.8	16.2	8.6
El Granada CDP	74.6	31.5	7.9	25.4	17.8	2.9
Emerald Lake Hills CDP	78.0	31.0	3.5	22.0	14.8	4.0
Highlands/Baywood Park CDP	79.2	26.6	3.6	20.8	15.2	7.4
Montara CDP	74.9	34.1	6.8	25.1	15.7	2.7
Moss Beach CDP	71.1	28.4	7.7	28.9	18.4	2.6
North Fair Oaks CDP	73.5	34.3	10.9	26.5	18.0	4.4
Sequoia Tract	68.8	23.6	5.6	31.2	22.3	1.7
West Menlo Park CDP	67.3	29.7	5.0	32.7	25.0	8.7

Source: 2000 U.S. Census

According to Census data, in 2000, of the County's major unincorporated areas, North Fair Oaks had the highest percentage of single parent with child households (10.9%), while West Menlo Park had the highest percentage of single-person households (25.0%). West Menlo Park also had the highest

percentage of elderly (65 years plus) single-person households (8.7%), followed closely by Broadmoor (8.6%).

Income

Table 3-13 shows median household income levels for major unincorporated areas. In 2000, household income levels in most major unincorporated areas were higher than for the County as a whole. However, in North Fair Oaks, the median income was significantly lower than the County median. Table 3-14 also shows 2005-2007 American Community Survey data for household incomes countywide. Household incomes in the County as whole have risen approximately 17% since 2000.³

Table 3-15 shows another measure of household income, the California Department of Housing and Community Development's income categories for 2009. These categories are used to establish housing affordability and eligibility for certain housing assistance programs.

Table 3-13
Median Household Income
Major Unincorporated Areas, 2000

Area	Median Income
Broadmoor CDP	\$69,836
El Granada CDP	\$91,979
Emerald Lake Hills CDP	\$127,250
Highlands/Baywood Park CDP	\$105,165
Montara CDP	\$95,326
Moss Beach CDP	\$91,992
Sequoia Tract	\$81,086
North Fair Oaks CDP	\$55,603
West Menlo Park CDP	\$125,881

Source: 2000 Census

Table 3-14
Median Household Income
San Mateo County, 2000-2007

	2000	2007	Change
Income	\$ 70,819	\$ 83,109	17%

Source: 2000 Census, 2007 American Community Survey

³ This data is not adjusted for inflation.

Table 3-15
San Mateo County State Income Limits, 2009

	Persons per Household							
Income Category	1	2	3	4	5	6	7	8
Extremely Low	\$ 23,750	\$ 27,150	\$ 30,550	\$ 33,950	\$ 36,650	\$ 39,400	\$ 42,100	\$ 44,800
Very Low	\$ 39,600	\$ 45,250	\$ 50,900	\$ 56,550	\$ 61,050	\$ 65,600	\$ 70,100	\$ 74,650
Low	\$ 63,350	\$ 72,400	\$ 81,450	\$ 90,500	\$ 97,700	\$ 104,950	\$ 112,200	\$ 119,450
Median	\$ 67,750	\$ 77,450	\$ 87,100	\$ 96,800	\$ 104,550	\$ 112,300	\$ 120,050	\$ 127,800
Moderate	\$ 81,300	\$ 92,900	\$ 104,550	\$ 116,150	\$ 125,450	\$ 134,750	\$ 144,050	\$ 153,300

Source: California Department of Housing and Community Development, 2009.

Housing Characteristics

Total Housing Units

There were 21,270 housing units in the unincorporated areas of San Mateo County in 2000 (Table 3-16), 8.2% of the County's 260,576 units. By 2005, this number had increased to 22,422, and by 2008 the unincorporated County had 22,642 housing units, a 6% increase over 2000. The unincorporated portion of the County still had approximately 8% of the County's total housing units in 2008.

Table 3-16
Housing Units, San Mateo County, 2000-2008

	2000		2008	
San Mateo County Total	260,576	100%	268,301	100%
Incorporated Cities	239,306	92%	245,659	92%
Unincorporated Areas	21,270	8%	22,642	8%

Source: 2000 Census, 2008 Department of Finance

In 2000, approximately 85% of the housing units in the unincorporated area were single-family detached units. As of 2008, this percentage had increased slightly, to 86%. Roughly 2,300 units, approximately 10%, were multifamily units, a slight percentage decline from 2000. The shift in distribution of single- and multi-family units does not reflect a loss of multifamily units, but is due to the fact that most units built in the past decade have been single-family units.

Table 3-17
Housing Characteristics in Unincorporated San Mateo County
2000 and 2008

Year	Total Units	Single-family	%	Multi-family	%	Mobile Homes	Occupied Units	% Vacant	Persons per HH
2000	21,270	18,144	85%	2,279	11%	847	20,562	3.33	2.9
2008	22,642	19,445	86%	2,350	10%	847	22,017	2.76	2.9

Source: California State Department of Finance, City/County Population and Housing Estimates

Housing Units by Tenure

As of the 2000 Census, approximately 61% of housing units in the County were owner-occupied, and 38% were renter-occupied (see Tables 3-17 and 3-18). In almost all major unincorporated areas, the percentage of owner-occupied units was significantly higher than the percentage for the County as a whole. For example, Emerald Lake Hills had the highest percentage of owner-occupied units (91.3%), followed closely by Highlands/Baywood Park (89.6%). In fact, the percentage of owner-occupied units was above 70% in all major unincorporated areas except North Fair Oaks. North Fair Oaks stands out as the only major

unincorporated community where the percentage of renter-occupied units (48.1%) was greater than the County total (38.4%). More recent estimates also indicate a similar tenure pattern: of the existing occupied housing stock in 2008, 16,194 units were owner-occupied, and 5,389 were renter occupied.

Table 3-18
Housing Units by Tenure
San Mateo County and Major Unincorporated Areas, 2000

	Owner-Occupied Units		Renter-Occupied Units	
	Units	%	Units	%
San Mateo County	156,133	61.4	97,970	38.4
Total Unincorporated Area	15,428	75.0	5,134	25.0
Major Unincorporated Areas				
Broadmoor CDP	1,087	85.3	188	14.7
El Granada CDP	1,643	81.0	385	19.0
Emerald Lake Hills CDP	1,312	91.3	125	8.7
Highlands/Baywood Park CDP	1,376	89.6	160	10.4
Montara CDP	829	82.1	181	17.9
Moss Beach CDP	614	83.0	126	17.0
North Fair Oaks CDP	2,051	51.3	1,946	48.7
Sequoia Tract	1,090	74.9	366	25.1
West Menlo Park CDP	1,155	81.3	265	18.7

Source: 2000 U.S. Census.

Housing Units by Number of Rooms

Table 3-19 shows data on number of rooms for rental and ownership housing in 2000, for the entire County (including cities).⁴ Owner occupied units tend to be larger than renter occupied units: roughly 60% of owner occupied units had 5 rooms or more, while approximately 75% of renter occupied units had 4 rooms or less.

⁴ "Rooms" includes all rooms except bathrooms, and excludes hallways, foyers, balconies, and other non-living space.

Table 3-19
Housing Units by Tenure by Number of Rooms
San Mateo County, 2000

	Owner Occupied Units	% of Ownership Units	Renter Occupied Units	% of Rental Units	Total	% of All Units
1 room	1,142	1%	12,180	12%	13,322	5%
2 rooms	4,703	3%	17,731	18%	22,434	9%
3 rooms	11,253	7%	23,013	24%	34,266	13%
4 rooms	13,324	9%	20,987	21%	34,311	14%
5 rooms	32,787	21%	12,958	13%	45,745	18%
6 rooms	36,817	24%	6,470	7%	43,287	17%
7 rooms	26,490	17%	2,647	3%	29,137	11%
8 rooms	16,296	10%	1,258	1%	17,554	7%
9 or more rooms	13,452	9%	595	1%	14,047	6%
Total	156,264	100%	97,839	100%	254,103	100%

Source: U.S. Census, 2000.

Vacancy Rates

Table 3-20 shows housing vacancy rates for the County from 1990 to 2008. As shown, total vacancy rates have declined from the already low rates in 2000, indicating a continuing acute housing shortage (according to the U.S. Department of Housing and Urban Development, a rental vacancy rate below 5% indicates a housing shortage). While rental vacancy rates for discrete unincorporated areas are unavailable, rental vacancy rates from adjacent incorporated areas also indicate a housing shortage. Rental vacancy rates in the 1st and 2nd quarters of 2008 for a number of San Mateo County cities are shown in Table 3-21. Vacancy rates mostly ranged from 2% to 4%, below the 5% rate.

Table 3-20
Housing Vacancy Rates, San Mateo County, 1990 - 2008

	1990	2000	2005	2008
San Mateo County	3.1	2.5	2.5	1.9
Unincorporated Area Only	3.4	3.3	3.3	2.8

Source: 1990, 2000 U.S. Census; 2005, 2008 California Department of Finance

Table 3-21
Average Rental Vacancy Rates, Selected San Mateo County Cities, 2006-2008

	Belmont	Burlingame	Colma	Daly City	East Palo Alto	Foster City	Menlo Park	Pacifica	Redwood City	South San Francisco
4th Quarter 2006	2%	3%	7%	1%	4%	5%	4%	8%	5%	4%
4th Quarter 2007	3%	2%	8%	1%	N/A	3%	5%	3%	4%	25%
2nd Quarter 2008	1%	8%	5%	1%	N/A	3%	2%	5%	4%	14%

Source: Realfacts, 2009

Age of Housing Units

The age of the housing stock is an important factor in assessing housing conditions. As shown in Tables 3-22 and 3-23, as of 2000, 22% of all housing units in the County were built before 1950, and a number of unincorporated communities have significant percentages of units built 60 or more years ago, including Broadmoor (68%), North Fair Oaks (30%) and West Menlo Park (28%).

Table 3-22
Age of Housing Stock, San Mateo County, 2007

Age	Units	%
Total:	266,469	100%
Built 2005 or later	1,330	0.5%
Built 2000 to 2004	7,763	3%
Built 1990 to 1999	14,455	5%
Built 1980 to 1989	25,756	10%
Built 1970 to 1979	45,750	17%
Built 1960 to 1969	47,900	18%
Built 1950 to 1959	68,158	26%
Built 1940 to 1949	31,139	12%
Built 1939 or earlier	24,218	9%

Source: U.S. Census Bureau, 2005-2007 American Community Survey

Table 3-23
Age of Housing Stock, Major Unincorporated Areas, 2000

	% of Units Built Before 1940	Median Year Built
Broadmoor CDP	68	1947
El Granada CDP	7	1977
Emerald Lake Hills CDP	28	1967
Highlands/Baywood Park CDP	3	1960
Montara CDP	13	1972
Moss Beach CDP	14	1975
North Fair Oaks CDP	30	1959
Sequoia Tract	24	1960
West Menlo Park CDP	28	1957

Source: 2000 U.S. Census

Housing Prices and Rents

Ownership Housing Prices

Table 3-24, 3-25, 3-26 and 3-27 show measures of housing prices countywide, and in various County jurisdictions, between 2004 and 2009 (current information for individual unincorporated portions of the County is unavailable). Housing prices increased consistently until 2007, and have since dropped sharply, declining roughly 10% from 2007 to 2008, and 25% from 2008 to 2009.

Despite price declines, however, housing prices remain high, typically well out of reach of very low, low-income, and even moderate-income earners. While unincorporated areas of the County are not shown in the data, prices in these areas are consistent with incorporated San Mateo County jurisdictions. Median prices in County areas range from \$2 to \$3 million or more in Atherton, which consistently has the highest housing prices in the County, to around \$400,000 to \$500,000 in La Honda and San Bruno, which tend to have the lowest prices. According to the California Association of Realtors Housing Affordability Index, as of 2009 only 21% of households in the County could afford to purchase a median-priced home. Section 5 of the Housing Element, Housing Needs, discusses the affordability of ownership housing for various income groups in the County in detail.

Table 3-24
San Mateo County Median Home Price, All Home Sales, 2007-2009

January 2007	January 2008	January 2009	% Change 07-08	% Change 08-09
\$ 749,000	\$ 672,000	\$ 507,000	-10%	-25%

Source: California Association of Realtors, 2009

Table 3-25
Median Home Sale Prices by Housing Type, San Mateo County

	2nd Quarter 2008	2nd Quarter 2009	Change
Condominiums	\$ 530,000	\$ 430,000	-19%
Single Family Homes	\$ 872,500	\$ 700,000	-20%

Source: San Mateo County Association of Realtors, 2009

Table 3-26
Median Sale Prices
Existing Single-Family Homes, San Mateo County

January 2008	January 2009	Change
\$ 875,000	\$ 551,000	-37%

Source: California Association of Realtors, 2009

Table 3-27
Median Housing Prices, Selected San Mateo Areas, 1998-2008

City	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	% Change, 2007-2008
ATHERTON	\$1,355,000	\$1,555,455	\$3,400,000	\$1,462,500	\$1,293,000	\$1,550,000	\$2,765,500	\$3,025,000	\$2,548,500	\$2,600,000	\$3,065,000	18%
BELMONT	\$442,000	\$509,250	\$639,000	\$618,750	\$646,000	\$700,000	\$781,000	\$882,000	\$882,500	\$905,500	\$867,500	-4%
BRISBANE	\$262,750	\$330,250	\$408,500	\$394,000	\$440,750	\$502,750	\$580,000	\$670,000	\$691,000	\$730,000	\$640,000	-12%
BURLINGAME	\$600,000	\$750,000	\$925,000	\$879,500	\$880,000	\$944,000	\$1,175,000	\$1,350,000	\$1,398,000	\$1,520,000	\$1,510,000	-1%
DALY CITY	\$248,000	\$289,950	\$358,500	\$415,000	\$450,000	\$495,000	\$570,000	\$670,000	\$710,000	\$680,000	\$556,500	-18%
EL GRANADA	\$340,000	\$384,500	\$525,000	\$490,000	\$602,500	\$610,000	\$756,000	\$780,000	\$697,500	\$899,000	\$760,000	-15%
HALF MOON BAY	\$357,000	\$420,000	\$519,000	\$588,000	\$590,000	\$635,000	\$730,000	\$832,500	\$830,000	\$830,000	\$714,000	-14%
LA HONDA	\$275,250	\$372,500	\$416,000	\$554,000	\$572,500	\$465,000	\$460,000	\$550,000	\$555,000	\$585,000	\$462,500	-21%
LOMA MAR	\$270,000	\$370,000	\$500,000	\$435,000	\$264,000	\$240,000	\$599,500	N/A	\$1,300,000	\$808,500	N/A	N/A
MENLO PARK	\$531,000	\$612,000	\$725,000	\$635,000	\$654,000	\$680,000	\$810,000	\$1,000,000	\$800,000	\$881,000	\$837,500	-5%
MILLBRAE	\$415,000	\$485,000	\$625,000	\$630,000	\$660,000	\$715,000	\$779,000	\$900,000	\$972,500	\$850,000	\$913,000	7%
MONTARA	\$362,000	\$430,000	\$554,500	\$557,500	\$549,500	\$575,000	\$701,000	\$800,000	\$805,000	\$802,500	\$740,000	-8%
MOSS BEACH	\$371,000	\$442,500	\$679,000	\$563,500	\$530,500	\$605,000	\$684,500	\$850,000	\$934,500	\$833,000	\$785,000	-6%
PACIFICA	\$272,500	\$330,000	\$400,000	\$435,000	\$460,000	\$499,000	\$599,275	\$685,000	\$689,500	\$675,000	\$605,000	-10%
PESCADERO	\$395,000	\$304,000	\$680,000	\$375,000	\$355,000	\$660,000	\$797,000	\$772,500	\$690,000	\$645,000	\$745,000	16%
PORTOLA VALLEY	\$975,000	\$975,000	\$1,400,000	\$1,367,500	\$1,237,000	\$1,250,000	\$1,440,000	\$1,750,000	\$1,767,500	\$1,782,500	\$1,396,500	-22%
REDWOOD CITY	\$380,000	\$449,000	\$560,000	\$550,000	\$575,000	\$600,000	\$689,000	\$800,000	\$788,000	\$810,000	\$830,000	2%
SAN BRUNO	\$247,000	\$275,500	\$340,000	\$408,500	\$423,500	\$485,000	\$530,000	\$665,000	\$689,000	\$662,000	\$560,000	-15%
SAN CARLOS	\$449,000	\$500,000	\$651,000	\$625,000	\$643,045	\$675,000	\$778,000	\$900,000	\$879,500	\$959,000	\$945,000	-1%
SAN MATEO	\$347,295	\$402,000	\$517,000	\$525,000	\$525,000	\$560,000	\$650,000	\$750,000	\$752,000	\$787,500	\$730,000	-7%
SOUTH SAN FRANCISCO	\$285,000	\$326,500	\$417,750	\$425,000	\$459,000	\$500,000	\$600,000	\$692,550	\$706,000	\$670,000	\$525,000	-22%
Average % Change, 2007-2008:												-7%

Source: Dataquick, 2008

Rents

Table 3-28 shows average rents countywide from 2004 to 2009. In December 2004, according to the County Department of Housing, average rent for a 1-bedroom apartment was \$1,231, and average rent for a 2-bedroom was \$1,421. Like housing prices, rents continued to increase through 2007, reaching an average of \$1,576 for a 1-bedroom unit in December 2008, and \$1,793 for a 2-bedroom unit, but have since declined moderately, although far less than the decline in housing prices. In March 2009 the average rent for a 1-bedroom apartment in the County was \$1,548, and the average for a 2-bedroom apartment was \$1,732. By September 2009, this had declined to \$1,464 for a 1-bedroom apartment, and \$1,677 for a 2-bedroom apartment, approximately a 9% decline, returning to roughly the same levels as 2007. The 2003 Housing Element reported average rents of \$1,254 for 1-bedroom apartments, and \$1,521 for 2-bedroom apartments, only slightly below the current rates.

Table 3-28
Average Rents, San Mateo County
2004-2009

	Dec 2004	Dec 2005	Dec 2006	Dec 2007	Dec 2008	Sep 2009
1-BR/1 BA	\$ 1,231	\$ 1,294	\$ 1,439	\$ 1,553	\$ 1,576	\$ 1,464
2-BR/1 BA	\$ 1,421	\$ 1,449	\$ 1,621	\$ 1,785	\$ 1,793	\$ 1,677

Source: San Mateo County Housing Department, 2009

Despite recent declines in rents, rents remain unaffordable for extremely low and very low-income groups. However, rental housing is much more affordable than ownership housing, and is relatively affordable for low and moderate-income renters. Section 5 provides more discussion of rental housing affordability for various income groups in the County.

Housing Production

The data in the previous section is drawn from various external sources, including the U.S. Census, California Department of Finance, and others. In contrast, data in the following section is drawn from the County's own housing production data, based on building permits and certificates of occupancy issued. General housing production data is shown below; this data is also revisited in Section 9 of the Housing Element, which addresses the County's Regional Housing Needs Allocation.

All Unincorporated Areas

Table 3-29 shows the number of new housing units constructed in the unincorporated County, by area, from 1999 to 2009.⁵

As the table shows, 2002 and 2005 were high points for housing production, with 244 units built in 2002, and a high of 278 units built in 2005. After 2005, housing production declined for several years, with only around 100 units per year built from 2006 through 2008. Production rebounded moderately in 2009, with 200 units constructed, but 119 of these units were part of a single, multifamily affordable housing project (Trestle Glen, in unincorporated Colma). Without completion of this project, production rates for 2009 would have been consistent with the previous 3 years.

⁵ This data is based on units for which certificates of occupancy were issued, and/or units for which a final inspection was conducted. These numbers vary somewhat from the production data shown in the 2003 Housing Element, because data in the 2003 Element was based on building permits issued.

Table 3-29
Housing Production by Area
San Mateo County, 1999-2009

Area	Year											Total
	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	
Montara	3	14	14	16	20	14	12	9	16	9	8	135
Burlingame Hills	10	8	2	6	0	2	3	2	2	2	2	39
Broadmoor	0	0	0	0	2	0	0	0	2	0	0	4
Country Club Park	0	0	0	1	0	0	1	1	0	1	0	4
Colma	0	1	24	75	0	0	154	0	0	0	119	373
Devonshire	1	3	2	2	3	2	0	1	0	1	2	17
El Granada	41	22	21	27	28	19	25	16	16	19	15	249
Emerald Lake Hills	28	28	15	32	16	18	17	13	27	11	14	219
Harbor Industrial	1	0	0	0	0	0	0	0	0	0	0	1
San Mateo Highlands	2	1	0	3	0	0	0	0	0	1	0	7
Uninc. Half Moon Bay Area	71	2	95	1	4	2	1	2	0	1	1	180
Ladera	3	1	0	4	2	3	1	5	0	0	4	23
La Honda	3	4	2	5	3	0	4	1	3	5	0	30
Los Trancos Woods	2	2	2	2	0	0	3	2	1	0	0	14
Moss Beach	4	9	10	6	3	4	6	1	3	3	1	50
Mobile Home Park	2	0	1	0	2	0	0	0	1	0	0	6
Miramar	2	3	9	6	8	2	9	5	3	4	1	52
Menlo Oaks	6	16	1	4	2	5	8	5	5	1	1	54
North Fair Oaks	11	21	11	18	4	2	8	3	6	10	10	104
Palomar Park	3	2	1	13	5	1	1	1	1	1	1	30
Pescadero	13	1	6	3	2	1	1	3	0	4	3	37
Princeton	0	0	0	0	2	0	1	0	0	0	0	3
Sequoia Tract	9	4	4	5	5	7	6	3	4	3	3	53
San Gregorio	1	0	0	0	0	1	0	1	0	0	0	3
Skyline	3	0	0	0	1	0	0	0	0	0	1	5
Weekend Acres	0	1	0	2	0	0	0	1	2	0	0	6
West Menlo Park	5	9	10	11	6	15	14	13	15	19	13	130
Woodside	10	3	1	2	3	6	3	1	2	1	1	33
Total	235	155	231	244	121	104	278	89	109	96	200	1,862

Source: San Mateo County Planning and Building Department, Building Permit Data

Table 3-30 shows residential demolitions per year, from 2004 to 2009. As the table indicates, 2002 and 2005 were also high points for demolitions. Since 2005, demolitions have tapered off, declining to only 12 in 2009. Most residential demolitions in the County are undertaken in order to construct a new residence on the same site, so demolition and production trends tend to be closely linked. The decline in both residential construction and demolition over the past 4 years is attributable to the broader decline in the housing market, as described above.

Table 3-30
Residential Demolition, San Mateo County, 2004-2009

	2004	2005	2006	2007	2008	2009	Total
Units	35	45	38	48	22	12	200

*Source: San Mateo County Planning and Building Department,
Building Permit Data*

Production Since July 2007

The Planning Period for this Housing Element, established by State Law, is June 30, 2007 to July 1, 2014. Table 3-31 shows units constructed and demolished in the unincorporated County during the Planning Period (note that these totals are lower than the numbers shown in Table 3-30, because Table 3-30 shows only units built, without subtracting units demolished). Three hundred forty-nine new units were constructed between July 2007 and December 2009, and 61 units were demolished, for a net of 288 new units built in the period.

Table 3-31
Net New Residential Construction
July 1, 2007 - On
Unincorporated San Mateo County

Year	Units
2007	26
2008	74
2009	188
Total	288

*Source: San Mateo County Planning and Building
Department, Building Permit Data*

Coastal Zone

State Government Code Section 65588(c) requires that the Housing Element contain analysis of low or moderate-income housing converted or demolished in or near the Coastal Zone, pursuant to State Government Code Section 65590. Generally, replacement units are required if a residential structure containing three or more dwelling units is demolished or converted. Additionally, low and moderate-income housing must be provided either on the site of new housing developments or on other sites in or near the Coastal Zone.

There have been no conversions, and only 4 residential demolitions in or near the Coastal Zone during the current planning period (since June 30, 2007). None of these conversions were multifamily, low or moderate income, or otherwise affordable housing of any kind. There have been no recorded replacements, conversions or demolitions of low or moderate income housing units in the unincorporated County's Coastal Zone since January 1, 1982.

All new construction in the unincorporated County since June 30, 2007, for each County area, is shown in Table 3-32. County areas within the Coastal Zone are highlighted.

Table 3-32
Housing Production by Area Since June 30, 2007
Unincorporated San Mateo County

County Area	Units			
	2007	2008	2009	Total
Burlingame Hills	0	2	2	4
Colma	0	0	119	119
Country Club Park	0	1	0	1
Devonshire	0	1	2	3
El Granada	8	19	15	42
Emerald Lake Hills	15	11	14	40
Uninc. Half Moon Bay Area	0	1	1	2
Ladera	0	0	4	4
La Honda	0	5	0	5
Miramar	1	4	1	6
Menlo Oaks	4	1	1	6
Mobile Home Park	1	0	0	1
Montara	8	9	8	25
Moss Beach	2	3	1	6
North Fair Oaks	1	10	10	21
Palomar Park	1	1	1	3
Pescadero	0	4	3	7
San Mateo Highlands	0	1	0	1
Sequoia Tract	2	3	3	8
Skyline	0	0	1	1
West Menlo Park	9	19	13	41
Woodside	1	1	1	3
Total	53	96	200	349

Source: San Mateo County Planning and Building Department,
Building Permit Data

4. CONSTRAINTS TO HOUSING PRODUCTION

Governmental Constraints to Housing Production

State Law requires an analysis of potential and actual governmental constraints to housing production, including land use controls, fees and exactions, permit procedures, codes, code enforcement, and on and off-site improvement standards. State law also requires specific analysis of governmental constraints to production of housing that is appropriate and accessible for persons with disabilities.

Local Land Use Controls

San Mateo County's primary land use controls are General Plan policies, the zoning code, subdivision regulations and building codes. Through these land use and development controls, the County maintains standards for protection of neighborhoods, compatibility of uses, public safety and protection of the environment.

General Plan

The General Plan, as the County's fundamental land use and development policy document, establishes the basic parameters of the type and extent of housing permitted in unincorporated areas of the County. The General Plan contains broad policies for land use and development in various parts the County. The policies established in the General Plan are implemented in greater detail and specificity by the development and use regulations incorporated in the zoning code and subdivision regulations, described later in this section.

Among other things, the General Plan:

- Establishes basic land use designations for all parts of the unincorporated County
- Establishes an urban/rural boundary, which defines, generally, the intensities and types of development allowed in various parts of the County, based on the urban or rural character of a given area
- Demarcates sensitive habitat and other resource areas
- Establishes basic ranges of allowed development intensities for various categories of land use

The General Plan attempts to balance important and sometimes competing land use objectives, including: (1) preserving and enhancing the character of local communities and environments, (2) preventing or minimizing negative impacts on natural resources, (3) supporting the distribution of land uses that best provides resources and opportunities for all residents to obtain adequate housing, employment, and services, (4) maximizing the strength and viability of local economies, (5) minimizing the costs of providing public improvements, facilities, and services, (6) minimizing energy usage, (7) minimizing exposure of life and

property to environmental hazards, and (8) creating and maintaining physically coherent, workable, vital communities.

The permitted densities of residential development for each Land Use designation established by the General Plan are shown in Table 4-1. Allowed residential densities range from roughly 0.2 units/acre (Very Low Density Residential) to 87.0 units/acre (High Density Residential). These density designations establish the minimum and maximum densities of residential development in areas where residential development is permitted. The General Plan Land Use Designations for the County are shown on Map 4-1.

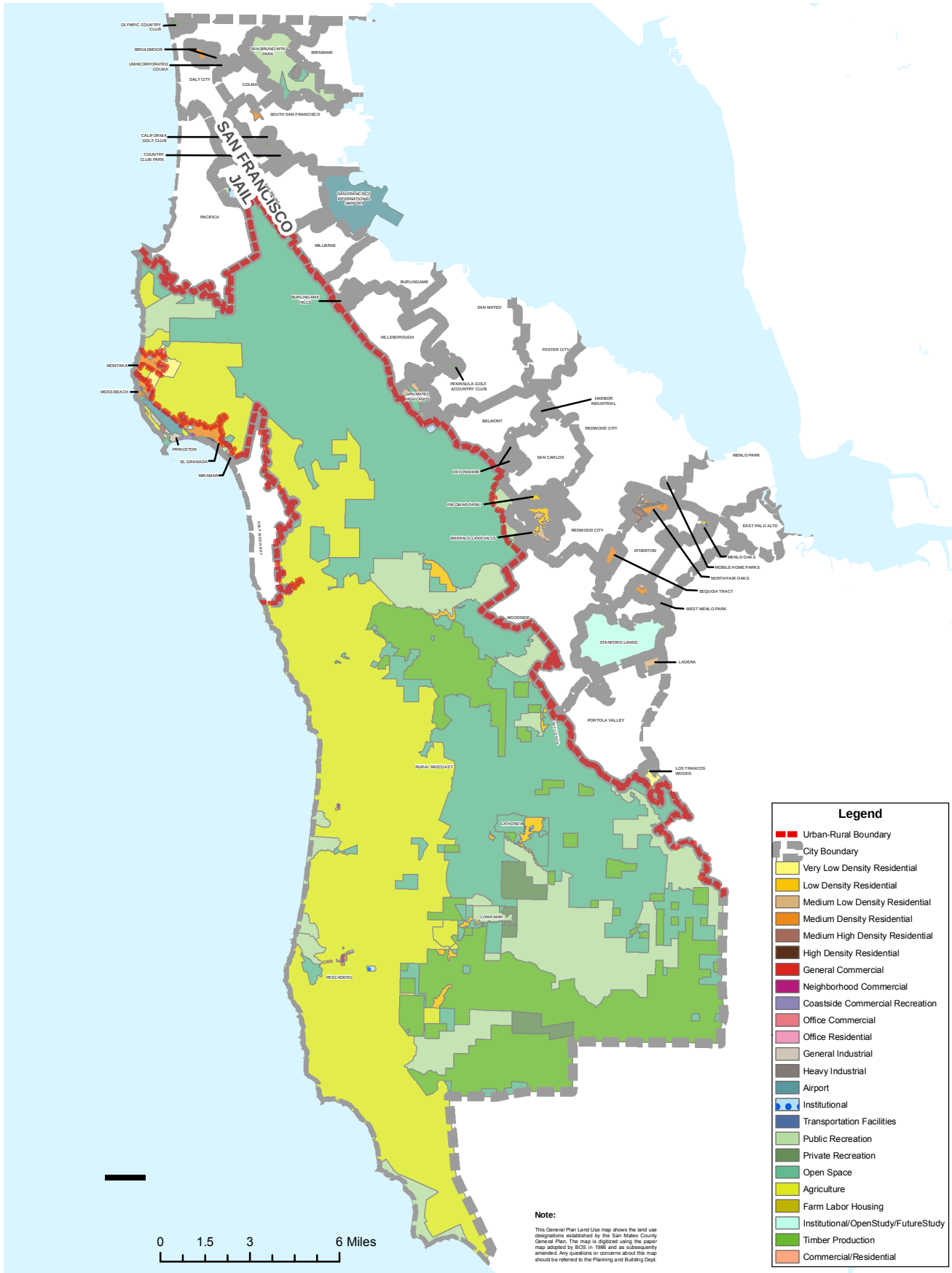
Urban/Rural Boundary

The General Plan establishes an urban/rural boundary line, which clearly denotes the specific land areas that are appropriate for either urban or rural development. The County's urban/rural boundary is shown in Map 4-1. In general, allowed residential densities are higher in areas demarcated as urban. By establishing the appropriate residential densities allowed in areas defined as either urban or rural, the General Plan facilitates residential development by providing clear direction on where housing and other urban development is most appropriate and where limited resources will be concentrated to support it. Other policies in the General Plan reinforce this concept by emphasizing higher densities and the provision of infrastructure in urban areas, while in rural areas lower density development compatible with agriculture, recreational open space and resource management is encouraged. Allowed urban and rural residential densities are shown in Table 4-1.

Table 4-1
General Plan Land Use Designations and Densities
San Mateo County

<i>Urban Land Uses</i>	
Designation	Residential Density
Low Density Residential	0.3-2.3 units/net acre
Medium Low Density Residential	2.4-6.0 units/net acre
Medium Density Residential	6.1-8.7 units/net acre
Medium High Density Residential	8.8-17.4 units/net acre
High Density Residential	17.5-87.0 units/net acre
General Commercial	N/A
Neighborhood Commercial	N/A
Commercial Recreation	N/A
Office Commercial	N/A
Office/Residential	N/A
General Industrial	N/A
Heavy Industrial	N/A
Industrial Buffer	N/A
Institutional	N/A
Airport/Airport Transportation-Related	N/A
Public Recreation	N/A
Private Recreation	N/A
General Open Space	N/A
<i>Rural Land Uses</i>	
Designation	Residential Density
Very Low Density Residential	approximately or slightly less than 1 unit/5 acres
Low Density Residential	0.3-2.3 units/net acre
Medium-Low Density Residential	2.4-6.0 units/net acre
Medium Density Residential	6.1-8.7 units/net acre
Neighborhood Commercial	N/A
General Commercial	N/A
General Open Space	N/A
Public Recreation	N/A
Private Recreation	N/A
Agriculture	N/A
Timber Production	N/A
Solid Waste Disposal Facilities	N/A

Map 4-1: San Mateo County General Plan Land Use



Zoning Regulations

San Mateo County's Zoning Regulations establish appropriate uses of land and structures, development density, structure size and placement, parking requirements and, in certain areas, the pace and design of development. Every housing developer must comply with each applicable provision of the County's Zoning Regulations when developing a site. From a developer's standpoint, the most critical limitations typically are: (1) zoning and (2) off-street parking requirements. These provisions affect the number, type and cost of housing units that may be constructed.

County Zoning Regulations Overview

Section 6110 of the County's Zoning Regulations establishes 29 basic zoning districts for unincorporated areas. The district regulations establish the land uses that are permitted in each zoning district. The basic zoning districts are shown in Table 4-2.

The majority of the basic districts are in urban areas. The primary rural zoning districts are the Planned Agricultural District (PAD), Resource Management District (RM), Resource Management-Coastal Zone District (RM-CZ), Timberland Preserve Zone District (TPZ), and the Timberland Preserve Zone District-Coastal Zone (TPZ-CZ).

In addition to the basic zoning districts shown in Table 4-2, most of the zoning districts established by Section 6110 have associated "combining districts" that establish the development standards applicable in those districts. For example, the One-Family Residential District (R-1) is combined with various "S" districts to create single-family residential zones of varying densities. Likewise, the Neighborhood Commercial District (C-1) is combined with various "S" districts to create commercial zones that allow residential uses of varying densities as conditional uses, allowed with a use permit. The basic zoning district, in concert with the associated combining district, establishes the permitted land uses and development standards for a particular parcel. There are 30 combining districts (S-1 through S-108) as shown in Table 4-3. The development standards established by each "S" district include minimum building site, minimum lot area per dwelling unit, minimum yards (setbacks), maximum building height, and maximum lot coverage. Some districts also have maximum floor area limits and daylight plane requirements. A few basic zoning districts have no associated combining districts; rather, development standards for these districts are incorporated into the basic zoning district regulations. These districts are the: (a) rural zoning districts listed above; (b) industrial districts (including all M-1 districts, M-2, and W); (c) Parking District; (d) Planned Unit Development Districts (PUD); (e) Coastside Commercial Recreation District (CCR); (f) Residential Hillside District (RH); and (g) Planned Colma District (PC).

Finally, in addition to the district regulations (permitted uses) and the combining district regulations (development standards), the County Zoning Regulations also

Table 4-2
Base Zoning Districts, San Mateo County

R-E	Residential Estates District.
R-1	One-Family Residential District
R-2	Two-Family Residential District
R-3	Multiple-Family Residential District
R-3-A	Affordable Housing District
PUD	Planned Unit Development District
A-1	Agricultural District
A-2	Exclusive Agricultural District
A-3	Floricultural District
COSC	Community Open Space Conservation District
P	Parking District
H-1	Limited Highway Frontage District
O	Office District
C-1	Neighborhood Business District
C-2	General Commercial District
CCR	Coastside Commercial Recreation District
M-1	Light Industrial District
M-2	Heavy Industrial District
W	Waterfront District
I/INFO	Institutional/North Fair Oaks District
RM	Resource Management
PAD	Planned Agricultural District
PC	Planned Colma District
TPZ	Timberland Preserve Zone
RH	Residential Hillside District

Table 4-3
Zoning Districts and Development Standards, San Mateo County

District	Minimum Building Site		Minimum lot area per dwelling unit	Minimum Setbacks			Maximum Height		Maximum Lot Coverage (%)
	Lot width (ft.)	Minimum area (sq.ft.)		Front (ft.)	Side** (ft.)	Rear (ft.)	Stories	Feet	
S-1	50	5,000	500	20	5	20	3	36	50
S-2	50	5,000	1,000	20	5	20	3	36	50
S-3	50	5,000	1,250	20	5	20	3	36	50
S-4	50	5,000	1,650	20	5	20	3	36	50
S-5	50	5,000	2,500	20	5	20	3	36	50
S-6	50	5,000	3,500	20	5	20	3	36	50
S-7	50	5,000	5,000	20	5	20	3	36	50
S-8	50	7,500	7,500	20	5	20	3	36	40
S-9	50	10,000	10,000	20	10	20	3	36	30
S-10	75	20,000	20,000	20	10	20	3	36	25
S-11*	100	1-5 ac.	1-5 ac.	50	20	20	3	36	15
S-17*	50	5,000	5,000	20	5-10	20	*	28	35-50
S-50*	50	5,000	2,500	20	5	20	2	28	50
S-71*	50	5,000	5,000	20	5	20	*	30	50
S-72*	50	5,000	5,000	20	5	*	*	*	50
S-73*	50	5,000	5,000	20	5	20	2*	28	50
S-74*	50	5,000	5,000	20	10	20	2	28	50
S-81	50	9,000	9,000	20	5	20	3	36	40
S-82*	50	7,500	7,500	20	5	*	*	*	50
S-83*	50	7,500	7,500	20	5	20	3	36	40
S-90*	50	10,000	10,000	40	10	20	*	30	30
S-91*	50	10,000	10,000	20	10	20	*	28	30
S-92*	50	10,000	10,000	20	10	*	*	*	50
S-93*	50	10,000	10,000	20	10	20	2*	30	30
S-100*	75	20,000	20,000	40	10	20	-	30	25
S-101*	75	20,000	20,000	20	10	20	-	28	25
S-102*	75	20,000	20,000	20	10	20	-	30	25
S-103*	-	14,000	14,000	25	10	25	2.5	35	-
S-104*	-	*	*	*	8	20	2.5	35	-
RH*	50	*	*	20	20	20	-	28	25
RM***	-	*	*	50	20	20	3	36	-
RM-CZ	-	*	*	50	20	20	3	36	-
PAD	-	*	*	30/50	20	20	3	36	-
E, A-0, GH	The E (Entertainment Overlay), A-O (Airport Overlay), and GH (Geologic Hazard) combining districts require specific permitting and analysis procedures for entertainment businesses and development in airport areas and geologic hazard zones, but contain no additional height, size, setback, or other development restrictions.								

*Additional requirements may vary, including building height, possible floor area ratio, daylight plane and/or design review.

**Side yard setbacks on corner lots shall be 50% of the required front yard setback in the respective district.

***RM District requires a conservation easement on newly subdivided parcels.

establish overlay zoning districts that apply in some unincorporated areas. The key overlay zones are the Design Review District (DR), and the Coastal Development District (CD), Zoning Regulations Chapters 28.1 and 20B. Other overlay zones are the Airport Overlay (AO), Geologic Hazard (GH), and Entertainment (E) districts. These overlay zones establish special permit requirements and standards for the unincorporated areas where they apply. More detail about the permit procedures established by these overlay zones is provided in the Local Permit Approval Process section, below.

Description of Typical Single-Family Residential Zoning Districts

About 75% of the urban unincorporated area is covered by three residential zoning districts: the R-1/S-73 District (primarily in North Fair Oaks), R-1/S-17 District (primarily on the Midcoast), and the Residential Hillside District (mainly in Emerald Lake Hills). The development standards applicable in these districts are summarized in Table 4-3. As the table shows, both the R-1/S-73 and R-1/S-17 districts are single-family residential zones with a minimum lot size of 5,000 sq. ft. Both districts also limit floor area to about 50% of lot area, and have standard daylight plane requirements (not shown on the exhibit). The Residential Hillside District applies to Emerald Lake Hills, a hilly area just to the west of Redwood City. The minimum lot size for this district is determined by a slope density formula that requires larger parcels in areas of steep topography. In the most level areas, the minimum lot size is 12,500 sq. ft. This district has a floor area limit of 30% of lot area and a stricter lot coverage limit of 25 percent; otherwise, the development standards for this district are similar to the other two districts described.

The standards applicable in single-family residential zoning districts are intended to maintain the existing residential character of each neighborhood. In some cases, strict application of these standards may make development infeasible on sites with steep slopes, irregular lot shapes or other unique characteristics. However, in such cases, exceptions to the standards may be granted through a variance.

Description of Multi-Family Residential and Commercial Zoning Districts

Multi-family residential uses are allowed by right in multi-family zoning districts (R-2 and R-3 districts) and the Office District (O District), and as a conditional use, by obtaining a use permit, in commercial zoning districts (C-1 and C-2 districts). The “S” combining districts establish the density and development standards applicable to multi-family residential uses in these zones. The S-3 combining district is most often combined with multi-family and commercial zoning districts; the development standards associated with this combining district are shown in Table 4-3.

Multi-family residential uses are also allowed in the Coastside Commercial Recreation District (CCR) and the Planned Colma District (PC), Zoning Regulations Chapters 16.5 and 21B. The primary purpose of the CCR District is

to promote Coastside commercial uses. As such, multi-family uses are conditional uses limited to the second floor above retail or restaurant uses. The Planned Colma District implements the Colma BART Station Area Plan, which promotes the location of high density residential uses near the station. This district has very specific standards for various types and densities of multi-family residential development that is allowed by right.

The standards applicable to multi-family residential development in multi-family and commercial zoning districts are not onerous or excessive, are similar to standards in other jurisdictions nearby, and do not uniquely constrain housing development. Although the maximum developability of any given site depends on a variety of site conditions, in general the standards for multifamily residential districts do not constrain residential development from reaching maximum development densities, even when setbacks, lot coverage regulations, and other restrictions are taken into consideration. However, as most urban unincorporated areas have been built-out, the amount of vacant land in parcels large enough for significant new multi-family development is relatively limited. There are opportunities for redevelopment of underutilized land, particularly on major transportation corridors such as El Camino Real, and as part of the Adequate Sites Inventory required for the Housing Element, the County has identified potentially redevelopable sites. On an ongoing basis, the County will continue to identify redevelopable sites, to help potential developers find feasible development sites in appropriate areas. The North Fair Oaks Community Plan update will also include a detailed assessment of developable and redevelopable sites specific to North Fair Oaks. Based on this additional analysis, the County will explore ways to increase the potential for higher-density, multifamily, and mixed uses on potential redevelopment sites, through changes to land uses, zoning, design standards, and other policies.

The fact that residential uses are conditionally, rather than ministerially, permitted uses in commercially zoned areas (C zoned districts, as well as the CCR district) is a potential constraint to housing development in two ways: first, the use permit process itself adds time, cost, and complexity to the process of developing housing in these areas, and; second, because residential uses are not a prioritized use in these areas, and because the areas are described in the zoning regulations as primarily commercial, potential applicants may be unaware that residential uses are allowed in these areas. The zoning regulations in general, and the commercial regulations in particular, also do not incentivize projects with a mixture of residential and non-residential uses, although such projects are often cost-effective for developers. As described in the Goals, Policies and Programs in Section 10, the County will explore ways to streamline residential development in appropriate commercial areas, encourage mixed use development, and reduce constraints, such as residential use permit requirements, in areas where such changes are appropriate and necessary. Changes will include allowing residential and mixed uses by right in appropriate areas, and incorporating explicit language into the zoning regulations highlighting

the potential for residential development in commercially zoned areas, in order to increase awareness of this option.

While San Mateo County's zoning regulations, in general, do not present unique constraints to residential development compared to other jurisdictions, the County's single family residential districts, and many of the residential zoning overlays, incorporate a minimum lot and/or building site size of 5,000 square feet (a similar restriction is included in the Subdivision Regulations, discussed below). This size is often appropriate for single-family detached residential development, but can be an unintended constraint to attached ownership housing. In higher density residential areas such as North Fair Oaks, developers have expressed interest in producing condominium and/or attached townhome development. However, the minimum 5,000 square foot building site area, as well as required side setbacks for single-family homes, necessitates rezoning multiple lots through the Planned Unit Development (PUD) process in order to develop such projects. The PUD rezoning process involves greater time, cost, and complications than a project that does not require a PUD. In addition, while some exceptions to minimum lot sizes are allowed for single-family detached housing, the minimum lot size requirements may preclude some types of small lot development, cluster development, and other types of development that may be relatively affordable. As part of the policies described in Section 10, the County will address these constraints through assessing whether to exempt attached ownership housing from the minimum lot size requirements, in specific areas or countywide, or whether other measures to streamline this type of development are appropriate, and whether to allow cluster development, small lot development, or other exceptions to minimum lot and building site requirements in some areas zoned for single-family residences.

Off-Street Parking Requirements

Chapter 3 of the County's Zoning Regulations contains off-street parking requirements. For both single-family dwellings and apartments, the required parking spaces are governed by the number of bedrooms as shown in the Parking Table, Section 6119. For example, two parking spaces are required per single-family home having two or more bedrooms, while 1.5 parking spaces per unit are required for apartments. Section 6117 requires parking spaces to have a minimum of 171 square feet (9' x 19') to accommodate full-sized vehicles and be provided in garages or carports; although up to 25% of spaces may be compact spaces, if allowed through an exception.

While parking regulations are necessary, and the County's regulations do not compare unfavorably with the requirements of other jurisdictions, parking regulations do increase the cost of development, and can act as a constraint on housing production. In particular, the parking requirements for multifamily residential development increase development costs, and can constrain the maximum feasible densities of such development. As described in Section 10, the County will examine the parking regulations to determine areas of the county,

types of land uses, and types of residential and mixed-use projects that require less parking, or different types of parking, and will amend the parking regulations to reduce required parking to the maximum feasible extent. Types of uses that may require less parking include multifamily housing, mixed residential and other uses, special needs housing (including senior housing), and others. Alternative parking strategies for these uses could include tandem parking, lower amounts of required parking, parking shared with other adjacent uses, and other alternatives. The North Fair Oaks Community Plan update will also include reduced parking requirements specific to North Fair Oaks.

Subdivision Regulations/On and Off-Site Improvement Requirements

The Subdivision Map Act (Government Code Section 66410 et seq.) provides local governments with the legal power to regulate land divisions and the conversion of existing multi-family buildings to condominiums or stock cooperatives. All local governments rely on the Subdivision Map Act in regulating subdivision of land.

Requirements for Development of New Parcels or Vacant Lots

The County's subdivision regulations affect the manner in which parcels can be divided into individual lots for development. The County's subdivision approval procedures are drawn directly from the Subdivision Map Act and are summarized in Table 4-4.

Site access requirements and road improvement standards are summarized in Tables 4-5, 4-6 and 4-7. The standards are the minimum required to provide safe access from private property to a publicly maintained road. Typically, the County requires the installation of public roads for major subdivisions and allows private roads to serve minor subdivisions. Exceptions to this requirement may be allowed through the subdivision exception process, although they are not guaranteed. Variance from other standard requirements is also potentially allowed through the subdivision exception process or alternately, through a street improvement exception process where no subdivision is involved. The County's road/access standards do offer flexibility in that the County allows different road/access standards in different unincorporated communities based on local conditions and preferences, or in accordance with "Creative Road Design Guidelines" adopted by the Planning Commission.

Utility improvements are also required for new lots created by subdivision or when new homes are built on existing, unimproved lots of record. For subdivisions, developers are typically required to install new mains and individual laterals or service. For new homes on unimproved lots, developers are typically required to install individual laterals or service. Size and other standard specifications for utility improvements are determined by the applicable water and sewer district or other service provider.

Table 4-4: Subdivision Approval Process

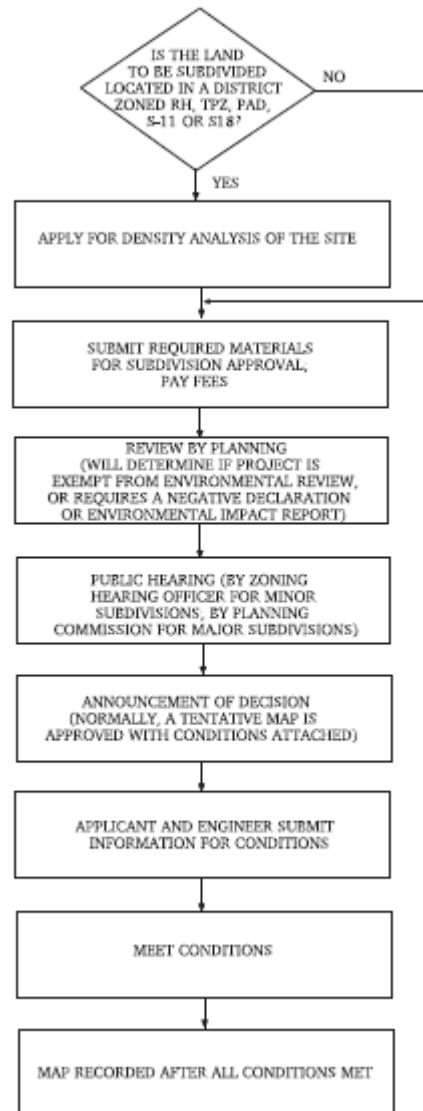


**Table 4-5
Subdivision Street Improvement Standards**

Classification	Surface Width, Curb to Curb	Curbs, Gutters, Sidewalks	Right-of- Way	Easement Width
Urban Streets				
<i>Public</i>				
Residential One-Way Loop	18'	sides; Sidewalk--one side	40'	--
Residential Cul-De-Sac	32'	Curbs, gutters, sidewalks--both sides	50'	--
Residential Minor	36'	Curbs, gutters, sidewalks--both sides	50'	--
Residential Collector or Minor Commercial	40'	Curbs, gutters, sidewalks--both sides	60'	--
Major Commercial, Industrial or Arterial	64'	Curbs, gutters, sidewalks--both sides	80'	--
<i>Private</i>				
Private	16'	needed to control storm runoff	--	--
Rural Roads				
<i>Public</i>				
One-Way Loop to 10 parcels each 20,000 sq. ft. to 5 acres)	15'	Berms and one path	40'	--
Cul-De-Sac or Minor (5 to 10 parcels each 5 to 40 acres)	20'	Berms and one path	40'	--
Cul-De-Sac or Minor (more than 10 parcels each 20,000 sq. ft. to 40 acres)	20'	2' rocked shoulders	40'	--
Collector	22'	Berms and one path	50'	--
Major Collector (F.A.S. standard)	28'	Berms and one path	50'	--
	34'	Surface width including two 5' paved shoulders	50'	--
<i>Private</i>				
Private (serves 2 through 4 parcels)	16'	1' graded shoulders--each side	--	20'
Private (serves 4 through 10 parcels)	16'	2' rocked shoulders--each side with turnouts	--	50'
Private (with parcels 40 acres or larger)	16'	2' rocked shoulders--each side with turnouts	--	50'
Private Access Within 500' of Public Road	16'	1' graded shoulders on each side	--	50'
Private Access More Than 500' from Public Road	16'	2' rocked shoulders on each side turnouts	--	50'

Table 4-6
Road Improvement Requirements as a Condition of Subdivision Approval

Urban Area		
<i>Private Road</i>	<i>Property Adjacent To Public Road</i>	<i>State Highway</i>
Safe and Adequate Paved Access; Ordinance No. 3265	On-Site Improvement; Generally No One-Half Street Improvements; Dedication of Right-of-Way if Necessary	On-Site Improvement; Generally No One-Half Street Improvements; Dedication of Right-of-Way if Necessary
Skyline		
<i>Private Road</i>	<i>Property Adjacent To Public Road</i>	<i>State Highway</i>
Safe and Adequate Unpaved Access to and Through Subdivision	On-Site Improvement; Generally No One-Half Street Improvements; Dedication of Right-of-Way if Necessary	On-Site Improvement; Generally No One-Half Street Improvements; Dedication of Right-of-Way if Necessary
All Other Rural Areas		
<i>Private Road</i>	<i>Property Adjacent To Public Road</i>	<i>State Highway</i>
Safe and Adequate Unpaved Access to and Through Subdivision	On-Site Improvement; Generally No One-Half Street Improvements; Dedication of Right-of-Way if Necessary	On-Site Improvement; Generally No One-Half Street Improvements; Dedication of Right-of-Way if Necessary

Table 4-7
Standards for Private Roads in Single-Family Areas

Dwelling Units Served	Visitor Parking Spaces Required	Width of Easement	Width of Paving
1	2	15'	12'
2	4	20'	16'
3	6	20'	16'
4	8	20'	16'
5+	Provided on right-of-way	50'+	County road standards

If the County determines that a subdivision of 50 parcels or more will create or intensify need for park and recreational facilities in the County, the County may require a dedication of land or an in-lieu park fee as a condition of subdivision approval. For subdivisions of less than 50 parcels, only an in-lieu fee is required. The dedication is based on a standard of .003 acres per anticipated new resident in the subdivision. The in-lieu fee is based on the assessed (rather than market) value per acre of the parkland that would otherwise be provided if dedication of parkland were required. The assessed value of the land is typically lower, in many cases much lower, than the market value of the land either before or after subdivision, resulting in lower fees. The County also assesses a Park and Recreation Development fee of \$1.17 per square foot of new development in the Midcoast area only.

As noted above, the subdivision regulations include a minimum 5,000 square foot size for subdivided lots, as well as a minimum 20 foot street frontage requirement for most subdivided lots, both of which can be a constraint to the production of attached ownership housing. The County will address this constraint through policies described in Section 10.

Building Codes

Building codes are standards and specifications designed to establish minimum construction safeguards for public safety. Like many communities, San Mateo County has adopted the 2007 California Building Code for the unincorporated areas. There is little difference between San Mateo County's building code standards and those found in most other communities. While building codes could be viewed as a constraint to affordable housing development, the advantages of requiring minimum building standards for health and safety reasons far outweigh the disadvantages.

However, San Mateo County's building code is distinct from that of some other jurisdictions in that it does not allow plastic or PVC plumbing in residential construction. By increasing construction costs, this can act as a constraint on development. The County will explore ways to address this constraint through code changes, as described in Section 10.

Inclusionary Housing Requirements

In 2004, San Mateo County adopted an Inclusionary Housing program. The program requires that, in all new rental or for-sale multifamily housing projects larger than 5 units, 20% of the units be restricted as affordable for very-low, low, or moderate-income households (as defined by the federal department of Housing and Urban Development). The inclusionary requirement may also be met through land dedication, in-lieu fees, or off-site provision of units.

State law requires that inclusionary programs be considered as governmental constraints to housing development. The rationale for this requirement is that Inclusionary Housing regulations, by reducing the permitted sale or rental price of some units and thereby potentially mandating a lower profit margin for the housing developer, may discourage private market development of housing.

However, a number of studies⁶ indicate that inclusionary regulations are not a strong disincentive to housing production, particularly in regions such as the Bay Area, where housing demand tends to remain consistently high. Studies have concluded that inclusionary requirements can be implemented and still allow acceptable returns for developers, particularly if incentives are offered such as density bonuses, reduced or deferred permit fees, and priority processing. Experience in other local jurisdictions with inclusionary requirements has suggested that the cost of providing affordable units is generally passed on to the sellers of property for housing, rather than to the purchasers of the market-rate housing units. In other words, once an inclusionary requirement is adopted, the price of land selling for residential development is adjusted downward, reflecting the developers' lowered expectations for return on development of the property. Ultimately, developers will charge whatever price the market will bear for the market-rate units, regardless of the development costs associated with the affordable units.

⁶ Calavita, Nico and Kenneth Grimes. "Inclusionary Housing in California: The Experience of Two Decades," *Journal of the American Planning Association* 64 (2) (1998): 150-169; Calavita, Nico, Kenneth Grimes and Alan Mallach. "Inclusionary Housing in California and New Jersey: A Comparative Analysis," *Housing Policy Debate* 8 (1) (1997): 109-142; Rosen, David Paul & Associates. "City of Los Angeles Inclusionary Housing Study," prepared for the Los Angeles Housing Department (September 25, 2002); National Housing Conference, The. "Inclusionary Housing: Lessons learned in Massachusetts," *NHC Affordable Housing Policy Review* 2 (1) (January 2002).

As of 2006, 38 jurisdictions in the Bay Area, and at least 6 in San Mateo County, had inclusionary requirements of some type.⁷ The County's inclusionary requirements are fairly typical of those of other Bay Area jurisdictions, both in terms of the threshold development size at which the requirements apply, and in terms of the nature of the inclusionary requirement. The County's ordinance currently exempts single-family housing developments, and only applies to projects of 5 units or greater. In addition, because the County's inclusionary ordinance allows the requirement to be met through very-low, low, or moderate income units, as well as offering in-lieu fee, land dedication, and off-site transfer alternatives, the ordinance is more flexible than that of many jurisdictions, and less likely to act as a constraint to housing development.

The County's experience in unincorporated Colma reinforces the conclusion that inclusionary programs, when appropriately crafted, do not act as a constraint to housing development. The County's 1991 Housing Element recommended adoption of an inclusionary policy that required residential developments to provide a percentage of units as affordable housing. This policy was implemented for the unincorporated area near the Colma BART Station in 1994, with the adoption of the Colma BART Station Area Plan. The inclusionary requirement for that area specified that for developments of five or more units, at least 20% of the units must be affordable to low or very low income households. The zoning for the area allows relatively high densities (up to 87 dwelling units/acre), and incentives such as density bonuses, permit fee deferment/reduction, and priority permit processing were available for developments complying with the inclusionary requirement. Since the Colma Plan was adopted, approximately 240 affordable units and 118 market rate units have been built in unincorporated Colma, and more than 30 additional market rate units have been approved. The County's experience with the inclusionary policy in the Colma BART Station Area Plan was a significant factor in the County's decision in 2004 to expand the inclusionary ordinance to cover the entire unincorporated County.

The first project constructed under the provisions of the Countywide Inclusionary Housing ordinance was completed in 2009, and four additional projects are in various stages of review and approval. Table 4-8 shows residential construction rates from 1999 to 2009. There is no significant difference in construction rates prior to and after adoption of the Inclusionary Housing ordinance, indicating that the ordinance has had little impact on residential construction in the County. The constraining effect of the County's Inclusionary Housing ordinance on housing production is minimal, at most.

⁷ Affordable By Choice: Trends in California Inclusionary Housing Programs, Non-Profit Housing Association of Northern California, California Coalition for Rural Housing, San Diego Housing Federation and the Sacramento Housing Alliance, 2007.

Table 4-8
Residential Construction
Unincorporated San Mateo County, 1999-2009

Year	Units	Change from Prior Year
1999	235	N/A
2000	155	-34%
2001	231	49%
2002	244	6%
2003	121	-50%
2004	104	-14%
2005	278	167%
2006	89	-68%
2007	109	22%
2008	96	-12%
2009	200	108%
Total	1,862	

Regulation of Condominium Conversions

In 1981, the County adopted a prohibition on condominium conversions, which remains in effect until the residential vacancy rate in the County exceeds 4.15 percent. The vacancy rate since that time has not moved above 4.15 percent, and as of 2008, the vacancy rate in the unincorporated County was 2.7%⁸. While this regulation is a constraint to condominium conversions, it protects the existing multi-family rental housing stock from conversion. The existing rental housing stock tends to be the most affordable housing available in the unincorporated areas of the County. Since the condominium conversion regulation only prohibits certain changes in the tenure of existing housing units, rather than regulating the production of new housing, it is not a constraint to overall housing production, and helps preserve affordable housing in the unincorporated County. The ordinance also allows exceptions for conversion by non-profit and affordable housing organization, and for conversion initiated by existing apartment tenants.

Local Permit Approval Process

The permit approval process can potentially impede housing development because of: (1) the length of time it takes to analyze and ultimately reach a decision on land use applications, (2) the cost and time spent by a developer to secure planning and building permits, and (3) the annual limit on building permits imposed in certain areas of the County.

⁸ California Department of Finance, 2008.

Overview of Local Permit Approval Processes

The Planning Division processes approximately 20 different types of planning permits. The approval authority/decision maker and the noticing requirements for these permits are summarized in Table 4-9. The permits most often required for residential development are: (1) Design Review, and (2) Coastal Development Permits. Required much less frequently are: Use Permits, Subdivisions, Variances, Rezonings, Off-Street Parking Exceptions, and General Plan Amendments. The requirements and process for Design Review (including Second Unit Design Review) and Coastal Development Permits are described further below. Residential uses permitted in each zoning district in the County, and the type of permit required (ministerial or conditional), are shown in Table 4-10.

**Table 4-9
San Mateo County Permit Approval Authorities and Noticing Requirements**

Permit Type		Approval Authority	Noticing Requirements
Architectural Review		Planning Commission	Owners - 300 ft.
Arch. Review/Exemption		Staff	None
Coastal Development	Outside Appeals Jurisdiction	Staff	Owners - 300 ft.; residents - 100 ft.
	Inside Appeals Jurisdiction	Zoning Hearing Officer	Owners - 300 ft.; residents - 100 ft.
Coastal Development Exemption	Wells (Midcoast)	Staff	None
	All Others	Counter Staff	None
Confined Animal		Staff	Owners - 100 ft.
		Zoning Hearing Officer	Owners - 300 ft.
Confined Animal/Exemption		Staff	Owners - 300 ft.
Design Review	Coastal Zone SFD	Design Review Coastsides Committee	Site posting and owners - 300 ft.
	Coastal Zone Non-SFD	Staff	Site posting and owners - 300 ft.
	ELH, Palomar Park, Devonshire	Design Review Bayside Committee	Site posting and owners - 300 ft.
	2nd Dwelling Unit	Staff	Adjacent properties
Design Review/Exemption	Coast	Staff	None
	ELH, Palomar Park, Devonshire	Staff	Site posting only
Fence Height Exception		Staff	Owners - 300 ft.
General Plan Amendment		Board of Supervisors	Owners -300 ft.
Grading Permit	State or County Scenic Corridor	Planning Commission	Owners - 300 ft.
	Land clearing, grading for ag. or less than 1,000 cub.yds, exemptions	Staff	None
	All Others	Zoning Hearing Officer	Owners - 300 ft.
Confined Animal Permit		Zoning Hearing Officer	Owners - 300 ft.
Lot Line Adjustment		Staff	Adjacent properties and adjacent to any private road serving property
PAD Zoning District	Development Permit	Zoning Hearing Officer	Owners - 300 ft.
Rezoning		Board of Supervisors	Owners - 500 ft.
RM & RM/CZ* Zoning District	Minor Development Permit	Staff	Owners - 300 ft.
Minor Subdivision		Zoning Hearing Officer	Owners - 300 ft. (500 ft. if rezoning) Residents - 100 ft. if in Coastal Zone
Major Subdivision		Planning Commission	Owners - 300 ft. (500 ft. if rezoning) Residents - 100 ft. if in Coastal Zone
TPZ & TPZ/CZ Zoning District	Minor Development Permit	Staff	Owners - 300 ft.
	Major Development Permit	Planning Commission	Owners- one mile
Tree Removal		Staff	Site posting on site (front property line) and on the tree, owners - 100 ft.
Use Permit		Zoning Hearing Officer	Owners - 300 ft.
Variance and Home Improvement Exception	Optional Hearing Notice	Staff	Owners - 300 ft.
	Hearing	Zoning Hearing Officer	Owners - 300 ft.

Note: For any permit associated with another, higher-level permit, decision and noticing requirements pertaining to the higher level permit apply.

Table 4-10
Housing Types Permitted by Zoning District, San Mateo County

	Zoning District																							
Residential Use	R-1	R-2	R-3	R-3-A	PUD	A-1	A-2	A-3	COSC	P	H-1	O	C-1	C-2	CCR	M-1	M-2	W	I/NFO	RM	PAD	PC	TPZ	RH
Single-family Detached	P	P	P	CUP	N/A ¹	P	P	N	CUP	N	CUP	N	CUP	CUP	N	N	N	N	N	P	CUP	P	CUP	P
Single-family Attached	N	P	P	CUP	N/A	N	N	N	N	N	CUP	P	CUP	CUP	N	N	N	N	N	P	CUP ²	P	CUP	N
2-4 Dwelling Units	N	P	P	CUP	N/A	N	N	N	N	N	CUP	P	CUP	CUP	CUP	N	N	N	N	P	CUP ²	P	CUP	N
5+ Dwelling Units	N	N	P	CUP	N/A	N	N	N	N	N	CUP	P	CUP	CUP	CUP	N	N	N	N	P	CUP ²	P	CUP	N
Residential Care < 6 beds	P	P	P	P	N/A	N	N	N	N	N	N	N	CUP	CUP	N	N	N	N	CUP	N	N	P	N	P
Residential Care > 6 beds	CUP	CUP	CUP	CUP	N/A	N	N	N	N	N	N	N	CUP	CUP	N	N	N	N	CUP	N	N	P	N	P
Emergency Shelter	N	N	CUP	CUP	N/A	N	N	N	N	N	N	N	CUP	CUP	N	N	N	N	N	N	N	N	N	N
Single-Room Occupancy	N	N	P	CUP	N/A	N	N	N	N	N	CUP	N	CUP	CUP	N	N	N	N	N	N	N	P	N	N
Manufactured Homes	P	P	P	CUP	N/A	N	N	N	N	N	CUP	N	CUP	CUP	N	N	N	N	N	P	N	P	N	N
Mobile Homes	P	P	P	CUP	N/A	N	N	N	N	N	CUP	N	CUP	CUP	N	N	N	N	N	P	N	P	N	P
Transitional Housing	N	N	CUP	CUP	N/A	N	N	N	N	N	CUP	N	CUP	CUP	N	N	N	N	CUP	N	N	P	N	N
Farm Labor Housing	N	N	CUP	CUP	N/A	N	CUP	CUP	N	N	N	N	CUP	CUP	N	N	N	N	N	N	CUP	N	CUP	N
Supportive Housing	N	N	CUP	CUP	N/A	N	N	N	N	N	CUP	N	CUP	CUP	N	N	N	N	CUP	N	N	P	N	N
2nd Unit	P	P	P	CUP	N/A	CUP	CUP	CUP	N	N	CUP	P	CUP	CUP	N	N	N	N	N	P	N	P	CUP	P

P = Permitted

CUP = Conditionally Permitted

N = Not Permitted

1. Uses allowed in PUD zones are specified on adoption of the individual PUD district.

2. Multifamily residential uses are allowed in the PAD zone only if they are affordable or farm labor housing.

Design Review Regulations

The County's design review procedures and standards are contained in Chapter 28.1 of the Zoning Regulations. The DR District is an overlay zone that applies in 8 of 22 urban unincorporated residential areas. On the Bayside, it applies in Colma, Devonshire, Palomar Park, and Emerald Lake Hills, and to commercial and mixed-use development on Middlefield Road (only) in North Fair Oaks. On the Coastsides, the DR District applies in the urban Midcoast, and the rural service centers of San Gregorio and Pescadero.

The Planning Director or the Director's designee has the authority to approve design review permits for major development in Colma, San Gregorio, Pescadero, Emerald Lake Hills, Middlefield Road in North Fair Oaks, and in R-3 and C-1 zones in the Midcoast; no public hearing is required. Major development (new single-family homes, major additions/remodels, new multi-family projects) in the other design review areas is subject to review by the County's Design Review Committee at a public hearing. In both situations, the design review permit process takes about two to three months, with another two to three months required to obtain a building permit. About 5% of design review permits are more complicated or controversial and take four to six months for approval, and an additional two to three months for a building permit. In contrast, a single-family home or multi-family residential project that requires only a building permit (i.e., no design review approval or any other planning permit—use permit, variance, etc—is required) takes about two to three months in total.

Application Requirements

In all cases, the applicant must submit a detailed site plan, indicating all features of the existing development site, and all proposed aspects of proposed development. These application requirements are the same as those for any project not subject to Design Review. In addition, the project applicant must submit a statement describing how and why the proposed development conforms to the relevant Design Review standards. Project applicants must also participate in a pre-design conference to discuss the proposed project; at this point, staff must provide the applicant with all applicable regulations and guidelines, answer any questions the applicant may have, and provide guidance on how best to ensure that a project meet design review requirements. New projects that are subject to design review are charged an additional \$3,489 fee for review, and significant additions to existing uses are charged \$1,782. Minor changes to an existing use are typically exempt from design review, and are charged only \$451, which covers staff review to confirm the exemptions.

Design Review Standards

In every area, the regulations are a mix of required design elements, and elements that are preferred or encouraged, but which are not required for every project. The combination of design requirements and preferred design elements is intended to achieve overall consistency with the character of the existing area in which design review applies, without strictly regulating every element of project

design. The regulations state that “It is not the purpose of this Chapter that regulation of design should be so rigidly interpreted that individual initiative is precluded in the design of any particular building or substantial additional expense is incurred. Rather, it is the intent of this Chapter that any regulation exercised be the minimum necessary to achieve the overall objectives of this Chapter.”

Emerald Lake Hills, Oak Knoll Manor, Devonshire, Palomar Park

In general, the design review regulations for the lower density and more rural Bayside areas subject to design review—Emerald Lake Hills, Oak Knoll Manor, Devonshire, and Palomar Park—encourage locating buildings on parcels so as to minimize tree removal, minimize altering natural topography, respect the privacy of neighboring homes and yards, minimize blockage of light to neighboring buildings, and minimize alteration of streams and natural drainage channels. In addition, regulations for these areas state that new structures should conform to the predominant architectural style and natural character of the surrounding area, and/or make varying architectural styles compatible by using similar materials and colors that blend with the natural setting and immediate area, and discourage the use of building materials and colors which are highly reflective and contrasting. The standards encourage buildings with shapes that respect and conform to the natural topography of building sites by requiring them to step up or down hillsides in the same direction as the natural grade, and control the bulk of buildings on hillsides by requiring them to be terraced up or down the hill at a uniform height.

Regulations for these areas also require design of well articulated and proportioned facades, by: avoiding the dominance of garages at street level; considering the placement and appearance of garages and the width of garage doors; prohibiting massive blank walls by creating aesthetic and proportioned patterns of windows and shadows; and relating the size, location, and scale of windows and doors to adjacent buildings. The regulations also require use of pitched roofs when possible, and roofs that reflect the predominant architectural styles of the immediate area.

Regulations for Emerald Lake Hills, Oak Knoll Manor, and Devonshire require colors such as warm grays, beiges, natural woods, and muted greens, and prohibit the use of cool grays, blues, pinks, yellows, and white, while Palomar Park encourages the same colors, but does not prohibit any colors. Regulations for all areas encourage the use of building materials that are compatible with the predominant architectural styles of the immediate area.

Regulations for these areas require utilities to be installed underground, to the extent feasible, and encourage minimization of visible paved areas (driveways, walkways, etc.) to the maximum possible extent. The regulations also require control of the use of signs so that their number, location, size, design, lighting,

materials, and colors harmonize with their surroundings and are compatible with the architectural style of the building.

Palomar Park also has distinct regulations requiring that lighting be subdued and indirect, that glaring fixtures should be avoided, and that retaining walls should be surfaced, painted, landscaped or otherwise treated to blend with their surroundings.

North Fair Oaks

The regulations in North Fair Oaks apply to a portion of Middlefield Road only. There is a specific set of regulations for commercial and mixed-use structures, while the general provisions of design review for all areas (described below) apply to residential structures in the limited non-commercial portions of Middlefield where design review applies.

The regulations for commercial and mixed uses Middlefield Road are as follows:

- Locate development on parcels so that commercial uses abut the front property line, with the exception of recessed entryways, and directly face the street, such that pedestrians have direct access to retail uses from the street, and storage areas are located towards the rear of the parcel. Perpetuate the existing pattern of small-scale commercial development by requiring 25-foot or 50-foot wide building or storefronts within larger buildings that face the street. On corner parcels, locate development on both property lines; however, corners should be recessed, where feasible, up to a maximum of six feet from the front and side property lines in order to create pedestrian plazas, increased site distances, prominent building entrances, and more architecturally-interesting buildings.
- Encourage mixed-use development with commercial uses on the ground level and offices and/or residences on upper levels.
- Encourage architecture that strongly enhances the overall appearance of the street, and allow varying architectural styles. Harmonize building scale and height of commercial buildings with any adjacent residential buildings. Design building facades with doors, windows, walls, and/or other elements that proportionately fit together and are humanly scaled in order to create a harmonious composition where no one element dominates or overwhelms another.
- Encourage use of door and window canopies and awnings, and recessed entryways. Require that transparent windows that are seen by pedestrians be at least sixty percent of the length of the building facade facing the street. Prohibit opaque or reflective window tints and glazes. Encourage the use of special architectural features on corner building, including corner entries at ground level and projecting windows, towers, turrets, and cupolas on the corners of upper levels.
- Use building materials and colors that are compatible with the design of the building and enhance surrounding development. Minimize the use of

materials and colors that are highly contrasting and reflective. Use building materials of durable quality. Use exterior building materials that are in harmony with surrounding neighborhood and enhance the building style, e.g., red brick or other masonry, painted or stained wood, or textured painted stucco surfacing materials. Prohibit the use of unfinished cinder or cement block or corrugated metal siding when visible from a public street or residential use.

- Minimize the use of colors that are brilliant, deep, highly contrasting and reflective (e.g.: pink, orange, blue, purple) by allowing them only for design and/or accent purposes, covering no more than twenty-five percent of any one exterior side of a building.
- Where possible, locate off-street parking at the rear of the parcel and behind buildings, screen off-street parking when visible from a public street or residential use, and encourage the use of common driveways providing access to more than one parcel.
- Limit the number, location, size, design, lighting, materials, and colors of signs so that they are compatible with the building style. Require the content and design of signs, illustrations, and murals painted on exterior building walls to be compatible with the building and the surrounding environment. Encourage the growing of vines on walls and trellises; and flowers in planter boxes to enhance the appearance of blank walls when visible from a public street or residential use. Require exterior lighting fixtures, standards, and all exposed accessory lighting to be compatible with building design.
- Install new distribution lines underground.

Unincorporated Colma

Design review applies in areas designated High Density Residential, Medium High Density Residential and Neighborhood Commercial within the Planned Colma (PC) Zoning District. The regulations for these areas are as follows:

All Building Types

Require building entrances on streets, pedestrian ways, kiss-n-ride areas, central courtyards and parks and plazas rather than the interior of blocks or parking lots. Require buildings to be placed along the frontage of the BART bus turnaround and kiss-n-ride area. Encourage single-loaded apartments along the BART bus turnaround with service areas facing the BART area and active spaces facing an interior courtyard. Prohibit street-facing facades consisting of a blank wall or an unbroken series of garage doors, or lined with off-street uncovered parking spaces.

Require buildings to follow the natural topography by terracing up slopes and varying floor level, facades, roof patterns, architectural details, and finishes of large buildings to create the appearance of several smaller buildings. Encourage unobstructed views along east-west street corridors, from the Planned Colma (PC) District to San Bruno Mountain and from surrounding areas to the area.

Encourage vertical, rather than horizontal, building forms. Encourage grand entries, such as porches; corner entries; landmark features, such as towers, at corners of large buildings; porches, patios, bays, solariums, and balconies, and; vertical, rather than square or horizontal windows. Encourage casement or divided windows with individual panes of glass, high quality wooden windows and door frames, and windows and doors to be recessed one to three inches from the front facade. Prohibit exterior stairs to upper floor units on street facing facades and the front half of side facades.

Require mechanical equipment to be screened with parapets or the roof form. Encourage roofs that are integral to the structure of the building and the design of the facade, rather than ornamental. Encourage gable roofs. Prohibit mansard roofs and buildings covered entirely by a flat roof.

Encourage identical building materials on all sides of buildings, smooth-finish stucco, horizontal wood siding, and light tints and bright accents, rather than earth tones. Prohibit walls entirely of glass, reflective glass, textured stucco, and scored plywood.

Require trees to be planted every 30 feet in the setback along the frontage of the BART bus turnaround and kiss-n-ride area. Encourage low walls or fences of light-colored stucco, concrete, masonry, or wood along front property lines, and low hedges along front property lines.

Specific Building Types

Podium Apartments. Require street entries placed every 50 to 60 feet. Require porches, patios, bays, solariums, and balconies overlooking streets to be placed every 25 to 30 feet. Where necessary, require second floor residential bays to be placed a minimum of 3 feet above retail awnings. Require a minimum 20-foot by 20-foot open courtyard area on the podium above parking. Require a tree survey for development in the eucalyptus grove north of D Street and east of the Colma BART Station. Encourage one entrance to serve no more than 16 units. Encourage courtyards to contain shared facilities and paths, surrounded by porches, patios, and entry porticos. Encourage courtyard landscaping to provide both common and private open space, and steps to connect courtyards to the street. Encourage ground-level open space where possible. Encourage roof decks integrated into overall building design, with wind screens and landscaping. Encourage preservation of existing eucalyptus trees, and encourage openings between parking levels and podium courtyards for sunlight and ventilation.

Podium Apartments, Small Apartment Buildings and Courtyard Apartments.

Encourage porches, patios, solariums, and balconies to be a minimum of 6 feet deep and 50 square feet in size. Encourage porches and patios to be accessible directly from the street or courtyard. Encourage second floor residential bays to be placed a minimum of 3 feet above retail awnings. Prohibit open railings on balconies.

Small Apartment Buildings and Courtyard Apartments. Require street entries placed every 25 to 30 feet. Require minimum 20-foot by 20-foot open space area as a combination parking and open space area. Encourage one entrance to serve no more than 16 units. Encourage pavement patterns and material to emphasize the combined pedestrian and auto use of parking and open space areas. Encourage hard-surface playgrounds in parking and open space areas.

Duplexes, Flats and Townhouses. Require street entries placed every 25 to 30 feet. Encourage one entrance for every one to two units, street-facing porches, and porches a minimum of 6 feet deep and 50 square feet in size. Encourage porch support columns and roofs to appear integral to the structure of the building and the design of the facade, rather than ornamental.

Commercial Structures. Require buildings to face streets, pedestrian ways, kiss-n-ride areas, and parks and plazas rather than the interior of blocks or parking lots. Encourage benches and small tables along ground floor retail frontages outside the public right-of-way. Prohibit street-facing facades to consist of a blank wall.

Require variations in floor level, facades, roof patterns, architectural details, and finishes of large buildings to create the appearance of several smaller buildings. Encourage unobstructed views along east-west street corridors, from the Planned Colma (PC) District to San Bruno Mountain and from surrounding areas to the area. Encourage vertical, rather than horizontal, building forms.

Require storefront floor to ceiling height of 12 feet, and street entries to ground floor retail shops placed every 25 to 30 feet. Require the design of residential entries to be clearly distinct from retail entries. Require display windows of clear glass, display windows to begin no higher than 30 inches above finished sidewalk grade, and no more than 6 feet of blank, non-window, wall space in every 25 feet of storefront. Encourage corner entries, and separate awnings for each shop, hanging 9 to 12 feet above the sidewalk. Encourage columns or other vertical definition placed at least every 25 to 30 feet, alternating with entries, and storefront entries to be accented by 3 to 4-foot recesses for door swing space and associated display bays.

Require mechanical equipment to be screened with parapets or the roof form. Encourage roofs that are integral to the structure of the building and the design of the facade, rather than ornamental. Encourage gable roofs and prohibit Mansard roofs and buildings covered entirely by a flat roof.

Encourage identical building materials on all sides of a building, light tints and bright accents, rather than earth tones, and prohibit glass curtain walls, reflective glass, textured stucco, and scored plywood.

Coastside Design Review Areas

Design regulations for applicable areas in the County's coastal zone are as follows: Ensure that proposed structures are designed and situated so as to retain and blend with the natural vegetation and landforms of the site and to ensure adequate space for light and air to itself and adjacent properties. Where grading is necessary for the construction of structures and paved areas, ensure that it blends with adjacent landforms through the use of contour grading rather than harsh cutting or terracing of the site and does not create problems of drainage or erosion on its site or adjacent property. Ensure that streams and other natural drainage systems are not altered so as to affect their character and thereby causing problems of drainage, erosion or flooding, and that structures are located outside flood zones, drainage channels and other areas subject to inundation. Ensure that trees and other vegetation land cover are removed only where necessary for the construction of structures or paved areas in order to reduce erosion and impacts on natural drainage channels, and maintain surface runoff at acceptable levels.

Ensure that a smooth transition is maintained between development and adjacent open areas through the use of natural landscaping and plant materials that are native or appropriate to the area. Ensure views are protected by the height and location of structures and through the selective pruning or removal of trees and vegetative matter at the end of view corridors, that construction on ridgelines blends with the existing silhouette by maintaining natural vegetative masses and landforms and does not extend above the tree canopy, that structures are set back from the edge of bluffs and cliffs to protect views from scenic areas below, and that public views to and along the shoreline from public roads and other public lands are protected.

Ensure that varying architectural styles are made compatible through the use of similar materials and colors that blend with the natural setting and surrounding neighborhoods. Ensure that the design of structures is appropriate to the use of the property and in harmony with the shape, size and scale of adjacent buildings in the community.

Ensure that overhead utility lines are placed underground where appropriate to reduce the visual impact in open and scenic areas, that the number, location, size, design, lighting, materials, and use of colors in signs are compatible with the architectural style of the structure they identify and harmonize with their surroundings, and that paved areas are integrated into the site, relate to their structure, and are landscaped to reduce visual impact from residential areas and from roadways.

General Design Review Standards, Applicable to All Design Review Areas

The following regulations apply to all County areas, unless contradicted by regulations specific to a given area.

- Design and situate structures to retain and blend with the natural vegetation and land forms of the site and ensure adequate space for light and air to the structure and adjacent properties.
- Ensure that where grading is necessary, it blends with adjacent land forms through contour grading rather than harsh cutting or terracing, and does not create problems of drainage or erosion on its site or adjacent property.
- Do not alter streams and other natural drainage systems in ways that affect their character and cause problems of drainage, erosion or flooding.
- Locate structures outside flood zones, drainage channels and other areas subject to inundation.
- Remove trees and other vegetative land cover only where necessary for the construction of structures or paved areas, in order to reduce erosion and impacts on natural drainage channels, and to maintain surface runoff at acceptable levels.
- Maintain a smooth transition between development and adjacent open areas through the use of natural landscaping and plant materials native or appropriate to the area.
- Protect views by controlling height and location of structures and through selective pruning or removal of trees and vegetative matter at the end of view corridors. Blend construction on ridgelines with existing silhouettes by maintaining natural vegetative masses and land forms, and do not extend structures above the height of the tree canopy.
- Set structures back from the edge of bluffs and cliffs to protect views from scenic areas below. Protect public views to and along the shoreline from public roads and other public lands.
- Make varying architectural styles compatible through use of similar materials and colors that blend with the natural setting and surrounding neighborhoods.
- Ensure that the design of structure is appropriate to the use of the property and harmonizes with the shape, size and scale of adjacent building in the community.
- Place utility lines underground where appropriate to reduce the visual impact in open and scenic areas.
- Ensure that the number, location, size, design, lighting, materials, and use of colors in signs are compatible with the architectural style of the structure they identify and harmonize with their surroundings.
- Ensure that paved areas are integrated into building sites, relate to their structure, and are landscaped to reduce visual impact from residential areas and from roadways.

Summary

With the exception of unincorporated Colma and the primarily commercial area along Middlefield Road in North Fair Oaks, the design review regulations mainly apply in lower density, primarily single-family areas of the County. As Table 3-29 in Section 3 shows, the amounts of residential development in Emerald Lake Hills, and North Fair Oaks have been greater than most other parts of the County, and unincorporated Colma has seen some of the highest rates of

development, with more high-density housing built than in any other County area. The County's design review regulations do pose some additional complication, and cost, to residential development in the areas where the regulations apply, and can therefore be considered a constraint to development, albeit a moderate constraint, as indicated by the data noted above. However, in every case where the County has explored termination of design review regulations, communities have indicated unwillingness to have the regulations removed. The County does not promote additional design review regulations for any areas, and will continue to explore opportunities to abrogate or reduce these regulations if communities express interest. The County will also continue to provide greater certainty in the design review process by providing transparency of information and guidance on the design review regulations and processes, including pre-design conferences, guidance from staff, and other steps to provide clarity and direction. At present the regulations will remain in place, and are unlikely to constitute any more than the very minor constraint they have been thus far.

Second Units

The County's Second Unit Program was adopted in 1984. The standards and procedures for second units are contained in Chapter 22.5 of the Zoning Regulations. These generally small, relatively affordable units are allowed in all single-family residential zoning districts, as well as the Resource Management and Timber Production Zone Districts. The standards applicable to second units are not overly restrictive, but are designed to ensure that second units are limited in size, have adequate parking, and are visually integrated with the main dwelling to maintain the existing residential character of the area.

Applications for second units are reviewed and approved at the staff level. The process typically takes roughly two to three months. Chapter 22.5 also addresses the legalization of existing un-permitted second units. The County is in the process of revising the second unit regulations to align them with the requirements of AB 1866, the State's adopted second unit law. In the interim, the County is applying the requirements of state law. New policies, as described in Section 10 of the Housing Element, will also focus on streamlining the second unit application process by providing "pre-approved" second unit design templates.

Second units are frequently created without permits, within or as an addition to an existing structure. These units may or may not be compliant with building codes and other regulations. In addition to the procedures for legalization of units described in the zoning code, policies described in Section 10 of the Housing Element focus on legalizing these units through a potential second unit amnesty program, financial assistance for second unit upgrade and legalization, and other methods.

Coastal Development Permits

The County's Coastal Development District regulations are contained in Chapter 20B of the Zoning Regulations. Consistent with the State Coastal Act, all development in the Coastal Zone requires a Coastal Development Permit, unless located in a permit exclusion area. In San Mateo County, much of the Midcoast urban area is in a Categorical exclusion area, in which single-family residential development is excluded from Coastal Development Permit requirements. Single-family development outside this area and all multi-family residential and mixed-use development require the issuance of a Coastal Development Permit (CDP).

CDPs are processed administratively by staff unless the project involves: (a) another permit that requires a public hearing (e.g., a variance), (b) a use that is not permitted by right (i.e., it requires a use permit), or (c) a location within the Coastal Commission Appeals Jurisdiction. The appeals jurisdiction is defined in Section 6328.3 of the CD District regulations, but generally includes those areas directly adjacent to the coast or near a sensitive habitat such as a creek or wetland. CDPs requiring public hearings are approved by either the Zoning Hearing Officer or the Planning Commission.

The criteria for review and approval of a CDP are contained in the County's Local Coastal Program (LCP). In order to determine compliance with LCP standards, additional information (e.g., biological reports) is often required as part of the CDP application. This additional level of review is required to ensure local compliance with the State Coastal Act; however, it can add cost and time to the permit process. As shown in Table 4-11, a staff level CDP typically takes about three to four months to process, while CDPs requiring a public hearing take four to six months. Appeals to the Coastal Commission can add substantial time to the permitting process (six months to a year or more).

Farm Labor Housing Permits

The County allows farm labor housing on all agriculturally zoned land (PAD, A1, A2, and A3), and on land zoned RM and RM-CZ. The County's permitting process for farm labor housing currently requires the developer of the units to apply for a permit, to provide evidence of the need for farm labor housing, and to periodically renew the permit. The review and approval process can take from approximately 6 months to much longer, depending on the complexity and size of the proposed farm labor housing. The intent of the review process is to ensure that the housing is created in areas that are appropriate for farm labor housing (proximate to active agricultural uses), that the housing will be occupied by farm workers, and that the housing is sufficiently safe and healthy for occupancy. While this process allows the County to ensure that the housing developed is genuinely intended for farm laborers, and to maintain some ongoing oversight of farm labor units, it also constitutes an additional layer of approval that adds time, complexity, and cost to the process of developing farm labor housing. This

constraint is discussed in relation to potential farm labor housing sites in Section 9, and addressed by policy changes described in Section 10.

Processing Times

Table 4-11 shows average planning and building processing times for San Mateo County.

**Table 4-11
Typical Permit Processing Times, San Mateo County**

Permit Type	Time
Minor Subdivision Permit (4 parcels or less)	6 Months
Environmental Review- Initial Study and Neg Dec	4-9 Months
Planning Appeal	6-9 months; at least 6 months with hearing
Design Review (new use)	2-3 months
Building Permit (typical 2,000 sq. ft Residence w/400 sq. ft garage)	2-3 weeks per department, 15 weeks total

These processing times are not unusual, do not pose a significant constraint to housing production in the County, and are the minimum amount of time unavoidably required for the comprehensive evaluation of projects needed to ensure compliance with codes and regulations and protect public health, safety, and environmental quality. In addition, expedited permit processing is offered for projects involving affordable and other special needs housing, and for green building projects.

Cost of Planning and Building Permits

Tables 4-12 and 4-13 show San Mateo County's Planning and Building fees. While many of these fees are similar in type and amount to fees charged by other local jurisdictions, direct comparison of individual fees across jurisdictions is difficult, because the types of individual fees, the projects to which the fees apply, the basis for levying the fees (on a square footage basis, a per unit basis, or a per project basis, for instance), and a number of other factors can vary greatly from jurisdiction to jurisdiction. A more relevant comparison is the total amount of fees charged on a typical project of a given type. Tables 4-14 and 4-15 compare typical planning and building permit processing fees for selected jurisdictions in San Mateo County, based on a typical single-family home, and a typical 10-unit multifamily project. The fees shown in the tables are organized by category, and include impact fees. As shown, the fees charged by County for a typical single-family and multifamily housing project are consistent with those of other jurisdictions, and do not pose any significant constraint to development relative to other jurisdictions. The County also offers fee waivers, reductions, or deferrals for affordable housing projects.

Unlike most of the jurisdictions shown in the Table, the County does not independently provide water and sewer service to most of the unincorporated County. In the majority of the unincorporated County, the water and sewer districts serving each area establish the fees for service connections, and the fees are paid directly to the water or sewer provider. These fees vary widely by district. A typical water hookup fee for a single-family home in the unincorporated area ranges from roughly \$8,000 to \$15,000, while typical sewer connection fees range from approximately \$15,000 to \$20,000. In addition, some areas of the County are not served by either water or sewer providers, and must rely on well water and septic sewage disposal. These facilities require review and inspection by the County's Environmental Health and Public Works Departments, the cost of which is included in Tables 4-14 and 4-15. Construction of these facilities may add substantial cost to the residential project, but there is no hookup fee for these facilities.

The County does directly provide water service to 70 customers in County Service Area 7 (La Honda area) and 90 customers in County Service Area 11 (Pescadero area). The connection fee for CSA 7 is approximately \$3,000, and the connection fee for CSA 11 ranges from roughly \$9,000 to \$11,000.

The County also maintains the Burlingame Hills Sewer Maintenance District, Crystal Springs County Sanitation District, Devonshire County Sanitation District, Edgewood Sewer Maintenance District, Emerald Lake Heights Sewer Maintenance District, Fair Oaks Sewer Maintenance District, Harbor Industrial Sewer Maintenance District, Kensington Square Sewer Maintenance District, Oak Knoll Sewer Maintenance District, and Scenic Heights County Sanitation District. Each of these sewer/sanitation districts has very limited expansion capacity.

Annual Permit Limits

In the following areas of the County, annual permit limits have been imposed to control the pace of development.

South Coast

In the South Coast, the Local Coastal Program (LCP) limits the total number of residential building permits to 33 (1 to 9 per watershed) in any given year. Permits are available on a first come-first served basis. This limit ensures that South Coast residential buildout proceeds at an even rate and does not overburden coastal resources (particularly water resources) or public services. Exemptions from the permit limit are available for affordable housing and/or farm labor housing. Exemptions are also available for large-scale projects on a case-by-case basis, provided that the cumulative impact of the proposed development and any other development in the relevant watershed(s) will not adversely affect coastal resources. To date, this permit limit has not been a constraint to the development of housing, as the pace of residential construction in the South

Coast has been well below the limit, rarely exceeding a total of 10 permits per year.

Table 4-12: San Mateo County Planning Fees

Established by Board of Supervisors Resolution Numbers 66665 and 67300, (adopted June 8, 2004 and May 17, 2005). Effective August 9, 2004 (#66665) and July 18, 2005 (#67300).

Permit	Fee	Permit	Fee	Permit	Fee
Appeal of Any Permit		Review by Design Review Committee New Use	3,489	Land Clearing Permit	
.....	451	Addition to Existing Use	1,782	State or County Scenic Road Corridor	3,489
Agricultural Preserve and Farmland Security		Environmental Review		Other	1,782
Contract - Less Than 40 Acres	6,941	Categorical Exemption	287	Land Division	
Contract - 40 Acres or More	5,783	Initial Study and Negative Declaration	2,234	San Mateo County Fire Review	
Non-Renewal	1,782	Environmental Impact Report		First 4 lots	199
Cancellation - Immediate	5,783	Processing Fee	5,783	Each additional 4 lots	199
Archeological/Historical Research		Preparation	Cost plus 10%	Certificate of Compliance (verifying parcel legality—Government Code 66499.35a)	1,782
.....	66	Mitigation Monitoring and Reporting (as required by Public Resources Code Section 28781.6)	Cost plus 10%	Certificate of Compliance (legalizing parcel—Government Code 66499.35b)	6,796
Architectural Review in State Scenic Highway Corridor		Environmental Document Recording Fee	81	Lot Line Adjustment	2,655
Exemption	572	Exceptions		Minor Lot Line Adjustment (maximum two parcels; no more than 5% of largest parcel transferred)	1,331
Any New Use	3,489	Fence Height	670	Major Subdivision	
Addition to an Existing Use	1,782	Off-Street Parking		First 5 Lots or Units	15,549
San Mateo County Fire		Administrative	2,648	Each Additional Lot or Unit	287
Review Fee	173	w/Public Hearing, add	2,648	Minor Subdivision	10,371
(See note # 7)		Street Improvement	3,489	Merger (by request of property owner)	0
Coastal Development Permit		Tandem Parking (new second dwelling unit)	1,782	Unmerger (Government Code Section 66451.30)	2,655
Exemption	287	Home Improvement	1,782	Landscape Plan Review	
Staff Level	1,782	w/Public Hearing, add	1,706	Up to 10,000 sq. ft. parcel	287
Public Hearing	3,489	Extension of any Permit		10,001 to 25,000 sq. ft. parcel	451
Biologic Report	287		881	25,001 sq. ft. to 1 acre parcel	572
Confined Animal Permit		General Plan Amendment		Over 1 acre	1,257
Certificate of Exemption	114		15,549	Revised plans	169
Initial Permit		General Plan Conformity		Large Family Day Care Facility Permits	
No Hearing Required	900		3,489		557
Hearing Required	1,800	Geotechnical Review		w/Staff Level Coastal Development Permit, add	557
Permit Self-Renewal (six years)	None	Basic Fee (no report)	622	Legal Counsel Surcharge	
Permit Review (three years)	450	Basic Fee (report required)	2,656		5%
Credit Card Surcharge		Review by Geologist (basic fee)	940	Major Development Pre-Application Procedure	
.....	2%	(See note #4 below)			1,534
Department of Public Works		Grading Permits		Natural Resource Permits	
Review Fee	400	Exemption	572	Drilling Permit	
Density Analysis		1 - 100 cubic yards (cby)	1,482	Exploratory	11,532
PAD, RM, TPZ Districts		101 - 1,000 cby	3,489	Production	5,783
Less Than 40 Acres	803	1,001 - 5,000 cby	5,333	Inspection	1,190
40 to 200 Acres	1,615	5,001 - 10,000 cby	5,783		
201 Acres or More	3,098	10,001 - 100,000 cby	8,213		
S-11, RH, S-104 Districts	451	100,001 - cby and above	9,633		
Design Review (DR District)					
Exemption	451				
Second Units, staff level	451				

Table 4-12: San Mateo County Planning Fees

Permit	Fee	Permit	Fee
Surface Mining Permit (less than 200 tons/day)		Street Name Change	
Initial/Renewal	5,783		3,489
Inspection	1,190	Timberland Preserve Zone (TPZ, TPZ-CZ)	
Surface Mining Permit (200 tons/day and up)		Minor Development Permit	878
Initial/Renewal	11,532	Concept Plan	3,489
Inspection	1,190	Development and Timber Management Plan (DTM)	3,405
Surface Mining Reclamation Plan	2,869	Timber Management Plan	572
Inspection	1,190	Tree Permits	
Timber Harvesting Permit		Significant Trees	
Initial	5,783	Removal	
Inspection	1,190	1st 3 trees	154 ea.
Renewal	4,362	4th thru 6th trees	89 ea.
Topsoil Permit		Trees beyond 6th	60 ea.
Initial	3,489	Trimming (RH/DR District only)	
Inspection	1,190		One-half of the above
Noise Report Review		Heritage Trees	
.....	287	Removal, per tree	451
Planned Agricultural Permit		Trimming	229
.....	4,574	Text Amendment	
Farm Labor Housing	0		15,549
Public Noticing		Use Permit - Standard	
.....	136	Initial	4,650
Research		Renewal/Amendment	3,489
Per hour over 1.0 hours	122	Inspection	572
Resource Management District (RM, RM-CZ)		Farm Labor Housing	0
Minor Development Review - Certificate of Compliance	572	4-H Projects	See Note #6
Development Review Procedure		Second Dwelling Units	4,680
Environmental Setting Inventory (ESI)	1,782	Use Permits - Special	
Previous ESS Approval	3,489	Auto Wrecking Permit	
No Previous ESS	3,489	Initial	5,783
Final Development Plan	3,489	Renewal/Amendment	3,489
Rezoning		Inspection	572
.....	15,549	Kennel/Cattery Permit	
Sewage Capacity Transfer		Initial	3,489
.....	294	Renewal/Amendment	572
Specific Plan		Inspection	572
BART Station Area Specific Plan (per gross square feet of development)	0.089	Variance	
County to obtain reimbursement in accordance with Government Code Section 65453		Administrative	1,782
Stormwater Pollution Prevention Program		w/Public Hearing, add	1,706
Basic Fee.....	258	NOTES:	
(See note #5)		1. When a violation of the Zoning Ordinance or Subdivision Ordinance (or any other ordinance or law establishing the requirements for the permits or approvals referenced in this schedule) includes or results from the failure to obtain a required permit, the fee for obtaining the permit required to correct the violation shall be	double the fee amount shown, except for grading and tree cutting or trimming violation, for which the fee shall be ten times the amount shown. 2. Notwithstanding the fee schedule listed above, total costs of all fees for permits, excluding a Variance Permit fee, required to: (1) construct a new single-family residence or additions/remodels to same, or a second dwelling unit (new or legalized); or (2) establish a kennel or cattery (new or legalized) on an existing legal parcel; or (3) construct a project or operate a use in the Princeton area, shall not exceed \$5,614 in FY 2004/05 provided that all permits are applied for and processed concurrently. 3. The Planning Director is authorized to adjust fees in unusual circumstances when the regular fees listed above would clearly be excessive for a minor project requiring limited service. In such cases, the Planning Director is authorized to reduce the fees to reflect actual staff costs. In other cases, when County costs for reviewing a major project will clearly exceed revenues from the regular fees, the Planning Director is authorized to increase the fees to reflect actual staff costs. Any adjustment in fees shall be documented by the Planning Director in writing. 4. Basic fee covers the average County cost to review a geotechnical report (4 hours). Smaller projects which require less review time will be refunded the difference in cost, and larger projects which require more review will be charged for additional time on a case by case basis. 5. Basic fee includes one-time Planning and Public Works review of applicant's proposed Stormwater Best Management Practices, as well as two site inspections. County time beyond will be charged at the hourly rate of staff involved. 6. Use Permit and related fees are waived for 4-H or similar projects authorized under Section 6500(c)13 of the Zoning Code. Written certification from the County Agricultural Extension Office is required, stating that the application involves an official 4-H project. 7. San Mateo County Fire Review fee for the following Planning permits: Agricultural Preserve contracts, Grading and Land Clearing Permits, Fence Height Exceptions, Off-Street Parking Exceptions, Certificates of Compliance (Type B), Lot Line Adjustments, Major Development Pre-Application projects, Street Naming, Use Permits, and Confined Animal Permits. 8. All planning and building fees are waived for new affordable housing projects, as mandated by Board of Supervisors Resolution No.62405.

Table 4-13: San Mateo County Building Fees

A. SQUARE FOOTAGE SCHEDULE – NEW CONSTRUCTION AND ADDITIONS						
Permit fee rates in dollars per square foot of applicable area. Used for new construction and additions. For alterations, repairs, interior changes, use Section B, Valuation Schedule below.						
Occupancy		Type of Construction	Building Only	Plumbing	Mechanical	Electrical
"A"	Assembly Buildings, Theaters, Stadiums, Reviewing Stands, Amusement Park Structures	I and II	1.77	.40	.40	.41
		IIN to V-IHR	1.66	.36	.40	.40
		VN	1.37	.36	.32	.40
"B & S & M"	Gas Stations, Storage Garages, Open Garages, Wholesale/Retail Stores, Churches, Office Buildings, Bars/Restaurants, Printing Plants, Police, Fire Stations, Factories, Workshops, Storage, Sales, Paint Stores, Ice Plants, Power Plants, Pumping Plants, Cold Storage, Creameries	I and II	1.69	.48	.40	.41
		IIN to V-IHR	1.70	.36	.40	.40
		VN	1.37	.36	.48	.48
"E"	Educational Buildings, Day Care (more than 6 children--less than 6 use "R")	I and II	2.14	.40	.41	.45
		IIN to V-IHR	1.92	.40	.40	.41
		VN	1.77	.37	.36	.45
"H"	Storage (Hazardous, Explosive, Highly Flammable, Class I, II, III Liquids), Dry Cleaning Plants, Paint Shops, Spray Painting Rooms, Woodworking/Planing Mills, Box Factories, Buffing and Tire Plants, Shop Factories, Warehouse (loose combustible fibers or dust are manufactured), Refinishing Rooms, Repair Garages, Educational Purposes, Vocational Shops, Laboratories (1-Hour Separated)	I and II	2.14	.40	.41	.45
		IIN to V-IHR	1.92	.40	.40	.41
		VN	1.77	.40	.36	.45

Table 4-13: San Mateo County Building Fees

Occupancy		Type of Construction	Building Only	Plumbing	Mechanical	Electrical
"I"	Hospitals, Sanitariums, Nursing Homes (non-ambulatory patients--more than 5 persons), Nursing Homes (ambulatory patients), Homes for Children (6 years and over--more than 5 persons), Mental Hospitals, Mental Sanitariums, Jails, Prisons/Reformatories	I and II IIN to V-IHR VN	2.14	.40	.41	.47
			1.92	.40	.40	.41
			1.77	.40	.36	.47
"U"	Private Garages/Carports, Patio Covers, Greenhouses, Water Tanks, Storage Sheds, Corrals, Barns, Towers, Fences Over 6 Feet High	I and II IIN to V-IHR VN	1.22	.37	.36	.36
			.96	.31	.36	.38
			.80	.31	.31	.36
"R"	Hotels, Apartment Houses, Dwellings, Duplexes, Lodging Houses, Motels	I and II IIN to V-IHR VN	1.77	.40	.40	.41
			1.66	.36	.38	.38
			1.44	.36	.38	.38
	Swimming Pools (including utilities)		1.14			
	Decks		.55			
B. VALUATION SCHEDULE – ALTERATIONS, REPAIRS, INTERIOR CHANGES AND COMMERCIAL GREENHOUSES						
Permit fee rates based on project valuation. Used for alterations, repairs, and interior changes. For new construction and additions, use Section A, Square Footage Schedule, above.						
<u>Minimum Fee</u> (includes first \$799 of valuation):						\$85.00
<u>\$800 – \$1,999:</u>						
Valuation At Or Above \$	Permit Fee \$	Valuation At Or Above \$	Permit Fee \$			
800	96	1,400	173			
900	110	1,500	181			
1,000	121	1,600	196			
1,100	129	1,700	204			
1,200	144	1,800	210			
1,300	162	1,900	225			

Table 4-13: San Mateo County Building Fees

<u>\$2,000 – \$100,000:</u>							
Valuation At Or Above \$	Permit Fee \$	Valuation At Or Above (In \$1,000) \$	Permit Fee \$	Valuation At Or Above (In \$1,000) \$	Permit Fee \$	Valuation At Or Above (In \$1,000) \$	Permit Fee \$
		26	1,331	51	2,207	76	2,760
2,000	227	27	1,362	52	2,221	77	2,784
3,000	274	28	1,402	53	2,236	78	2,814
4,000	318	29	1,434	54	2,253	79	2,829
5,000	370	30	1,468	55	2,269	80	2,852
6,000	420	31	1,502	56	2,298	81	2,874
7,000	468	32	1,538	57	2,328	82	2,903
8,000	491	33	1,572	58	2,345	83	2,922
9,000	560	34	1,604	59	2,369	84	2,947
10,000	599	35	1,645	60	2,397	85	2,961
11,000	649	36	1,673	61	2,415	86	2,998
12,000	694	37	1,710	62	2,435	87	3,014
13,000	738	38	1,744	63	2,461	88	3,039
14,000	790	39	1,785	64	2,486	89	3,056
15,000	837	40	1,814	65	2,504	90	3,090
16,000	882	41	1,851	66	2,531	91	3,112
17,000	926	42	1,882	67	2,555	92	3,131
18,000	976	43	1,921	68	2,575	93	3,149
19,000	1,010	44	1,951	69	2,596	94	3,185
20,000	1,067	45	1,987	70	2,625	95	3,199
21,000	1,107	46	2,022	71	2,645	96	3,220
22,000	1,158	47	2,031	72	2,669	97	3,243
23,000	1,202	48	2,087	73	2,692	98	3,279
24,000	1,248	49	2,125	74	2,719	99	3,294
25,000	1,294	50	2,157	75	2,737	100	3,418
<u>\$100,000 to \$499,000:</u> \$3,418.00 for the first \$100,000 plus \$17.82 for each additional \$1,000 or fraction thereof and including \$499,000.							
<u>\$500,000 and Up:</u> \$10,413.00 for the first \$500,000 plus \$17.82 for each additional \$1,000 or fraction thereof.							

Table 4-13: San Mateo County Building Fees

		FEES
C.	ADDITIONAL PROVISIONS	
1.	Application filing fee (see Section E also) applies to each filing of a permit application, whether for one or several permits, and is applied in addition to permit or plan checking fees:	\$29.00
2.	Minimum permit fee for building permits and other permits unless otherwise indicated in miscellaneous fees:	\$85.00
3.	Plan checking fees:	65% of permit fees
	Minimum plan checking fee:	\$192.00
	Minimum EZ plan checking fee:	\$96.00
4.	PENALTY FOR BUILDING WITHOUT A PERMIT:	<i>Ten (10) times the permit fee to a maximum of \$3,000 plus the permit fee. Each permit is charged 10 times fee plus permit fee (i.e., building, electrical, plumbing, heating).</i>
	The minimum fee required when a Stop Work Notice has been issued is:	\$144.00
5.	All permits required to complete a project shall be issued under a single permit.	
6.	Permits shall expire by time limitation as set forth in the County Ordinance Code.	
D.	HOUSING INSPECTION SCHEDULE	
	Single-Family Residence	\$752.00
	Duplex	\$1,712.00
	Triplex	\$2,397.00
	Fourplex	\$3,091.00
	Each Additional Unit	\$200.00
E.	MISCELLANEOUS FEE SCHEDULE	
	ELECTRICAL	
1.	For the installation, alteration or replacement of each electrical circuit (includes all necessary outlets, switches, receptacles and lighting fixtures):	
	First four circuits	\$85.00
	Each additional	\$25.00 per circuit

Table 4-13: San Mateo County Building Fees

		FEES
2.	For the installation, alteration, relocation or repair of each electrical service including one meter:	
	First 300 ampere capacity	\$112.00
	Above 300 ampere capacity	\$250.00
	Each additional meter	\$7.00
3.	For the installation, relocation, or replacement of each motor (not an integral part of an electrical appliance, fan, heating appliance, or cooling appliance), generator, heater, electrical furnace, welding machine, transformer and rectifier (includes all necessary circuits, outlets, fixtures, switches and controls):	\$85.00
4.	For the installation, relocation, or replacement of each fixed or stationary electrical appliance (includes all necessary circuit outlets, switches, receptacles and fixtures):	\$85.00
5.	For each electrical appliance which requires plumbing installation such as garbage disposals, dishwashers (includes all necessary circuits, outlets, switches, receptacles, fixtures, water piping, and waste and vent piping):	\$85.00
6.	For the installation, relocation, replacement or repair of an electrical outlet, receptacle, switch or fixture on existing circuits:	\$2.20 each
PLUMBING		
7.	For the <u>repair/replacement</u> of each:	
	Drainage or vent piping system	\$85.00
	Gas piping system	\$85.00
	Refrigerant piping system	\$85.00
	Ventilating duct system	\$85.00
	Water heater	\$85.00
8.	For each installation or alteration of each <u>water piping system, gas piping system, duct system, or refrigerant piping system</u> , or portion thereof, where fixtures or appliances are not installed:	\$85.00
9.	For each lawn sprinkler or irrigation sprinkling system on central valve:	\$85.00
10.	For the installation, relocation, or replacement of each plumbing fixture or trap (includes all necessary water, drainage and vent piping):	\$85.00
MECHANICAL		
11.	For the installation, relocation, or replacement of each heating, cooling or refrigeration appliance (includes all necessary electrical circuits, outlets, fixtures, switches, receptacles, gas piping, vents, water piping):	\$160.00
12.	For the installation, relocation, or replacement for each heating, cooling or refrigeration appliance not connected to a duct system (includes all necessary electrical circuits, outlets, fixtures, switches, receptacles, gas piping and vents):	\$85.00

Table 4-13: San Mateo County Building Fees

		FEES
13.	For the installation, relocation, or replacement of each boiler (includes all necessary electrical circuits, outlets, fixtures, switches, receptacles, gas piping vents):	\$225.00
14.	For the installation, relocation, or replacement of other fuel burning appliances not listed in this schedule (includes all necessary gas piping and vents, electrical circuits, outlets, switches, receptacles and fixtures):	\$160.00
15.	For the installation, relocation or replacement of fans or air handling units connected to a duct system (includes all necessary electrical circuits, outlets, switches, receptacles and fixtures):	\$205.00
16.	For the installation, relocation or replacement of each heating or cooling coils or element in a duct system (includes all necessary electrical circuits, outlets, switches, receptacles, fixtures and piping for the heating or cooling media):	\$140.00
17.	For the installation, relocation, repair, or replacement of each radiant heating panel, radiator or convector (includes all necessary piping):	
	1 to 3	\$85.00
	Each additional	\$11.00
18.	For the installation, relocation, or replacement of each commercial range hood and/or exhaust duct (includes all necessary duct work, electrical circuits, outlets, switches, receptacles and fixtures):	\$200.00
19.	For the installation or replacement of each masonry or concrete chimney:	\$200.00
20.	For the installation, relocation or replacement of each factory-built fireplace (includes vent but not a masonry or concrete chimney):	\$128.00
21.	For the installation, relocation, or replacement of a fire alarm system (does not apply to individual detectors not part of a system):	
	1 to 3 detectors	\$200.00
	Over 3 detectors	\$280.00
22.	For the installation of an individual fire alarm detector system (including smoke detector(s)):	
	1 to 3 detectors	\$85.00
	Each additional detector	\$22.00
OTHER		
23.	Permit Application Filing Fee:	\$29.00
24.	Appeal to Board of Building Permit Appeals:	\$537.00
25.	Reroofing Permit (per 1,000 sq. ft. or fraction thereof):	\$85.00
26.	Window Replacement, Stucco and Siding Permits:	\$288.00

Table 4-13: San Mateo County Building Fees

		FEES
	27.	Demolition Permit:
		Minor
		Major
	28.	Special Inspection Charge Applies to:
		Pre-Application Site Inspections
		Occupancy Change Inspections
		House Moving Inspections
		Reinspections
		One-Hour Inspection Rate
	29.	Energy Code Compliance Plan Check and Inspection:
	30.	Geotechnical Report Review:
		<i>See Planning Service Fee Schedule</i>
	31.	FEMA Special Hazards Zone Plan Check Fee
	32.	Plan Revisions:
		Minimum Plan Check Fee:
		Minimum EZ Plan Check Fee:
	33.	Property Addressing Service (applies to each assignment or change of each street address):
		Minimum Fee (non-refundable)
		Staff Labor
	34.	Microfilming (processing plans):
	35.	Research (for general public/site):
		Minimum Fee (non-refundable)
		Microfiche/Photocopy
		Staff Labor
	36.	Credit Card Processing Fee:
	37.	Department of Public Works Plan Review Fee:
		(Basic fee includes one time Public Works review of applicant's proposed project as well as two (2) site inspections. County staff time beyond these services will be charged \$100.00 for each additional service.)
		Additional Reviews or Site Inspections:

Table 4-13: San Mateo County Building Fees

			FEES
	38.	Department of Public Works Stormwater Pollution Prevention Review Fee:	\$258.00
		(Basic fee includes one time Public Works review of applicant's proposed stormwater best management practices, as well as two (2) site inspections. County staff time beyond these services will be charged \$100.00 for each additional service.)	
		Additional Reviews or Site Inspections:	\$100.00 each
	39.	Legal Counsel Surcharge:	5%

Table 4-14a
Fees, Typical Single Family Residential Development
San Mateo County Jurisdictions, 2009

	Planning and Building Fees																		
	Design Review	Building Permit	Plan Check	Plan Storage	Title 24 Energy Fee	Seismic Tax	Engin. Plan Check	Engin. Site Inspection	Planning Plan Check	Plumbing	Electrical	Mechanical (including fire sprinklers/alarms)	General Plan Surcharge	Data Base Mgt.	Affordable Housing In-Lieu Fee	Res. Dev't Tax	Sewer connection fee (not impact fee)	Other	Planning & Building Total
Jurisdiction																			
Atherton	\$0	\$5,324	\$3,461	\$0	\$0	\$94	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$550	\$1,000	\$12,429
Belmont	\$5,711	\$3,234	\$5,040	\$0	\$1,294	\$50	\$1,740	\$0	\$1,132	\$95	\$95	\$95	\$1,250	\$0	\$417	\$0	\$1,085	\$0	\$21,237
Brisbane	\$0	\$1,944	\$972	\$24	\$0	\$50	\$793	\$0	\$29	\$0	\$0	\$140	\$0	\$0	\$0	\$0	\$697	\$1,159	\$5,808
Burlingame	\$1,550	\$4,813	\$3,129	\$241	\$1,203	\$50	\$1,203	\$0	\$722	\$0	\$0	\$0	\$0		\$0	\$0	\$209	\$0	\$13,120
Daly City	\$0	\$2,963	\$3,503	\$148	\$593	\$50	\$593	\$0	\$593	\$194	\$326	\$110	\$2,500	\$0	\$0	\$0	\$2,700	\$5,000	\$19,273
Foster City	\$200	\$4,219	\$2,953	\$0	\$0	\$50	\$0	\$0	\$0	\$45	\$50	\$454	\$0	\$0	\$0	\$0	\$1,870	\$1,774	\$11,615
Half Moon Bay	\$2,356	\$1,869	\$1,215	\$0	\$0	\$25	\$0	\$0	\$0	\$230	\$213	\$81	\$0	\$0	\$0	\$0	\$3,777	\$2,595	\$12,361
Hillsborough	\$1,274	\$3,413	\$2,218	\$75	\$0	\$50	\$1,154	\$582	\$0	\$348	\$348	\$320	\$250	\$170	\$0	\$2,500	\$10,177	\$0	\$22,879
Millbrae	\$959	\$4,267	\$2,774	\$210		\$50	\$200	\$200	\$160	\$1,000	\$1,000	\$7,000	\$625	\$10	\$0	\$0	\$3,309	\$0	\$21,764
Pacifica	\$0	\$2,618	\$1,702	\$15	\$0	\$59	\$750	\$750	\$0	\$127	\$157	\$463	\$1,950	\$0	\$0	\$0	\$404	\$639	\$9,634
Portola Valley	\$910	\$3,234	\$2,102	\$0	\$0	\$0	\$110	\$0	\$140	\$150	\$175	\$150	\$0	\$0	\$0	\$0	\$0	\$4,560	\$11,531
Redwood City	\$620	\$6,161	\$2,021	\$0	\$0	\$0	\$0	\$0	\$866	\$0	\$0	\$0	\$308	\$123	\$0	\$0	\$0	\$866	\$10,966
San Carlos	\$2,399	\$3,290	\$3,178	\$22	\$164	\$50	\$524	\$1,000	\$857	\$164	\$82	\$82	\$477	\$27	\$5,000	\$0	\$0	\$0	\$17,316
San Mateo County	\$3,489	\$3,776	\$4,302	\$250	\$141	\$0	\$2,656	\$0	\$0	\$864	\$1,066	\$912	\$0	\$0	\$0	\$0	\$0	\$0	\$17,456
Average	\$1,391	\$3,652	\$2,755	\$70	\$261	\$41	\$837	\$181	\$321	\$230	\$251	\$701	\$526	\$25	\$387	\$179	\$1,770	\$1,257	\$14,813
Median	\$935	\$3,352	\$2,864	\$19	\$0	\$50	\$672	\$0	\$85	\$139	\$126	\$125	\$125	\$0	\$0	\$0	\$624	\$753	\$12,775

Source: 21 Elements Survey of Jurisdictions, 2008

Notes: Fees consisting of refundable deposits are omitted; data reported as a range is averaged in the table; numbers noted as "approximate" are presented as given.

Table 4-14b
Fees, Typical Single Family Residential Development
San Mateo County Jurisdictions, 2009

	Impact Fees												
Jurisdiction	Roads	Water	Sewer	Storm Water	Parks	Fire	Police	Library	Other civic facilities	Solid Waste	School	Other	Impact Fee Total
Atherton	\$6,674	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,384	\$10,058
Belmont	\$0	\$0	\$0	\$0	\$0	\$247	\$0	\$0	\$0	\$66	\$5,136	\$0	\$5,449
Brisbane	\$0	\$5,710	\$2,523	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,128	\$0	\$15,361
Burlingame	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,924	\$0	\$7,924
Daly City	\$1,464	\$428	\$0	\$1,065	\$768	\$140	\$580	\$576	\$0	\$0	\$6,312	\$224	\$11,557
Foster City	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,312	\$0	\$6,312
Half Moon Bay	\$1,913	\$0	\$3,777	\$838	\$3,114	\$0	\$0	\$0	\$0	\$0	\$7,128	\$0	\$16,770
Hillsborough	\$4,150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,680	\$0	\$8,830
Millbrae	\$0	\$2,500	\$1,500	\$1,500	\$6,459	\$3,200	\$0	\$0	\$0	\$0		\$725	\$15,884
Pacifica	\$2,491	\$0	\$2,702	\$0	\$9,309	\$0	\$0	\$0	\$0	\$0	\$7,364	\$2,600	\$24,466
Portola Valley	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,312	\$0	\$6,312
Redwood City	\$1,502	\$11,230	\$1,676	\$0	\$9,998	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000	\$34,406
San Carlos	\$2,000	\$0	\$4,500	\$0	\$4,989	\$0	\$0	\$0	\$0	\$0	\$0	\$747	\$12,236
San Mateo County	\$3,696	\$0	\$0	\$258	\$2,808	\$1,056	\$0	\$0	\$0	\$0	\$258	\$400	\$8,476
Average	\$1,706	\$1,419	\$1,191	\$262	\$2,675	\$332	\$41	\$41	\$0	\$5	\$4,504	\$1,291	\$13,146
Median	\$1,483	\$0	\$0	\$0	\$384	\$0	\$0	\$0	\$0	\$0	\$6,312	\$112	\$10,808

Source: 21 Elements Survey of Jurisdictions, 2008

Notes: Fees consisting of refundable deposits are omitted; data reported as a range is averaged in the table; numbers noted as approximate are presented as given.

Table 4-14c
Fees, Typical Single Family Residential Development
San Mateo County Jurisdictions, 2009

Jurisdiction	Total Single Family Fees
Atherton	\$22,487
Belmont	\$26,686
Brisbane	\$21,169
Burlingame	\$21,044
Daly City	\$30,830
Foster City	\$17,927
Half Moon Bay	\$29,131
Hillsborough	\$31,709
Millbrae	\$37,648
Pacifica	\$34,100
Portola Valley	\$17,843
Redwood City	\$45,371
San Carlos	\$29,552
San Mateo County	\$25,932
Average	\$27,959
Median	\$27,908

Source: 21 Elements Survey of Jurisdictions, 2008

Notes: Fees consisting of refundable deposits are omitted; data reported as a range is averaged in the table; numbers noted as approximate are presented as given.

Table 4-15a
Fees, Typical Multifamily Residential Development
San Mateo County Jurisdictions, 2009

	Planning and Building Fees																	
Jurisdiction	Design Review	Building Permit	Plan Check	Plan Storage	Title 24 Energy Fee	Seismic Tax	Engin. Plan Check	Engin. Site Insp'n	Planning Plan Check	Plumbing	Electrical	Mechanical (incl. fire sprinklers/alarms)	General Plan Surcharge	Data Base Mgt.	Affordable Housing In-Lieu Fee	Sewer connection (not impact fee)	Other	Planning & Building Fee Total
Belmont	\$5,711	\$16,559	\$10,763	\$0	\$6,624	\$400	\$1,740	\$0	\$5,796	\$95	\$95	\$95	\$10,000	\$0	\$417	\$1,085	\$0	\$59,379
Brisbane	\$2,217	\$9,901	\$4,950	\$24	\$0	\$400	\$1,881	\$0	\$29	\$0	\$0	\$722	\$0	\$0	\$0	\$12,540	\$12,492	\$45,156
Burlingame	\$2,000	\$23,876	\$15,519	\$1,194	\$5,969	\$400	\$5,969	\$0	\$3,581	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,090	\$60,598
Daly City	\$0	\$16,773	\$10,902	\$839	\$3,355	\$939	\$3,355	\$0	\$3,355	\$578	\$1,733	\$192	\$22,360	\$0	\$0	\$0	\$0	\$64,381
Foster City	\$900	\$19,778	\$13,845	\$0	\$0	\$400	\$0	\$0	\$0	\$450	\$501	\$2,117	\$0	\$0	\$0	\$1,165	\$926	\$40,082
Millbrae	\$1,097	\$3,528	\$2,300	\$400	\$0	\$40	\$400	\$200	\$160	\$2,000	\$2,000	\$15,000	\$500	\$10		\$23,160	\$529	\$51,324
Pacifica	\$0	\$8,529	\$5,544	\$15	\$0	\$270	\$150	\$0	\$0	\$1,360	\$672	\$673	\$9,000	\$0	-	\$27,020	\$0	\$53,233
Redwood City	\$0	\$30,383	\$13,262	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,519	\$608	\$0	\$0	\$0	\$45,772
San Carlos	\$7,022	\$19,812	\$15,569	\$7	\$164	\$500	\$1,500	\$1,800	\$857	\$820	\$0	\$1,250	\$1,200	\$27	\$50,000	\$45,000	\$735	\$146,263
San Mateo County	\$3,489	\$18,880	\$23,816	\$250	\$141	\$0	\$2,656	\$0	\$0	\$4,320	\$8,880	\$4,560	\$0	\$0	\$0	\$0	\$0	\$66,992
Average	\$2,244	\$16,802	\$11,647	\$273	\$1,625	\$335	\$1,765	\$200	\$1,378	\$962	\$1,388	\$2,461	\$4,458	\$64	\$6,302	\$10,997	\$1,677	\$63,318
Median	\$1,549	\$17,827	\$12,082	\$20	\$71	\$400	\$1,620	\$0	\$95	\$514	\$298	\$697	\$850	\$0	\$0	\$1,125	\$265	\$56,306

Source: 21 Elements Survey of Jurisdictions, 2008

Notes: Fees consisting of refundable deposits are omitted; data reported as a range is averaged; numbers noted as "approximate" are presented as given.

Based on a typical 10-unit multifamily project.

Table 4-15b
Fees, Typical Multifamily Residential Development
San Mateo County Jurisdictions, 2009

	Impact Fees												
Jurisdiction	Roads	Water	Sewer	Storm Water	Parks	Fire	Police	Library	Other civic facilities	Solid Waste	School	Other	Impact Fee Total
Belmont	\$0	\$0	\$0	\$0	\$0	\$247	\$0	\$0	\$0	\$0	\$25,680	\$0	\$25,927
Brisbane	\$0	\$103,399	\$18,020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,640	\$0	\$157,059
Burlingame	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,000	\$0	\$33,960	\$0	\$58,960
Daly City	\$18,360	\$4,283	\$0	\$14,210	\$107,687	\$1,398	\$5,804	\$5,765	\$0	\$0	\$31,560	\$2,243	\$191,310
Foster City	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,560	\$0	\$31,560
Millbrae	\$10,000	\$80,000	\$3,500	\$3,500	\$21,530	\$2,700	\$0	\$0	\$0	\$0			\$121,230
Pacifica	\$25,270	\$0	\$0	\$5,586	\$140,000	\$3,960	\$0	\$0	\$0	\$0	\$31,560	\$12,060	\$218,436
Redwood City	\$10,210	\$35,965	\$14,370	\$0	\$99,980	\$0	\$0	\$0	\$0	\$0	\$0	\$150,000	\$310,525
San Carlos	\$0	\$0	\$0	\$0	\$33,264	\$0	\$0	\$0	\$0	\$1,000	\$0	\$245	\$34,509
San Mateo County	\$18,480	\$0	\$0	\$258	\$14,040	\$5,280	\$0	\$0	\$0	\$0	\$0	\$0	\$38,058
Average	\$8,232	\$22,365	\$3,589	\$2,355	\$41,650	\$1,359	\$580	\$577	\$2,500	\$100	\$21,107	\$18,283	\$118,757
Median	\$5,000	\$0	\$0	\$0	\$17,785	\$124	\$0	\$0	\$0	\$0	\$31,560	\$0	\$90,095

Source: 21 Elements Survey of Jurisdictions, 2008

Notes: Fees consisting of refundable deposits are omitted; data reported as a range is averaged; numbers noted as "approximate" are presented as given.

Based on a typical 10-unit multifamily project.

Table 4-15c
Fees, Typical Multifamily Residential Development
San Mateo County Jurisdictions, 2009

Jurisdiction	Total Multifamily Fees
Belmont	\$85,306
Brisbane	\$202,215
Burlingame	\$119,558
Daly City	\$255,691
Foster City	\$71,642
Millbrae	\$172,554
Pacifica	\$271,669
Redwood City	\$356,297
San Carlos	\$180,772
San Mateo County	\$105,050
Average	\$182,075
Median	\$176,663

Source: 21 Elements Survey of Jurisdictions, 2008

Notes: Fees consisting of refundable deposits are omitted; data reported as a range is averaged; numbers noted as "approximate" are presented as given.

This represents estimated total project fees for a typical 10-unit multifamily project.

Midcoast

The LCP imposes a similar limit of 125 residential building permits per year in the Midcoast in order to ensure that schools and other public works are not overburdened by rapid growth. Again, permits are available on a first come-first served basis, and affordable housing is currently exempt from this building permit limit. Also, the Board of Supervisors can extend the limit to allow up to 200 building permits per year upon finding that water, schools and other public works have sufficient capacity to accommodate additional growth. In the past 5 years, the County has issued an average of approximately 38 residential permits annually, well below the limit of 125. During this five-year period, the maximum number of new units developed in one year was 50, in 2004, and the lowest number was 24 in 2008. Since adoption of the Midcoast LCP in 1981, the County has issued an average of 49 units per year in the Midcoast.

The Midcoast has 2 designated affordable housing sites and 1 designated farm labor site, designated in the LCP and the zoning regulations. Development of affordable housing on these sites would be exempt from the quota under current regulations, and any associated market rate units built on these sites as part of a mixed-income, partially affordable housing project would also be exempt from the limit. There are no current proposals for development of these sites, however.

Emerald Lake Hills

In October, 1989, a building permit limit for new residential structures of 55 per year was established for Emerald Lake Hills as part of the adoption of revised zoning regulations for the area. The limit was adopted to control the pace of residential development, which had accelerated rapidly since the completion of a new sewer system in 1985. Permits in Emerald Lake Hills are available on a first come-first served basis. From 2004 to 2009, the average annual number of new units built in Emerald Lake Hills was 17, and the largest number, in 2007, was 27 new units. Since its adoption, new construction in the area has not approached the annual limit, and is unlikely to do so in the future.

Constraints on Housing for Persons with Disabilities

State housing element law requires an analysis of the constraints on the development, maintenance and improvement of housing for persons with disabilities, and the inclusion of programs that remove constraints or provide reasonable accommodations for such housing. This section contains the required analysis; additional information on programs is contained in Section 10, Policies and Programs.

Zoning/Land Use

Group or Multifamily Housing for Persons with Disabilities

Consistent with State law, the County allows all types of group homes with six or fewer residents by right in residential zoning districts. No permits are required, other than a building permit, if construction is proposed. Group homes or “rest homes” with more than six residents are allowed as a conditional use in all zoning districts pursuant to Zoning Regulations Chapter 24. The County does not restrict the siting of group homes, and does not regulate the siting of group homes in relation to one another.

Group homes of six or fewer residents are subject to the same parking standards as single-family homes (two covered parking spaces per unit having two or more bedrooms), while larger group homes are subject to the standard applicable to “convalescent homes,” one parking space for each five beds. Exceptions are allowed through the parking exception process in cases of practical difficulties or unusual hardship, if the finding can be made that the establishment, maintenance and/or conducting of the off-street parking facilities as proposed are as nearly in compliance with the requirements as are reasonably possible. As part of a more comprehensive analysis of parking regulations, as described in Section 10, the County will explore other reductions or exceptions to parking requirements for all types of special needs housing.

Finally, the County Zoning Regulations define “Family” as “one or more persons occupying a premises and living as a single housekeeping unit as distinguished from persons occupying a hotel, club, fraternity, or sorority house. A family shall

be deemed to include necessary servants.” The definition does not limit the number of family members nor take into consideration whether or not persons in a family are related. In other words, it does not impose an occupancy standard that is different for unrelated adults compared to related family members. As such, the definition does not act as a constraint to group homes for disabled persons.

The current zoning regulations require that entrance ramps meet setback requirements; however, Zoning Regulations Section 6404 allows a stairway, landing place or uncovered porch (or ramp) to extend into the front yard setback as much as 6 feet, and into side or rear yards as much as 3 feet. The porch or ramp must be uncovered and may not reduce the effective side yard clearance to less than 3 feet. These exceptions may allow sufficient flexibility to accommodate most ingress/egress ramps needed to accommodate persons with disabilities, but the County will analyze whether these regulations should be modified as part of the policies described in Section 10, along with analysis of new exception procedures for special needs housing, and exploration of universal design guidelines.

Single Residences for Persons with Disabilities

Residences for persons with disabilities may have unique requirements for access, siting, or other factors. Various zoning requirements, such as setbacks, lot coverage, frontage, and others can potentially pose constraints to construction of single family housing for persons with disabilities, making a site that would otherwise be appropriate for single-family housing infeasible for housing for persons with disabilities. The County takes these constraints into consideration during permit processing, and can allow exceptions to some requirements that pose an undue burden on development of housing for persons with disabilities, or that make such development infeasible. As described above, the County will also explore modifications to setback and other requirements, modifications to exception procedures, and adoption of universal design guidelines to address potential constraints to both accessible single- and accessible multifamily housing.

Permit Processing Procedures

Group homes. As noted above, the County allows group homes with six or fewer persons by right in residential zoning districts, while larger group homes are allowed in any zoning district subject to approval of a use permit. The County does not have specific conditions or restrictions for larger group homes, including those that provide services on site; conditions of use permit approval are determined on a case-by-case basis depending on the type and size of home and its location. Conditions may also be imposed to address concerns expressed at the public hearing required as part of the use permit process. For the hearing, notices are sent to property owners within 300 feet of the subject site and to homeowners’ associations, if any, representing the neighborhood. The use

permit process and the noticing to invite community input is the same as that applied to other residential uses that are also conditional uses.

With regard to hearing notices, all agendas published for the Planning Commission, Design Review Committee and Zoning Hearing Officer inform that the meetings are accessible to people with disabilities. Individuals who need special assistance or accommodation to participate in the meeting may request auxiliary aids or services, or an alternative format for the agenda, meeting notice, agenda packet or other relevant written materials.

Single family. Permits for single family housing for persons with disabilities are processed in the same manner as other permits. Constraints and undue burdens to development of single-family housing are taken into account in the permit review process.

Building Permits and Codes

Building permits are required and processed for group homes, as they would be for any residential use when construction is proposed. This includes proposals to retrofit homes for accessibility. Again, entrance ramps are currently required meet setback requirements, but Zoning Regulations Section 6404 allows a stairway, landing place or uncovered porch (or ramp) to extend into the front yard setback as much as 6 feet, and into side or rear yards as much as 3 feet. The porch or ramp must be uncovered and may not reduce the effective side yard clearance to less than 3 feet. This may allow sufficient flexibility to accommodate most ingress/egress ramps needed to accommodate persons with disabilities, although the County will examine these requirements further as part of the policies included in Section 10.

The County has adopted the 2007 California Building Code, and has not adopted any amendments that might make accommodating persons with disabilities more difficult. With regard to design elements, the County has adopted only the State-mandated design elements.

Conclusion

The County's current zoning regulations and other policies do not pose a significant constraint to housing for persons with disabilities, but they could be improved to facilitate such housing. As described in Section 10, the County will adopt a formal process and standards for provision of "reasonable accommodations" (i.e., modifications or exceptions) in the zoning regulations or procedures that may be necessary to ensure equal access to housing pursuant to fair housing laws, rather than relying on existing exception procedures.

The County will also pursue adoption of a streamlined application procedure specific to housing for persons with disabilities, including adoption of universal design standards for such housing, formalized exception procedures for zoning and other requirements where such requirements make such housing infeasible,

and other modifications to regulations and permit processing procedures to facilitate and encourage both multifamily and single-family housing for persons with disabilities. The County will also explore expanding the areas in which larger group homes are allowed by right, rather than as a conditionally permitted or non-permitted use. These policies are described in detail in Section 10.

Non-Governmental Constraints to Housing Production

As required by California Government Code Section 65583, this section provides an analysis of non-governmental constraints to the maintenance, improvement or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction. While the list of non-governmental constraints to the development of housing is potentially quite long, and includes such factors as national and regional economic conditions, this section focuses on non-governmental constraints that the County may be able to influence. The discussion below is divided into six sections: Development Costs, Community Opposition to Housing Production, Mortgage Financing Costs and Availability, Downpayment/Move-in Costs; Infrastructure Constraints, and Environmental Constraints. All of the factors discussed below impact the cost to maintain, improve, or produce housing, including affordable housing.

Development Costs

The primary cost components of housing development are land, construction, and financing costs, each of which directly impacts the feasibility of development and the price for the purchaser or renter of housing.

Availability and Cost of Land

Overall, San Mateo County is a desirable place to live, and available land is in short supply. Vacant sites that are easily developed are scarce. Underutilized sites with redevelopment potential are more readily available, but may suffer from impediments, such as contamination, limited parcel size, or other site conditions that make development infeasible or add significantly to the cost of construction.

The cost of land varies both between and within jurisdictions, depending on a variety of factors, including the desirability of the location, the permitted density of development on the site, and other issues. Generally, land zoned for multifamily residential and mixed-use development is more costly than land zoned for single-family residential development. According to a recent report by Strategic Economics, the average price of land zoned for multifamily development in urbanized areas of the County is approximately \$32 per square foot, or \$1.4 million per acre⁹. For a typical multifamily development project in San Mateo County, land costs add an average of \$40,000-\$60,000 per unit, but can exceed \$75,000 or more per unit in some locations, particularly if site remediation is needed (many infill sites require some environmental remediation, which can add

⁹ Strategic Economics, "San Mateo County TOD Opportunity Study – Final Report", Appendix W, 2007.

substantial costs). Prices for land along the El Camino corridor in the County range from roughly \$2 million to \$5 million per acre, with much of the price differential due to variations in permitted density and land use.¹⁰

In the urbanized unincorporated County, recent prices for a single-family residential lot range from around \$45 per square foot to over \$136 per square foot for an average vacant infill parcel. For a 1/8-acre lot, this equates to approximately \$250,000 to \$750,000.

According to local developers, in the County as a whole, including the incorporated areas, land costs generally comprise around 15-20% of development costs for multifamily development, and 40% of development costs for single-family development.

Construction Costs

Along with the price of land, high construction costs—driven by a generally strong demand for housing in the Bay Area, the high cost of materials, and other factors—are a major component of housing development costs, and an impediment to the production of housing affordable to moderate and lower income households. Construction costs include both hard costs, such as labor and materials, and soft costs, such as architectural and engineering services, development fees and insurance. Labor costs for large residential projects in San Mateo County tend to be higher than in some surrounding areas, adding as much as 20% to construction costs, according to local developers.

According to information from local developers and builders, hard costs for multifamily homes in San Mateo County comprise roughly 60-65% of development cost, and soft costs average around 15-20% (as noted above, the remaining 15-20% is land costs). For single-family homes, hard costs are typically approximately 40% of total cost, soft costs comprise 20 percent, and land cost makes up the remainder. For both single and multifamily development, however, costs can vary significantly depending on the type of construction. According to the Association of Bay Area Governments, wood frame construction at 20-30 units per acre is generally the most cost effective method of residential development, but local development regulations, market demand, site conditions, and other factors impact the feasibility of various construction types.

Two recent examples illustrate typical residential construction costs in San Mateo County. The first is a 2-story wood frame affordable housing project in Redwood City, with 15 studio apartments. Construction on the project will begin in mid-2010, and total development costs are projected at approximately \$5.6 million, roughly \$375,000 per unit. Hard costs alone are estimated at \$198,000 per unit, over \$304 per square foot. The second example is a 68-unit affordable housing

¹⁰ Based on recent sales data, including a multifamily development on El Camino Real in San Mateo (\$5.3 million per acre) and another on El Camino Real in South San Francisco (\$2.2 million per acre), and on residual land values listed in Strategic Economics report, cited above.

development on El Camino Real in the City of San Mateo that began construction in 2009. Development of this 3-story wood frame complex over structured parking is projected to cost \$38.8 million, or roughly \$531,000 per unit. Hard costs are estimated at almost \$354,000 per unit, over \$300 per square foot. These projects are both affordable housing developments, and the per unit costs do not translate directly into the final price for the renter or purchaser, but these examples are illustrative of how high development costs can drive high housing prices in the County. For market-rate projects, these costs (\$375,000 and \$531,000 per unit, respectively) would be the minimum break-even price per unit for the developer, and the market price of the units would typically be much higher.

According to recent data provided by local developers, construction costs for single-family homes in San Mateo County average \$125 per square foot for a two-story house and \$160 for a typical quality home. Factoring in land costs, developer overhead and profit, permit fees and other indirect costs, it is clear why new single-family housing in the County typically sells for well over \$500,000.

Construction costs can change dramatically over time. In late 2008 and early 2009, construction costs dropped roughly ten percent, largely due to the decline in the broader housing market and the drop in demand for residential construction. However, costs are likely to rebound as the economy recovers and construction activity increases in the next few years.

Construction Financing Availability and Costs

Typically, construction costs are financed by construction loans, obtained by the housing developer. For much of the past decade, construction loans at favorable rates were relatively easy to obtain, due to consistently high demand for housing, rising home prices, and very low overall interest rates. After the recent housing market decline, however, construction loans for new housing have become difficult or impossible to secure¹¹. Despite federally established interest rates remaining very low, commercial construction loan rates have risen from about 7.5% in 2007 to 10%-12% or higher as of late 2009¹². The amount of the cost of construction typically covered by the loan has also declined significantly, and lending criteria have become much more stringent. Because of these factors, many builders are finding it difficult to obtain residential construction loans.

Relatively complicated, risky, or unconventional projects, including mixed-use and affordable housing developments, have been even more severely impacted by changes in construction financing. Not only are lenders more reluctant to lend to these projects, but several funding streams that non-profit developers have relied on have also declined. Low Income Housing Tax Credits, which provide

¹¹ "Emerging Trends in Real Estate 2010," a joint venture of Urban Land Institute and PriceWaterhouseCoopers, October 2009

¹² Data gathered from "San Mateo County TOD Opportunity Study – Final Report", Appendix W, Strategic Economics et al, July 2007, and www.californiaconstructionloans.com.

equity funding for over 90% of affordable housing developments in California, have become almost unavailable. In addition, the remaining Prop 1C State bond funds, the largest source of State funding for affordable housing, will be fully committed by 2010, leaving few funding options for affordable housing developers.

All of the cost components that go into the production of housing directly affect the ultimate cost for the purchaser or renter of housing. High construction costs, land costs, and financing costs result in higher market prices and rents for housing. When housing demand is relatively stable or increasing, these production costs may not constrain overall housing production, although they typically translate into high housing prices and rents, resulting in a scarcity of affordable housing. When demand for housing declines, as in the current market, the resultant decline in housing production can be exacerbated by high production costs, which reduce builder profits and further disincentivize production.

Community Opposition to Housing Production

Community concerns and/or opposition can pose a constraint to the development of both market rate and affordable housing. Neighborhood and community opposition may succeed in slowing or stopping local approval of new development, or result in downsizing of controversial projects. When new housing developments or plans are proposed, individual and community-wide fears may surface regarding perceived decreases in property values, traffic congestion, school overcrowding, fiscal impacts, environmental degradation, or public safety issues. As communities become built out, any new or increased density of housing may be perceived as a threat to existing residents' quality of life in terms of traffic patterns, level of community services provided, and change in community character.

Despite this backdrop, new affordable housing developments proposed in the unincorporated county over the past 10 to 15 years (including San Pedro Commons, El Camino Village, Trestle Glen Apartment, and others) have generally met with little public opposition, and have been actively supported by housing advocates and various community organizations. Elected officials in some jurisdictions adjoining the Colma BART-Station Specific Plan area have expressed concern over having too great a concentration of housing for low-income and disabled people located near their jurisdiction, but opposition from community residents has been minimal. The decline in organized community opposition may reflect growing community recognition of the lack of, and importance of, affordable housing. Much of this awareness may be a result of the ongoing advocacy and education work of the San Mateo County Housing Leadership Council, Peninsula Interfaith Action, HEART, Department of Housing, Threshold 2009, and other groups.

Comprehensive planning efforts that study the need and opportunity for various densities of residential development, incorporate community needs and concerns, and appropriately integrate various types of development with other land uses may be the most effective way to address community concerns in advance, and mitigate potential opposition to development. The Colma BART Station Area Specific Plan, adopted in 1994, is an example of this type of comprehensive planning. The North Fair Oaks Community Plan update, funded by a \$500,000 FOCUS planning grant from the Metropolitan Transportation Commission (with a \$150,000 County match), is another effort that will examine the opportunities for various types of development, potential changes in development densities, housing needs, and other factors. The Colma BART Station Area and the North Fair Oaks area are two of the largest, densest, most urbanized areas of the County, with the best access to transit and other infrastructure. As identified in Section 9, these areas may offer some of the best available sites for additional housing.

To the extent that the County has experienced recent opposition to housing, it has not been specific to affordable housing, but there has been some generalized opposition to new housing of all types, driven by community concerns about the impacts of new development, including negative environmental impacts such as loss of vacant land, real or perceived threats to sensitive habitats, and increased traffic and parking impacts, and concerns such as changes in the character of existing communities, impacts to quality of life, and other factors. These concerns highlight the need to prioritize housing in infill locations, housing that maximizes the availability of transit, and housing that, in general, minimizes potential environmental impacts, respects the character of existing communities, and makes efficient use of existing infrastructure and services. The policies incorporated in Section 10 prioritize these types of residential development.

Mortgage Financing Costs and Availability

For much of this decade, until approximately mid-2008, home mortgage financing at attractive interest rates was readily available in San Mateo County, as in the rest of California and the nation. Rates varied, but between 2006 and 2008, rates for a 30-year fixed rate mortgage loan ranged from around 6.25% to 7.0 percent¹³, well below the 10 to 12% rates more common earlier in the decade. Because changes in interest rates translate directly into the affordability of home financing, these rates made home loans relatively affordable for many purchasers, expanding access to home ownership. Even small changes in the interest rate for home purchases dramatically affect housing affordability: for example, a 30-year mortgage of \$400,000 at 5% interest requires monthly mortgage payments of roughly \$2,150, while a similar loan at 7% interest requires payments of \$2,660, roughly 20% more. In addition to low interest rates, qualification standards for home loans were extremely generous. While these

¹³ HSH Associates Financial Publishers, 2010.

standards allowed some unqualified purchasers to obtain home loans, they also allowed lower-income residents with steady incomes, but less than perfect credit, to purchase homes that would otherwise have been unobtainable.

Because mortgage interest rates often parallel federally established interest rates, which have been near zero for more than a year, many loan rates remain very low, averaging around 5%. Despite low rates, however, loans have become hard to obtain, even for buyers with fairly good credit. Prospective purchasers with limited credit history, lower incomes, self-employment income, or other adverse circumstances, are either unable to obtain loans, or are charged high rates, making mortgage financing and affordable home purchases infeasible.

Additionally, because housing prices in San Mateo County remain high, a large mortgage needed to purchase a home in the County: the September 2009 median sales price for all new and existing single-family detached homes was \$708,450, and the median for condominiums and town homes was \$450,750. These prices, in combination with unavailability of financing, place ownership housing out of reach for most lower income residents.

Barriers to homeownership disproportionately impact different segments of the San Mateo County community. Project Sentinel, a nonprofit organization focused on fair housing issues, contracts with the County to produce a periodic "Analysis of Impediments to Fair Housing Choice (AI)." The most recent AI was completed in 2004 and examines policies and practices that may limit San Mateo County residents' ability to choose housing in an environment free from discrimination. According to the 2004 AI, for those able to qualify for mortgage loans, housing throughout San Mateo County is accessible, regardless of ethnic groups or family types. However, according to Project Sentinel:

"An analysis of Home Mortgage Disclosure Act (HMDA) data in San Mateo County suggests that inadequate access to low cost, prime credit, especially for African American and Hispanic residents and their neighborhoods, is an impediment to housing choice. Two areas of concern are the higher denial rates of Blacks and Hispanics for home mortgage loans and the higher reliance of Blacks and Hispanics on sub-prime loans, even when they qualify for prime rate loans. Predatory lending, targeting and marketing of sub-prime loans to susceptible individuals lacking knowledge of home loan information, is often associated with excessive sub-prime lending in minority communities."¹⁴

Project Sentinel's recommended action to remove this impediment is to conduct a continual education and outreach campaign in minority communities to provide

¹⁴ "Analysis of Impediments to Fair Housing Choice for San Mateo County and the Cities of Daly City, Redwood City, San Mateo, and South San Francisco – with special focus on East Palo Alto, Half Moon Bay, Menlo Park, North Fair Oaks, and San Bruno," prepared by Project Sentinel, July 2004.

facts on home mortgage lending, data on the negative impact of sub-prime loans, and information on how to maintain good credit so that residents are not denied access to prime loans based on a sub-par credit. East Palo Alto already funds such a program, which could serve as a template for other communities in the county.

Downpayment/Move-In Costs

Downpayment requirements and move-in costs can present another barrier for homeowners and renters. Lower income households may be unable to accrue sufficient savings to pay a security deposit plus first and last month's rent, upfront costs typically required to secure an adequate rental unit. Similarly, the inability to accumulate sufficient funds for a downpayment (the minimum down payment required from borrowers to avoid paying mortgage insurance is 20%) remains a significant obstacle to many potential homebuyers, particularly younger and first-time buyers who may have sufficient income to cover ongoing homeowner costs, but not downpayment and move-in costs. Prior to the subprime mortgage market and credit meltdowns, it was often possible for prospective homeowners to purchase homes with little or no money down, but this is no longer the case. Downpayment assistance programs in San Mateo County targeted at moderate and lower-income households have helped boost homeownership in the past, but these programs currently have very limited funds available.

Infrastructure Constraints

Bayside

Water and sewer hookups are currently available for new residential development in all areas on the Bayside except Palomar Park and Devonshire.¹⁵ However, both Palomar Park and Devonshire are within the City of San Carlos' sphere of influence, and the San Carlos General Plan includes policies for annexation and extension of sewer service to areas in its sphere of influence. The policies require that properties adjacent to City boundaries annex to San Carlos in order to receive sewer service, and permit extension of sewer service to non-contiguous properties in cases where annexation is not feasible, if the property meets City zoning standards.

The 2003 Housing Element noted that future development on the Bayside could be constrained if upgrades are not made to the Hetch Hetchy water system, which provides water to much of the Peninsula. The system is owned by the City of San Francisco, but also supplies water to customers in Alameda, San Mateo and Santa Clara counties. Upgrades to the Hetch Hetchy system are now underway, and will improve the capacity and reliability of water delivery

¹⁵ At the time of adoption of the prior Housing Element, Los Trancos Woods did not have sewer capacity, but much of Los Trancos Woods has since been annexed to the West Bay Sanitary District.

throughout the Peninsula. Despite these improvements, the San Francisco Public Utilities Company (SFPUC) predicts that the capacity of the Hetch Hetchy system may be constrained within the next decade, and this constraint may affect the feasible types and amounts of new development in Peninsula communities. However, the size of future shortfalls and the type of limitations that may be imposed are uncertain.

Coastside

Water Supply

There are two water service providers for the unincorporated Midcoast. The Coastside County Water District (CCWD) serves the Midcoast urban (and small surrounding portions of the rural) areas generally south of Half Moon Bay Airport, including Miramar, Princeton and El Granada. The Montara Water and Sanitary District (MWSD) serves the area generally north of the Airport, including Moss Beach and Montara.

For the area served by CCWD, in the short term, water connections are available. Given the District's existing water capacity, absent any improvements or new water sources, projected demand at buildout would result in a 5% supply shortfall in a normal year, and a 34% shortfall in drought years. It should be noted that the District has upgraded the transmission and delivery system to improve water availability. In 1999, the County approved a Coastal Development Permit for the District's proposal to replace an existing 10-inch water transmission line with a 16-inch water transmission pipeline extending from Half Moon Bay to El Granada needed to meet peak day demand for future planned development. The project was appealed to the Coastal Commission, which approved it with the condition that the new water capacity be used only for CCWD's existing service area, and be limited to certain priority land uses.

In areas served by MWSD, very few new connections are available. Currently, new development in areas served by MWSD is typically served by new wells, which are permitted in the area. However, there are concerns about the impact of additional wells on the capacity and quality of groundwater basins in the Midcoast area, which may impact development feasibility in the future. The County is conducting a groundwater study for the area, which will provide a basis for future groundwater planning and management efforts. Depending on the outcome of these efforts, and of MWSD's efforts to secure additional water sources, water supply may continue to be a significant constraint.

Sewer Capacity

The sewer treatment provider for the Midcoast is Sewer Authority Mid-Coastside (SAM), which operates a treatment facility in Half Moon Bay. Recent analysis conducted for the Midcoast LCP Update determined that existing treatment capacity exceeds current demand and projected demand at buildout. Sewer treatment capacity does not pose a constraint to current or future housing

development in areas served by SAM facilities (areas not served by a water provider are typically also reliant on septic systems, since sewer connection and transmission also requires water service).

However, while sewage transmission and treatment capacity is sufficient to serve new and existing development, stormwater runoff into the sewer system during wet weather periods often pushes the system to or beyond capacity, leading to risk of overflow and sewage spills. To address this issue, SAM is currently refurbishing and enhancing a major tank and pump station. SAM has also proposed a catchment facility for stormwater overflow. This facility would collect and store stormwater during wet periods, keeping it from impacting the sewer system. The facility is currently in the permit application and review process.

Rural Areas with No Service Provider

In addition to the portions the urban Midcoast and surrounding areas served by CCWD and MWSD, there are several pockets of unincorporated County territory served by other providers. Outside of these areas, however, extensive portions of the rural Midcoast and rural Southcoast are primarily served by well and septic systems. These areas are mainly designated for resource management, agriculture, and timber production, and are mostly comprised of larger parcels on which a single-family residence may be developed, provided that on-site water and septic systems can be constructed consistent with County standards.

Summary

Overall, analysis of County infrastructure indicates that while a few County areas may suffer from constraints limiting all types of development (residential and non-residential) at some point in the future, depending on uncertain factors including availability of SFPUC water supply and future quality of well-water, as a whole the County's sewer, water and other infrastructure is sufficient to serve the amount of residential development needed to meet the County's share of regional housing need.

Environmental Constraints

San Mateo County's housing development potential is impacted by environmental constraints in a number of areas. In particular, in the County's large rural and coastal areas, various environmental constraints limit development potential, or reduce feasible and appropriate densities. In general, County policies prioritize infill development in urbanized areas, areas with existing infrastructure, and areas unaffected by environmental constraints over new development in environmentally sensitive or environmentally constrained areas.

Environmental constraints may include areas at risk of natural disaster, areas with sensitive plant and animal habitats or other sensitive natural resources, or areas with topographical conditions that make development difficult, such as steep slopes or other conditions. The County's General Plan policies, zoning

regulations, subdivision regulations, building code, and other regulations also address environmental constraints, and incorporate prohibitions on development in certain areas, limitations on density, and mitigation measures to ensure that proposed development is safe, and will not negatively impact sensitive areas. In general, the County's regulations prohibit or discourage development on sites with severe environmental constraints, but may allow development on sites with more moderate constraints, with appropriate mitigation measures. While these regulations may be seen as a constraint on potential housing development, they are necessary to ensure public safety and meet County, State and Federal environmental and safety regulations and goals.

This section provides a general description of the County's environmental constraints. These constraints are mapped in the County's General Plan, and on maps available through the County's website. The County's General Plan and Local Hazard Mitigation Annex also provide more detail on the environmental constraints affecting the County.

Sensitive Habitats

The County has multiple locally designated sensitive habitat areas, as well as areas designated by State and Federal authorities. These may include wetlands, riparian corridors, coastal areas, areas that are home to native and threatened species, and other areas. In particular, the rural areas of the County have numerous sensitive habitat areas. Any proposed development is reviewed for the presence of and impact on sensitive habitats, and development may not be permitted, or mitigation measures may be required, in these areas. Development must also meet the requirements of the California Environmental Quality Act (CEQA), and proposed projects are reviewed to ensure that these requirements are met, and an Initial Study, Environmental Impact Report, and other measures may be required. The County's regulations reflect and incorporate the requirements of CEQA.

Geographical Constraints to Development

The County has a number of areas with steep hillsides, cliffs, bluffs, and other geographic or topographic constraints that may limit the feasibility of residential development in these areas. In many cases, existing zoning already takes these constraints into account, as in the County's largely rural RM-zoned areas, which require a slope and density analysis prior to any new development, and typically allow only very-low densities of development. RH (Residential Hillside) zoning, and other zoning districts, similarly include provisions that address geographic constraints particular to specific County areas. County regulations also require appropriate geotechnical analysis of proposed developments to ensure that development is feasible and safe.

Scenic Areas

The County has numerous local, state and federally designated scenic areas, in which development is limited or requires significant mitigation to minimize scenic

impacts. The County General Plan and zoning regulations incorporate specific regulations addressing permitted development and required mitigation measures in scenic areas. Proposed development is reviewed for compliance with these regulations, and may be restricted, or mitigation measures may be required prior to approval.

Natural Hazards

The County General Plan and Local Hazard Mitigation Annex describe the natural hazards affecting the County in detail. Many of the County's adopted natural hazard maps are based on ABAG mapping, and maps available at ABAG's website at www.abag.ca.gov may also provide more detailed information.

San Mateo County's Local Hazard Mitigation Annex includes an assessment of natural hazard risks in the unincorporated County. As described in detail in the Annex, the County has areas subject to earthquake faulting, earthquake shaking, earthquake-induced landslides and liquefaction, tsunami hazards, flooding, landslides, wildfires, and dam failure inundation.

Proposed development in the County is reviewed to assess the impact of these natural hazard risks, and development may be prohibited, or mitigation measures required to address these impacts. In addition, as noted above, appropriate geotechnical analysis is required for sites significantly affected by natural hazard risk, geographic features, and other factors.

Again, in general, County regulations require that all new development be assessed for the potential impact of the project on environmentally sensitive areas, and impacts on the project from natural hazards and other risks. Policies and regulations generally limit or discourage development on sites with severe environmental constraints, but may allow development, at lower intensities and/or with mitigation measures, on sites that are moderately impacted. These regulations attempt to appropriately balance the requirements of Federal, State and local environmental regulations and safety regulations, and environmental and safety goals, while still permitting sufficient needed development in appropriate areas.

Greenhouse Gas Emissions, Climate Change and Related Impacts

A number of areas in the County are potentially impacted by effects related to climate change, which could constrain the viability of these areas for housing production. Global temperature rise could have a range of impacts on the feasibility of housing production in the County, including changes to water availability, changes to the degree of environmental hazards in various County areas (fire hazard and other risks), and perhaps most directly and specifically, constraints imposed by potential sea level rise.

Potential sea level rise in coastal unincorporated areas of the County could impact existing housing and preclude development of new housing. Maps obtained from the Bay Area Conservation and Development Commission show areas projected to be impacted by sea level rise under two scenarios, 16-inch rise and 55-inch rise. On the Bayside (the unincorporated County areas along the San Francisco Bay), according to BCDC's information, two unincorporated areas could be impacted by direct inundation from sea level rise:

- A small portion the eastern edge of North Fair Oaks, the largest urbanized community on the Bayside, may be at moderate risk of direct inundation from 55-inch sea level rise. The projected risk appears to primarily affect the Bay Road right-of-way, rather than structures in North Fair Oaks, but the area would still be impacted.
- A portion of the Harbor Village/Bayshore Villa mobile home park, just east of Hwy 101 in Redwood City, is in a pocket of unincorporated County jurisdiction. According to BCDC's maps, this area would be entirely inundated under either 6-inch or 55-inch sea level rise. The area is not under consideration for any future development or change in development intensity, but the mobile home park is a significant source of existing affordable housing that could be lost in the long term due to climate change. The County will continue to monitor the extent of this risk, and to work with partners to identify solutions. If the risk of loss of this housing becomes imminent and unavoidable, the County will work to provide relocation assistance and other measures either to replace the at-risk housing or assist with resident relocation, as described in the policies in Section 10.

On the Bayside, BCDC is studying multi-jurisdictional solutions to projected sea level rise that will protect existing communities, and the County will continue to monitor BCDC's findings and recommendations, and work with other jurisdictions and partners to assess potential impacts and identify measures to minimize these impacts.

No other Bayside unincorporated areas are at risk under these scenarios. However, many of the unincorporated areas on the Coastsides (unincorporated areas along the Pacific Coast, including Princeton, Moss Beach, El Granada, the unincorporated South Coast, and other areas) could be inundated by sea level rise to some degree, damaging existing housing and directly constraining housing production.

In addition to direct impacts of inundation, sea level rise could impact water quality and availability, drainage, sewage disposal, and a number of other resource and infrastructure issues that could constrain housing production, even in areas not at risk of inundation. This may be the case in areas such as North Fair Oaks and unincorporated areas on the Coastsides. Projects subject to California Environmental Quality Act analysis are required to take these impacts into account in their planning and design, and County infrastructure planning, the

County's Climate Action Plan, General Plan Update, and all area plan updates, will also be required to address these issues.

The policies in Section 10 of the Housing Element emphasize and encourage housing production in already urbanized areas, which are primarily in parts of the County that are not at risk from sea level rise. While coastal sites are identified in the Adequate Sites Inventory presented in Section 9, consistent with the requirements of State Law, the policies and programs in the Housing Element do not encourage higher intensity development in Coastside areas. The Housing Element and other policies do not preclude development in these areas, but urbanized areas with existing infrastructure, access to transit, bicycle and pedestrian facilities, and proximity to a mix of residential and non-residential uses are encouraged. In addition, as noted above, large scale and higher intensity developments in Coastal areas of the County are already required, by County policy and by the California Environmental Quality Act, to consider and mitigate the potential impacts of climate change, including sea level rise and other related issues.

In addition, because the policies and programs in the Housing Element encourage, facilitate, or require housing production in existing urbanized areas, with available transit access, at relatively higher densities, and with a mix of residential and other uses, they are intended to facilitate pedestrian and bicycle access and reduce automobile use, vehicle miles traveled, and related greenhouse gas emissions. The County's green building ordinance also emphasizes the use of environmentally friendly materials, recycling, and other measure that reduce greenhouse gases and other environmental impacts. By adoption of policies encouraging housing production of types and in locations that reduce the production of greenhouse gases, the revised Housing Element is intended to minimize the climate-related impacts of housing development in the unincorporated County.

5. HOUSING NEEDS

This section provides an assessment of the County's existing and projected housing need.

The California Department of Housing and Community Development defines existing need as “the number of households overpaying for housing, living in overcrowded conditions, or with special housing needs (e.g., the elderly, large families, homeless), the number of housing units that need rehabilitation, and assisted affordable units at-risk of converting to market-rate.”

Projected need is defined as “the city or county's share of the regional housing need as established in the RHNP¹⁶ prepared by the COG¹⁷. The allocation establishes the number of new units needed, by income category, to accommodate expected population growth over the planning period of the housing element. The RHNP provides a benchmark for evaluating the adequacy of local zoning and regulatory actions to ensure each local government is providing sufficient appropriately designated land and opportunities for housing development to address population growth and job generation.” San Mateo County's Regional Housing Needs Allocation (RHNA), which was determined by a somewhat different, subregional process, rather than directly by the RHNP, is addressed in this section. The section also discusses other indicators of future housing need, including employment trends, commuting trends, and housing production trends.

Existing Need

Lower-Income Households

Table 5-1 shows the California Department of Housing and Community Development's Income Limits (i.e., income categories) for San Mateo County in 2009.¹⁸ Table 5-2 shows the estimated number of households in the County, by income category, in 2008, the latest year for which this data is available.

¹⁶ Regional Housing Needs Plan.

¹⁷ The regional Council of Governments.

¹⁸ There was almost no change between the 2008 and 2009 Income Limits.

Table 5-1
Income Limits, San Mateo County

Income Category	Income Limit
Extremely Low	Up to \$ 33,950
Very Low	Between \$ 33,950 and \$ 56,550
Low	Between \$ 56,550 and \$ 90,500
Moderate	Between \$ 90,500 and \$ 116,160
Above Moderate	Above \$ 116,160
AMI, 2009:	\$ 96,800

*Source: California Department of Housing and Community Development, 2009
Based on a 4-person, 3-bedroom household.*

Table 5-2
Estimated Households by Income Level
Unincorporated San Mateo County, 2008

Income Category	Households, 2008
Extremely Low	3,086
Very Low	2,001
Low	3,045
Moderate	2,939
Above Moderate	10,512
Total	21,583

Source: Claritas, 2008.

Note: Total households in this table differs slightly from the number shown in Section 3, which is based on California Department of Finance data. This difference is due to different estimation methodologies.

The U.S. Department of Housing and Urban Development (HUD) defines extremely low-income households as those earning 30% of area median income (AMI) or less, very low-income households as those earning between 30 and 50% of AMI, low-income households as those earning from 50 to 80% of AMI, and moderate-income households as those earning between 80 and 120% of AMI. In 2008, unincorporated San Mateo County had an estimated 3,086 extremely low-income households, 2,001 very-low income households, 3,045 low-income households, and 2,939 moderate-income households.

Table 5-3 shows households by income level and tenure in the County's major unincorporated areas in 2000.¹⁹ Low- and moderate-income households in these

¹⁹ The number of households shown in Tables 5-2 and 5-3 differ, because Table 5-2 represents unincorporated San Mateo County as a whole, in 2008, while Table 5-3 represents only selected unincorporated areas within the County, in 2000.

areas were predominantly owner households, while very low- and extremely low-income groups were almost equally divided between owner and renter households, except in North Fair Oaks, where these households were mainly renters.

Table 5-3
Tenure by Household Income, Major Unincorporated Areas, 2000

Area	Extremely Low Income		Very Low Income		Low Income		Moderate Income	
	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter
Broadmoor	278	36	79	38	281	34	206	71
El Granada	227	115	89	35	247	103	274	69
Emerald Lake Hills	101	24	41	4	150	22	169	12
Highlands-Baywood Park	125	17	98	14	223	26	226	38
Montara	53	33	55	50	146	41	160	25
Moss Beach	62	19	28	11	97	26	157	0
North Fair Oaks	389	831	196	466	510	304	352	119
West Menlo Park	108	29	97	14	165	55	87	20
Total	1,343	1,104	683	632	1,819	611	1,631	354

Source: U.S. Census, 2000

Note: Income level categories are approximations due to limits of 2000 Decennial Census data.

Housing Affordability

Tables 3-24 through 3-27, in Section 3, show home prices for the unincorporated County over the past 10 years. As these tables indicate, San Mateo County is consistently one of the most expensive places to live not only in California, but in the nation. Although housing prices have recently begun to decline, homes remain unaffordable for lower-income purchasers.

Table 5-4 shows the gap between the median ownership housing price in San Mateo County in 2009, and the affordable price for purchasers at various income levels.

Table 5-4
Ownership Housing Affordability Gap
San Mateo County, 2009

	Extremely Low	Very Low	Low	Median	Moderate
Annual Income	\$ 33,950	\$ 56,550	\$ 90,500	\$ 96,800	\$ 116,150
30% of Annual Income	\$ 10,185	\$ 16,965	\$ 27,150	\$ 29,040	\$ 34,845
Affordable Monthly Payment	\$ 849	\$ 1,414	\$ 2,263	\$ 2,420	\$ 2,904
Less Utilities ¹	\$ (144)	\$ (144)	\$ (144)	\$ (144)	\$ (144)
<i>Subtotal</i>	\$ 705	\$ 1,270	\$ 2,119	\$ 2,276	\$ 2,760
Less PMI ²	\$ (4.50)	\$ (4.50)	\$ (13.50)	\$ (13.50)	\$ (18.00)
Less Taxes + Assessments ³	\$ (106)	\$ (191)	\$ (318)	\$ (341)	\$ (414)
<i>Max. Mortgage Payment</i>	\$ 595	\$ 1,074	\$ 1,787	\$ 1,921	\$ 2,328
Maximum Mortgage	\$ 104,725	\$ 189,224	\$ 314,812	\$ 338,367	\$ 410,040
Downpayment ⁴	\$ 5,498	\$ 9,934	\$ 16,528	\$ 17,764	\$ 21,527
<i>Affordable Price</i>	\$ 110,223	\$ 199,158	\$ 331,339	\$ 356,131	\$ 431,568
Median Home Price ⁵	\$ 551,000	\$ 551,000	\$ 551,000	\$ 551,000	\$ 551,000
Affordability Gap	\$ (440,777)	\$ (351,842)	\$ (219,661)	\$ (194,869)	\$ (119,432)

Note: Based on income levels for a 4-person household, California Department of Housing and Community Development, 2009. Represents affordability gap countywide.

1. San Mateo County Housing Authority Utility Allowance for detached homes, 2009.

2. Private Mortgage Insurance of \$4.50/\$1000,000 home value/month.

3. 1.15% annually.

4. 5.0% downpayment.

5. California Association of Realtors, median for existing single family homes, January 2009.

The median home price in 2009 was unaffordable to buyers at all income categories up to and including the moderate income level. For extremely low-income buyers, the gap was almost \$450,000, and even for moderate-income buyers, the gap was above \$100,000.

Table 3-28 in Section 3 shows average rents for unincorporated San Mateo County over the past 5 years. As Section 3 describes, rents have also remained consistently high, although, like housing prices, they have begun to decline in the past several years.

Table 5-5 shows the rental affordability gap for renters at various income levels, based on average rents in 2009. Rental housing is more affordable than ownership housing, particularly for low-, median-, and moderate-income renters. For extremely low- and very-low income renters, however, average rents remain unaffordable, with an affordability gap of between \$400 and \$1,000 per month for the average rental.

Table 5-5
Rental Housing Affordability Gap
San Mateo County, 2009

	Extremely Low	Very Low	Low	Median	Moderate
Annual Income	\$ 30,550	\$ 50,900	\$ 81,450	\$ 87,100	\$ 104,550
30% of Annual Income	\$ 9,165	\$ 15,270	\$ 24,435	\$ 26,130	\$ 31,365
Affordable Monthly Payment	\$ 764	\$ 1,273	\$ 2,036	\$ 2,178	\$ 2,614
Less Utilities ¹	\$ (69)	\$ (69)	\$ (69)	\$ (69)	\$ (69)
<i>Affordable Rent</i>	\$ 695	\$ 1,204	\$ 1,967	\$ 2,109	\$ 2,545
Average Rent ²	\$ 1,677	\$ 1,677	\$ 1,677	\$ 1,677	\$ 1,677
Affordability Gap	\$ (982)	\$ (474)	\$ 290	\$ 432	\$ 868

Note: Based on income levels for a 3-person household, California Department of Housing and Community Development, 2009. Represents affordability gap countywide.

1. San Mateo County Housing Authority Utility Allowance for 2-bedroom apartment/condo/duplex, 2009.

Assumes water and garbage paid by landlord.

2. Average rent for a 2-bedroom, 1 bath apartment, San Mateo County Housing Department, 2009.

Overpayment

Federal law defines overpayment as payment of more than 30% of gross household income for housing costs.²⁰ Payment of 30 to 34% of household income is defined as moderate overpayment, while payment of 50% of income or more on housing is considered severe overpayment.

Overpayment Countywide

Tables 5-6 and 5-7 show rental and ownership housing costs, as a percentage of income, for the County as a whole in 2000, the most recent year for which data is available. As the tables show, 30% of all renter households and 22% of all owner households countywide overpaid for housing in 2000. Compared to the total number of renter and ownership households countywide, the number of households that overpaid in each income category may seem low, and for renter households, do not appear dramatically different across income categories. Within each income category, however, these numbers are a very large share of households: the 12,479 very low income renter households that overpaid in 2000 were 71% of all very low income renter households, and the 10,246 extremely low income households that overpaid were 81% of all extremely low income renter households. Among owner households, the number of very low income households that overpaid comprised 90% of all very-low income owner households, and the extremely low income households that overpaid were 91%

²⁰ Overpaying households are also called "cost burdened" households. While any income group may overpay for housing, this standard is typically applied to lower income households. Overpayment is not considered a significant problem for upper-income households with more resources and discretionary income to afford housing costs.

of all extremely low-income owner households overpaid for housing. The rates of overpayment for both owner and renter households were much higher in lower income categories than in higher income categories.

Table 5-6
Overpayment by Income Level, Renter Households
San Mateo County, 2000

Monthly Renter Costs as a % of HH Income	Extremely Low Income	%	Very Low Income	%	Low Income	%	Moderate Income	%	Total	% of Renter HH
30 – 34%	1,682	2%	3,569	4%	2,709	3%	588	1%	8,548	9%
35+%	8,564	9%	8,910	9%	2,431	2%	488	0%	20,393	21%
Total	10,246	10%	12,479	13%	5,140	5%	1,076	1%	28,941	30%

Note: Income levels based on a four-person household.

Source: U.S. Census, 2000.

Table 5-7
Overpayment by Income Level, Owner Households
San Mateo County, 2000

Monthly Owner Costs as a % of HH Income	Extremely Low Income	%	Very Low Income	%	Low Income	%	Moderate Income	%	Total	% of Owner HH
30 – 34%	799	1%	758	0.5%	3,100	2%	2,155	1%	6,812	4%
35+%	8,077	5%	6,649	4%	9,311	6%	3,603	2%	27,640	18%
Total	8,876	6%	7,407	5%	12,411	8%	5,758	4%	34,452	22%

Note: Income levels based on a four-person household.

Source: U.S. Census, 2000

Overpayment in Unincorporated Areas

Table 5-8 and 5-9 show rental and ownership overpayment for selected unincorporated areas of San Mateo County, in 2000. As in the County as a whole, a significant number of households in unincorporated areas of the County overpaid for housing costs in 2000, and owner households in unincorporated areas were also more likely to overpay than renter households.

Table 5-8
Gross Rent as a Percentage of Household Income, San Mateo County and Major Unincorporated Areas, 2000

Area	All Households	30-34% HH Income	% of Area HH	35-49% HH Income	% of Area HH	50%+ HH Income	% of Area HH	All HH Overpaying	% of Area HH
Broadmoor	1,302	17	1%	9	1%	42	3%	68	5%
El Granada	2,039	24	1%	45	2%	52	3%	121	6%
Emerald Lake Hills	1,441	7	0%	17	1%	17	1%	41	3%
Highlands-Baywood Park	1,552	18	1%	35	2%	18	1%	71	5%
Montara	1,031	28	3%	34	3%	15	1%	77	7%
Moss Beach	717	7	1%	11	2%	10	1%	28	4%
North Fair Oaks	4,003	177	4%	286	7%	459	11%	922	23%
West Menlo Park	1,436	9	1%	28	2%	28	2%	65	5%
Total, Major Unincorporated Areas	13,521	287	2%	465	3%	641	5%	1,393	10%
San Mateo County Total	254,103	8,546	3%	13,517	5%	16,772	7%	38,835	15%

Source: 2000 U.S. Census

Table 5-9
Mortgage Costs as a Percentage of Household Income, Housing Units with a Mortgage
San Mateo County and Major Unincorporated Areas, 2000

Area	All HH	30-34% HH Income	% of Area HH	35-49% HH Income	% of Area HH	50%+ HH Income	% of Area HH	All Households Overpaying	% of Area HH
Broadmoor	1,302	65	5%	145	11%	107	8%	317	24%
El Granada	2,039	143	7%	108	5%	199	10%	450	22%
Emerald Lake Hills	1,441	103	7%	142	10%	148	10%	393	27%
Highlands-Baywood Park	1,552	69	4%	143	9%	102	7%	314	20%
Montara	1,031	71	7%	150	15%	56	5%	277	27%
Moss Beach	717	67	9%	79	11%	94	13%	240	33%
North Fair Oaks	4,003	115	3%	249	6%	170	4%	534	13%
West Menlo Park	1,436	64	4%	96	7%	117	8%	277	19%
Major Uninc. Areas	13,521	697	5%	1112	8%	993	7%	2,802	21%
All San Mateo County	254,103	9,997	4%	15190	6%	14,240	6%	39,427	16%

Source: U.S. Census, 2000

Overcrowding

Housing units are defined as overcrowded when they house more than one person per room. "Rooms" for purposes of this definition do not include bathrooms, porches, balconies, foyers, halls, utility rooms, unfinished attics, basements and other spaces used for storage. A unit is considered severely overcrowded when it is occupied by 1.5 persons or more per room.

Table 5-10 shows overcrowding for owner and renter households in 2000, countywide. As of 2000, approximately 31,000 or 12% of the County's housing units were overcrowded.

Table 5-10
Overcrowding, Owner and Renter Households
San Mateo County, 2000

Occupants Per Room	Owner HH	% of Owner HH	Renter HH	% of Renter HH	Total	% of All HH
1.01 to 1.5	5,290	3%	6,826	7%	12,116	5%
1.51+	5,056	3%	13,441	14%	18,497	7%
Overcrowded HH	10,346	7%	20,267	21%	30,613	12%

Source: U.S. Census, 2000

There is a stark disparity in the prevalence of overcrowding between rental and ownership units. In 2000, only 7% of all ownership units countywide were overcrowded, while 21% of renter units were overcrowded. This disparity is also evident in subcounty areas, as shown in Table 5-12.

Table 5-11
Overcrowding by Poverty Level, Owner and Renter Households
San Mateo County, 2000

Occupants Per Room	Owner Households				Renter Households					
	< Poverty Level		Poverty Level or Above		< Poverty Level		Poverty Level or Above			
	HH	% of Owner HH	HH	% of Owner HH	HH	% of Renter HH	HH	% of Renter HH	Total	%
1.01 to 1.5	181	0.1%	5,109	3%	623	1%	6,203	6%	12,116	5%
1.51+	222	0.1%	4,834	3%	1,965	2%	11,476	12%	18,497	7%
Total Households	403	0.3%	9,943	6%	2,588	3%	17,679	18%	30,613	12%

Source: U.S. Census, 2000

Table 5-11 shows overcrowding by poverty level for owner and renter households in the County in 2000. Owner households were less likely to experience overcrowding, and overcrowded owner households were less likely than renter households to be below the poverty level. While owner households below the poverty level experienced roughly equal rates of moderate and severe overcrowding, renter households below the poverty level were more likely to experience severe overcrowding. In general, renter households were more likely to be overcrowded, and more likely to be severely overcrowded, particularly among poorer renter households. Again, while these rates appear low in comparison to all renter and owner households countywide, within each lower income category, particularly among renter households, the number of overcrowded households represents a high proportion of all renter households in the income category.

Table 5-12 shows overcrowding for major unincorporated areas in 2000. Overcrowding in these areas was also much more prevalent among renter households than owner households, and renter households were more likely than owner households to experience severe overcrowding. Of these areas, North Fair Oaks was most severely affected by overcrowding: North Fair Oaks had 1,900 overcrowded units, 796 of which were severely overcrowded.

Table 5-12
Overcrowded and Severely-Overcrowded Households, San Mateo County Major Unincorporated Areas, 2000

Area	All HH	Owner Occupied Households				Renter Occupied Households				Total	
		Overcrowded HH	% of Area HH	Severely-Overcrowded HH	% of Area HH	Overcrowded HH	% of Area HH	Severely-Overcrowded HH	% of Area HH	Overcrowded HH	% of Area HH
Broadmoor	1,302	72	5.5%	40	3.1%	37	2.8%	42	3.2%	191	14.7%
El Granada	2,039	57	2.8%	39	1.9%	15	0.7%	13	0.6%	124	6.1%
Emerald Lake Hills	1,441	0	0.0%	0	0.0%	0	0.0%	5	0.3%	5	0.3%
Highlands-Baywood Park	1,552	19	1.2%	0	0.0%	0	0.0%	0	0.0%	19	1.2%
Montara	1,031	16	1.6%	0	0.0%	0	0.0%	10	1.0%	26	2.5%
Moss Beach	717	0	0.0%	11	1.5%	8	1.1%	0	0.0%	19	2.6%
North Fair Oaks	4,003	186	4.6%	258	6.4%	252	6.3%	796	19.9%	1,492	37.3%
West Menlo Park	1,436	6	0.4%	9	0.6%	9	0.6%	0	0.0%	24	1.7%
Total	13,521	356	2.6%	357	2.6%	321	2.4%	866	6.4%	1,900	14.1%

Source: 2000 U.S. Census

Rehabilitation Need

Housing units in need of rehabilitation are those with: (1) structurally unsound foundations, floors, walls, stairs, roofs and porches, (2) unsafe mechanical and electrical systems, (3) significant dry rot and termite damage, and/or (4) inadequate kitchen and bathroom facilities.

Countywide, as of 2004, approximately 19,000 or 7% of the County's housing units were 1) in need of rehabilitation, and 2) required some public financial assistance for rehabilitation. Many other units may require some rehabilitation, but are owned by middle to upper income households who do not qualify for public financial assistance.

Of the communities in the unincorporated County, North Fair Oaks had the most units requiring rehabilitation assistance in 2004, approximately 1,500 units.

Age of Existing Housing Stock

There is a strong correlation between the age of the housing stock and the need for rehabilitation. A significant portion of the County's housing stock is aging: almost 85% of the housing Countywide, and almost three-quarters of the housing in the unincorporated San Mateo County, as indicated in Table 5-13, was built before 1980.

Table 5-13
Housing Units by Year Structure Built
Unincorporated San Mateo County, 2008

Year Structure Built	Units	%
1999 to 2008	2,546	11%
1995 to 1998	638	3%
1990 to 1994	805	4%
1980 to 1989	2,505	11%
Subtotal	6,494	29%
1970 to 1979	3,049	13%
1960 to 1969	3,387	15%
1950 to 1959	4,475	20%
1940 to 1949	2,859	13%
1939 or Earlier	2,443	11%
Subtotal	16,213	71%
Total	22,707	100%

Source: Claritas, 2008

Single Parent Households and Families²¹

Single parent households or families are those headed by a single male or female parent. According to the U.S. Census, in 2000 there were 16,065 single-parent households with children in the County as a whole, 6.3 percent of all households.

There were 5,957 families below the poverty level in the County in 2000. Of these, 2,325 were single parent families, comprising 39 percent of all families below the poverty level. The number of single parent families with children has increased substantially since 1990, and these families continue to make up a significant proportion of families below poverty level.

Table 5-14 shows an estimate of households in unincorporated San Mateo, by type, as of 2008. Four percent of households were single female-headed households with children, and 2% were single male-headed households with children.

Table 5-14
Estimated Distribution of Household Types
Unincorporated San Mateo County, 2008

Household Type	Households	%
Single Person, Male Householder	2,052	10%
Single Person, Female Householder	2,057	10%
Married-Couple Family, with own children	6,383	30%
Married-Couple Family, without own children	6,570	30%
Male Householder, with own children	475	2%
Male Householder, without own children	482	2%
Female Householder, with own children	929	4%
Female Householder, without own children	875	4%
Nonfamily Household, Male Householder	962	4%
Nonfamily Household, Female Householder	798	4%
Total¹	21,583	100%

Source: Claritas, 2008.

1. This total differs slightly from the estimates shown in Section 3, which are from the California Department of Finance. These differences are due to different estimation methods.

Note: Family households are those with more than one related family member living together. Nonfamily households may contain more than one person, but none of the householders are related.

Table 5-15 shows estimated families by type and poverty status in the unincorporated County in 2008. While single male- and female-headed

²¹ The U.S. Census reports some data only by Household, and some data only by Family. The data reported here is based on the type of Census data available.

households with children made up only 2% and 4% of all households in the unincorporated County, and only 0.7% and 1.4% of all families, they make up a much larger portion of families below the poverty level: 16% of families below the poverty level are single male-headed families with children, and 37% are single female-headed families with children.

Table 5-15
Estimated Family Households by Poverty Status
Unincorporated San Mateo County, 2008

Family Type	Families	% of Category	% of Total
Income At or Above Poverty Level:			
Married-Couple Family, with own children	6,427	43%	40.9%
Married-Couple Family, without own children	6,285	42%	40.0%
Male Householder, with own children	497	3%	3.2%
Male Householder, without own children	326	2%	2.1%
Female Householder, with own children	940	6%	6.0%
Female Householder, without own children	561	4%	3.6%
Subtotal	15,036	100%	96%
Income Below Poverty Level:			
Married-Couple Family, with own children	216	32%	1.4%
Married-Couple Family, without own children	25	4%	0.2%
Male Householder, with own children	109	16%	0.7%
Male Householder, without own children	25	4%	0.2%
Female Householder, with own children	254	37%	1.6%
Female Householder, without own children	49	7%	0.3%
Subtotal	678	100%	4%
Total	15,714	100%	100%

Source: Claritas, 2008

Note: Single person male- and female-headed households and non-family households are not included in this table.

Farm Workers

Unincorporated San Mateo County has a number of active agricultural uses, located primarily in the County's coastal areas, which employ farm laborers on both a permanent and seasonal basis. According to the most recent estimates, the unincorporated County has approximately 1,352 farm workers.²² Of these,

²² There are various estimates of farm labor employment in the County. The Federal Bureau of Labor Statistics (BLS) estimates that 1,737 employees were engaged in all occupations related to agriculture, forestry, fishing and hunting in 2009, in the entire County, including incorporated areas. Excluding fishing, hunting, and trapping occupations, the remaining estimate is 1,692

approximately 970 are permanent workers, and the remainder are temporary or migrant laborers.²³

Farm Labor Housing Quality and Cost

Farm workers in the County live in a variety of housing types, which may include: formal group housing dedicated specifically for farm labor, typically but not always located on farms; regular rental market housing; un-permitted, illegal housing, including second units; informal housing, including farm labor camps.

employees in the County as a whole (these totals include all farm-related occupations, including management, post-farm production activities, and other related work.)

In contrast, the *Migrant and Seasonal Farmworker Enumeration Profiles Study* (2000)²² reports that San Mateo County as a whole had 3,183 farm laborers in 2000. The study provides no information regarding the relative share attributable to the incorporated and unincorporated parts of the County. The 2002 USDA *Census of Agriculture* also provides an estimate of approximately 3,000 farm workers countywide (including cities) in 2002. For purposes of estimating the County's current farm labor population in this Housing Element, the most recent available data, BLS data from 2009, is used as a starting point, because it is more current than other sources, and because it is based on survey data that is revisited and updated on a quarterly basis. There is no source that provides an estimate of the unincorporated County's discrete share of farm labor employment, excluding incorporated areas. However, U.S. Decennial Census data indicates that in 2000, the incorporated cities, collectively, had 772 workers engaged in farming, forestry, and fishing occupations.²²

Calculation of the unincorporated County's share of farm labor is described below.

Total Farm Labor in the Unincorporated County:

- The BLS estimates total County farm labor in 2002 at 2,548 workers, and in 2009 at 1,692 workers, a decline of 856, or 34%.
- The USDA Census estimates workers in 2002 at 3,078. Applying the same 34% decline shown by BLS data to this number produces a derived estimate of 2,031 farm workers in 2009.
- The U.S. Census reports that the incorporated County areas had 772 farm workers in 2000. Applying the same percentage decline results in an estimated 509 farm workers in incorporated areas as of 2009.
- Subtracting the incorporated areas' share of farm workers from BLS' 2009 estimate leaves 1,183 workers (1,692 - 509).
- Alternately, subtracting the unincorporated areas' share from the 2,031 workers derived from the USDA Census data leaves an estimated 1,522 workers (2,031 - 509).

Based on these estimates, the unincorporated County has between 1,183 and 1,522 farm workers. Although the BLS data is the most current and most frequently updated data available, for purposes of estimating farm labor housing need, the average of these two totals is used, resulting in a slightly higher number than BLS data alone, 1,352 workers.

²³ Farm laborers may be permanent, year-round employees, seasonal employees, or migrant labor. BLS does not provide any detail on the number of farm laborers by type. The USDA Census of Agriculture, however, while not providing current data on farm labor, does provide a partial breakdown of farm labor by type, countywide. The Census estimates that in 2000, approximately 72% of county farm workers were permanent, and 28% were seasonal. This distribution equates to 970 permanent farm workers and 378 seasonal farm workers in the unincorporated County.

Regardless of the type of housing, farm workers often reside in substandard quality housing, including housing that may be improperly maintained, lack adequate services, and may be unhealthy and unsafe.

While no single form of housing is typical, because farm workers generally have low incomes, they are usually reliant on some form of low cost housing, either publicly or privately subsidized (multifamily housing provided by public agencies or employer-provided housing), or housing that may be low cost due to substandard conditions (informal housing, labor camps, and other similar housing). In addition, like other low-income populations, farm workers are often forced to overpay for housing, and in many cases are forced to overpay for housing that is substandard. While there is no precise, comprehensive information available either on the quality or cost of housing occupied by farm laborers in the County, there is a significant need for housing that is higher quality, dedicated specifically for farm laborers, and available at costs commensurate with very low incomes.

In addition, because farm labor housing populations and farm labor housing conditions change frequently, the County does not have complete, contemporary data on the type and condition of all farm labor housing, the types and numbers of farm laborers occupying various kinds of housing, and the precise quantitative and qualitative housing needs of the County's farm labor population, including the need for new housing, and the need for improvements to existing housing. This information would require a comprehensive study of farm laborers and farm labor housing in the County, an issue addressed in Policy X, in Section 10.

Large Families

As defined by the California Department of Housing and Community Development, a large family consists of five or more persons. According to the U.S. Census, in 2000 there were 33,191 large family households in the County, an increase of 24 percent over 1990. North Fair Oaks had significantly more large family households, 1,257, than other unincorporated areas, and Highlands/Baywood Park had the largest increase since 1990, 93%, of any unincorporated area.

Table 5-16
Large Families (5+ Persons)
San Mateo County, Cities, and Census Designated Places
1990-2000

Jurisdiction	1990	2000	Change	% Change
Atherton	250	319	69	28%
Belmont	540	567	27	5%
Brisbane	71	93	22	31%
Broadmoor CDP	198	212	14	7%
Burlingame	627	691	64	10%
Colma	54	86	32	59%
Daly City	6,010	7,207	1,197	20%
East Palo Alto	1,650	2,566	916	56%
El Granada CDP ¹	164	227	63	38%
Emerald Lake Hills CDP	102	127	25	25%
Foster City	827	785	42	5%
Half Moon Bay	384	502	118	31%
Highlands Baywood Park CDP	74	143	69	93%
Hillsborough	482	543	61	13%
Menlo Park	785	1,057	272	35%
Millbrae	667	754	87	13%
Montara CDP	90	113	23	26%
Moss Beach CDP ¹	113	48	(65)	-58%
North Fair Oaks CDP	1,020	1,257	237	23%
Pacifica	1,586	1,659	73	5%
Portola Valley	126	195	69	55%
Redwood City	2,437	3,123	686	28%
San Bruno	1,550	1,866	316	20%
San Carlos	607	742	135	22%
San Mateo	2,725	3,508	783	29%
South San Francisco	2,807	3,669	862	31%
West Menlo Park CDP	90	135	45	50%
Woodside	195	246	51	26%
Unincorporated Remainder	543	751	208	38%
San Mateo County Total	26,801	33,191	6,390	24%

Source: 1990 and 2000 U.S. Census

1. A portion of the change in Moss Beach and El Granada is due to a change in the boundary between El Granada and Moss Beach CDPs between the 1990 and 2000 Censuses.

Elderly Residents

Table 5-18 shows estimated unincorporated County population by age group in 2008.

Table 5-17
Estimated Population by Age Group
Unincorporated San Mateo County, 2008

Age Group	Population	%
Under 18 years	16,478	26%
18-24 years	5,633	9%
25-34 years	5,983	9%
35-44 years	9,298	14%
45-54 years	11,772	18%
55-64 years	8,435	13%
65+ years	7,118	11%
Total	64,717	100%

Source: Claritas, 2008

San Mateo County is home to an aging population. As shown in Table 5-18, 7,118 unincorporated County residents, 11% of the population, were over age 65 in 2008. While this cohort makes up a large portion of the population, it is also important to note the number of “baby boomer” residents: 8,435 residents are between the ages of 55-64 years, and 11,772 residents are between the ages of 45 and 54. This is collectively the largest portion of the County’s population (31%), and this cohort will soon reach retirement age and elderly status, and will require appropriate housing and other services.

Aging trends in the unincorporated County are also reflected Countywide. In San Mateo County in 2000 there were 88,112 people over age 65, an increase of 10 percent in the elderly population since 1990 (see Table 5-19, below). Increases in the oldest age cohorts were even more dramatic: between 1990 and 2000, the population 75 and over increased by 34%, and the population 85 and over increased by 50%.

Table 5-18
Elderly Residents (65+)
San Mateo County, Cities, and Census Designated Places, 1990-2000

Jurisdiction	1990	2000	Change	% Change
Atherton	1,340	1,434	94	7%
Belmont	2,782	3,503	721	26%
Brisbane	259	316	57	22%
Broadmoor CDP	633	670	37	6%
Burlingame	5,167	4,283	-884	-17%
Colma	135	184	49	36%
Daly City	9,877	12,480	2,603	26%
East Palo Alto	1,399	1,393	-6	0%
El Granada CDP ¹	236	330	94	40%
Emerald Lake Hills CDP	319	426	107	34%
Foster City	1,916	2,919	1,003	52%
Half Moon Bay	822	1,185	363	44%
Highlands Baywood Park CDP	325	718	393	121%
Hillsborough	1,783	1,969	186	10%
Menlo Park	5,153	4,968	-185	-4%
Millbrae	4,021	4,302	281	7%
Montara CDP	180	213	33	18%
Moss Beach CDP ¹	193	149	-44	-23%
North Fair Oaks CDP	912	840	-72	-8%
Pacifica	2,771	3,829	1,058	38%
Portola Valley	786	884	98	12%
Redwood City	7,518	7,540	22	0%
San Bruno	4,044	4,571	527	13%
San Carlos	4,053	3,881	-172	-4%
San Mateo	13,826	13,948	122	1%
South San Francisco	6,117	7,839	1,722	28%
West Menlo Park CDP	708	508	-200	-28%
Woodside	735	841	106	14%
Unincorporated Remainder	2,298	5,972	3,674	160%
San Mateo County Total	80,308	92,095	11,787	15%

Source: 1990 and 2000 U.S. Census

1. A portion of the change in Moss Beach and El Granada is due to a change in the boundary between El Granada and Moss Beach CDPs between the 1990 and 2000 Censuses.

Countywide in 2000, 41,882 or 78% of all elderly householders were homeowners, and 11,701 or 22% were renters. There were 21,256 elderly householders living alone, 8% of all households, and 62,327 households had one or more resident 65 and over, 25% of all County households. There were 4,348 individuals 65 years and over below the poverty level in the County in 2000, a 13% reduction from 1990. However, while there is no more recent available data on age and poverty in the County, the prevalence of poverty among elderly residents and households may have increased in recent years, given current economic conditions.

The elderly population is large and diverse, with a wide range of housing needs that differ depending on income, health, and preference. Older residents may need features in the home that provide safety and accessibility, allowing them to “age in place,” remaining in their home as their needs change with age. Such features include grab bars, roll-in showers, ramps and wider doors and hallways, additional lighting, non-trip floor surfaces, and other features. Elderly residents also often prefer or require housing in proximity to transit, shopping, social activities, and other services. In addition, because many elderly residents are on fixed incomes, housing affordability is a key issue. Elderly residents may need a continuum of different housing types, from independent housing to shared housing, supportive housing, assisted living, nursing care facilities, and other housing types.

The San Mateo County Aging Model, a study commissioned by the San Mateo County Health System, the County Department of Housing, and the San Mateo County Transit District, examined the aging of the County’s baby boomer population, and the impact of this trend on the need for housing, healthcare, transportation, and other services. The study projected that San Mateo County’s elderly population will increase from 91,000 in 2005 to 157,000 in 2030, and found that this age cohort prefers to live close to public transit, near downtown corridors, and within walking distance of retail, food, parks, medical services, and social outlets such as restaurants, community and cultural centers. Based on these findings, both the need and demand for higher-density, transit-oriented, senior-friendly housing will increase significantly over the next 20 years.

Homelessness

The federal McKinney-Vento Homeless Assistance Act defines homelessness as lack of a fixed, regular and adequate nighttime residence, and/or reliance on a primary nighttime residence that is: a supervised publicly or privately operated shelter providing temporary living accommodations; an institution that provides temporary residence for individuals intended to be institutionalized; or a public or private place not designated for a regular sleeping accommodation.

In January 2009, the San Mateo County Human Services Agency conducted a biennial “point-in-time” Homeless Census and Survey. The census, conducted over the course of one night in January 2009, gathered information on the

number and location of homeless individuals in the County, their housing needs, and the causes of their homelessness.

As shown in Table 5-20, the homeless population in the unincorporated areas of San Mateo County decreased 41% between 2007 and 2009 (although the homeless population is quite fluid in size and location, and is difficult to accurately assess with a single point-in-time survey). Despite this decline, the 95 homeless persons in the unincorporated areas in 2009 represent approximately 12% of the County's total homeless population.²⁴

Table 5-19
Homeless Count, San Mateo County, 2007 and 2009

Type	2007 Count	2009 Count	Change	% Change
Unsheltered Homeless Countywide	1,094	803	-291	-27%
Unsheltered Homeless, Unincorporated County	162	95	-67	-41%
<i>Unincorporated % of County Total</i>	<i>15%</i>	<i>12%</i>	<i>23%</i>	<i>N/A</i>
Sheltered Homeless Countywide	970	993	23	2%
Sheltered Homeless, Unincorporated County	0	0	0	0%
<i>Unincorporated % of County Total</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>N/A</i>
Total Homeless	2,064	1,796	-268	-13%

Source: 2009 San Mateo County Homeless Census and Survey, County Human Services Agency

²⁴ Both the 2007 and 2009 Census and Survey reported zero "sheltered homeless" in the unincorporated County. Since there is one 15-bed shelter, Spring Street Shelter, in the unincorporated County, this is probably inaccurate.

In addition to conducting a count of homeless persons, the 2009 Homeless Census and Survey included interviews with 427 County residents who were either homeless or at-risk of homelessness, in order to assess their housing, medical, and social needs, and the proximate causes of their homelessness. Of those surveyed, 87% were single adults or couples with no children, and 69% were male. Forty-nine percent of respondents were “chronically” homeless: individuals with a disability who had been homeless for more than 12 continuous months, or at least four times in the past three years.

Sixty-eight percent of those surveyed reported having at least one disability, with high percentages reporting alcohol/drug related illness, mental illness, or physical health problems. The survey also found that 87% of respondents were unemployed and reported employment disabilities related to alcohol or drug use and mental illness, as well as barriers to employment including lack of a permanent address and lack of affordable transportation.

The survey identified three major initial causes of homelessness: unemployment, low income, and the high cost of housing. Seventy one percent of respondents reporting living on \$600 or less per month, and only 7% lived on more than \$1,000 per month. In conjunction with these primary causes, respondents reported that behavioral issues related to alcohol or drug abuse and mental illness were also an important cause of homelessness: 39% of respondents identified alcohol and drug use as a reason for losing their housing, and 15% reported mental illness as a cause.

The survey results also indicate that shelters remain an important source of housing: 28% of survey respondents reported having stayed in emergency shelters the previous night. However, the fact that at least 38.5% of survey respondents reported spending the previous night outdoors, in a vehicle, or in some other ad hoc, unsheltered location reflects both the lack of sufficient shelter space, and the need for more transitional and permanent supportive housing for the homeless.

There is only one emergency shelter located in the unincorporated County, the Spring Street Shelter, in North Fair Oaks, but the County also contracts with the Core Service Agency Network of San Mateo County to provide emergency assistance to homeless persons. The Network consists of eight non-profit organizations that provide emergency shelter assistance, including food, transportation, clothing, housing assistance, utility payment assistance, and landlord and tenant information. A person in need of emergency shelter can obtain a voucher for a shelter bed or motel room through the core service agencies. One of these agencies, Fair Oaks Community Center, is in Redwood City, adjacent to unincorporated San Mateo County, and the other, Puente de la Costa Sur, is in unincorporated Pescadero. Both provide services to residents of the unincorporated County. The Department of Housing provides funding to the core service agencies through the federal CDBG and HOME funding programs.

According to the County's 2007 Continuum of Care Application, in 2007 the County as a whole currently had 804 shelter beds: 294 for individuals, and 510 for families. At the time of the application, 43 beds were also in development. As Table 5-21 indicates, there is a significant gap between the emergency and transitional shelter beds available and the number required Countywide.

Table 5-20
Housing Gap Analysis
2007 Continuum of Care Application, San Mateo County

		Current Inventory	Under Development	Unmet Need/Gap
Individuals				
Beds	Emergency Shelter	84	0	0
	Transitional Housing	189	2	0
	Permanent Supportive Housing	21	41	1,519
	Total	294	43	1,519
Persons in Families With Children				
Beds	Emergency Shelter	34	0	0
	Transitional Housing	428	0	0
	Permanent Supportive Housing	48	0	0
	Total	510	0	0

Note: This analysis includes the entire County, including the incorporated areas.

Source: San Mateo County Department of Housing. (May 2008). County of San Mateo HOME Consortium: Consolidated Plan 2008-2013.

State Senate Bill 2 (SB 2), adopted in 2007, requires the County to quantify its need for emergency shelters, and to designate sufficient zoning districts in which such shelters are allowed by right (i.e., without any discretionary permit or additional conditions of approval), to meet the identified need. The 2009 Homeless Census and Survey meets SB 2's requirement to identify and quantify homeless need. As Table 5-20 indicates, there are approximately 95 homeless residents in the unincorporated County on a given night. As described in Section 10, the County will adopt and amend regulations to permit development, by right, of enough emergency shelters to provide at least 95 additional shelter beds.²⁵

²⁵ While Spring Street shelter has 15 beds, because the Homeless Census and Survey did not count Spring Street's residents, its capacity cannot be counted against the need assessed by the Census and Survey.

Disabled Households

A person is considered disabled if he/she has an impairment or illness that affects his or her ability to function independently. According to the U.S. Census, in 2000 there were 107,440 persons with disabilities Countywide, approximately 15% of the County's total population. This prevalence is similar to that of the larger region: the disabled population of the entire Bay Area in 2000 was approximately 1.1 million persons, 16% of the total population.

Table 5-21
Disabled Population, San Mateo County, 2000

	Number	% of Population
Male Disabled	52,760	7%
Female Disabled	54,680	8%
Age 5-15 Disabled	3,769	1%
Age 16-20 Disabled	5,229	1%
Age 21-64 Disabled	68,045	10%
Age 65+ Disabled	30,397	4%
Total Disabled Population	107,440	15%
Total County Population	707,161	100%

Source: 2000 U.S. Census

The 2000 Census identified six disability categories, including sensory, physical, mental, self-care, go-outside-home and employment disabilities, as shown in Table 5-23. Of all persons with disabilities in the County, 57,120, or 53%, reported having one of the listed disabilities, while 50,320, 47%, reported having two or more disabilities.

Of those persons reporting one disability in 2000, 38% had an employment disability, 24% had a physical disability, 16% had a "go-outside-home" disability, 11% had a sensory disability, 10% had a mental disability, and 1% had a self-care disability.²⁶

²⁶ Self-care disabilities are physical, mental or emotional disabilities lasting more than 6 months that create difficulty in dressing, bathing, or getting around inside the home. Go-outside-home disabilities are physical, mental or emotional disabilities lasting more than 6 months that cause difficulty in going outside the home alone for necessary tasks, such as shopping or visiting a doctor's office?

Table 5-22
Disabled Population by Type of Disability
San Mateo County, 2000

Disability	Age 5-15 Years				Age 16-20 Years				Age 21-64 Years				Age 65+ Years				Total	
	Male		Female		Male		Female		Male		Female		Male		Female			
One Disability	1,989	3.5%	1,022	1.8%	1,740	3.0%	1,427	2.5%	18,438	32%	17,273	30%	6,733	12%	8,498	15%	57,120	100%
Sensory	167	2.7%	100	1.6%	39	0.6%	41	0.7%	1,640	26%	1,253	20%	1,760	28%	1,261	20%	6,261	100%
Physical	170	1.2%	143	1.0%	42	0.3%	54	0.4%	2,948	22%	3,450	25%	2,695	20%	4,177	31%	13,679	100%
Mental	1,584	26.8%	696	11.8%	399	6.8%	226	3.8%	1,113	19%	1,102	19%	422	7%	364	6%	5,906	100%
Self-Care	68	17.4%	83	21.2%	9	2.3%	0	0.0%	30	8%	101	26%	30	8%	70	18%	391	100%
Go-Outside-Home	0	0.0%	0	0.0%	576	6.3%	439	4.8%	1,260	14%	2,399	26%	1,826	20%	2,626	29%	9,126	100%
Employment	0	0.0%	0	0.0%	675	3.1%	667	3.1%	11,447	53%	8,968	41%	0	0%	0	0%	21,757	100%
Two or More Disabilities	455	0.9%	303	0.6%	1,233	2.5%	829	1.6%	16,835	33%	15,499	31%	5,339	11%	9,829	20%	50,320	100%
Includes Self-Care	346	3.1%	198	1.7%	106	0.9%	124	1.1%	1,840	16%	2,404	21%	1,881	17%	4,439	39%	11,338	100%
Does Not Include Self-Care	109	0.3%	105	0.3%	1,127	2.9%	705	1.8%	14,995	38%	13,095	34%	3,456	9%	5,390	14%	38,982	100%
No Disability	48,855	8.9%	47,505	8.7%	17,592	3.2%	16,775	3.1%	179,706	33%	184,017	34%	23,609	4%	30,726	6%	548,785	100%

Source: 2000 U.S. Census

As the 2000 Census data indicates, the disabled population is diverse, with a wide range of housing needs. The type and severity of disability affect housing requirements, the level of independence of the disabled varies significantly, and there is also considerable overlap between the disabled population and other groups with unmet housing needs, including elderly and lower-income populations. Special housing needs for the elderly and the disabled may be related to:

- Location: the need to live near medical facilities, transportation, or other services;
- Household Type: the need for a supportive living arrangement including shared housing, group homes or institutional care;
- Physical Design: physical design features which improve accessibility including ramps, handrails, extra-wide doors, and other features.

Conclusion

The County, through the Housing Department and other sources, provides significant resources to assist in the provision of housing for special needs populations, as described in Section 8. In addition, the policies and programs in Section 10 include ways to reduce constraints to housing developed for special needs groups, and to encourage and incentivize such housing. However, with the aging of the County's population, continuing high housing costs in the County, the continued decline in housing production, ongoing budget shortfalls at the Federal, State, and local levels, and the difficulties in producing housing for hard-to-serve populations, as described in Section 4, new resources for special needs populations will need to be identified and provided in the future in order to adequately serve these groups.

At-Risk Housing Units

California Government Code Section 65583 requires that the Housing Element include analysis of existing assisted housing developments that are at risk of conversion to market rate housing during the next ten years, due to termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions. The state defines “assisted housing developments” as multifamily rental housing receiving government assistance under federal programs listed in Government Code Section 65863, state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees. “Assisted housing developments” also include multifamily rental units that were developed pursuant to a local inclusionary housing program or that were used to qualify for a density bonus pursuant to Government Code Section 65916. The analysis must also estimate the cost of producing comparable new units to replace those at risk of conversion, as well as the cost of preserving at-risk units, identify any appropriate and qualified local public or nonprofit corporations with capacity to acquire and manage units identified as at-risk, and identify all available federal, state and local funding that could be used to preserve the identified at-risk units.

Inventory of At-Risk Developments and Units

The inventory of assisted housing developments in unincorporated San Mateo County that are at-risk over the next ten years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restriction was compiled by the California Housing Partnership Corporation (CHPC) from HUD data, and reviewed and corrected by CHPC and the County Department of Housing.²⁷

There are two developments, with a total of 25 units, at risk of conversion in the unincorporated County within the next 10 years. The two developments are:

Alameda House Inc, at 124 Alameda de las Pulgas, Redwood City, CA 94063. Alameda House is owned and operated by Parca, a local nonprofit organization that has been serving persons with developmental disabilities since 1952. This project has 5 assisted units, housing 5 elderly adults with developmental disabilities. The project received funding from the HUD Section 202 Program (Supportive Housing for the Elderly), and also has a Section 8 Project Rental Assistance Contract (PRAC). The Section 202 funds are in the form of a capital advance that is not required to be repaid, as long as the property continues to serve very low-income elderly residents until 2030. The current Section 8 contract expired in January 2010, but because the property is owned and managed by a mission-driven nonprofit that intends to renew the contract, and because the Section 202 use restrictions will be in place until 2030 unless the entire capital advance is repaid, this property is a low risk of conversion to market-rate housing. However, supportive housing developments with PRACs all

²⁷ This section discusses only those at-risk developments in the unincorporated County. There are many other at-risk units in the incorporated cities, and the County will continue to assist incorporated cities to preserve at-risk housing units.

have some degree of risk, because such contracts are renewed only if there is federal funding available. While the project is not currently in danger of conversion, it should be monitored closely for any change in status during the Housing Element period.

Colma Ridge, at 85 Reiner Street, Colma, CA 94014. Colma Ridge is owned by Mid-Peninsula Housing Coalition and managed by the Coalition's management affiliate, Mid-Peninsula Housing Management Corporation. The project is a 20-unit development completed in 1996 with HUD Section 811 (Supportive Housing for Persons with Disabilities) funds and local CDBG funds. It serves 19 adults with mental disabilities, and has one unit for a manager. The project also has a Section 8 PRAC for the 19 affordable units. The project has multiple affordability restrictions: the Section 811 funding, like Section 202 funding, is a capital advance that need not be repaid if the project remains dedicated to very-low income persons with disabilities until 2037; the San Mateo County CDBG funding has regulatory restrictions that will be in place until 2034; and the PRAC expires on 8/31/2016. Because the property is owned and managed by an experienced, mission-driven nonprofit, and the Section 811 and County CDBG use restrictions will be in place for the next two decades, this property is at low risk of conversion. However, supportive housing developments with PRACs all have some degree of risk because such contracts are renewed only if there is federal funding available. While the project is not currently in danger of conversion, it should be monitored closely for any change in status as it approaches the expiration of its Section 8 contract in 2016.

These projects are the only two known assisted housing developments at risk of conversion in the unincorporated County. Neither project is at serious risk of conversion in the next 5 years. The County's analysis has not identified any units produced under the County Inclusionary Housing Ordinance, Density Bonus Ordinance, or with other project-specific use restrictions that are currently at-risk of conversion. However, as discussed in Sections 7 and 10, the County Housing and Planning Departments will continue to work to create a comprehensive inventory of restricted units that will be monitored for risk of conversion on an ongoing basis.

Costs of Replacement and Cost of Preservation for At-Risk Units

The cost of replacement for Colma Ridge, a 20-unit project, would be in the range of \$7.5 to \$8.0 million (including land cost), based on recent information from Cedar Street Apartments, a 15-unit affordable project for disabled adults in Redwood City that will begin construction in 2010. Total development cost for the Cedar Street project is \$6.24 million, including land cost of \$995,000. Cost of replacement for the five units at Alameda House Inc., in a location appropriate for the targeted population, would be in the range of \$700,000 to \$1,000,000, based on recent sales data for existing homes in the county with a similar bedroom count (purchasing, and remodeling if necessary, an existing single-family home would be the preferred and most cost-effective method of replacement, rather

than buying land and constructing a replacement home). The total replacement cost of these 25 at-risk rental units would be approximately \$8.2 - \$9.0 million.

Preservation of these units, rather than replacement, is the most cost-effective alternative. The potential options for preservation include: assigning Housing Authority Section 8 project-based rent subsidies to all or part of the units; using local housing trust (HEART or other) funds, County CDBG funds, and/or HOME funds to assist with acquisition of one or both properties by another nonprofit organization should either of the current owners default or decide to transfer their property; and using tax credits and other state and federal programs such as tax-exempt bonds to assist with acquisition by another nonprofit organization. Transferring ownership of either of these developments to another nonprofit owner should not require a substantial investment of funds, however, unless significant rehabilitation is necessary; rather, the acquiring nonprofit would typically take on the existing debt and obligations associated with the property in exchange for transfer of ownership.

Preservation of these at-risk units would entail ongoing rental assistance, with the cost estimated to be approximately \$234,000 per year (or \$9,360 per unit per year), or approximately \$2.34 million over a 10-year period.²⁸

Entities Qualified to Preserve At-Risk Units

The State Housing and Community Development Department (HCD) maintains a list of “Qualified Entities” who are interested in purchasing at-risk government-subsidized multifamily housing projects in order to keep the units affordable. This list was last updated by HCD in May of 2008. Qualified Entities listed for San Mateo County include: Affordable Housing Foundation, BRIDGE Housing Corporation, Christian Church Homes of Northern California, Inc., Community Home Builders and Associates, Foundation for Affordable Housing, Inc., Housing Corporation of America, Mid-Peninsula Housing Coalition, Northern California Land Trust, Inc., Palo Alto Housing Corp, The Lesley Foundation, and West Bay Housing Corporation. In addition, there are other Qualified Entities listed in other counties who have developed affordable housing in San Mateo County and have the capacity to acquire and/or build and manage at-risk developments. These entities include: Eden Housing, American Baptist Homes of the West, EAH, Inc., First Community Housing, and Mercy Housing California.

Resources Available for Preservation

The following funding sources are currently available for purchasing or otherwise preserving at-risk units in San Mateo County.

²⁸ Estimate provided by the Housing Authority of San Mateo County, using current average HAP payments for project-based units in affordable housing projects.

Federal Programs

Community Development Block Grant (CDBG) Funds. Approximately \$1.5 million in CDBG funds is available annually for housing development, rehabilitation, and/or preservation through acquisition and rehabilitation.

HOME Funds. Approximately \$1 million in HOME funds is available annually for housing development, replacement (new construction), and preservation through acquisition, and rehabilitation.

Low Income Housing Tax Credits (LIHTC) (4% and 9%). LIHTC awards are made directly to project sponsor through a competitive process. Nine percent credits are extremely competitive and the amount available within San Mateo County in any funding round is very limited. Four percent credits are available to projects with tax-exempt bonds LIHTC can be used for new construction and preservation through acquisition and rehabilitation.

Tax-Exempt Bonds. A local government or joint powers issuer must apply to the California Debt Limit Allocation Committee for allocation of private activity mortgage revenue bonds, which can be combined with Low Income Housing Tax Credits. Nonprofit organizations have authority to issue 501(c)(3) bonds directly, but these cannot be combined with Low Income Housing Tax Credits. Bonds can be used for replacement (new construction) and preservation through acquisition and rehabilitation.

Housing Opportunities for Persons with AIDS (HOPWA). San Mateo County receives a limited amount of HOPWA funds as a sub-recipient of an entitlement grant awarded under the federal HOPWA Program for the San Francisco Eligible Metropolitan Statistical Area, which includes the counties of Marin, San Francisco, and San Mateo. These funds are for delivery of services to low-income individuals and households with HIV/AIDS, and are currently restricted to short-term rental and mortgage assistance, supportive services, and project sponsor and grantee administrative expenses. These funds could be used for short-term direct rental subsidies for individuals and households with HIV/AIDS or related diseases who might be displaced from affordable housing lost to market-rate conversion.

Federal Home Loan Bank Affordable Housing Program (AHP). The AHP Program provides grants and subsidized loans to support affordable rental housing and homeownership. AHP funds can be used for replacement (new construction) and preservation through acquisition and rehabilitation.

State and Local Housing Funds

Redevelopment Funds. The unincorporated County does not have a Redevelopment Agency, and no redevelopment funds are available for preservation or replacement of at-risk units in unincorporated areas.

Housing Trust Funds (HEART). The County has a local housing trust, the Housing Endowment and Regional Trust of San Mateo County (HEART). HEART has provided both short-term bridge loans as well as long-term permanent financing for acquisition and rehabilitation, and for new construction projects throughout the County. HEART currently has very limited funding for long-term loans, hindering its ability to provide substantial preservation assistance. However, HEART is committed to helping preserve affordable low-income units in the county.

Multifamily Housing Program (MHP). There are no MHP funds available. The California State Housing and Community Development Department (HCD) has issued a notice that there are no “Notice of Funding Availabilities” (NOFA’s) available for any Proposition 46 and 1C bond programs, which are the source of funding for the MHP. Future funding for the Multifamily Housing Program will depend on securing a new revenue source for this and other state housing subsidies.

Infill Infrastructure Grant Program. There are no Infill Infrastructure Grant funds available. HCD announced in 2009 that all funds for the Infill Incentives Grant Program and Transit Oriented Development (TOD) Program have been awarded, and there is no current anticipation of a third round of funding due to disencumbrances of previously awarded projects.

TOD Housing Program. HCD announced in 2009 that all funds for the Infill Incentives Grant Program and Transit Oriented Development (TOD) Program have been awarded and there is no current anticipation of a third round of funding due to disencumbrances of previously awarded projects.

Program for Preserving At-Risk Units

The unincorporated County of San Mateo has a total of 25 units in two HUD-subsidized properties that are at some risk of conversion to market rate during the next 10 years (prior to 2019). The County’s objective is to retain as low-income housing all at-risk units in the unincorporated County. The County will initiate and/or continue the programs and activities listed below during the remaining five-year housing element period to ensure that these units are preserved. These efforts utilize existing County and local resources, including efforts to secure additional resources from the public and private sector should they become available. Unless otherwise noted, the San Mateo County Department of Housing will be responsible for implementation of these programs. Funding sources for the listed programs and activities is specified, where

appropriate. In addition to efforts targeted to at-risk units in the unincorporated County, the County Housing Department will also continue to use available resources to assist the incorporated cities, as needed, to retain or replace at-risk units throughout the County.

The County's program includes the following activities:

- **Monitor At-Risk Units.** Monitor Alameda Housing Inc. on an ongoing basis, with updates at least every six months, to determine owner interest in continuing participation in the Section 8 rental subsidy program, if this option is available. Monitor Colma Ridge starting two years prior to expiration of its HUD PRAC rental assistance contract in 2016, to determine owner interest in continuing participation in this rental subsidy program, if this option is available.
- **Work with Owners to Develop a Preservation Plan.** Work with Parca (Alameda House Inc) starting in 2010, and with Mid-Peninsula Housing Coalition (Colma Ridge) starting in 2014, to develop a preservation plan to ensure that the at-risk units will be retained at the expiration of each entity's respective HUD rental assistance contracts.
- **Investigate Inventory of Locally Restricted Units.** The Housing and Planning Departments will jointly investigate locally restricted units in the unincorporated county to create a comprehensive inventory of restricted units, and monitor these units for risk of conversion on an ongoing basis. If any additional at-risk units are identified, the Housing Department will analyze the nature of the risk and develop a program for preservation, which may include regulatory actions, tenant and sponsor technical assistance, direct rental subsidies, and other options.
- **Develop a New Program for Awarding Section 8 Project-based Rental Assistance.** The Housing Authority of San Mateo County will implement a new program, starting in 2010, for awarding project-based rental assistance to create or preserve low-income units in the unincorporated areas, as well as in cities throughout the county. This program will develop criteria for awarding assistance to help retain low-income at-risk units that would otherwise be lost.
- **Work with City Partners to Identify Preservation Funding Sources.** As part of the ongoing countywide Housing Element coordination effort ("21 Elements"), the County Housing Department will work with city partners, on an annual basis, to identify funding sources available to retain or replace at-risk projects, and how these resources can be maximized to achieve the greatest benefit.

Projected Need

This section provides an overview of projected housing need, housing production trends, and employment trends.

Regional Housing Needs Allocation (RHNA)

The Regional Housing Needs Allocation (RHNA) is one important indicator of the County's housing need.

State law requires the State Department of Housing and Community Development (HCD) to determine the existing and projected regional housing need for each region in the state, including the 9-county Bay Area, during each planning period (in this case, 2007–2014). This regional need represents one estimate of the number of new housing units required to meet the region's housing demand over the period. Typically, each region's Council of Governments (COG) then determines the fair share of the total regional housing need that should be allocated to each city and county within the region. Each jurisdiction's share of the regional housing need is known as that jurisdiction's Regional Housing Need Allocation, or "RHNA." In the case of the Bay Area, the Association of Bay Area Governments (ABAG) typically makes the RHNA allocations, assigning a certain number of units to each city and county. The cities and counties must then demonstrate, in their respective housing elements, that there are enough available, developable parcels within the jurisdiction to build sufficient units to match the RHNA.

For the 2007-2014 planning period, however, San Mateo County and its cities utilized the option of forming a subregion to independently allocate San Mateo County's portion of regional housing need. ABAG allotted a total amount of regional need to the San Mateo County subregion, which included the unincorporated County and all cities within the County, and the County and cities, in collaboration, determined each jurisdiction's share of that allotment. Rather than being allotted directly by ABAG, RHNA for each jurisdiction was determined in a collaborative, participatory process involving the jurisdictions themselves, with ABAG's approval. The subregional allocation process is available to any region in the state, but the San Mateo County subregion was the first to use the process.

Table 5-23 shows the RHNA for unincorporated San Mateo County, as determined by the subregional allocation process. The table also shows the income and affordable home price and affordable rent related to each income category, based on the calculations shown in detail in Section 3.²⁹ The RHNA represents the number of housing units that the County will need in order to meet its fair share of regional housing need, as determined by HCD, ABAG, and the

²⁹ Only the income levels and associated numbers of units needed were generated through the RHNA and subregional allocation process. The related price and rent information is based on independent calculations by the County Planning Department.

subregional allocation process, for the period from 2007 to 2014. The estimate of housing need is also determined for various income levels, including projected need for extremely low, very low, low, moderate and above-moderate income levels.

The County is statutorily required to plan for this amount of housing need in the Housing Element, and to demonstrate, through an inventory of developable sites and through policy and programmatic elements, that the available sites, in combination with policies and programs, are sufficient to allow and/or cause enough new housing units to be created to match the need estimated in the RHNA. The number of adequate, developable sites is addressed in Section 9, and housing goals, policies and programs are described in Section 10.

**Table 5-23
Unincorporated San Mateo County RHNA, 2007 – 2014**

Income Category	Units Needed	Income Limit	Affordable Price¹	Affordable Rent²
Extremely Low	171.5	\$ 33,950	\$ 110,223	\$ 695
Very Low	171.5	\$ 56,550	\$ 199,158	\$ 1,204
Low	247	\$ 90,500	\$ 331,339	\$ 1,967
Moderate	291	\$ 116,160	\$ 431,568	\$ 2,545
Above Moderate	625	N/A	N/A	N/A
Total	1,506			

1. Based on affordable housing cost of 30% of income; see Table 5-4.

2. HUD, 2009; San Mateo County Housing Dept. Based on a 3-bedroom, 4-person household; see Table 5-5.

Note: Only the income levels and associated numbers of units needed were generated through the RHNA and subregional allocation process. The related price and rent information is based on independent calculations by the County Planning Department.

The RHNA process, at the State level, the COG (ABAG) level, and the subregional level, estimates housing need based on a broad range of factors. The methodology considers State Department of Finance and ABAG regional population growth projections, ratios between housing units and population, and an estimate of existing housing need based on vacancy rate assumptions, among other elements. The resulting numbers are intended to be reasonable estimates that take local factors into consideration in determining each jurisdiction's projected housing need.

2008 San Mateo County Housing Needs Study

The 2008 San Mateo County Housing Needs Study³⁰ ("2008 Needs Study"), completed by Economic & Planning Systems, Inc. (EPS) for the City/County

³⁰ 2008 San Mateo County Housing Needs Study, Economic & Planning Systems, Inc., Berkeley, CA, August 15, 2008.

Association of Governments of San Mateo County and the County Department of Housing, is an update to two prior County Housing Needs Studies. As the study states, it “is not a replacement or alternative to the official RHNA housing needs estimates; rather, it is intended as a complement, providing a distinct economic development-based housing needs estimate” for each jurisdiction in the county. It is important to note that the 2008 Needs Study does not provide any discrete estimates or projections of need for the unincorporated areas of the County, and is therefore distinct from the unincorporated County RHNA discussed above. The 2008 Needs Study provides broader indicators of housing need on a countywide basis, including the incorporated cities, but cannot be used to assess housing need for the unincorporated portions of the County.

Specifically, the 2008 Needs Study provides new housing needs estimates for the County, and each of the incorporated cities within the County, based on ABAG’s 2007 job projections. In contrast to the RHNA methodology, the 2008 Needs Study estimates housing need primarily on the basis of projected job growth. Under this approach, the estimated housing need in San Mateo County as a whole, and in each separate incorporated jurisdiction, is linked directly to projected job growth, associated new worker household formation, expected commute patterns, and estimates of non-worker household formation. The 2008 Needs Study does not consider housing development capacity under current land use designations in the County or cities. The 2008 Needs Study’s distribution of housing need by income group is based on worker incomes and household formation patterns.

Key Findings of the 2008 Needs Study include:

- *Jobs Projections.* For the period from 2007 to 2014, ABAG Projections 2007 estimated a countywide job increase countywide of about 38,500 jobs, or about 5,500 jobs each year, representing an average annual job growth rate of 1.5 percent. For the unincorporated County, the ABAG-estimated job increase over this period is about 3,194, or about 456 jobs each year.
- *Overall Housing Need.* From 2007 to 2014, the 2008 Needs Study estimates a total countywide housing need of 20,410 housing units between 2007 and 2014, an average of about 2,900 units each year. For the unincorporated County, the 2008 Needs Study estimated housing need over this period to be about 1,864, or about 266 housing units per year.
- *Comparison of 2008 Needs Study and RHNA Housing Needs Estimates.* From 2007 to 2014, the total housing need under the RHNA allocation for San Mateo County as a whole is 15,738 units, while the 2008 Needs Study estimates a need for 20,410 units, a difference of over 4,600 units. For the unincorporated County, the RHNA allocation is 1,506 units, while

the 2008 Needs Study estimates a need of 1,864 units, a difference of 358 units over the Housing Element period.

It is also interesting to note that the 2008 Needs Study and RHNA allocations provide different estimates of housing need by income category. Compared to the Housing Needs Study, the RHNA numbers for San Mateo County as a whole show a lower percentage of housing need at the very low and low- income levels and a higher percentage at the moderate and above-moderate levels. The 2008 Needs Study concludes that the Countywide housing need is estimated to include 15% Extremely Low, 12% Very Low, and 20% Low Income households. This division is based on the 2000 income distribution adjusted by the consumer price index and the current HUD housing income limits for San Mateo County. While these numbers vary from the RHNA for the entire County, they are relatively close to the RHNA estimates for the unincorporated portions of the County, which are divided into 12% extremely low, 12% very low, 16% low, 19% moderate, and 41% above-moderate income.

Employment Trends

According to the Needs Study, job growth is expected to occur in a number of industry sectors between 2007 and 2014. The Professional and Managerial Services sector is projected to have the largest absolute growth, around 7,400 jobs or roughly 20% of new job growth, and the Health and Educational Services sector is projected to add roughly 6,200 new jobs, about 15% of job growth. In contrast, the Agriculture and Natural Resource sector is not expected to grow, and the Government, Information, Retail, and Financial and Leasing sectors are expected to have only modest growth.

Commuting Trends

According to the 2008 Needs Study and other data sources, as of 2000 the numbers of County in-commuters (residents of other jurisdictions traveling into the County to work) and out-commuters (County residents traveling to work outside the County) were significant, but relatively balanced: there were 144,400 in-commuting workers, primarily from San Francisco, Santa Clara, and Alameda counties, and 146,800 out-commuting workers, primarily working in San Francisco, Santa Clara, and Alameda counties. This balance of in-commuting and out-commuting indicates that, to some extent, the County also has a relatively equal balance of jobs and housing. However, this situation is expected to change. The Metropolitan Transportation Commission (MTC) projects a significantly increased level of net in-commuting into San Mateo County, with MTC projections showing that other counties are expected to provide, in net terms, about 29.5% of the County's job-related housing. While commute patterns in and out of the County do not directly translate into housing need, increased commuting and vehicle miles traveled have a number of negative consequences to environmental quality, congestion, quality of life, and other factors. An increasing imbalance between employment and housing in the County indicates

a need for more housing, particularly housing in proximity to employment centers.

Housing Production Trends and Supply Shortfall

Single-family dwellings still make up the largest portion of existing housing stock in San Mateo County, comprising approximately 60% of housing units in the County. Townhomes and condominiums, increasingly in demand from first-time homebuyers and “empty-nesters,” comprise only 11% of current housing supply. However, while single-family detached housing remains the predominant housing type, construction of attached single-family homes has increased in recent years, as higher density infill housing has become more common.

At the same time, EPS and others report that the combination of low mortgage interest rates for home purchases, relatively low rents, and increasing construction costs has resulted in minimal apartment development in recent years (with the exception of subsidized affordable rental complexes). Overall, new development of all types has remained primarily single-family, for-sale, and targeted the higher end of the market.

Finally, it should be noted that market-rate housing production in the County has declined significantly during the current recession,³¹ as has production of subsidized affordable housing. The gap between needed housing units and production of housing remains quite large, with estimates from EPS and other sources indicating that by 2025 the County could experience a shortfall of 35,000 to 49,000 units, primarily of housing affordable to lower income families.

³¹ See Table 3-29, Section 3. Based on current building permit application trends, housing production in 2010 is projected to be lower than 2008 and 2009.

6. ENERGY CONSERVATION

Energy costs are an increasingly significant component of housing costs. Energy costs related to housing include the energy required to operate appliances, home heating and cooling, and other factors, as well as the energy costs of travel to and from the home. The location of newly constructed housing also impacts the cost of production and the energy cost and impacts of service provision, including infrastructure costs, energy and waste transmission costs, and other costs.

The County promotes energy efficiency in new and rehabilitated housing, and also prioritizes infill housing, housing in proximity to existing infrastructure, and housing near transit, in order to minimize the cost and impact of energy use in the construction and operation of new and existing housing. The County's efforts to promote energy efficiency include the following:

- Adoption in 2007 of a Green Building Ordinance, which requires all new residential development and all substantial residential rehabilitation projects in the unincorporated County to achieve LEED (Leadership in Energy and Environmental Design) Certification, or at least 50 or more GreenPoints on the appropriate GreenPoint Rated Checklist. The ordinance is consistent with the State Building Energy Efficiency Standards.
- Compliance with new statewide landscaping policy requiring sustainable landscaping practices, including water-efficient and drought-tolerant landscaping.
- Promotion of energy efficiency measures in all housing rehabilitation efforts supported by the County's Housing Rehabilitation and Repair Loan Program.
- Promotion of infill development and high-density development near transit corridors through General Plan policies, Area Plans and Zoning Regulations, participation in the Grand Boulevard Initiative, and other efforts.
- Promotion of use of natural heating and cooling opportunities in the design of new residential subdivisions and new buildings, through provisions in the Subdivision Regulations and Residential Design Review Standards. Design that maximizes natural heating and cooling reduces future heating and cooling costs.
- A Sustainable Building Policy that requires new County buildings to be built to the highest practicable LEED standards.

- Adoption of a Construction and Demolition Debris Ordinance requiring contractors to submit a “Waste Management Plan” as part of the building or demolition permit application process.
- Efforts to publicize and promote green building and energy efficiency practices throughout the County through outreach efforts by the County’s RecycleWorks Division and other departments, including a “brown-bag” lecture series, information on programs and policies made available via website and brochures, and other outreach efforts.
- Support for utility bill payment assistance and weatherization/insulation programs for low-income households administered by community service agencies and PG&E.

7. REVIEW OF PREVIOUS HOUSING ELEMENT

This section provides a review of the policies and programs included in the prior (2003) Housing Element. Each policy and program from the prior Element is listed in the table below, with a description of the goals of the policy or program, an evaluation of its effectiveness and any barriers to successful implementation of the policy/program, and recommendations for either continuing the policy or program in its current form, continuing with recommended modifications, or discontinuing the policy/program, with specific justifications for each recommendation. The new Goals, Policies and Programs included in Section 10 of this Housing Element integrate the findings of this review.

The goals, policies, and programs and the review and recommendations are listed in the same order that the goals, policies and programs are shown in the 2003 Housing Element. As in the 2003 Element, programs are organized by **GOAL**, **Policy Area**, and **Program**.

PROTECT EXISTING AFFORDABLE HOUSING

Preserve and Enhance Quality of Existing Housing Stock

Program 14.8 Strengthen the Low Interest Rehabilitation Loan Program

Strengthen the Low Interest Rehabilitation Loan Program and make it more proactive by: a. Targeting available rehabilitation funds to areas with the greatest housing deficiencies; periodically monitor the condition of housing for signs of deterioration to determine areas with greatest rehabilitation needs; b. Increasing the number of multi-family rental units rehabilitated by working with landlords to rehabilitate multi-family housing for low income tenants; c. Linking multi-family rental housing rehabilitation projects that use public resources with long-term affordability; d. Working with San Mateo County cities toward a common definition of substandard housing in need of rehabilitation, and toward better methods of data collection of housing conditions; e. Coordinating with neighborhood revitalization and code enforcement programs; f. Investigating and securing additional resources for housing rehabilitation.

Timeframe: 2003-2004

Lead: Housing/Planning and Building/Environmental Health

2003-2006 Targets: a. The County generally anticipates rehabilitation program income of between \$800,000 and \$1.2 million per year for the Urban County. County program income will assist up to 20 single-family units per year at a maximum loan amount of \$75,000 per single-family home; b. The rehabilitation program also provides funding for qualified rental units, but marketing to owners of apartment structures with lower income tenants has yielded little interest in recent years. This may change with the recent “softening” of the rental market, as

rental property owners have more incentive to improve their properties to attract tenants, and the County increases its marketing efforts. Currently, the Office of Housing markets the program by publishing informational brochures that are available at County and participating city offices and community service centers. Information about the rehabilitation loan program is also available on the Office of Housing website. c. The County will also be looking at ways to target rehabilitation funds to areas with the greatest housing deficiencies to increase the program's visual impact and stimulate additional public and private investment, generally in less affluent areas with older housing stock including North Fair Oaks and Broadmoor; d. County Housing and Planning staff have met with Building, Zoning and Housing Code Enforcement staff to increase coordination between enforcement and rehabilitation efforts (see also Policy 14.18). During the first part of 2004, additional meetings will be scheduled with the North Fair Oaks Community Council; based on the Council's and enforcement staff's first-hand knowledge of housing conditions and local landowners, certain areas of the community will be targeted for more concentrated marketing of the rehab program; e. In addition, Housing and Planning staff will be meeting with Public Works staff to coordinate infrastructure improvement activities and neighborhood revitalization efforts, initially in North Fair Oaks.

Achievements: From FY 2002-03 to FY 2008-09, the County rehabilitation program funded rehabilitation of 12 units for \$824,000 in unincorporated San Mateo County. The following is a breakdown of units and funding per fiscal year: q FY 2002-03: 4 units for a total expenditure of \$282,000; FY 2003-04: 3 units for a total expenditure of \$137,500; FY 2004-05: 2 units for a total expenditure of \$62,500; FY 2005-06: 1 unit for a total expenditure of \$125,000; FY 2006-07: 1 unit for a total expenditure of \$192,000; FY 2007-08: 0 units for a total expenditure of \$0; FY 2008-09: 1 unit for a total expenditure of \$25,000.

Effectiveness/Barriers to Implementation. The program has been moderately effective in the unincorporated areas. The primary barriers to implementation are inadequate funding and lack of public knowledge of the program. No additional funding is currently available, and new funding sources are unlikely to be identified in the near to intermediate future. However, the County can strengthen publicity efforts for the program by providing informational materials in more locations and through more avenues, renewing coordination between code enforcement and rehabilitation efforts, and by other means.

Recommendation. Continue the Low Interest Rehabilitation loan program. Identify ways to expand public awareness of the program. Renew coordination between Housing Department and Code Enforcement.

Program 14.9. Enforce Building Code Requirements

The Building Inspection Section enforces building code requirements during the review of building permit applications, by regular inspections during construction

of a residential building project, and in response to complaints of unauthorized construction.

Timeframe: Ongoing

Lead: Planning and Building

2003-2006 Targets: Target: 1,350 (based on issuance of 450 residential building permits per year for both new units and alterations and additions to existing units).

Achievements: The County issued 1,769 residential permits between 2003-2006, roughly 589 per year, exceeding the target.

Effectiveness/Barriers to Implementation. The program has been effective.

Recommendation. Continue this program as is.

Program 14.10. Offer Voluntary Code Inspection Services

Timeframe: Ongoing

Lead: Planning and Building

2003-2006 Targets: Target: 750 permit histories (based on 250 per year), 100 housing inspections in connection with 50 percent and 75 percent remodels/additions (based on 33 per year).

Achievements: The County has completed 238 inspections of 50% and 75% remodels, an average of 79 per year, exceeding the target.

Effectiveness/Barriers to Implementation. The program has been effective.

Recommendation. Continue this program. Analyze efficacy and opportunities for greater publicity and outreach regarding voluntary code inspection services.

Program 14.11. Promote Energy Conservation in Existing Housing

Timeframe: Ongoing

Lead: Planning and Building/HAS

2003-2006 Targets: The Building Inspection Section reviews all applications for residential remodels and additions for compliance with the 2001 Building Energy Efficiency Standards. Target: 900 (based on issuance of 300 permits per year for residential alterations and additions). Energy conservation improvements are also included in residential rehabilitation projects supported by the County's Low Interest Rehabilitation Loan Program. In addition, HSA supports a number of programs administered by non-profit agencies that offer assistance with utility payments and energy conservation improvements.

Achievements: The 2001 Building Energy Efficiency Standards have been superseded by the 2005 Standards (Title 24, Part 6 of the CA Code of Regulations). These Standards will shortly be replaced by revised standards that

will be effective January 1, 2010. Under state law, all new projects, remodels, and additions must meet the Building Energy Efficiency Standards. Building Inspection staff continue to review remodels and additions for compliance with the Standards. In addition, the new Green Building Ordinance requires that any remodel or addition that exceeds 50% of the value of the existing structure achieve either LEED certification, or 50 Greenpoints from the Build It Green Program. Green Building Program standards exceed those of the California Code of Regulations. The County has issued 2,082 permits for remodels and additions between 2004 and 2006, or 694 per year, more than twice the target. Since 2005 the County has also provided 10 loans for 10 units for solar panels. The installation on all 10 loans has been completed, achieving the program goals. Funding for the program was made available through community development block grants from the US Department of Housing. Marketing for the loan program was directed to people receiving housing rehabilitation loans. The Housing Department continues, through the Rehabilitation Loan Program and other programs, to support and encourage energy efficiency in new and rehabilitated affordable housing. The Housing Department continues to support nonprofit agencies providing energy efficiency assistance.

Effectiveness/Barriers to Implementation. The program has been effective.

Recommendation. Continue to apply the Standards, using the 2010 Standards once they are applicable. 50% and 75% remodels are now covered by the Green Building Ordinance; Continue to provide funding for energy efficiency as part of the Rehabilitation Loan Program; Continue to support other agencies in energy efficiency efforts.

Program 14.12. Preserve Existing Single-Family Residential Areas

Timeframe: Midcoast LCP Update - 2003-2004/Los Trancos Woods - 2004-2005/Burlingame Hills - 2005-2006/Highlands - 2005-2006;

Lead: Planning and Building

2003-2006 Targets: Consider during preparation of area plans, land use studies and rezonings. Target: 4 unincorporated areas.

Achievements: The Midcoast LCP update has been submitted to the Coastal Commission. The proposed update largely does not affect the existing residential character of the coast, and maintains the priority on single family residential development over other forms. The LCP update does propose prioritizing water use for affordable housing, but does not prioritize multifamily housing. The Coastal Commission is currently considering the submitted LCP update. In the Los Trancos Woods area, the County adopted two new zoning designations to strengthen and maintain single-family zoning. The new regulations implement floor area ratios in the area, which limit new homes in the area to sizes consistent with the existing single-family character of Los Trancos Woods. In the San Mateo Highlands, the County adopted new zoning that facilitates single-family

development that is consistent with adjacent single-family zoning. The County has not addressed the Burlingame Hills plan.

Effectiveness/Barriers to Implementation. The program has been effective. In appropriate areas, single-family residential character has been preserved.

Recommendation. Analyze existing area housing types and neighborhood character as part of the upcoming General Plan Update, and identify any areas where efforts to preserve and/or enhance single-family residential uses are appropriate. Any subsequent changes to the LCP in the near to intermediate future will be in response to changes requested or required by the Coastal Commission. The current proposed update maintains the primarily single-family residential character of the majority of the Midcoast. Los Trancos Woods requires no further changes. San Mateo Highlands requires no further changes. Potential changes to the Burlingame Hills Plan will be assessed during the upcoming General Plan update.

Protect Existing Affordable Housing from Conversion or Demolition

Program 14.13. Prohibit Condominium Conversions

Timeframe: Ongoing/2005-2006

Lead: Planning and Building

2003-2006 Targets: Maintain prohibition unless vacancy rate indicates easing of rental housing shortage. Amend Subdivision Regulations to establish a procedure for granting exceptions for residents and non-profits if units are to remain affordable.

Achievements: The vacancy rates in the County have remained below the threshold, and prohibitions on condominium conversions have been continuously maintained. The subdivision regulations have not been modified to provide exceptions. However, local nonprofits have not expressed interest in condominium conversions, and current housing market conditions make condominium conversions, either market-rate or below-market, unlikely.

Effectiveness/Barriers to Implementation. The program has been effective.

Recommendation. Continue the prohibition with the same vacancy rate trigger, but do not pursue amending the regulation to allow exceptions, unless significant interest from residents and nonprofits becomes evident.

Program 14.14. Protect Existing Affordable Housing from Conversion or Demolition

Protect existing affordable housing constructed using public resources from conversions to market-rate housing or demolition by: a. Continuing to keep and periodically update the inventory of assisted units at-risk of conversion to market-

rate units; b. Respond to any Federal or State Notices including Notice of Intent to Pre-Pay, Owner Plans of Action, or Opt-Out Notices filed on assisted projects; c. Encourage local housing sponsors to purchase at-risk housing developments and hold the units as long-term affordable housing; d. Consider providing financial assistance from available local, State and Federal sources to facilitate purchase and preservation of long-term affordability for at-risk housing developments.

Timeframe: Ongoing

Lead: Planning and Building/Housing

2003-2006 Targets: Continue protections through existing procedures for monitoring affordable housing units at risk of conversion.

Achievements: The County does not have a comprehensive inventory of assisted units at-risk of conversion, and has not, to date, periodically updated such a list. The closest approximation is California Housing Partnership Corporation's At-Risk Database, which addresses only HUD-assisted units. There is no inventory of other assisted units, nor of units restricted to below-market prices/rents through deed restrictions, contracts, or other means. The County Housing Authority does continue to respond Notice of Intent to Pre-Pay, Owner Plans of Action, or Opt-Out Notices filed on assisted projects that are under the Authority's aegis. The County supports local housing sponsors' efforts to purchase and maintain at-risk units, but has not taken specific steps to increase or incentivize this type of activity. The County has not explored the provision of assistance for at-risk units.

Effectiveness/Barriers to Implementation. Implementation of this program was unsuccessful. The prior housing element assumed that a comprehensive inventory, and effective monitoring procedures for assisted and otherwise restricted housing units were in place, but this was not the case. The County does not currently have an effective method for inventorying and/or monitoring at-risk affordable units. The barriers to monitoring non-assisted, below-market-rate deed-restricted affordable housing are (a) poor record keeping to identify these units, and (b) lack of an effective monitoring system. For federally assisted multifamily affordable housing developments, there are no barriers to monitoring; however preserving the units in the future, when subsidies expire, may require additional funding, the availability of which is uncertain.

Recommendation. Renew and strengthen this program. The County, potentially in collaboration with other jurisdictions through the 21 Elements collaborative, will create and adopt a method to inventory and monitor the County's stock of restricted affordable units, including all affordable units, whether currently at-risk or otherwise. This method may involve hiring of a consultant to create a comprehensive inventory of restricted units, and/or to implement ongoing monitoring.

Protect Tenants of Affordable Housing from Overpayment and Displacement

Program 14.15. Provide Rent Subsidies to Extremely Low, Very Low and Low Income Households

Timeframe: Ongoing

Lead: Housing Authority

2003-2006 Targets: Continue administering Section 8 Program and explore additional Federal and State funds to supplement existing program. Target: 200 certificates in use in unincorporated area.

Achievements: The Housing Authority of San Mateo County serves 4,251 households through the Section 8 Housing Choice Voucher program, of which 49 households are located in the unincorporated County (as of December 2008). The Housing Authority opened its Housing Choice Voucher waiting list in July 2008 and received 23,376 applications, randomly selecting 3,600 families to form the wait list. While there are only 49 certificates currently located in the unincorporated County, it is not necessarily a complete indicator of the population served, as the vouchers are attached to the recipient and not the unit, and recipients may move between incorporated and unincorporated jurisdictions. While the Housing Authority of San Mateo County has not obtained additional federal and state funding to supplement the program, the Housing Authority dedicated a subset of its housing vouchers to programs that designed to achieve certain financial, employment and housing goals and are deeply targeted to people with very low- and extremely low-income or are homeless. The Housing Authority and Human Services Agency were recently awarded 40 Family Unification Program vouchers.

Effectiveness/Barriers to Implementation. Program has been successful with the limited operational resources, although the levels of assisted provided, and number of recipients assisted, are incommensurate with need. The primary programmatic barrier is resource constraint, including inadequate State and Federal funding for housing assistance.

Recommendation. Continue within resources available, strengthen the program by seeking supplemental funds to close the gap create by the continual loss in federal funding

Program 14.16. Protect Mobile Home Park Tenants

Timeframe: 2003-2004/Ongoing

Lead: Planning and Building/Housing/County Counsel

2003-2006 Targets: Efforts to address tenant landlord and affordability issues for the eight mobile home parks (total 867 units) in the unincorporated area are ongoing. These efforts include: (1) the adoption of a rent control ordinance by the Board of Supervisors; (2) the adoption of a licensing ordinance; (3) assisting the tenants of two mobile home parks (Bayshore Villa, 141 units and Pillar Ridge,

227 units) with possible purchase of their parks. In connection with mobile home park closures, the County will continue ongoing regulation in accordance with a local policy implementing Government Code Section 65863.7.

Achievements: (1) The mobile home park rent control ordinance for the unincorporated County is still in place. (2) Licensing regulations for mobile home parks in the unincorporated County are still in place. (3) Although neither the Bayshore Villa nor Pillar Ridge mobile home parks has been purchased by the tenants, the County has provided funding to assist with stabilizing and preserving the two mobile home parks as affordable housing, affecting 344 units. In 2004 the nonprofit COACH of San Diego purchased the 227-unit Pillar Ridge Park with the assistance of County CDBG funds and tax-exempt bond financing. The bond financing required that at least 75% of the units be affordable to households at low-income or below. Currently the Park is occupied by approximately 90% low income households. The County provided \$700,000 in CDBG funding over three funding cycles since 2004-05 to assist with Park acquisition and upgrading of the common areas of the Park. In 2003-04 the Housing Department also supported the City of East Palo Alto in attempt to acquire and rehabilitate Palo Mobile Estates, a 117-unit mobile home park in East Palo Alto. The County allocated \$775,000 in CDBG funding for acquisition/rehab, but the City was unable to secure site control and the project was cancelled. Any mobile home park closures affecting parks using County CDBG/HOME funds will need to meet both State and federal relocation requirements. The County is responsible for monitoring federal compliance in these cases and will also ensure that State requirements are met.

Effectiveness/Barriers to Implementation. This program has been fairly effective. While tenants have not purchased of the listed mobile home parks, these parks have remained affordable. The County has continued to effectively regulate mobile home park operation, licensing, and closure, and provide assistance for mobile home tenants. The policy has been successfully implemented within available resources.

Recommendation. Continue to regulate mobile home park operation, rents, and closures, continue to provide financial assistance to stabilize mobile home affordability, and support any desired tenant purchases of mobile home parks, should the possibility arise. Continue to monitor mobile home parks to ensure compliance with local regulations. Continue to use CDBG and/or HOME funds when appropriate to assist with stabilization and preservation of this affordable housing stock. If there are any mobile home park closures affecting parks using County CDBG/HOME funds, the Housing Department will monitor to that they meet both State and federal relocation requirements. The County is responsible for monitoring federal compliance in these cases and will make sure that State requirements are met as well.

Program 14.17. Support Information, Referral and Mediation Services to Landlords and Tenants

Timeframe: Ongoing

Lead: Human Services/Environmental Health

2003-2006 Targets: Continue services to landlords and tenants through support of the Tenant Landlord Information and Referral Collaborative.

Achievements: While the Tenant Landlord Information and Referral Collaborative is currently inactive, the County works with several community partners to address this issue. The County has also used some of its CDBG funding to support tenant-landlord information and referral services. The following organizations offer services in tenant-landlord relations: Community Legal Services of East Palo Alto; La Raza Centro Legal; Legal Aid Society of San Mateo County; Stanford Community Law Clinic; Project Sentinel; Peninsula Conflict Resolution Center

Effectiveness/Barriers to Implementation. Given the lack of funding for the program, the County has been successful in working with community partners to create a partnership for providing these services

Recommendation. Continue to work with community partners to provide service within available resources

Program 14.18. Avoid Displacement as a Result of Code Enforcement Efforts

Timeframe: 2003-2004/Ongoing

Lead: Planning and Building/Housing/Environmental Health

2003-2006 Targets: Inform building inspectors and code enforcement officers of any programs available to assist in relocation. When relocation is unavoidable, coordinate with the Office of Housing for any available assistance.

Achievements: The County has not tracked displacements resulting from code enforcement actions. Achievements cannot be effectively quantified, but the program has probably not been effective.

Effectiveness/Barriers to Implementation. The County has not tracked displacements resulting from code enforcement actions. Some demolitions of illegally created second units have occurred since the last housing element update, and displacement due to other code enforcement actions may also have occurred, but the number of such displacements is unknown. The County has also not kept records of whether the Housing Department has been notified of code-related displacements. Since there has been no formal mechanism to ensure that the Housing Department is involved when code-related displacements occur, it is possible that evictions have taken place without Housing Department involvement, and without appropriate assistance being offered to evictees.

Recommendation. Create a formal, mandatory tracking system that records every code-enforcement action that results in, or may result in, displacement of residents. Create a formal, mandatory notification procedure that ensures that the Housing Department is notified of any code-related eviction or other displacement procedures, early in the code-enforcement process. Renew and strengthen coordination between the Housing Department and the Code Enforcement division.

PROVIDE NEW HOUSING OPPORTUNITIES

Ensure Availability of Land and Infrastructure for New Housing

Program 14.19 Encourage New Housing Near Employment and Services

Timeframe: NFO-2003-2004/Other Areas Identified in Land Inventory—2004-2005

Lead: Planning and Building

2003-2006 Targets: Continue to encourage new housing to locate near employment centers and services in connection with area plan preparation, land use studies and rezonings. Specifically, staff is actively pursuing opportunities to coordinate with Countywide efforts aimed at promoting redevelopment of the El Camino Real Corridor for transit-oriented development, including housing. Agencies involved in this effort include C/CAG, Samceda P3 and Joint Venture Silicon Valley. These efforts will involve the possible use of transportation planning funds to develop a vision/plan for the section of El Camino Real that includes unincorporated North Fair Oaks. It is important that the vision/plan be coordinated with neighboring jurisdictions. This would set the stage for future redevelopment for higher density housing and/or define General Plan changes, rezonings, or affordable housing site designations that may need to be implemented in order to meet future regional housing need allocations. The option to prepare a Master or Program EIR for this area to facilitate future redevelopment will also be explored.

Achievements: The County has adopted guiding principles that explicitly prioritize housing near employment and services (Vision 2020); the County is also part of the Grand Boulevard Initiative, and has adopted the GBI Guiding Principles, which prioritize housing near employment and services along the El Camino Real Corridor. The County passed resolutions supporting designation of North Fair Oaks as a Priority Development Area, prioritizing transit-related and mixed-use development in the North Fair Oaks area and making North Fair Oaks eligible for. The County has obtained a \$500,000 FOCUS grant from MTC/ABAG to update the Community Plan for North Fair Oaks, with an emphasis on creating a transit-friendly, walkable community with higher densities and a mixture of uses. It is anticipated that the updated Community Plan will require a Program (Master) EIR. The County also approved a PUD for higher density residential development

in North Fair Oaks, allowing townhouse development near services and employment.

Effectiveness/Barriers to Implementation. The program has been effective.

Recommendation. Continue as is. Continue to identify opportunities to participate in interjurisdictional and regional efforts, and continue to identify local opportunities to plan for development that enhances the connection of transit, employment, and housing. Continue to identify funding sources to support appropriate planning and development.

Program 14.20. Increase Land Available for Residential Use

Timeframe: NFO-2003-2004/Other Areas Identified in Land Inventory—2004-2005;

Lead: Planning and Building

2003-2006 Targets: No rezoning is required to enable the County to meet its current regional housing need allocation. However, the County is working with C/CAG and other sub-regional agencies to set up a program and participate in planning for redevelopment of the El Camino Real Corridor, which would include unincorporated North Fair Oaks (see Policy 14.19). Other unincorporated areas as identified in the Land Inventory would have second priority for consideration of possible future rezoning of underutilized land for multi-family and mixed uses.

Achievements: As noted in 14.19, the County has obtained a FOCUS grant for an updated Community Plan for North Fair Oaks. Part of the community planning process will be examination of ways to increase residential opportunities in North Fair Oaks. The County also approved a PUD (and General Plan Amendment) in North Fair Oaks that allows higher densities of residential development in a part of the area, as well as a subdivision in North Fair Oaks to allow multifamily attached housing. In general, the County has not expanded the overall amount of residential acreage available. The County also approved a number of other subdivisions that allowed higher densities of development on existing residentially zoned parcels.

Effectiveness/Barriers to Implementation. This program has been moderately effective. As noted, while the County has approved higher densities of development on existing residentially zoned parcels, the County has not expanded the total amount of residential land area available in the County.

Recommendation. Renew and strengthen this program. In addition to residential rezonings required for the County to meet its current RHNA, identified in Section 10, the Planning and Housing Departments should continue with an ongoing analysis of potential vacant or redevelopable commercial, industrial and other areas that may be appropriate for residential uses.

Program 14.21. Require Development Densities Consistent with General Plan

Timeframe: 2004-2005

Lead: Planning and Building

2003-2006 Targets: As part of staff reports to the Planning Commission and the Board on residential developments, include a section outlining mitigation measures to reduce community concerns and environmental impacts other than lowering densities; recommend a reduction in density only after other mitigation measures have been determined to be infeasible.

Achievements: The County Planning Department continues to implement this policy.

Effectiveness/Barriers to Implementation. There have been very few high-density projects proposed in the County since the last Housing Element update. However, to the extent that such projects have been proposed, staff has supported mitigation measures, rather than lowering densities. This program has been moderately effective.

Recommendation. Continue and renew this program. Ensure that Planning Staff and Planning Commissioners are aware of this policy, and that it continues to be integrated in staff reports.

Program 14.22. Ensure that Sufficient Land is Available to Meet Future Housing Needs

Timeframe: 2003-2005

Lead: Planning and Building

2003-2006 Targets: Support development of the projects, sites and programs identified in Exhibit 14.45 to ensure that the County's share of the regional housing need is met. Undertake any General Plan changes or rezoning of undeveloped and underutilized land for multi-family housing or mixed uses as necessary to meet the County's regional housing needs in the future.

Achievements: The Planning Department has continued to support development of the sites identified in Exhibit 4.45 (specifically, 14.45b). The Moss Beach Highlands/South Moss Beach sites have not been developed. The Bonus Affordable Units are a new policy proposed in the Midcoast LCP update, which has not yet been approved by the County Board of Supervisors, and is therefore not yet in effect. An average of 1 farm labor housing unit per year have been developed since 2000. A number of other multiple family and single family units have been developed on vacant land. The Meadowbrook Colma/Redevelopment project is the 155 total units/123 affordable unit Trestle Glen project, currently under construction, developed by Bridge Housing. There has been no action on the A Street/ECR project. The County continues to support General Plan Amendments and rezonings related to specific projects that will result in additional housing. Completed or ongoing approved rezonings, Plan changes,

and subdivisions include: a new 9-unit condominium complex, one unit of which is deed-restricted permanently affordable for-sale housing; rezoning in the San Mateo Highlands to facilitate development of 11 proposed new single-family units; and an approved subdivision as part of the Bridge Housing/La Terrazza 153-unit project in unincorporated Colma. The County also approved, at the Planning level, two other multifamily subdivisions in North Fair Oaks, which as proposed will require rezonings and may require General Plan Amendments, but these projects have not yet passed the building permit approval stage. The County has not identified, to date, any rezonings unrelated to specific proposed projects that would address the County's housing need.

Effectiveness/Barriers to Implementation. The effectiveness of this program has been mixed. Some of the projects and sites identified in Table 14.45 have been developed, but various constraints, including market factors, resource constraints, and regulatory barriers (particularly for coastal sites) have delayed development in other locations. The County did not need to undertake any rezonings or general plan amendments to meet the County's RHNA during the prior housing element cycle, and the County is also able to meet its current RHNA without any rezonings or other land use changes. However, identification of appropriate sites and areas for rezoning to facilitate housing production remains appropriate. The Planning and Housing Departments will pursue this type of rezoning and amendment as part of the North Fair Oaks Community Plan Update, and examine other areas that may be appropriate during the upcoming General Plan Update.

Recommendation. Continue to support development of appropriate sites, projects, and programs, based on the revised list included in this updated Housing Element. Continue to identify opportunities for rezonings and General Plan amendments that support housing production.

Program 14.23. Direct Developers to Identified Housing Sites

Timeframe: 2003-2004/Ongoing

Lead: Planning and Building/Housing

2003-2006 Targets: Provide maps, parcel numbers and ownership information for sites zoned for multi-family/affordable housing.

Achievements: The Planning and Building Department provides this information on request. However, no consolidated, concise materials are available for distribution.

Effectiveness/Barriers to Implementation. Planning and Building staff reports few if any requests for this information since adoption of the last Housing Element. However, there is no pre-prepared information available should such a request be received.

Recommendation. Strengthen this program by preparing maps, location information, and other handout materials available for developers on request

Program 14.24. Provide Infrastructure Adequate to Support Housing Development

Timeframe: 2003-2004/Ongoing

Lead: Planning and Building

2003-2006 Targets: Support efforts by water and sewer districts and transportation agencies to upgrade and expand services and facilities where necessary to support residential development consistent with the County's General Plan. To this end, the County is currently sponsoring two studies that support improved infrastructure for the Midcoast area. The first, the Midcoast LCP Update, involves recalculation of the area's buildout and infrastructure capacity (see Appendix C). This updated data can then be used by the County and water and sewer agencies to coordinate future growth and supporting infrastructure. The Planning Commission is currently holding public hearings on this project, and their recommendations will be forwarded to the Board of Supervisors in the Spring, 2004. Second, the County is preparing a multi-phase hydrological study of the area to determine safe groundwater yields and the impacts of continuing to allow ground-water dependent development. Phase 1 of the study was completed in 2002. It primarily consolidated existing information and stated conclusions on the issue of safe yield. Phase 2 will involve: (1) gathering more data, including well monitoring and determining safe yields for various Midcoast groundwater units, and (2) determining the level of additional development that could be supported on wells. Phase 2 began in early 2003 and is expected to last two years. Despite these efforts, and the efforts of service providers to develop new water sources and upgrade transmission lines, it is possible, but unlikely, that additional hookups will be available in the Moss Beach/Montara area during the current planning period. With regard to transportation, the County, through its participation on C/CAG and MTC, helps to set transportation improvement priorities for transit and State highways. The County Public Works Department develops and implements a capital improvement plan for improvements to County-maintained roads.

Achievements: The Midcoast LCP update includes relevant new information, including new annual buildout numbers, new water priorities, and targets. However, the LCP remains under review by the Coastal Commission, and the extent and type of information that will be adopted in the approved LCP is uncertain. No major capacity upgrades or expansions have taken place in the Midcoast. The Planning Department continues to support efforts by water and sewer providers in the Midcoast, and other parts of the County, to upgrade and expand capacity. A significant portion of Los Trancos Woods has been connected to the West Bay Sanitary District, and other smaller scale sewer and water annexations have taken place, primarily on a single-parcel or several-parcel basis, but there have been few other capacity upgrades or expansions. The North Fair Oaks Community Plan update will assess of water, sewer, and

other infrastructure capacity and needs, with a focus on facilitating improvements to support development. The Groundwater Study is near completion, but has not been finalized. The County continues to work with C/CAG and MTC to establish transportation priorities, and Public Works continues to develop and implement capital improvement plans for County-maintained roads.

Effectiveness/Barriers to Implementation. The County can encourage and support efforts by providers to upgrade and expand, but resource constraints have been a significant barrier to meaningful expansions in most areas. The Groundwater Study is near completion. Budgetary constraints present some limitations to Public Works' ability to pursue the full range of road-related capital improvements. However, road-related issues have not presented any significant barriers to housing development.

Recommendation. Continue to support infrastructure expansion, and identify opportunities for County assistance with infrastructure improvement in specific areas, such as North Fair Oaks, including identification of funding sources and other assistance. Continue to finalize the Groundwater Study, and analyze appropriate policy and programmatic responses to the findings. Continue to address road-related issues using available Public Works funds.

Ensure Availability of Land for Affordable Housing

Program 14.25. Designate Sites for Affordable Housing

Timeframe: Midcoast—2003-2004/EI Camino-NFO—2004-2005/Other Areas in Land Inventory—2005-2006

Lead: Planning and Building

2003-2006 Targets: Identify and designate sites for housing and affordable housing as part of Housing Element implementation and preparation of area plans, land use studies and rezonings. The County will consider opportunities to increase land available for residential development, including affordable housing as described under Policies 14.19 and 14.20. At this point, it is premature to identify specific sites for designation as affordable housing sites, and this action is not necessary to enable the County to meet its current regional housing need allocation. However, as part of the Midcoast LCP Update, an incentive program is currently being considered that would encourage affordable housing development on non-conforming single-family residential lots. The incentive would be in the form of a reduced floor area limit for homes on non-conforming lots, which would generally improve their affordability, coupled with the allowance of an increased floor area for those units that are formally restricted to affordable rents or sales prices. This would encourage the construction of affordable housing units that would be integrated into the community; the proposal is currently being considered by the Planning Commission; consideration by the Board of Supervisors is likely to take place in the Spring, 2004.

Achievements: The updated Midcoast LCP includes the modifications described in this program target. However, as noted above, the LCP remains under consideration by the Coastal Commission, and may be modified prior to approval. The County has not designated any new sites for affordable housing since the last housing element update. The sites designated in the last update continue to be designated for affordable housing. The North Fair Oaks Community Plan update will include an assessment of appropriate sites for affordable housing.

Effectiveness/Barriers to Implementation. This program has not been effective to date. The primary barrier in the Midcoast area has been the protracted process of revision and Coastal Commission review of the Midcoast LCP update. The North Fair Oaks Community Plan update began in October 2009. The County has not identified any other appropriate areas for redesignation as affordable housing.

Recommendation. Continue, with modifications. While the County has not designated specific new sites as affordable housing, such designation may not be the most effective method of incentivizing affordable housing. While designation of areas as affordable housing may ensure that other types of housing will not be built, such designation does not ensure that affordable housing is built. Rezonings for higher densities, inclusionary housing provisions, reductions in lot sizes for attached housing, mixed-use zoning, and other strategies may be more effective. This strategy should be modified to identify the best ways to encourage affordable housing, relying on the findings of the North Fair Oaks Community Plan, and proceeding with the integration of the appropriate policy and programmatic incentives in the updated General Plan.

Program 14.26. Permit Mobile Home Parks on Residentially Zoned Land

Timeframe: 2005-2006

Lead: Planning and Building

2003-2006 Targets: Revise Zoning Regulations as necessary to permit mobile home parks on residentially zoned land. See Evaluation of 1991 Housing Element Policy 14.29. Given the high cost of land in the County, the proposal of new mobile home parks is unlikely. As such, implementation of this policy has a lower priority.

Achievements: This policy has not been implemented.

Effectiveness/Barriers to Implementation. There have been no applications for mobile home parks, and no interest in mobile home parks expressed by developers, since the last Housing Element update.

Recommendation. Increased interest in mobile home parks is unlikely, and this policy remains a low priority, but it should be reconsidered as part of the County's upcoming General Plan update.

Program 14.27. Encourage Use of Surplus Public Lands for Affordable Housing

Timeframe: 2004-2005

Lead: Planning and Building/Housing

2003-2006 Targets: Review public surplus lands for housing development as they become available. Update inventory.

Achievements: In 2006 the Housing Department and Real Property Services division jointly reviewed the inventory of all County-owned properties to determine which had potential to be considered surplus lands that could be used for affordable housing development. This initial inventory process yielded 13 potentially developable sites, all of which have various constraints on reuse and redevelopment. The Housing Department is currently investigating two of the potentially higher-housing-yield sites for feasibility of development within the next 5 years. Other efforts to use surplus public land include: a) in January 2004 the Board of Supervisors declared part of a county-owned infill site in South San Francisco as surplus property in order to facilitate use of the property for affordable housing, and BRIDGE Housing subsequently completed a 43-unit family affordable housing project on this 1.5-acre site in 2007; b) the County is working with the City of East Palo Alto to allow the Post Office site, owned by the County, to be incorporated into the proposed "Four Corners" mixed-use development which will include affordable and market-rate housing; and c) in May 2009 the County awarded \$30,000 in CDBG funding to the Pescadero Foundation/WHO to conduct further feasibility investigation regarding the potential for affordable housing development on a portion of a large County-owned parcel in Pescadero. It is likely that such development would be undertaken by Habitat for Humanity.

Effectiveness/Barriers to Implementation. This program is ongoing. Sites have been identified, but more analysis of site conditions and potential for affordable housing is needed.

Recommendation. Continue to research and refine the list. Modify to state that the review will include sites that are "underutilized" even if they have not yet been declared "surplus."

Program 14.28. Acquire Sites for Affordable Housing Development

Timeframe: Ongoing

Lead: Housing

2003-2006 Targets: Provide support for developers in the acquisition of land for affordable housing development (see Exhibit 14.87).

Achievements: The County supports acquisition by other parties, but has not directly acquired any sites specifically designated for affordable housing. The County encourages and supports developers in the acquisition of sites for

affordable housing development. Nonprofit developers wishing to develop affordable housing (both new construction and acquisition/rehab) are able, through a competitive process, to secure long-term loans from the Housing Department for site acquisition, predevelopment, construction, and/or rehabilitation of affordable housing serving a wide range of populations. See also 14.44 and 14.45.

Effectiveness/Barriers to Implementation. This program has been effective. As with most funding programs, the primary barrier to effectiveness is lack of adequate funds to support sufficient projects at appropriate levels to address the high levels of need, particular given the high costs of housing development in the County. This is mainly due to insufficient federal and state funding. The policy has been implemented within available resources

Recommendation. Continue implementation as is.

Reduce Housing Construction and Energy Costs

Program 14.29. Encourage the Use of Alternative Housing Types and the Planned Unit Development District

Timeframe: 2004-2005/Ongoing

Lead: Planning and Building

2003-2006 Targets: Explore revisions to the Zoning Regulations as needed to facilitate use of the Planned Unit Development District. Continue to facilitate the placement of manufactured homes on residential parcels.

Achievements: The County has encouraged the PUD process, and has approved one PUD in North Fair Oaks. The County allows manufactured homes in residential zones. However, the County has not explored revisions to the Zoning Regulations to support PUDs.

Effectiveness/Barriers to Implementation. The County has supported PUDs, but changes to zoning regulations might increase the use of PUDs. The County has not pursued this policy. In addition, PUDs in general, as well as the current PUD process, may not be the best way to support housing production, and affordable housing production.

Recommendation. Explore whether PUDs, in general, are an effective means of incentivizing housing and affordable housing production. Streamline the PUD process, and revise the subdivision and zoning ordinances to remove minimum lot sizes for attached housing, reducing the need for PUDs for multifamily housing. Identify other changes that might either make PUDs more effective, or allow more housing development without the need for PUDs.

Program 14.30. Minimize Permit Processing Fees

Timeframe: 2005-2006/Ongoing

Lead: Planning and Building

2003-2006 Targets: Continue to offer fee reductions, waivers or deferrals for affordable housing developments. Review policy to improve clarity and simplify implementation.

Achievements: The County continues to offer fee reductions and waivers for affordable housing. The program has not been reviewed for clarity and utility.

Effectiveness/Barriers to Implementation. The program has been effective, and the few affordable housing projects developed in the unincorporated County since the last Housing Element update have received fee reductions or waivers. However, the program should still be reviewed for clarity and ease of implementation.

Recommendation. Continue this program, and review for clarity and ease/effectiveness of implementation.

Program 14.31. Minimize Permit Processing Times

Timeframe: Ongoing

Lead: Planning and Building

2003-2006 Targets: Continue efforts to standardize and streamline the development review process through revision of out-of-date sections of the Zoning Regulations. Continue priority processing for projects providing affordable housing. Continue to monitor permit processing times and improve Permit*Plan report capabilities.

Achievements: The County continues to offer priority processing for affordable housing developments. The Zoning Code has not yet been streamlined.

Effectiveness/Barriers to Implementation. Resource constraints have limited streamlining of the zoning code.

Recommendation. Pursue zoning code improvements through the upcoming General Plan update.

Program 14.32. Institute Flexible Parking Standards

Timeframe: 2004-2005

Lead: Planning and Building

2003-2006 Targets: Revise the Zoning Regulations to include flexible parking standards. Consider concessions for affordable housing. Update existing draft regulations previously prepared; for housing, consider standards similar to those adopted for the Colma BART Station Area. Update parking requirements for group homes.

Achievements: The Zoning Code has not yet been revised. The North Fair Oaks Community Plan update will include exploration of methods for parking flexibility.

Effectiveness/Barriers to Implementation. This program has not been implemented to date. The County has not attempted to revise the zoning code.

Recommendation. Update the zoning code. Use the findings of the North Fair Oaks Community Plan update as a basis to examine broader revisions to the parking regulations, as part of the upcoming General Plan Update.

Program 14.33. Improve the Energy Efficiency of New Housing

Timeframe: Ongoing

Lead: Planning and Building

2003-2006 Targets: Continue to enforce State energy codes as part of the building permit process. Assist project applicants in meeting the County's guidelines for passive solar design and solar access.

Achievements: The County continues to enforce the State code, and offer assistance to all applicants in meeting design guidelines. In addition, the County's adoption of the Green Building Ordinance incentivizes additional energy efficiency measures in new and remodeled housing, and in commercial structures.

Effectiveness/Barriers to Implementation. The program has been effective.

Recommendation. Continue as is.

Program 14.34. Promote Sustainable Building Practices

Timeframe: Ongoing

Lead: Planning and Building/Public Works

2003-2006 Targets: Continue community outreach and education efforts to encourage local builders to adopt green building practices, and consider offering incentives. Continue to implement the Construction and Demolition Debris Recycling Ordinance.

Achievements: The County has continued education efforts, and continues to implement the ordinance. The Green Building Program contains incentives in the form of expedited permit review.

Effectiveness/Barriers to Implementation. The program has been effective.

Recommendation. Continue to implement the Green Building Program. Continue to evaluate additional incentives to sustainable building practices, and the effectiveness of the existing Green Building Program.

Program 14.35. Support Efforts to Curtail Construction Defect Litigation

Timeframe: 2003-2004

Lead: County Manager/Board of Supervisors

2003-2006 Targets: Support efforts at the State level to curtail construction defect litigation.

Achievements: The County has not actively supported these efforts.

Effectiveness/Barriers to Implementation. The County has not pursued this policy. Construction defect litigation reform no longer appears to be a pressing concern, and there is little evidence that it is presenting barriers to housing construction.

Recommendation. Construction defect litigation no longer the pressing issue it was previously perceived to be. Discontinue this policy.

Encourage the Development of Affordable Housing

Program 14.36. Establish Housing Endowment Fund

Timeframe: 2003-2004

Lead: Housing

2003-2006 Targets: Continue working with stakeholders to set up Endowment Fund and encourage city participation.

Achievements: Accomplished. As of 2003, the Housing Endowment and Regional Trust (HEART) was established. HEART is a trust fund and collaborative that includes membership and contributions from all 21 jurisdictions in San Mateo County, (20 cities and the County), as well as membership and contributions from private and other donors, to provide housing assistance Countywide.

Effectiveness/Barriers to Implementation. This program was successful.

Recommendation. The program is complete. Continue to support HEART, and encourage jurisdictions and other entities to continue participation in HEART.

Program 14.37. Establish an Inclusionary Requirement for Affordable Housing

Timeframe: 2003-2004

Lead: Planning and Building

2003-2006 Targets: Adopt inclusionary program for all unincorporated areas (Planning Commission on November 12, 2003 and Board of Supervisors in Spring 2004).

Achievements: Adopted, first units created in 2008, 3 projects pending. (Adoption, 2004. One unit created, 2008. Two projects in pipeline, two in pre-app/app stage; total pending: 4-8 units.)

Effectiveness/Barriers to Implementation. This program is accomplished. However, some potential improvements to the ordinance have become evident in the period since its adoption. These improvements are addressed in Section 10 of the Housing Element.

Recommendation. Continue, with modifications as described in Section 10 of the Housing Element.

Program 14.38. Encourage Cities in San Mateo County to Adopt Inclusionary Requirements

Timeframe: 2004-2005

Lead: Planning and Building

2003-2006 Targets: Coordinate with cities via C/CAG to encourage them to adopt inclusionary requirements.

Achievements: Seventeen of the 21 jurisdictions currently have inclusionary ordinances. Through the sub-RHNA collaborative in San Mateo County called 21 Elements, sponsored by C/CAG and the Department of Housing, jurisdictions are receiving technical assistance and research during the housing element update process. As part of 21 Elements, jurisdictions are provided information on best practices for consideration, including an inclusionary zoning ordinance. Additionally, the Department of Housing produced a primer called "Filling in the Gaps", focusing on how cities in the County can promote infill housing and the benefits of an inclusionary zoning policy. Lastly, the County is currently formulating a Countywide Housing Strategy, which targets key leverage opportunities to develop more housing (both affordable and market rate). One of the key leverage opportunities identified is inclusionary zoning.

Effectiveness/Barriers to Implementation. Most jurisdictions already have adopted ordinances. The Planning and Building and Housing Departments both participate in the 21 Elements collaborative. Through the collaborative, where appropriate, the County encourages other jurisdictions to adopt inclusionary ordinances. The efforts taken by the County have been effective in encouraging policy-makers to enact Inclusionary ordinances through its research and educational primers that address this issue. Additionally, it has been successful at educating technical staff on best practices and policies regarding inclusionary zoning.

Recommendation. Continue to implement this program, with program responsibility shared between the Housing and Planning and Building Departments.

Program 14.39. Consider Establishing a Housing Impact Fee on Employment Generating Development

Timeframe: 2004-2005

Lead: Planning and Building

2003-2006 Targets: Develop a nexus study as a prerequisite to adopting a development fee. Coordinate with cities via C/CAG to encourage them to adopt a similar program.

Achievements: In 2006, C/CAG, the Housing Endowment and Regional Trust, and the Department of Housing commissioned a housing needs study for the county, which included a preliminary nexus study for a commercial linkage fee.

Effectiveness/Barriers to Implementation. The County made some progress in researching the possibility and parameters for implemented a housing linkage fee. Barriers to implementation are a lack of political will and the need for additional policy formulation research. In particular, the preliminary nexus study does not provide sufficient information to determine the appropriate fee level for individual jurisdictions, including information specifically applicable to the unincorporated County. Further research on a fee is needed.

Recommendation. Pursue expansion of the existing nexus study, with specific focus on County implementation. Continue to work with C/CAG and the 21 Elements collaborative to encourage other cities to further explore and potentially adopt this type of fee. Research policy alternatives for establishing a linkage fee.

Program 14.40. Grant Density Bonuses for the Development of Affordable Housing

Timeframe: 2004-2005

Lead: Planning and Building

2003-2006 Targets: Revise Density Bonus Ordinance as needed for consistency with the inclusionary program and new State-mandated childcare facility incentives.

Achievements: The County continues to implement the Density Bonus ordinance, and to grant bonuses for affordable housing. Revisions may still be needed to ensure compliance with the Inclusionary Housing ordinance and the State-mandated incentives.

Effectiveness/Barriers to Implementation. The County continues to offer density bonuses for affordable housing. Revision of the Density Bonus ordinance has not been a high priority to date, and inconsistencies between the Density Bonus and Inclusionary Housing ordinances have not been an issue. However, these revisions are still needed.

Recommendation. Revise the Density Bonus ordinance for consistency with the Inclusionary ordinance and the State-mandated childcare facility incentives. Continue to offer density bonuses for affordable housing.

Program 14.41. Establish Residential Densities to Encourage the Use of Density Bonuses

Timeframe: 2005-2006

Lead: Planning and Building

2003-2006 Targets: Review zoning densities and propose amendments as needed to facilitate use of the density bonus program.

Achievements: This review has not been completed.

Effectiveness/Barriers to Implementation. Comprehensive review of zoning densities has been postponed to coincide with the upcoming General Plan update.

Recommendation. Review zoning densities as part of the upcoming General Plan update, taking into account the provisions of the revised Density Bonus ordinance, once these revisions are complete.

Program 14.42. Investigate Additional Mechanisms to Facilitate Affordable Housing Development

Timeframe: 2004-2005

Lead: Planning and Building/Housing

2003-2006 Targets: Research methods for land assembly including incentives, landownership information, and redevelopment.

Achievements: This research has not been completed.

Effectiveness/Barriers to Implementation. Staffing and resource constraints, and changed priorities, have delayed this review.

Recommendation. Revisit the utility of this type of research and analysis. If land assembly, redevelopment, and related techniques are deemed potentially fruitful, analyze methods of adoption for the County. The North Fair Oaks Community Plan update will incorporate this type of analysis for the North Fair Oaks area, and this research and analysis can be used as a template for the greater County.

Program 14.43. Encourage Second Dwelling Units

Timeframe: 2004-2005

Lead: Planning and Building

2003-2006 Targets: Revise second unit regulations and procedures as necessary to comply with changes to State law (Spring 2004). Consider expansion of quota based on 2000 Census and to respond to request from Palomar Park.

Achievements: These revisions have not been done. The Planning and Building Department is in the process of revising the 2nd unit ordinance to comply with new state regulations. The quota is no longer applicable in any area of the County.

Effectiveness/Barriers to Implementation: Staffing and resource constraints have delayed revisions to the 2nd Unit ordinance.

Recommendation: Renew efforts to revise the 2nd Unit ordinance. Pursue potential ways to streamline the ordinance, including "pre-approved" 2nd unit design templates, standardization of regulations countywide, and other methods, as described in Section 9 of the Housing Element.

Program 14.44. Use Public Lands and Resources for the Development of Affordable Housing

Timeframe: Ongoing

Lead: Planning and Building/Housing

2003-2006 Targets: Continue to review surplus public lands for suitability for affordable housing development as part of the General Plan conformity process. Continue efforts to procure all housing funds available from Federal and State programs to support eligible affordable housing developments. For example, the County is currently pursuing additional funds from Federal and State programs in accordance with the award/allocation schedule for each program including Prop. 46 Funds for the HEAT. Annual allocations of funds available for 2002-2003 and 2003-2004 are shown on Exhibit 14.87.

Achievements: As indicated in 14.27, the Housing Department has encouraged development of three county-owned sites since 2004, two of which were made available for affordable housing development (Post Office site in East Palo Alto, and a 1.5 acre portion of a County site in South San Francisco). Investigation of the suitability of other public lands for affordable housing development is ongoing. Additionally, the County has continued to pursue the appropriate housing funds available from Federal and State programs to support affordable housing development. For example, the County Board of Supervisors provided \$3 million in seed money to the County's trust fund (HEART), allowing HEART to successfully secure the maximum award of \$2 million from State Prop 46 housing bond funds for affordable housing development. To date, HEART has invested \$4 million in three developments, helping create over 400 units of affordable rental housing: Hillcrest Senior Housing in Daly City; The Village at the Crossing senior housing in San Bruno; and Trestle Glen at El Camino Transit Village, family apartments next to the Colma BART station. Another example of maximizing federal funds is the \$10 million Sec 108 loan recently secured (in 2007) to support development of the \$50 million Trestle Glen Affordable Apartment complex, which is part of the El Camino Transit Village. This loan will

be paid back over a multi-year period out of the Housing Department's annual HUD CDBG allocation.

Effectiveness/Barriers to Implementation. Policy implemented effectively, within available resources

Recommendation. Continue implementation as is.

Program 14.45. Use Available Financing Programs to Support the Development of Affordable Housing

Timeframe: Ongoing

Lead: Housing

2003-2006 Targets: Continue to support affordable housing development through financing commitments to eligible affordable housing developments. The range of financial resources available to the County is summarized on Exhibit 14.75. Annual allocations of funds available for 2002-2003 and 2003-2004 are shown on Exhibit 14.87. Although specific allocation awards change from year to year based on past achievements, current needs and public input, the 2002-2003 and 2003-2004 Action Plan summaries are reasonably representative of the types of programs and projects that are likely to be funded throughout the remainder of the planning period (2006).

Achievements: The Housing Department allocates federal HUD funds to support housing development, rehab of existing housing, homeownership, community development, and fair housing activities. Between 2003 and 2009, the County supported development of a number of affordable housing units that are either in development, under construction, or completed. Beginning in FY07-08, the department established funding priorities supporting the County's 10-Year Plan to End Homelessness (HOPE Plan), including prioritizing affordable units serving Extremely Low-Income households and Supportive Housing. CDBG and HOME funding are still primary catalysts to affordable housing development on the County level. Because the County administers CDBG and HOME for the entire Urbanized County, it has been able to provide a framework to ensure that its funds are used efficiently and effectively. From 2003 to 2009, the annual allocations for affordable housing development, including acquisition /rehab, amounted to (in millions of dollars) \$4.0, \$3.25, \$3.6, \$2.8, \$2.6, and \$3.0 respectively. The generally downward funding trend reflects the decreasing amount of HUD funding available. However, the Housing Department is also partnering with the County Mental Health Division to utilize funds from the state Mental Health Services Act- Housing Program (MHSA Housing Program) to create permanent affordable and supportive housing for persons with serious mental illness who are homeless or at-risk of homelessness. Currently the County's MHSA Housing Program funds total \$6.7 million, and there are two potential developments that may utilize some of these funds to provide up to 25 new housing units.

Effectiveness/Barriers to Implementation. Policy implemented effectively, within available resources

Recommendation. Continue implementation as is.

Program 14.46. Encourage Self-Help Housing Developments

Timeframe: Ongoing

Lead: Housing

2003-2006 Targets: Continue to support Habitat for Humanity and other self-help housing advocates who use “sweat equity” to make new housing more affordable. See Item No. 17 on Exhibit 14.87 for the current year’s funding commitment to this program. See also Policy 14.25; the program currently under consideration to encourage affordable housing development on non-conforming lots in the Midcoast could be implemented by a non-profit, such as Habitat for Humanity.

Achievements: The Department of Housing has supported self-help housing by providing financial assistance to Habitat for Humanity self-help ownership housing. Habitat developments were awarded county HUD funding in FY04/05 (\$250,000) and FY05/06 (\$140,000). During the six-year implementation period, a total of 66 Habitat homes (single-family and Townhomes) were completed in Redwood City, Brisbane, Daly City, and South San Francisco, with support and assistance from the Department of Housing. There are no other organized sweat equity organizations working in San Mateo County.

Effectiveness/Barriers to Implementation. Policy implemented effectively, within available resources

Recommendation. Continue implementation as is.

Program 14.47. Encourage Private-Public Partnerships for Affordable Housing Development

Timeframe: 2003-2004

Lead: Planning and Building/Housing

2003-2006 Targets: Continue to work with for-profit and non-profit developers to rehabilitate existing or construct new affordable housing. See Items 10 through 18a on Exhibit 14.87 for this year’s funding commitments to affordable housing development, many of which involve public/private partnerships.

Achievements: As indicated in 14.44 - 14.46, the Housing Department encourages and works with many partners, including nonprofit and for-profit developers, to rehabilitate existing or construct new affordable housing. As part of the County's efforts at increasing affordable housing production, Housing staff also provides technical assistance to Urban County cities and nonprofit affordable housing developers in order to enhance their housing development capacity. The Housing Department provides staffing for HEART, the County's

public/private Housing Trust, and has helped HEART secure over \$4.4 million in public-sector funding and another \$2.6 million in private-sector funding to support affordable housing. The department also educates the public and elected officials about housing policies such as Inclusionary Housing, which encourage or require market-rate developers to include below-market-rate affordable housing in new developments.

Effectiveness/Barriers to Implementation. Policy implemented effectively, within available resources

Recommendation. Continue implementation as is.

HOUSING INDIVIDUALS WITH SPECIAL NEEDS

Program 14.48. Expand Housing Choices by Increasing the Diversity of Housing Types

Timeframe: Inclusionary Ordinance—2003-2004/Density Bonus—2004-2005/Ongoing-Annual Allocation

Lead: Planning and Building/Housing

2003-2006 Targets: In conjunction with adoption of the inclusionary program and revising the Density Bonus Ordinance, provide incentives for housing developments for special needs groups. Continue technical and financial support for affordable housing developments for special needs groups. Specific incentives for the development of affordable housing units for disabled and large family and senior households are included in the proposed Inclusionary Program and the existing Density Bonus Ordinance. Future revisions of the Density Bonus Ordinance scheduled for 2004 (see Policy 14.40) will retain or expand incentives for the development of special needs households. Continue technical and financial support for affordable housing developments for special needs groups. Current year funding commitments for special needs housing developments are shown on Exhibit 14.87. In addition, County staff provides assistance to project sponsors in obtaining planning and building permits (when projects are located in unincorporated areas) and in identifying and obtaining additional funding as needed.

Achievements: The Inclusionary Ordinance was adopted in 2004, and includes some incentives for special needs housing. The Density Bonus Ordinance has not been revised. The County, through the Housing Department, the Commission on Disabilities, and other departments and organizations, continues to provide technical and financial assistance for special needs housing development.

Effectiveness/Barriers to Implementation. This program has had mixed success. The Inclusionary Ordinance includes appropriate incentives, but the Density Bonus Ordinance has not been revised.

Recommendation. Revise the Density Bonus ordinance to include incentives for special needs housing. Consider strengthening incentives in the Inclusionary Housing ordinance, as part of broader revisions.

Program 14.49. Provide Affordable Housing Opportunities and Supportive Services for the Elderly or Disabled

Timeframe: Ongoing/2004-2005

Lead: Planning and Building/Housing

2003-2006 Targets: See Exhibit 14.87, Consolidated Plan Action Plan Summary FY 02-03 and FY 03-04. Most of the programs described are likely to continue through 2006. Consider adoption of a “reasonable accommodations” policy/process.

Achievements: Between 2003 and 2009, the Housing Department provided \$2 million of federal Housing assistance to support the development of 350 units of senior housing in three developments (Rotary Hacienda, The Village at the Crossing, and Hillcrest Senior Housing), and \$1.5 million of financial assistance to support the development of 59 units of disabled/ special needs housing (Belmont Apts, Cedar St Apts, The Vendome Hotel, and Clark Home Group Housing). In addition, the Housing Department allocated over \$775,000 in assistance to support rehabilitation and repair of existing senior affordable housing, and almost \$400,000 to support accessibility modifications and rehabilitation for existing housing of disabled tenants and homeowners. The CDBG funds to support accessibility improvements are allocated annually, amounting to about \$65,000 per year. Funding for homeowners is provided through the Center for Independence of the Disabled (CID) and Senior Coastsiders. CID also administers a CDBG-supported companion program that targets tenants in rental accommodations.

Effectiveness/Barriers to Implementation. The policy has been implemented effectively within available resources

Recommendation. Continue. Development of Supportive and Extremely-Low-Income Housing are high priorities for the Housing Department and the MHSA Housing funds provide a new funding stream for Supportive Housing for homeless people with serious mental illness.

Program 14.50. Promote Housing for the Elderly or Disabled in Appropriate Locations

Timeframe: Ongoing/2005-2006

Lead: Planning and Building/Housing

2003-2006 Targets: See Exhibit 14.87. Also, consider expanding number of zoning districts where group homes may be allowed by right.

Achievements: The Housing Department considers the location of affordable housing for the elderly or disabled when reviewing funding applications for

housing development. Housing located close to transit and services, in walkable locations, is encouraged. All of the Elderly and Disabled housing developments supported by the department during the implementation period were located in such transit-oriented and walkable areas. In addition, the Housing Department published and disseminated two educational brochures (in 2008 and 2009) promoting infill development and transit-accessible housing and showcasing examples in San Mateo County.

Effectiveness/Barriers to Implementation. The County's efforts have been effective in creating greater public awareness on appropriate housing and location for the Elderly and Disabled as well as educating technical staff on best practices and policies to implement to provide the necessary housing to meet the special needs of these individuals. The policy has been implemented within available resources.

Recommendation. Continue as is within available resources.

Program 14.51. Provide Affordable Housing Opportunities and Supportive Services for Large Family and Single-Parent Households

Timeframe: Ongoing

Lead: Planning and Building/Housing

2003-2006 Targets: See Exhibit 14.87.

Achievements: Between 2003 and 2009 the Housing Department provided \$8.6 million of federal housing assistance to support the creation of 449 units of affordable family housing in more than ten rental and homeownership developments. As most of the units in these developments are 2-, 3- and 4-bedroom units, they are able to serve larger families and single-parent households earning between 25%-60% AMI.

Effectiveness/Barriers to Implementation. The policy has been implemented effectively within available resources

Recommendation. Continue implementation as is.

Program 14.52. Provide Affordable Housing Opportunities and Supportive Services for Farm Laborers

Timeframe: 2004-2005/Ongoing

Lead: Planning and Building/Housing

2003-2006 Targets: Continue ongoing programs. Continue work with South Coast Collaborative to identify housing opportunities in the Pescadero area. Continue working with Housing and Code Enforcement staff to link displaced workers with emergency and longer-term shelter and services.

Achievements: There were no affordable housing projects created specifically for farm laborers during the six-year implementation period. Affordable housing

development on the coastside, the geographic area where farm laborers live, is exceedingly difficult, in part due to the difficulty in obtaining Coastal Commission approvals and water permits. For an earlier farm worker development, Moonridge (Half Moon Bay), it took the nonprofit developer 14 years to secure all the necessary approvals and permits. Mid-Peninsula Housing, an experienced nonprofit developer who completed the Moonridge development, has attempted without success to develop additional housing for farm laborers and other low-wage workers in coastal San Mateo County. In FY04-05, Mid-Peninsula Housing was awarded \$600,000 of County CDBG/HOME funds for predevelopment of the Etheldore Street site in Moss Beach, a county-designated “affordable housing site” on the coast. However, the project was subsequently cancelled due to Coastal Commission concerns regarding development of the site. The County does continue to work with local partners in coastal areas to identify housing opportunities, including sites, but these efforts have been largely unproductive.

Effectiveness/Barriers to Implementation. The Coastal Commission is a significant obstacle to most types of development in the unincorporated areas of the coast. Projects typically face such substantial hurdles in time, review, restrictions, costs, and other factors, many of which are due to discretionary actions of the Coastal Commission and Commission staff, that development is prohibitively difficult and prohibitively costly. Coastal development also faces resource constraints, particularly water and sewer shortages, which are barriers to larger-scale development. Community opposition to projects is also often greater on the coast than in other areas of the County. As noted in Policy 14.18, the County has not tracked displacements due to code enforcement actions, and there is a need for renewed and strengthened coordination between Code Enforcement and the Housing Department, with formal procedures for notification and tracking during potential code-related displacements.

Recommendation. Continue to work with local partners to identify opportunities to provide farmworker housing assistance. Create new procedures to address potential code-related displacement of farm workers.

Program 14.53. Promote Housing and Supportive Services for the Homeless

Timeframe: Ongoing

Lead: Planning and Building/Housing

2003-2006 Targets: For more detailed action plan and schedule, please see the County’s Continuum of Care Application, Appendix F. Outreach efforts also include publication of “Survival in San Mateo County: A Guide to Resources for the Homeless.”

Achievements: The County devotes significant resources to address homelessness, primarily through programs administered by the Dept. of Housing and Human Services Agency. The Housing Dept. uses federal funds to leverage multiple funding sources for affordable and supportive housing. Over the

implementation period, the Housing Department helped create affordable and supportive housing units targeted to over 540 persons who are homeless or at-risk of homelessness. The Housing Authority, part of the Housing Department, is by far the largest source of housing assistance for those homeless or at-risk of homelessness. Through its Housing Choice Voucher (Section 8) rental assistance program and ancillary programs the Housing Authority annually administers approximately \$55 million in assistance to more than 4,450 family, elderly and disabled households (representing over 10,300 people) each year. Several ancillary programs provide supportive services such as case management, medical and social services, and education/training, to help homeless persons with disabilities achieve residential stability, increase their skill levels and income, and achieve maximum self-sufficiency. These 2 programs assisted over 250 individuals and families during the 6-year period. In addition, the County has provided nearly \$4 million for emergency shelter and Transitional Housing over the period, through assistance to Haven House, First Step for Families, Maple Street Shelter, Safe Harbor, Vendome Hotel, and other specialty and non-specialty shelter and transitional housing operated by various partners. The County is also the chief funder of the seven regional Core Service Centers. County CDBG funding and other HSA funds are targeted to homelessness prevention and safety-net services provided by the Core Service Centers, including information and referral, emergency food assistance, and rental assistance. Finally, the Continuum of Care and County's 10-year Plan to Prevent and End Homelessness (the HOPE Plan) are countywide collaborations that have been addressing the problem of homelessness in San Mateo County.

Effectiveness/Barriers to Implementation. The policy has been implemented effectively within available resources

Recommendation. Continue to implement this program as is.

Program 14.54. Facilitate the Development of Homeless Shelters

Timeframe: 2005-2006

Lead: Planning and Building

2003-2006 Targets: See evaluation of previous Policy 14.52. As stated, the development of homeless shelters and transitional housing in unincorporated areas can be facilitated by updating the zoning definitions of these land uses and clarifying the zoning districts where they are permitted or conditional uses.

Achievements: The County has not revised the Zoning Regulations to accommodate homeless shelters. Identification of zones in which emergency shelters will be allowed as unconditionally permitted uses is required (per SB 2) for the current Housing Element update.

Effectiveness/Barriers to Implementation. Staffing and resource constraints have delayed this evaluation.

Recommendation. Identify zones where emergency shelters will be a ministerially permitted use, as required for the current Housing Element update. As part of the upcoming General Plan update, identify other changes to zoning and other regulations that could facilitate development of shelters. Continue to provide funding for shelter development and operation. Development of both Supportive and Extremely-Low-Income Housing are high priorities for the Housing Department and the MHSA Housing funds provide a new funding stream for Supportive Housing for homeless people with serious mental illness.

Program 14.55. Encourage the Development of Childcare Services

Timeframe: Complete Survey—2003-2004/Implementation for Uninc. Area—2004-2005

Lead: Housing/Planning and Building

2003-2006 Targets: Complete current effort to prepare study of methods for linking childcare and housing development, and work with the cities on implementation. Develop administrative procedures for reviewing the need for childcare as part of the environmental review process.

Achievements: The Department of Housing received a planning grant from First 5 of San Mateo in 2003 to examine ways to encourage and/or facilitate child care opportunities through housing developments. Upon review of the process and assistance from an advisory group comprised of staff from local jurisdictions, housing developers, and child care advocates, the Department published a report with 16 policy recommendations that local jurisdictions could use to encourage creation of family child care centers. Typically, non-profit developers have been the primary leaders on including child care facilities in new housing developments. In 2008, the Planning Department, Housing Department, and Planning Commission of San Mateo County strongly supported the inclusion of a child care facility in a new development, Trestle Glen at the Colma Transit Village. The child care facility will provide 56-spots and will be located on the first floor of the development.

Effectiveness/Barriers to Implementation. The County has had limited success with the initial research and the collaborations established to promote child care production.

Recommendation. Continue with a stronger commitment to exploring policy alternatives and best practices to produce child care facilities.

Program 14.56. Enforce Fair Housing Laws

Timeframe: Ongoing

Lead: Housing

2003-2006 Targets: Continue to support non-profit groups that advocate and enforce fair housing in the County. For more detailed implementation action plan and schedule, please see the County's Draft Fair Housing Strategy, Appendix G.

Achievements: The County supports ongoing efforts to enforce fair housing laws and works to affirmatively further fair housing and combat. During the 6-year implementation period, Project Sentinel contracted annually with the County to provide Fair Housing enforcement services. Other nonprofits also contracted annually to deliver Fair Housing education and information: La Raza Centro Legal, which targeted their services to the Latino community, and San Mateo County Legal Aid was contracted to combat discriminatory practices by landlords, as well as help very-low income tenants preserve their housing and avoid eviction. In addition, in 2005 the Board of Supervisors approved a five-year Fair Housing Action Plan, outlining strategies to promote fair housing. These strategies include educating landlords and tenants on the importance and legality of maintaining rental housing in habitable condition; educating landlords and special needs populations on housing rights for special needs persons; encouraging construction and rehabilitation of housing incorporating universal housing design principles, which benefit persons with disabilities; and supporting nonprofit organizations such as Housing leadership Council that advocate for affordable housing, land-use policies, and zoning to support the development of housing serving low-income and special needs households. The Housing Department continues to collaborate with and support its community partners to implement these strategies.

Effectiveness/Barriers to Implementation. The policy has been implemented effectively within available resources

Recommendation. Continue implementation as is.

PROGRAM RESPONSIBILITIES

Program 14.57. Coordinate Housing Activities with the Cities of San Mateo County

Timeframe: Legislation—2003-2004/Future Housing Element Coordination—2005-2006

Lead: Planning and Building/Housing

2003-2006 Targets: In conjunction with C/CAG, coordinate future housing element planning with the cities in the County. Work on collecting and standardizing data and formats, and support legislation to allow pooling and inter-jurisdictional loaning of housing funds.

Achievements: The County participated in the 21 Elements collaborative, an effort by all 20 cities and the County to coordinate research, analysis, and other efforts in completing housing elements for the current cycle. By pooling work, data, research products, and other information, identifying ways to reduce redundancy across housing elements, and identifying areas where various jurisdictions could share resources, share successful strategies and share best

practices, the collaborative aimed to make the housing element update process easier, more efficient, and more effective for all the jurisdictions.

Effectiveness/Barriers to Implementation. This housing element update cycle was the inaugural effort for this type of collaborative. The collaborative needed to identify the best working methods, most productive areas of focus, appropriate areas of responsibility, and other factors by trial and error. Because it was a fledgling effort, it was not always efficient or effective, and did not always result in the most useful outcomes. However, it did set a template for future coordination, and interjurisdictional coordination during future housing element cycles will be more effective as a result. Overall, the collaborative proved its usefulness.

Recommendation. Continue to participate in and work with 21 Elements on joint implementation efforts between housing element cycles, and on collaborative update in the next cycle- push to start the process earlier, and with clearer deliverables.

Program 14.58. Encourage Cities to Obtain Article 34 Authority

Timeframe: 2005-2006

Lead: Housing

2003-2006 Targets: Encourage the cities to gain Article 34 authority in incorporated areas of the County.

Achievements: None. However, the 21 Elements collaborative will be exploring the efficacy of renewing this effort.

Effectiveness/Barriers to Implementation. This has not been prioritized in recent years. Most cities have become proficient in structuring affordable housing projects to avoid Article 34 issues, and have not expressed interest in Article 34 authority. The County has not devoted time and resources to this issue. However, through the 21 Elements collaborative, a number of jurisdictions have expressed renewed interest.

Recommendation. Work with the 21 Elements collaborative and individual cities to explore the level of interest among various jurisdictions, the feasibility of obtaining Article 34 authority, the costs and benefits for the jurisdictions, and the procedures required.

Program 14.59. Support Regional and Countywide Planning Efforts

Timeframe: Ongoing

Lead: Board of Supervisors

2003-2006 Targets: Continue to represent San Mateo County on inter-jurisdictional boards such as C/CAG and ABAG.

Achievements: The Board of Supervisors continues to represent the County on C/CAG and ABAG. Board members and/or staff also represent the County on the

Countywide Housing Solutions Network, the Grand Boulevard Initiative, HOPE, and 21 Elements, each of which is intended to facilitate Countywide and interjurisdictional planning.

Effectiveness/Barriers to Implementation. This program has been effective.

Recommendation. Board of Supervisors members, and County staff, should continue to represent the County on regional groups, collaboratives, task forces, and other efforts, and staff should identify additional opportunities to participate in and support Countywide planning efforts.

Program 14.60. Provide Support to Decision-Makers on Housing and Supportive Service Issues

Timeframe: Ongoing

Lead: Planning and Building/Housing

2003-2006 Targets: Review and comment on housing legislation, plans and programs affecting the County.

Achievements: The Housing Department continues to actively fill this role, as illustrated by the following examples: (1) 21 Elements, co-sponsored and coordinated by the San Mateo County Department of Housing and C/CAG. “21 Elements” is a countywide Housing Elements Update collaboration providing opportunities for municipalities to share resources, strategies and best practices, resulting in stronger local partnerships and higher quality certified Housing Elements. This effort brings together all 21 local jurisdictions in the county to meet common needs, accommodate growing and changing populations, and ensure livable communities. (2) Grand Boulevard Initiative (GBI). GBI brings together public and private parties including nineteen cities, San Mateo and Santa Clara counties, environmental and affordable housing advocates, business associations, and local and regional agencies, to “rethink the corridor’s potential for housing and urban development, balancing the need for cars and parking with viable options for transit, walking and biking.” The County Department of Housing supports GBI through ongoing participation, collaborative leadership, and funding contributions to affordable housing and mixed-use projects. (3) Countywide Housing Strategy Project/Housing Solutions Network. In 2006 the Dept. of Housing initiated the Countywide Housing Strategy Project, drawing on expertise and guidance from key county agencies and partners. The Housing Department has since produced a “Housing Strategy Statement” and two annual toolkit compendiums showcasing our partners’ major publications and accomplishments in the areas of transit-oriented development, solutions to homelessness, and civic engagement around the topic of housing. As part of this Project, the Housing Department has also published three widely distributed public education booklets, Housing Our Future, Filling In the Gaps, and Building for the Boom, designed to educate community leaders, elected officials, and housing advocates through reader-friendly communication tools; (4) HOPE (Housing Our People Effectively), San Mateo County’s ten-year action plan to address homelessness

at its core. The Dept. of Housing helps staff the HOPE Interagency Council and participates in HOPE activities ranging from funding to policy development.

Effectiveness/Barriers to Implementation. The policy has been implemented effectively within available resources

Recommendation. Continue implementation as is.

Program 14.61. Promote Community Participation in Affordable Housing Development

Timeframe: Ongoing

Lead: Planning and Building

2003-2006 Targets: Continue to promote coordination and cooperation to minimize conflict over housing developments through the use of the Pre-Application Workshop process.

Achievements: The preapplication workshop process through the Planning Department is still in place, and is encouraged or required for potentially controversial or problematic projects. Because there is no mechanism to track preapplication meetings, there is no hard data on the number of projects and/or applicants involved in preapplication workshops, or how successful these meetings are in resolving potential problems. However, both planners and applicants indicate that the preapplication workshop process is useful.

Effectiveness/Barriers to Implementation. This program has been effective. However, better tracking of the number and type of preapplication workshops, and their outcome, is needed for future evaluation of effectiveness.

Recommendation. Continue, and establish a tracking system for preapplication workshops.

Program 14.62. Ensure Consistency Between Housing Element and Adopted Plans and Ordinances

a. Ensure ongoing consistency between the Housing Element and the County's adopted plans and implementing ordinances including, but not limited to, the other elements of the County General Plan, the County's Zoning Regulations and the Consolidated Housing and Community Development Plan. Also, strive for consistency with Countywide plans including, but not limited to, the Shared Vision 2010 Plan and the Countywide Transportation Plan; b. Ensure ongoing consistency with airport/land use plans and statutes. Specifically, ensure that all new housing in the urban Midcoast is constructed to achieve an interior noise level of 45 dB CNEL or less, based on aircraft noise events. Also, encourage developers of new housing within the Half Moon Bay Airport Influence Air (AIA) boundary to comply with Section 11010 of the Business and Professions Code and with Sections 1102.6, 1103.4, and 1353 of the Civil Code, relating to aviation

(regarding airport/aircraft impact disclosure), as amended by AB 2776 (Simitian), Chapter 496, Statutes 2002.

Timeframe: 2005-2006

Lead: Planning and Building/Housing

2003-2006 Targets: Compare plans and ordinances for consistency. Recommend revisions as necessary. Planning Division and Office of Housing to work together to ensure consistency between the Housing Element and other County housing plans. Implement measures as needed to maintain consistency with airport land use plans and statutes.

Achievements: Plans and ordinances are reviewed for consistency with the General Plan, including the Housing Element. Housing-related ordinances are reviewed more closely for consistency with Housing Element. Housing and Planning continue to review County plans. Consistency with Airport Plan and other plans will be revisited after adoption of the revised Housing Element.

Effectiveness/Barriers to Implementation. This program has been effective. Plans are reviewed for consistency. However, the Planning Department should ensure that the Housing Department is part of any consistency review involving housing policy or housing development.

Recommendation. Continue, with renewed focus on including the Housing Department in relevant reviews.

8. HOUSING RESOURCES

This section describes the resources available to the County to help increase the availability and affordability of housing, including federal resources, state and regional resources, local programs, public, private, and nonprofit sector resources and partnerships, and other resources. Many of the County programs and resources that address housing needs are detailed in other sections, including the inventory of land suitable for housing production (Section 9), and a description of new and continued goals, policies and programs (Section 10). Some of the resources described below are also discussed in other sections, but this section provides additional detail on resources provided directly by the County, describes resources from other sources, and describes resources provided by the County in collaboration with other partners. Some of these directly address housing needs in the unincorporated County, others are targeted to both the unincorporated County and incorporated cities within the County, and still others, including some programs administered directly by the County, are targeted primarily to the cities. However, because housing markets, housing needs, and housing challenges are regional and interjurisdictional in nature, all of these programs help address housing needs throughout the County.

The information below is grouped in three main areas: Housing Resources; Collaborations and Partnerships; and Other Housing-Related Programs.

Housing Resources

Federal Programs

The County manages and disburses the following federal resources: CDBG, HOME, ESG and HOPWA programs, and the HUD Section 8 Rental Voucher Program and Public Housing program administered by the County's Housing Authority. CDBG and HOME funds are invested in a wide spectrum of housing and community development activities. Consistent with County policy, ESG funds are used solely to support the operations of homeless facilities and ancillary services.

Community Development Block Grant (CDBG)

The County has been an active participant in the CDBG program for over 30 years. HUD awards CDBG grants to jurisdictions through a statutory formula based on estimated need. CDBG funds can be used to assist low and moderate-income persons through housing acquisition, rehabilitation of housing, provision of housing and public services, improvement of community facilities, economic development, neighborhood revitalization, and similar activities. The County's CDBG funding has decreased an average of 5% per year over the last five years and it is anticipated that the CDBG grant will remain at the current level or decrease further. Given the limited amount of CDBG and other HUD funding received by the County, the County currently targets these funds primarily to very low- and extremely low-income and special needs households.

HOME Investment Partnership Program

The HOME Program is another federal grant to participating jurisdictions. HOME funds are directed to housing programs assisting persons earning 60% of median income or less, and can be used for housing rehabilitation, new construction, and acquisition and rehabilitation of both single family and multifamily housing projects.

Emergency Shelter Grants (ESG) and Housing Opportunities for Persons With AIDS (HOPWA) Funding

ESG funds support emergency shelter operations throughout the county. HOPWA funds are federal funds allocated as “entitlement” grants to provide resources to states and localities to address the housing needs of persons with AIDS and related diseases. The County of San Mateo receives part of the HOPWA funds allocated to the San Francisco Eligible Metropolitan Statistical Area, which covers the counties of Marin, San Francisco, and San Mateo. The San Francisco Redevelopment Agency is the fiscal agent for HOPWA funds. In FY2008-09, the County received \$694,000 in HOPWA funding, and the anticipated amount for FY2009-10 is approximately \$780,000.

Mortgage Credit Certificates (MCC)

The Mortgage Credit Certificate, administered by the County, is a 15% federal income tax credit on mortgage interest available directly to qualified first-time homebuyers. Lenders count this credit as additional disposable income that can be used by homebuyers to qualify for a larger mortgage. The MCC program has been used extensively by participants in city-sponsored first-time homebuyer programs throughout the County.

Section 8 Rental Assistance, Moving-To-Work, and Public Housing Programs

The Section 8 Rental Assistance Program, also known as the Housing Choice Voucher Program (HCV) is administered by the San Mateo County Housing Authority and targeted to very low-income individuals and families, including seniors and persons with disabilities. The Housing Choice Voucher and Moving-to-Work programs together include the following sub-programs: Family Unification, Housing Choice Voucher, Family Self-Sufficiency, Homeownership, Project-Based Rental Assistance, Moving-to-Work Self-Sufficiency and Moving-to-Work Housing Readiness. The Housing Authority also operates two Public Housing complexes, Midway Village and El Camino Village, and a County-owned senior affordable housing complex, Half Moon Village.

Project-Specific Federal Funding for Housing Development

A number of funding sources housing development are project-specific, and must be applied for and received by project sponsors directly. These extremely competitive sources of assistance include:

- HUD Section 202 capital advances targeted to senior housing
- HUD Section 811 capital advances for housing for persons with disabilities

- Low Income Housing Tax Credits (LIHTC)

In the case of Low Income Housing Tax Credits, which are private equity funds provided by private entities in exchange for tax benefits enabled by federal tax laws, housing project sponsors apply directly to the California Tax Credit Allocation Committee for funding. The federal Housing and Urban Development Department (HUD) awards Section 202 and 811 funds directly to projects, although these funds have been very limited in recent years. Tax credits, as well as HUD 202 and 811 funds, are often used in conjunction with CDBG and HOME funds. County CDBG and HOME funds have provided local subsidies for approximately 90% of the Tax Credit, HUD 202 and HUD 811 affordable housing projects completed in the County.

State and Regional Resources

As described above, resources controlled by the County have been invested in a wide spectrum of housing and community development activities. In the County's Consolidated Plan, the HOME Consortium adopted a strategy of leveraging the Consortium's CDBG and HOME funds with funding from sources such as HUD 202 and 811 housing programs, redevelopment agency housing set-asides, conventional funding under the Affordable Housing Program of the Federal Home Loan Bank, foundation grants and privately raised money, donated material and labor, State loan funds, low income housing tax credits, and Housing Authority reserves. The following programs are the primary state and regional funding programs the County accesses, directly or indirectly.

Housing Enabled by Local Partnerships (HELP) Program

The HELP program, offered through the California Housing Finance Agency (CalHFA), provides reduced rate loans to local government entities for locally determined affordable housing activities and priorities, including acquisition, construction, rehabilitation, single-family ownership, or preservation of multifamily and special needs units. The County obtained a State HELP loan of \$1.5 million to assist in the development of Trestle Glen Apartments, a 119 unit affordable housing project in unincorporated Colma.

State Bonds

State bond proceeds are a major source of funding for affordable housing. In November 2006, state voters passed Proposition 1C, allowing the state to raise \$2.85 billion, through issuance of general obligation bonds, for a spectrum of affordable housing activities, including new construction, rehabilitation and preservation of affordable rental housing, emergency shelters and homeless facilities, and homeownership assistance. An earlier measure, Proposition 46, also raised \$2.1 billion in bond funding for affordable housing assistance. Funds from Propositions 46 and 1C have been a significant source of affordable housing funding in San Mateo County, although it is anticipated that Proposition 1C funds will be fully expended in 2010.

Many affordable developments also use tax-exempt bond financing provided by the state (CalHFA), as well as other public agencies such as cities, counties, and redevelopment agencies. These entities originate loans with fairly attractive interest rates, compared to conventional financing.

Mental Health Services Act (MHSA) Housing Program

The Mental Health Services Act (MHSA) Housing Program is a collaborative program administered by the California Housing Finance Agency and the State Department of Mental Health. The program provides funding for permanent housing for adults, transition-age youth, and children and families who are eligible for MHSA services and are homeless or at risk of becoming homeless. The County Housing Department signed an MOU with the County Human Services Agency and Behavioral Health & Recovery Services Division of the Health Department to collaborate in implementing the MHSA Housing Program. The Housing Department is contributing its expertise to create a structure and process for selecting developers and/or projects that will receive San Mateo County MHSA funds. The County currently has approximately \$6.7 million in MHSA Housing Program funds that will be awarded for housing development and operating subsidies. The first project to receive MHSA Housing funds was Cedar Street Apartments, a 15-unit complex in Redwood City. Five of the units will be funded with MHSA funds.

Redevelopment Agency (RDA) Programs

Although the County does not have its own Redevelopment Agency (RDA), ten local jurisdictions in the County have Redevelopment Agencies. RDA funds are an important local subsidy source for affordable housing development for low and moderate-income households. County subsidies are often used along with RDA set-aside funding to build or acquire affordable housing.

HEART Housing Trust Fund

Founded in 2002 with \$3 million in seed funds from the County of San Mateo, the Housing Endowment And Regional Trust (HEART) of San Mateo County is a regional housing trust fund supporting construction, rehabilitation, and purchase of affordable housing for low and middle income workers and residents on fixed incomes. HEART is a public-private partnership and Joint Powers Authority including all 21 San Mateo County jurisdictions, as well as representatives from the private and nonprofits sectors such as Borel Bank, Shelter Network, the County Association of Realtors, and others. The Trust Fund disburses loans for affordable housing through a variety of programs, including long-term loans for affordable housing development, short-term low interest loans for construction or renovation of affordable housing, and downpayment assistance loans for first-time homebuyers. As of 2009, HEART had raised more than \$10 million, and disbursed \$2.75 million in loans for construction, renovation, or purchase of affordable housing.

Collaborations and Partnerships

San Mateo County has a long history of working collaboratively on housing issues and developing robust partnerships to address housing issues. These efforts involve diverse partners in the public and private sectors, including government agencies and departments, the business community, nonprofit and market-rate developers, community services providers, faith-based organizations, housing advocates, and others. In addition to providing funds for housing-related activities, the Department of Housing works closely with nonprofit affordable housing developers and community services providers to share ideas, develop best practices, determine priorities for funding programs, and jointly search for new funding opportunities. Some of the most important of these collaborations and partnerships are described below.

HOPE Initiative

Implementation of the HOPE Plan, the County's 10-year plan to prevent and end homelessness, is a high priority of the County Department of Housing. Recent accomplishments include a partnership to purchase an existing SRO hotel in the City of San Mateo, the Vendome, which will provide supportive housing for 14 chronically homeless people living in the downtown area. The County provided \$500,000 in CDBG funds to assist with rehabilitation of the hotel. Other accomplishments in support of the HOPE initiative include the opening of three new affordable housing developments in the county (in Redwood City, San Bruno, and South San Francisco) with a total of 329 units, including 64 Extremely Low-Income (ELI) units serving residents at 30% or below Area Median Income. Providing ELI units is one of the key goals of the HOPE Plan.

North Fair Oaks Planning Grant

In 2008 the County Planning and Housing Departments applied for a FOCUS Priority Development Area (PDA) planning grant from the Metropolitan Transportation Commission, and were awarded approximately \$450,000 (in addition to a \$150,000 County match and \$50,000 in funding from C/CAG) to support an update to the Community Plan for North Fair Oaks (NFO). NFO is an unincorporated community in southeastern San Mateo County, with roughly 15,000 residents and approximately 4,000 housing units. It is one of the more ethnically diverse communities in the unincorporated County, and is less affluent than many other County communities: 35% of households are low wage earners and many pay more than 30% of their income for housing. NFO also has generally older housing units, with more residents in overcrowded conditions, compared to other areas of the County.

The grant will support a comprehensive update to the Community Plan for North Fair Oaks, addressing zoning, land use, housing, transportation, circulation, parks and recreational opportunities, economic development, and public health concerns. The update will be based on extensive analysis of community needs, public outreach, and collaboration between the County Housing, Planning, and Health Departments, as well as other agencies and local jurisdictions. A key

component of the update will be an assessment of NFO's housing needs, and creation of strategies to address those needs for residents of all income levels and types of need.

Aging 2020 Project

San Mateo County has a significant baby boomer population that will soon reach retirement age, and will require appropriate housing and other services. To assess the impacts of these demographic changes, the San Mateo County Health Department, Department of Housing, San Mateo Transit District, Health Plan of San Mateo, San Mateo Medical Center, and the Commission of Aging collaborated to create a needs projection model for adults aged 65 and over, for the years 2020 and 2030. Using the results of the study, the Department of Housing and the Health Department are collaborating to create and disseminate reports addressing projected demographic changes, related housing and service needs, and strategies to meet those needs.

Threshold 2009

Threshold 2009 is a campaign to make the process of developing housing policies and strategies in the County more inclusive, by building public awareness and collecting public input on housing issues. Threshold 2009, the non-profit organization formed to lead the campaign, has held large-scale forums on housing issues throughout the County, and is holding an ongoing series of Community Conversations, as well as engaging the community through an interactive Online Dialogue.

Countywide Housing Solutions Network

The San Mateo County Department of Housing initiated the Countywide Housing Solutions Network in 2006. The Network is a collaborative effort to improve alignment and communication among a host of complementary housing-related activities and initiatives undertaken by a wide array of public and private organizations.

Sub-Regional Housing Needs Allocation Consortium

State law requires the State Department of Housing and Community Development (HCD) to determine the existing and projected regional housing need for each region in the state, including the 9-county Bay Area, during each planning period. This regional need represents one estimate of the number of new housing units required to meet the region's housing demand over the period. Typically, each region's Council of Governments (COG) then determines the fair share of the total regional housing need that should be allocated to each city and county in the region. Each jurisdiction's share of the regional housing need is known as that jurisdiction's Regional Housing Need Allocation, or "RHNA." In the case of the Bay Area, the Association of Bay Area Governments (ABAG) typically makes the RHNA allocations, assigning a certain number of units to each city and county. The cities and counties must then demonstrate, in their respective

housing elements, that there are enough available, developable parcels within the jurisdiction to build sufficient units to match the RHNA.

For the 2007-2014 planning period, however, San Mateo County and its cities exercised the option to form a subregion to independently allocate San Mateo County's portion of regional housing need. ABAG allotted a total amount of regional need to the San Mateo County subregion, which includes the unincorporated County and all cities within the County, and the County and cities, in collaboration, determined each jurisdiction's share of that allotment. The subregion received its allocation from ABAG in May 2007 and submitted a final distribution of housing needs to ABAG in June 2008. Rather than being allotted directly by ABAG, RHNA for each jurisdiction was determined in a collaborative, participatory process involving the jurisdictions themselves, with ABAG's approval. Since 2004, the subregional allocation process has been available to any region in the state, but the San Mateo County subregion was the first to use it.

Countywide Housing Element Update Project: "21 Elements"

All 21 political jurisdictions in San Mateo County (20 cities and the County) are required to update their housing elements beginning in 2009. To assist the local jurisdictions in the update process, the County Department of Housing partnered with the City/Council Association of Governments (C/CAG) to sponsor a Countywide Housing Element Update project known as "21 Elements". The purpose of the 21 Elements collaborative is to help jurisdictions share information and resources, increase efficiency by sharing work and eliminating redundancies in data and information, share best practices, and provide other assistance and increase collaboration between jurisdictions. C/CAG and the Housing Department engaged a consultant to manage the process, and to provide targeted assistance to the jurisdictions on particularly problematic issues. 21 Elements explicitly recognizes that many housing needs and housing issues are larger than any one jurisdiction, and that collaboration between jurisdictions can not only assist the individual jurisdictions in completing their respective housing elements, but strengthen the analysis, policies and programs that result from the Housing Element updates, and increase interjurisdictional collaboration. The State Department of Housing and Community Development provided advice and assistance to the 21 Elements collaborative throughout the process. After the Housing Element updates are complete, 21 Elements will remain in place to assist the various jurisdictions with program and policy implementation issues.

Grand Boulevard Initiative and other Transit-Oriented Development Efforts

The County recognizes the importance of developing land more efficiently and intensively, especially along major transportation arteries, to reduce the negative impacts of development while providing opportunities for needed growth. The County has worked proactively on multiple levels to encourage, support, and incentivize higher density development, especially near transportation nodes and corridors. Through programs such as the Transit-Oriented Development Housing

Incentive grant program, the County has awarded funds to transportation-oriented projects in jurisdictions that approve higher-density housing along transit corridors. The Housing Department has also played a leadership role in the Grand Boulevard Initiative, a collaboration formed in 2006 between 19 cities, San Mateo and Santa Clara counties, local and regional agencies and other stakeholders to promote improvements to the entire El Camino Real corridor, including transit-oriented development, pedestrian improvements, quality of life improvements for residents on the corridor, and other efforts.

Silicon Valley Community Foundation Economic Urgency and Planning Grants

The Silicon Valley Community Foundation is the fourth largest community foundation in the nation, with \$1.5 billion in assets and more than 1,500 philanthropic funds. The community foundation operates as a partner and resource to organizations in San Mateo and Santa Clara counties working to improve the quality of life in the region. In 2009, the foundation and San Mateo County announced that they would jointly distribute \$1 million to 32 nonprofit organizations as part of a unique collaboration to help residents through the economic recession. The bulk of the funds were awarded to 27 organizations that provide food and shelter to County residents. These organizations received \$766,000 in grants from the community foundation and the County, with individual grants ranging from \$5,000 to \$100,000. The remaining \$234,000 was awarded from San Mateo County's Economic Urgency Assistance Program to five organizations that provide health and dental care, services for victims of domestic violence and employment counseling. Another recent foundation initiative is focused on increasing community engagement in regional planning. The foundation awarded more than \$800,000 in grants to organizations working to improve local and regional planning processes, increase public involvement in critical planning decisions, and raise awareness of the social, environmental and economic benefits of smart growth policies.

Other Housing-Related Programs

Leveraging of Available Resources

The Department of Housing, which includes the Housing Authority and the Housing and Community Development division, manages numerous housing-related programs, detailed below. Federal HUD funds account for nearly all of the Housing Department's approximately \$74 million in annual expenditures. Of this total, approximately \$60 million supports Housing Authority programs, including more than 4,300 Section 8 Rental Assistance vouchers (Housing Choice and Project-Based). Funding for Housing and Community Development Division (division) programs is more limited; for example, the HUD allocation available to the division in FY08-09 was \$6.5 million (see Table 8-1). Despite this relatively small annual allocation, the division plays a critical role in leveraging other funds for investment in a wide spectrum of housing and community development activities. The division leverages CDBG and HOME funds, 20% low and moderate income housing set-aside funds from city redevelopment agencies,

State tax-exempt bond financing, Low Income Housing Tax Credits, conventional loans, foundation funds, and other public and private funding. The division also disburses Emergency Shelter Grant funds, which, consistent with County policy, are used solely to support homeless facilities and ancillary services. Of the \$6.5 million allocated in FY08-09, more than \$4.6 million, or 71%, was expended for affordable housing development and rehabilitation. The other 29% was used to support public services and shelter operations, fair housing, public facilities and micro-enterprises, and administration costs.

Table 8-1
FY 08-09 San Mateo County Housing Funding by Source and Type of Expenditure

Source	Housing Devt & Minor Rehab ¹	Public Facilities & Micro- Enterprise ²	Public Services/ Shelter Ops ³	Fair Housing ⁴	Admin ⁵	Total
CDBG	\$3,018,890	\$394,150	\$421,516	\$39,323	\$878,956	\$4,752,834
HOME	\$1,493,365	\$0	\$0	\$0	\$165,930	\$1,659,295
ESG	\$119,246	\$0	\$0	\$0	\$6,276	\$125,522
American Home	\$12,359	\$0	\$0	\$0	\$0	\$12,359
Total	\$4,643,860	\$394,150	\$421,516	\$39,323	\$1,051,162	\$6,550,010
% of Total	71%	6%	6%	1%	16%	100%

Source: San Mateo County Housing Department

1. Includes Housing Development and Production, Minor Rehab Program, Housing Rehab Program, Section 108.

2. Includes Public Facilities and Micro Enterprise.

3. All Public Services.

4. All Fair Housing.

5. Program Management.

Table 8-2 shows affordable housing projects that are in the pipeline in San Mateo County.³² The projects are in three categories: in pre-development, under construction, and complete. In the table, funding from the sources listed above is aggregated in the far right column. County CDBG and HOME Consortium funds are contrasted with other funding, including CDBG and/or HOME funds from

³² Note that Table 8-2 does *not* represent a summary of housing projects that meet the requirements of San Mateo County's Regional Housing Needs Allocation (RHNA). Those projects are shown in Table 9-7, in Section 9 of the Housing Element. This table is intended only to summarize housing resources that the County provides, some of which support housing projects in incorporated portions of the County, which are described in the Housing Elements of those incorporated areas. All of the County-supported projects (and other projects) that can be counted against the County's RHNA are described in detail in Section 9.

other jurisdictions, low income housing tax credit proceeds, redevelopment housing set-asides, CalHFA financing, and conventional financing. This depiction of funding sources demonstrates that \$11.5 million in County CDBG and HOME Consortium funds are leveraging another \$10.2 million of other CDBG/HOME funds, plus another \$185 million of other dollars, for a total of \$207 million. Alternatively, \$21.7 million of local CDBG/HOME dollars are leveraging \$185 million of other dollars, or roughly \$100 of other funds for every \$12 of CDBG/HOME funds invested, an extraordinary return on CDBG/HOME funding.

**Table 8-2
Affordable Housing Pipeline Projects
San Mateo County, 2010**

Project	Project Type ¹	# Aff. Units	# Beds	Tenure	Target Pop.	Location	Sponsor/ Developer	County CDBG \$	Consortium HOME \$	Other CDBG/ HOME \$	All Other \$	Total Funding \$
IN PRE- DEVELOPMENT												
Cedar Street Apts.	NC	15	0	Rent	Sp. Needs	RWC	Mental Health Association	\$221,327	\$377,000	\$145,488	\$4,610,729	\$5,354,544
El Camino Family Hsg	NC	107	0	Rent	Families & Sp Needs	South SF	Mid-Peninsula Housing	\$375,000	\$313,843	\$0	\$51,311,157	\$52,000,000
Coastside Senior Hsg	NC	40	0	Rent	Seniors	Half Moon Bay	Housing/ Lesley Senior Communities	\$0	\$1,000,000	\$0	\$16,582,400	\$17,582,400
Hope House for Men	A/R		6	Transitional	Supportive Hsg	RWC	Service League	\$100,000		\$206,000	\$200,000	\$506,000
Subtotal		162	6					\$696,327	\$1,690,843	\$351,488	\$72,704,286	\$75,442,944
UNDER CONSTRUCTION												
San Mateo Transit Site	NC	68	0	Rent	Families	San Mateo	MPHC	\$554,644	\$2,374,379	\$1,239,000	\$34,612,217	\$38,780,240
Trestle Glen Apts.	NC	119	0	Rent	Families	U. Colma	BRIDGE	\$621,508	\$1,378,492	\$7,145,000	\$36,278,000	\$45,423,000
Subtotal		187	0					\$1,176,152	\$3,752,871	\$8,384,000	\$70,890,217	\$84,203,240
COMPLETED												
Brisbane Housing	NC	5	0	Own	Families	Brisbane	Habitat	\$0	\$40,000	\$0	\$1,347,586	\$1,387,586
Hillcrest Senior Housing	NC	40	0	Rent	Seniors	Daly City	ABHOW	\$0	\$853,266	\$0	\$10,220,309	\$11,073,575
Vendome Hotel	A/R	17	0	Rent	Homeless	SM	RDA/ Shltr Netwk	\$500,000		\$1,083,300	\$2,100,000	\$3,683,300
University Avenue	A	1	0	Rent	Families	EPA	DO	\$0	\$125,000	\$0	\$289,000	\$414,000
HOPE House for Men (2)	A	0	12	Rent	Sp. Needs	RWC/NFO	Serv.League of SMC	\$100,000	\$0	\$500,000	\$640,000	\$1,240,000
Subtotal		63	12					\$600,000	\$1,018,266	\$1,583,300	\$14,596,895	\$17,798,461
Total		412	18					\$2,472,479	\$6,461,980	\$10,318,788	\$158,191,398	\$177,444,645

Source: San Mateo County Housing Department

1. A = Acquisition; A/R = Acquisition/Rehabilitation; NC = New Construction

Housing Authority Programs

Section 8 Housing Choice Voucher Program

Funded by HUD, the Section 8 Housing Choice Voucher (HCV) Program is the main program in the County to help low-income families rent privately owned housing. The program provides portable rental assistance in the form of Housing Vouchers disbursed by the County, for use by eligible tenants in any eligible apartment the tenant can obtain (and for which the owner is willing to accept voucher payment). The voucher is not tied to any specific unit. The County's Housing Authority (HACSM) can serve up to 3,723 households through the HCV program.

Through the program, eligible families rent private market units from owners whose units meet specified standards of housing quality. The Housing Authority enters into a contract with the owner; the family pays a portion of the rent to the owner based on percentage of family income (generally 30 to 40 percent), and the Housing Authority pays the balance of the normal rent (up to certain maximum rents).

The following sub-programs are part of the HCV program, designed to achieve specific additional goals that complement the HCV's broad goal of providing affordable rental housing to eligible families.

1. Family Self Sufficiency (FSS) Program

The Family Self-Sufficiency (FSS) Program is a five-year program combining case management with rental assistance to help existing Section 8 families transition from public assistance or underemployment to employment at a wage or salary that provides economic independence. The FSS staff and the head of household work in partnership to create an individualized self-sufficiency plan, and communicate regularly to gauge the participant's progress. Participants enter into a Contract of Participation that ensures their full commitment to the program

The FSS Program also provides participants the opportunity to have an escrow account tied to his/her earned income and rent. Under the FSS program, as a participant's income increases, the non-voucher portion of the participant's rent is also increased; at the same time, the Housing Authority places an amount equal to the rent increase in an escrow account. The account balance increases over time through income gains and interest, and when the participant completes the Contract of Participation, she/he is eligible to receive the escrow funds. As of March 31, 2009, approximately 90 families were enrolled in the FSS Program, and more than two-thirds of the families had escrow accounts.

2. Homeownership Program

The Section 8 Homeownership Program is a new HUD initiative that allows Section 8 voucher assistance to be used for mortgage payments instead of rent. Homeownership Program candidates must be current housing choice voucher

holders. As of March 31, 2009, there were 5 participants in the Homeownership Program.

3. Aftercare Program

The Aftercare Program was originally funded by HUD and administered by the California Department of Housing and Community Development (HCD) through local housing authorities. An agreement between HUD and the Housing and Community Development division eliminated the State role, and the administration of the program is now directly between HUD and the local Housing Authority. The Aftercare Program provides rental assistance to low-income persons who are certified as physically, developmentally, or mentally disabled. This certification, given by recognized supportive service agencies, must include participation by the disabled person in a planned and ongoing program of rehabilitation, education, or other supportive services directly related to the disability. Because HUD has discontinued funding for the Aftercare Program, the program will continue to serve existing participants, but is permanently closed to new applicants.

4. Family Unification

The Family Unification Program provides Section 8 rental assistance to families whose lack of adequate housing may cause separation of a child or children from the family. For a family to qualify, the local child welfare agency must certify that lack of adequate housing is the primary reason that the family's child(ren) may be placed or kept in out-of-home care.

In spring of 2009, in collaboration with the County's Human Service Agency, Family and Youth Services Division, HACSM submitted an application to HUD for new Family Unification vouchers, and was awarded 40 vouchers, one of only two awards made in the state of California.

Project-based Section 8 Program

Project-based Section 8 assistance is distinct from the Housing Choice Voucher program in that assistance is tied to a specific unit, rather than allocated to a prospective tenant for use in any unit the tenant can obtain. The Housing Authority provides Section 8 Project-based assistance to 14 properties with approximately 322 units throughout the County. Because project-based assistance is tied to rental units, when a tenant vacates an assisted unit the unit remains affordable and is rented to another qualified low-income household.

In 2005 the Housing Authority received approval from HUD to extend its existing Project-based contracts through 2015. This request is consistent with the Housing Authority's ongoing plan to increase the Project-based program size, as allowed and encouraged by newly adopted HUD Project-based rules intended maintain a supply of long-term affordable housing units and expand housing and economic opportunities to special needs groups and families.

Special Rental Assistance Programs

In addition to the HCV Program, HACSM also administers the following programs, which receive separate funding from HUD.

1. Shelter Plus Care Program

The Shelter Plus Care Program (S+C) provides Section 8 rental assistance that, in combination with supportive services, provides housing to homeless people with disabilities, and their families. To live independently, homeless with disabilities often need medical care and other social services in addition to shelter. Through S+C, the Housing Authority provides rental assistance, and other organizations work with the Housing Authority to provide supportive services.

The Housing Authority administers S+C grants for 171 disabled individuals and families. The Authority is applying for new and renewed S+C funding through the County's Continuum of Care application.

2. Supportive Housing

The Supportive Housing Program (SHP) provides rental assistance that promotes the development of housing and supportive services to assist homeless persons with disabilities in the transition from streets and shelters to permanent housing and maximum self-sufficiency. The Housing Authority administers two Supportive Housing grants for 34 disabled individuals and families.

Public and County-Owned Housing

HACM owns and manages two public housing developments in San Mateo County: Midway Village (150 units) in Daly City and El Camino Village (30 units) in unincorporated Colma. HACSM also owns and manages Half Moon Village, a 60-unit affordable senior housing complex in Half Moon Bay.

Moving to Work Demonstration Program

Moving to Work (MTW) is a national demonstration program initiated by HUD in 1996. The program offers public housing authorities the opportunity to design and test innovative, locally-designed housing and self-sufficiency strategies for low-income families. In 2000, HACSM became one of 24 housing authorities nationwide approved by HUD to participate in the MTW program. The initial five-year agreement allowed HACSM to allocate 300 of its vouchers to a new demonstration program providing incentives to help families become economically self-sufficient.

In 2008, HUD and HACSM entered into a new 10-year Moving-To-Work agreement that expanded MTW status to the County's entire Housing Choice Voucher (Section 8) and Public Housing programs, allowing HACSM to allocate any of its available vouchers to the MTW program. The new agreement allows HACSM greater budget flexibility, authority to develop policies outside certain

HUD regulations, and the ability to explore new and innovative methods of delivering housing to low-income families. The Moving To Work (MTW) program includes two sub-programs:

1. MTW Self-Sufficiency Program

As described above, under the original MTW agreement with HUD, HACSM was authorized to implement a demonstration program for 300 families receiving tenant-based assistance. To promote economic self-sufficiency, HACSM provides case management services to help MTW participants find work, secure child care, complete educational goals, improve credit ratings, establish savings, and participate in homeownership counseling. HACSM's MTW program also incorporates incentives that promote work, saving, and family unification, including an escrow account program, similar to that described under "Family Self Sufficiency," above.

2. MTW Housing Readiness Program

This program is similar to the Self-Sufficiency program, but is targeted to homeless individuals and families. The program sets aside 60 of the 300 MTW Self-Sufficiency vouchers to provide housing and supportive services to the homeless.

Other HCD Programs and Activities

Facilitating and Brokering Production of Housing

The Department of Housing facilitates and brokers production of affordable housing on suitable sites throughout the county. For example, during the past year the Department played a major role in removing barriers, problem-solving around complex issues, securing gap funding from County sources, and facilitating approvals for Trestle Glen, a major mixed-use, transit oriented affordable housing development in unincorporated Colma. The Department also helped facilitate solutions that allowed several other affordable housing projects (including the Cedar Street HUD 811 project in Redwood City) to proceed.

HOME Consortium Participation

The County has a lead role in the HOME Consortium, the Consortium through which the County and a number of participant cities receive federal HOME funds.

Technical Assistance to CHDOs

The County provides as-needed technical assistance to certified Community Housing Development Organizations (CHDOs), organizations created to access specific set-asides of HOME funding. The County currently assists EPA CAN DO, HIP Housing Development Corporation, Mental Health Association (operating as Cedar Street Apartments Inc.) and American Baptist Homes of the West (ABHOW), among other CHDOs.

San Mateo County Housing Rehabilitation Loan Program(s)

The County of San Mateo's Department of Housing administers rehabilitation loan programs for low and very low-income homeowners, and investor owners who rent to low and very-low income tenants. Rehabilitation loans are available to recipients who meet program eligibility criteria and own property either in the unincorporated areas of San Mateo County or in the cities of Atherton, Belmont, Brisbane, Burlingame, Colma, East Palo Alto, Foster City, Half Moon Bay, Hillsborough, Menlo Park, Millbrae, Pacifica, Portola Valley, San Bruno, San Carlos or Woodside. The loan programs are capitalized from loan repayments and payoffs (Program Income) and periodic allocations from CDBG funding (grant allocations), and average between \$400,000 and \$700,000 per year. During FY 2008-09, the Department of Housing provided approximately \$331,000 in rehabilitation assistance to 8 low-income single-family homeowners.

Other Countywide Housing-Related Programs

In addition to programs operated by the Department of Housing, the following multi-partner programs also contribute housing assistance throughout the County.

HEART (the County Housing Trust Fund)

As noted above, HEART is a regional housing trust fund that supports construction, rehabilitation, and purchase of affordable housing for low and middle-income workers and residents on fixed incomes. HEART raises funds from public and private sources to meet critical housing needs in San Mateo County. The Housing Department provides staffing and accounting assistance to HEART.

In five years of operations (2003-2009), HEART has invested \$7.25 million in the construction, renovation or purchase of affordable homes, assisting 662 families and individuals. HEART has supported a number of affordable rental housing developments, including Trestle Glen (unincorporated Colma), Hillcrest Senior Housing (Daly City), the Village at the Crossing (San Bruno), Peninsula Station (San Mateo), and El Camino Family Housing (South San Francisco).

Center on Homelessness and Continuum of Care

The County Human Services Agency's Center on Homelessness (COH) is responsible for coordination of homeless services within County agencies, and also works with non-profits, other local governments, business and other parts of the community. COH and the County Department of Housing work in partnership to support housing and social services that address the needs of homeless and at-risk individuals and families. These activities include:

- Prevention and Safety Net Services. The County is the main funder of the seven regional nonprofit Core Service Agencies, which provide information and referral, emergency services (food, clothing, motel vouchers, and other services), and other assistance for the homeless. The

County also uses CDBG funds to support various legal assistance programs, including the Legal Aid Society, which provides advocacy and other assistance for families and individuals facing eviction, and Bay Area Legal Aid, which operates a domestic violence restraining order clinic.

- *Emergency & Transitional Shelter.* The Housing Department uses CDBG, ESG and other funds to support a number of specialty (domestic violence, mentally ill, youth) and non-specialty shelter and transitional housing facilities operated by a range of providers, including Shelter Network (First Step, Maple Street, Haven Family House, Redwood House, Family Crossroad), InnVision (Clara-Mateo Alliance), Service League, the Mental Health Association, and Community Overcoming Relationships Abuse (CORA) and Youth and Family Services (Daybreak). The County also supports HIP Housing, which provides shared housing services for low-income individuals or small families. In addition, the County supports the Health Care for the Homeless program, which provides mobile health and dental services to residents of emergency shelter and transitional housing.

COH also administers the San Mateo County Continuum of Care (CoC), the County's comprehensive strategy to address homelessness. The CoC is both the County's plan to address homelessness, and the network of homeless assistance programs, activities, and service delivery throughout the County. The CoC is overseen on an ongoing basis by a Steering Committee made up of approximately 30 members representing a variety of constituencies, including service providers, city and County governments, core service agencies, non-profits, housing developers, foundations, homeless and formerly homeless persons, seniors, veterans, and youth. The CoC Steering Committee engages in continuous planning around homeless assistance, oversees implementation efforts, makes policy recommendations, and oversees application for HUD Continuum of Care funding. The County Continuum of Care is involved in almost every effort on homelessness in the County, from the creation of policy to service delivery and the development of new homeless housing.

9. ADEQUATE HOUSING SITES INVENTORY

This section addresses the requirements of Government Code Sections 65583 and 65583.2, which mandate a parcel-specific inventory of appropriately zoned, available, and suitable sites that can provide realistic opportunities for the provision of housing to all income segments within the community.

In 2008, the Association of Bay Area Governments approved unincorporated San Mateo County's Regional Housing Needs Allocation (RHNA) for the period from 2007 to 2014 (the "planning period"). As described in Sections 1 and 5, the Housing Element must demonstrate that there are sufficient available, developable sites within the unincorporated County to meet the housing need projected by the RHNA. The County's RHNA is shown below, with related income levels, affordable home prices and affordable rents provided for context.

**Table 9-1
Unincorporated San Mateo County RHNA
2007 – 2014**

Income Category	Units Needed	Income Limit	Affordable Price¹	Affordable Rent²
Extremely Low	172	\$ 33,950	\$ 110,223	\$ 695
Very Low	171	\$ 56,550	\$ 199,158	\$ 1,204
Low	247	\$ 90,500	\$ 331,339	\$ 1,967
Moderate	291	\$ 116,160	\$ 431,568	\$ 2,545
Above Moderate	625	N/A	N/A	N/A
Total	1,506			

1. Based on affordable housing cost of 30% of income; see Table 3-26.

2. HUD, 2009; San Mateo County Housing Dept. Based on a 3-bedroom, 4-person household; see Table 5-5.

Note: Only the income levels and associated numbers of units needed were generated through the RHNA and subregional allocation process. The related price and rent information is based on independent calculations by the County Planning Department.

Unincorporated San Mateo County's share of estimated regional housing need for the 2007-2014 period is 1,506 units. Of this total, 172 units are for Extremely Low Income residents, 171 for Very Low Income residents, 247 for Low Income residents, 291 for Moderate Income residents, and 625 are for residents with Above Moderate Incomes.

The inventory in this section shows feasibly developable sites in the unincorporated County, in the following categories:

- Vacant sites with zoning that permits residential uses by right
- Vacant sites with residential development as a conditionally permitted use
- Non-vacant residentially-zoned sites that could feasibly be redeveloped at higher intensities, without changes to existing zoning or land use designations
- Non-vacant residential and non-residential sites that are not currently required to meet the County's housing needs, but that could be redeveloped at higher intensities in the future with changes to zoning and/or land use designations. Identification of these sites is tentative, and any changes to land uses on these sites would require more specific analysis, as described in Section 10. These sites are described separately at the end of this section.

It is important to note that the fact that a site appears in this inventory does not mean that development will occur on the site, or that the County assumes, intends, or encourages development of any specific site, or in any specific area of the County. The County's policies for promotion of housing development are described in Section 10. This section meets the requirements of state law by providing analysis and inventory of all developable sites, but is not a statement of the County's housing or development policies.

In addition to the inventory of developable and redevelopable parcels, this section also discusses probable development trends for various residential units (including second units, farm labor units, mobile homes, and others) that could help meet the County's RHNA. The development potential of the adequate sites, combined with the potential development of second units, farm labor housing, and other units, represents the capacity of available sites to meet the County's share of housing need, as estimated by the RHNA.

Adequate Sites Inventory Methodology

This analysis relies on the County's parcel information database, the County tax assessor's database, and other information sources to create an inventory of all potentially developable or redevelopable parcels in the entire unincorporated County. The inventory considers the allowed type and intensity of development of each parcel, based on General Plan land use designations, zoning designations, and site development standards and requirements, and also considers the accessibility of infrastructure and environmental constraints (including proximity to various sensitive habitats, earthquake shaking and liquefaction risk, flood hazard, site conditions, and other constraints), in assessing the feasibility of developing the parcel.

For each parcel in the inventory, the analysis considers the impact of zoning and general plan land use designations, including required setbacks, floor area ratios, lot coverage restrictions, minimum lots sizes, density restrictions, and all other regulatory requirements under the County's general plan land use designations,

base zoning, any zoning overlays (as shown in Chapter 4), and other applicable regulations, for each parcel. The estimated development capacity of each parcel takes into account all constraints and limitations posed by the County's development regulations and requirements, and the developability of each parcel, as shown in the inventory, represents the realistic capacity that would be allowed by County regulations. .

For each parcel, the analysis also considers existing site improvements, and/or the potential for feasible improvements, including extension of infrastructure from nearby locations if infrastructure is not currently provided to the site. Sites are not included in this inventory if they cannot feasibly served by infrastructure. In the case of rural sites that do not have access to established water and sewer systems, but can rely on well water and septic systems for lower density development, these sites are included if otherwise developable. Such rural sites are only assumed to be developable if similar, nearby parcels have been developed using the same type of infrastructure.

For each parcel, physical constraints are considered, including environmentally sensitive areas, steep slopes, and other constraints that could make development difficult or infeasible. Sites subject to significant or insurmountable constraints are not included in the inventory.

This inventory includes only those parcels that are feasibly developable or redevelopable based on the factors listed above. The number of units potentially developable on each parcel, as shown in the tables at the end of this section, is not the maximum development capacity, but a realistic assessment of developability based on development regulations and the real physical constraints of each parcel.

Additional area-specific details on the sites inventory are provided in the Notes section of the Detailed Sites Inventory, below.

Summary

Developable Sites

The inventory of developable sites is summarized in Tables 9-2, 9-3, and 9-4, below. Table 9-2 shows vacant parcels by area. Table 9-3 shows vacant parcels by zoning. Table 9-4 shows non-vacant residential parcels that are redevelopable at higher intensities without changes to existing zoning and/or land use designations.³³ Each table shows the number of available parcels, the total

³³ As shown in Table 9-4, all the identified non-vacant parcels that are redevelopable at higher intensities without changes to zoning and/or land use designations are located in Colma and North Fair Oaks. All of the parcels shown in Table 9-4 are zoned and designated for residential uses. There are additional parcels with redevelopment potential that are not currently zoned for residential uses, or that are zoned only for low-intensity residential uses, as shown in Table 9-9 and 9-10, However, the parcels shown in Tables 9-9 and 9-10 are not required to meet the

number of units that could realistically be built on these parcels, and the number of units that could be built on sites that allow densities of more than 30 units per acre, called “default density” units. Under State Housing Law, units that could be built on sites zoned to allow densities of 30 units per acre or more (the “default density”) are assumed by definition to be affordable for lower-income groups. The complete inventory of all available developable and redevelopable sites, with parcel-specific information, is shown in detail in Tables 9-11 and 9-12.

County’s Regional Housing Needs Allocation. No rezonings or other redesignations are required to meet the County’s RHNA.

Table 9-2
Vacant Developable Parcels by County Area
Unincorporated San Mateo County, 2010

Area	Parcels	Residential Development Capacity (Units)	"Default Density" Unit Capacity
Broadmoor	11	22	0
Burlingame Hills	7	7	0
Colma	14	152	125
Country Club Park	2	2	0
Devonshire	79	186	0
El Granada	281	301	54
Emerald Lake Hills	121	124	0
La Honda	27	47	0
Ladera	4	4	0
Loma Mar	10	13	0
Los Trancos Woods	6	6	0
Menlo Oaks	2	3	0
Miramar	2	2	0
Mobile Home Parks	1	5	5
Montara	4	7	0
Moss Beach	40	47	0
North Fair Oaks	48	113	23
Palomar Park	37	65	0
Pescadero	6	7	0
Princeton	5	68	0
Other Midcoast	150	308	80
Rural South Coast	76	76	0
San Bruno Area	4	4	0
San Mateo			
Highlands	14	35	0
Sequoia Tract	13	19	0
Sky Londa	92	100	0
Stanford Lands	6	13	0
West Menlo Park	12	24	0
Total	1,074	1,760	287

Note: This table includes parcels on which residential development is allowed by right, and parcels on which residential development is allowed as a conditional use.

Table 9-3
Vacant Developable Parcels by Zoning
Unincorporated San Mateo County, 2010

Zoning	Parcels	Development Capacity (Units)	"Default Density" Unit Capacity
R-1	585	803	0
R-2	1	1	0
R-3	54	84	54
R-3-A	2	80	80
R-E	21	56	0
RH	113	113	0
RM	233	233	0
C-1	28	39	0
C-2	14	44	5
CCR	6	69	0
PC	10	147	125
PUD	7	91	23
Total	1,074	1,760	287

Note: Residential uses are allowed by right on parcels zoned R-1, R-2, R-3, R-E, RH, RM, PC and PUD. Residential uses may be ministerial or conditional uses on parcels zoned C-1, C-2, and CCR.

Table 9-4
Redevelopable (Non-Vacant) Residentially Zoned Parcels by Area and Zoning, Unincorporated San Mateo County, 2010

County Area	Zoning	Parcels	Residential Development Capacity (Units)	"Default Density" Unit Capacity
Colma	PC	4	76	76
North Fair Oaks	PUD	1	3	0
	R-2	10	34	0
	R-3	18	63	23
Total		33	176	99

Note: All parcels identified in this table are zoned for residential uses by right, and could be redeveloped at higher intensities without changes to land use and/or zoning designations. The only identified parcels are in Colma and North Fair Oaks.

Units Already Built

Because the County's RHNA is for the period from June 30, 2007 to July 1, 2014, units built in the County after June 30, 2007 count toward meeting the RHNA. Table 9-7, below, provides a summary of production since the start of the planning period.

Table 9-5
Units Built After June 30, 2007
Unincorporated San Mateo County

Year	Units
2007	26
2008	74
2009	188
Total	288

*Source: San Mateo County Planning and Building
Department, Building Permit Data*

Note: Totals are net of residential demolitions

Second Units

The County's regulations allow second units in residential zoning districts. Table 9-6 shows second units constructed over the past 10 years. This analysis assumes these trends will continue, and approximately 10 units per year will be constructed during the remainder of the planning period

**Table 9-6
Second Unit Construction
1999 - 2009**

Year	2nd Units
1999	21
2000	14
2001	11
2002	10
2003	16
2004	7
2005	10
2006	7
2007	5
2008	4
2009	6
Total	111
Annual Average	10

*Source: San Mateo County Planning and Building
Department, Building Permit Data*

Note: These totals are net of residential demolitions

Farm Labor Housing Units

County Agricultural Zoning, Existing Farm Labor Housing, and Farm Labor Housing Need

Agricultural uses are permitted in zoning districts A1, A2, A3, PAD (Planned Agricultural), RM (Resource Management), and RM-CZ (Resource Management within the coastal zone). However, the County currently has no land zoned A1, A2 or A3, so the only extant zoning districts that permit agricultural uses are the PAD, RM, and RM-CZ zoning districts. All PAD-zoned parcels are in the County's coastal zone. RM and RM-CZ zoned parcels are almost exclusively located within the rural portion of the County's urban-rural boundary, both within and outside of the coastal zone.

As described in Section 5, the unincorporated County had approximately 1,352 farm laborers in 2009.

The County has a number of existing housing units for farm laborers, including larger multifamily farm worker housing projects developed on or near active farms, smaller, scattered small-site housing developed for farm laborers, and one large-scale affordable housing project developed for farm laborers. The County's existing farm labor housing inventory includes the following:

- Larger multifamily sites (typically 5 units or more per site) providing housing for at least 275 farm workers. These sites include dormitory style housing, multifamily apartment housing, single-family housing, and sites with various mixtures of these housing types.
- Scattered small-site housing (typically less than 5 units per site, typically 1 to 2 units per project) with at least 60 units providing housing for at least 60 farm workers.³⁴
- Moonridge Farm Labor Housing, adjacent to Half Moon Bay, with 160 units developed for farm workers and their families, and dedicated to households earning 50% or less of median income.

A more detailed inventory of larger farm labor housing sites is shown on Table 9-15, at the end of this section. In total, the County has existing farm labor housing for at least 495 farm laborers.

The County's existing housing for 495 farm workers leaves a potential need for housing for an additional 857 workers, excluding other existing affordable housing that may be appropriate for farm workers.

Available Sites for Farm Labor Housing

Dedicated farm labor housing units are permitted in the RM, RM-CZ, and PAD zoning districts. Farm labor units created in these districts are required to remain restricted to use by farmworkers and their families in perpetuity. Farm labor housing units in PAD, RM, and RM-CZ zoning districts are considered agriculturally-related uses, and are exempt from the development density restrictions of these zoning districts.

There are 553 developable PAD-zoned parcels, as shown in Table 9-14 and on Map 9-27, at the end of this section. Again, farm labor housing developed on these parcels is not subject to the density limitations that apply to other types of development. PAD regulations expressly permit high-density farm labor housing, regardless of density restrictions on other types of residential uses in the PAD district. Because PAD-zoned parcels have no limitation on the development density of farm labor housing, by definition they meet the developability and feasibility standards for housing for lower income households, as specified in state law.

RM and RM-CZ zoning regulations also specifically exempt farm labor housing from density restrictions. Developable RM-zoned parcels are shown in Table 9-3, above; there are 124 developable RM parcels in the unincorporated County. Because farm labor housing created on these parcels is not subject to density

³⁴ The County tracks the number of actual laborers housed in larger projects, but only tracks the number of units in smaller projects, so the precise number of workers housed in these smaller projects is unavailable.

restrictions, it also meets the default density provisions of state law, and is assumed to be affordable for low-income populations.^{35, 36}

In addition to exemptions from density restrictions, the County's Local Coastal Program also specifies that farm labor housing is a priority water use, and all water providers must prioritize, and allocate water for, these uses.

In addition to creation of farm labor housing on new sites, because farm labor housing is exempt from density restrictions, the majority of the existing farm labor housing on agriculturally-zoned sites, shown in Table 9-15, could be expanded, and additional farm labor housing could be built on all of these sites. Section 10 includes policies to encourage expansion of existing farm labor sites to meet farm labor housing need.

Farm Labor Housing Permitting and Quality and Safety of Housing

The County's permitting process for farm labor housing of any size currently requires the developer of the units to apply for a specific permit, to provide evidence of the need for farm labor housing, and to periodically renew the permit. While this process allows the County to ensure that the housing developed is genuinely intended for farm laborers, and to maintain some ongoing oversight of the farm labor units, it also is an additional layer of approval that may constrain development of farm labor housing (as described in Section 4). This constraint is addressed by policy changes described in Section 10.

³⁵ In addition, units at affordability levels appropriate for farm workers could be built on other suitably located multifamily sites identified in the Detailed Sites Inventory, shown in Table 9-11 in this section. There are two sites located in the County's Midcoast area, zoned for high-density affordable housing, that would be appropriate for development of housing for farm laborers, or for other types of low-income housing, but it is not assumed that these sites will be developed with farm labor housing.

³⁶ Of the at least 60 existing small-site farm labor housing units in the unincorporated County that were built through the farm labor permit process, 33 were built since 1999, and the remainder were constructed prior to 1999. Because construction rates for these units have historically been relatively low, the summaries shown in Tables 9-7 and 9-8, below, which address the County's total RHNA need, do not assume that more than 1 farm labor unit per year will be built in the County for the next five years. In addition, the residential development assumptions in Tables 9-7 and 9-8 do not include the development potential of PAD-zoned parcels, which are not typically suitable for significant amounts of non-farm-related single- or multifamily housing, and the assumptions do not include the potential developability of farm labor housing on RM and RM-CZ zoned sites, because the developability of these parcels for other types of housing is much more limited. In other words, because farm labor housing is exempt from certain density restrictions, and because farm workers have housing needs that are often unique in type and location, the sites inventory and analysis considers farm labor housing separately. These conservative assumptions are not intended as a statement that the County does not desire or encourage production of farm labor housing, but are merely intended to ensure that the County does not rely on potential farm labor housing units to meet other affordable housing needs. As indicated by the County's existing farm labor housing, and the inventory of RM-zoned and PAD-zoned parcels shown in Tables 9-3 and 9-14, the County has sufficient developable sites to meet its current estimated need for farm labor housing, and the relevant policies described in Section 10 are intended to encourage development of these sites to meet that need.

In addition, as noted in Section 5, farm laborers are in many cases relegated to housing with significant quality, health, and safety issues. The County's Environmental Health Department currently monitors and inspects larger farm labor housing sites (typically 5 units or more), but the inspection process has been insufficient to guarantee adequate quality of farm labor housing units. Inspection of smaller projects is currently performed on a complaint basis only. The County's Housing, Planning, and Environmental Health Departments will continue to work with local partners to create a more comprehensive and effective monitoring, inspection, and regulatory program to ensure that farm labor housing meets all relevant health and safety requirements, as described in Section 10.

Despite the fact that sufficient developable sites are available to meet the County's additional need for farm labor housing, past development trends indicate that appropriate policies, incentives, and other assistance remain needed to encourage the creation of additional suitable farm labor housing. Policies described in Section 10 address these needs. As discussed in Section 5, there is also a need for a comprehensive assessment of the County's farm labor population and farm labor housing stock, conditions, and needs. This need is also addressed in Section 10.

Housing for Lower Income Categories

As Table 9-1 indicates, the County is projected to need 171.5 extremely low income units, 171.5 very low income units, 247 low income units, and 291 moderate income units.

Table 9-7a shows a summary of the affordable housing units already constructed or approved during the planning period, by level of affordability. Table 9-7b shows existing parcels that are either zoned specifically for affordable housing, or zoned at densities that are considered affordable by default.³⁷ Table 9-7c shows projected minimum amounts of development of second units, farm labor housing, and mobile homes, based on past trends.^{38,39} This table assumes that the

³⁷ As noted above, by State law, parcels zoned to allow densities of more than 30 units per acre (the County's "default density") are assumed to be suitable for lower income housing development. This table includes the redevelopable residentially-zoned sites shown in Table 9-4 zoned PC (in Colma) and R-3 (North Fair Oaks). These sites are currently developed at low residential densities, but have been rezoned for higher density residential uses. In both Colma and North Fair Oaks, existing lower-density residential sites have been redeveloped at higher densities in recent years, including high-density and medium-density multifamily residential projects consistent with the redevelopment assumptions made in Table 4. Recent development trends indicate that redevelopment of these sites at higher intensities is both feasible and consistent with market trends.

³⁸ Mobile home prices in San Mateo County in 2010, based on published listings, ranged from \$34,000 to \$199,000, affordable to very low- and low-income purchasers, as shown in Table 5-12 in Section 5.

³⁹ Second units built in the unincorporated County in the past 10 years have ranged from roughly 500 to 1,200 square feet in size, with an average size of 797 square feet. A survey of rents for apartments of 1,000 sq. ft. or less (as of March 2010, supplemented by U.S. Decennial

average rates of development of second units and farm labor housing units over the past decade will continue for the remainder of the planning period. Because mobile home development is sporadic, the table does not assume any future development of mobile homes. Table 9-7d shows exclusively residential parcels zoned at densities high enough to provide moderate income housing, based on surveys of prices and rents for comparable projects and trends countywide.⁴⁰ These sites are not designated at densities of 30 units or more per acre, but are zoned R-2, R-3, PC, or PUD, and intended for multifamily housing at moderate to high residential densities. Table 9-7e shows mixed-use residential parcels that are also zoned at densities that support moderate income housing. These sites are zoned C-1 or C-2 and are intended for residential development at relatively high densities (up to 3 stories, 500 square foot minimum lot size, with no maximum density).

Census and American Community Survey data on average rental costs for apartments by year built), including both newly built and older properties, found an average rent per square foot of \$1.76, and an average total rent of \$1,400 for apartments of this size, affordable to very low, low- and moderate-income residents, as shown in Table 5-5, Section 5. Newly built units (units built in the last 5 years) do rent for a premium over older units, averaging approximately 4% to 11% higher rents than older units, but rents for these units still remain affordable for renters in the income categories described above. Also, units built in 2010 are not any less affordable than those built in the prior 5 years; i.e., there is no premium on units built in 2010, compared to those built in 2006, 2007, 2008, etc.

⁴⁰ Recent small-scale multifamily homeownership projects developed in the County have sold for \$300,000-\$400,000 per unit, affordable to low- and moderate-income purchasers.

Table 9-7a
Affordable Units Built, Under Construction, and/or Approved, Planning Period

Project Name	Status	Total Units	Units by Income Level				Method of Affordability Determination
			XL	VL	L	M	
BLD-00728	Built	1			1		2nd Unit - based on market rents of similar units, as described in this section
BLD-00327	Built	1			1		2nd Unit
BLD-00211	Built	1			1		2nd Unit
BLD-00009	Built	1			1		2nd Unit
BLD-00188	Built	1			1		2nd Unit
BLD-01711	Built	1			1		2nd Unit
BLD-00300	Built	1			1		2nd Unit
BLD-01103	Built	1			1		2nd Unit
BLD-00029	Built	1			1		2nd Unit
BLD-01588	Built	1			1		2nd Unit
BLD-00233	Built	1			1		FLH - based on affordability required as condition of approval
BLD-00234	Built	1			1		FLH
BLD-00630	Built	1				1	Mobile home - based on average affordability of mobile homes built in San Mateo County
BLD-00631	Built	1				1	Mobile home
BLD-00632	Built	1				1	Mobile home
BLD-01118	Built	1				1	Mobile home
BLD-01316	Built	1				1	Mobile home
Trestle Glen (Phase I)	Built	119	40	40	39		Permanently restricted affordable units, constructed by affordable housing developer
Trestle Glen (Phase II)	Approved	32			32		Based on density and unit size, and average price of similarly sized, similarly located units
Big Wave	Approved	70	20	20		30	Permanently restricted affordable units, approved by permit
BLD-01785	Built	4				4	Multifamily- Based on average price of similarly sized units
BLD-00115	Built	4				4	Multifamily- Based on average price of similarly sized units
BLD-00563	Built	2				2	Multifamily- Based on average price of similarly sized units
BLD-00971	Built	3				3	Multifamily- Based on average price of similarly sized units
BLD-00116	Built	5			1	4	Based on unit prices reported by developer; 1 restricted low income inclusionary unit
Total		256	60	60	84	52	

Table 9-7b
Parcels Zoned at Default Densities for Affordable Housing

Area	Zoning	Parcels	Capacity
Colma	PC	8	201
Mobile Home Parks	C-2	1	5
North Fair Oaks	PUD	1	23
El Granada	R-3	37	54
Rural Midcoast	R-3A	2	80
North Fair Oaks	R-3	5	23
Total		54	386

Note: Includes non-vacant, redevelopable sites.

Table 9-7c
Projected Development Based on Prior Trends, Planning Period

Unit Type	Projected Units by Income Category				
	Extremely Low	Very Low	Low	Moderate	Total
2nd Units	0	0	50	0	50
Farm Labor Units	0	0	5	0	5
Mobile Homes	0	0	0	0	0
Total	0	0	55	0	55

Table 9-7d
Parcels Zoned at Higher Densities,
Excluding Default Density Sites

	Parcels	Development Capacity
Vacant Sites		
R-2	1	1
R-3	17	30
PC	6	22
PUD	7	68
<i>Subtotal</i>	<i>31</i>	<i>121</i>
Redevelopable Sites		
R-2	10	34
R-3	13	40
PUD	1	3
<i>Subtotal</i>	<i>24</i>	<i>77</i>
Total	55	198

Table 9-7e
Vacant Higher Density
Residential Mixed-Use Parcels

Zoning	Parcels	Development Capacity
C-1	7	15
C-2	11	36
Total	18	51

RHNA vs. Adequate Sites, Units Built, and Probable Development

Table 9-8 shows the County's RHNA need by income category, compared to available, adequate sites, and to housing already constructed during the planning period.

Table 9-8
RHNA vs. Units Built or Approved
and Capacity of Available Sites
San Mateo County, 2007-2014

Income Category	Units Needed	Units Built and Capacity of Available Sites	Surplus/ (Deficit)
Extremely Low Income	172	189	17
Very Low Income	171	189	18
Low Income	247	263	16
Moderate Income	291	294	3
Above Moderate Income	625	1,176	551
Total	1,506	2,110	604

Note: Units built are net of residential demolitions. "Units Built and Capacity of Available Sites" includes only parcels that are available for residential development or redevelopment without changes to zoning and/or land use.

The "Units Built and Available Capacity" column in Table 9-8 includes all of the units shown in Tables 9-7a through 9-7e, above, including units that can be built on available sites zoned for 30 or more units per acre, units that can be built on sites zoned for affordable housing, affordable units already built or approved during the planning period, second units and farm labor housing units projected to be built over the next 5 years based on average construction rates during the past decade, and potential moderate income multifamily units. All remaining potential development on available, developable sites is assumed to be affordable to above moderate-income residents.

As the table shows, the unincorporated County has sufficient available vacant or redevelopable land that is zoned for residential uses, has adequately accessible infrastructure, and has no identified environmental constraints that would significantly restrict developability, to meet the County's total share of regional housing need, and the need for units in each income category.

Potentially Redevelopable Sites

Despite the fact that the County's currently available sites are sufficient to meet existing need, the County anticipates that this may not be the case for future housing element cycles without changes to policies and identification of appropriate sites for higher intensity development. As described in Policy HE 11 in Section 10, the County intends to examine the potential for changes to zoning and land use designations on a specific inventory of identified sites, shown in detail in Table 9-16. In addition, the County will continue to explore other sites appropriate for changes to land use designation, zoning, and other regulations,

and will take other programmatic actions to increase the availability and feasibility of developable sites, as described in the programs and policies in Section 10. Tables 9-9 and 9-10, below, show parcels that could be redeveloped at higher intensities with future changes to zoning. *These parcels are not needed to fulfill the County's Regional Housing Needs Allocation*, and are not included in any of the tables shown above; they are included here only as an indicator of potential future development sites, and future policy options.

Table 9-9
Parcels with Redevelopment Potential, by Area
Unincorporated San Mateo County, 2010

Area	Parcels	Residential Redevelopment Capacity (Units)
Harbor Industrial	16	359
North Fair Oaks	24	574
Broadmoor	18	78
Total	58	1,011

Note: This table includes parcels currently designated for residential and non-residential uses that could be developed at higher intensities with modifications to current land use and/or zoning designations. Specific changes are shown in the detailed sites inventory.

Table 9-10
Parcels with Redevelopment Potential, by Current Zoning
Unincorporated San Mateo County, 2010

Current Zoning	Parcels	Residential Redevelopment Capacity (Units)
C-1	2	7
C-2	3	70
M-1	34	704
R-1	15	113
R-3	4	117
Total	58	1,011

Note: This table includes parcels currently designated for residential and non-residential uses that could be developed at higher intensities with modifications to current land use and/or zoning designations. Specific changes are shown in the detailed sites inventory.

Detailed Sites Inventory

Tables 9-11 and 9-12 show all feasibly developable and redevelopable sites, with parcel-specific information on size, zoning, general plan land use designation, permitted density, feasible development capacity, constraints, and other information. In cases where a moderate or high development density is assumed, the justification for the assumption is indicated in the Notes column of the table. Maps 9-1 through 9-23 show the sites by location. Parcels that may have redevelopment potential, but where such potential is contingent on rezoning to higher intensities or different types of allowed land uses, are shown on Maps 9-24 through 9-26 and in Table 9-13.

Notes:

R-1 zoned sites and sites identified as appropriate for single units, outside the Coastal Zone. As described in Sections 3 and 5, most of the housing produced in the County has traditionally been single-family housing. Although the market for all types of housing has declined recently, this analysis assumes that demand for single-family housing, and developer interest in appropriate single-family sites, will remain relatively strong for the foreseeable future.

C-1 and C-2 zoned sites. Residential uses are permitted or conditionally permitted uses in C zoned areas. These sites allow either a mix of uses with residential as one included use, or residential as a sole use on a parcel. Typically, C zoned areas are combined with the Neighborhood Commercial or Community Commercial General Plan land use designations. Neither the C zoning nor the land use designation include a residential density limit, and C zoned districts in already urbanized areas of the County are appropriate for moderate to high residential densities, in addition to commercial development.

PC sites. The Planned Colma zoning district, in unincorporated Colma, allows and encourages high residential densities. These densities are appropriate because the area is a mixed-use, high-density area, with access to transit, including Colma BART and various bus lines, and because the market has demonstrated that high-density housing is feasible in the area. The Trestle Glen project, with 119 affordable units, was recently completed. An additional 32 unit, high-density residential project has been approved in Colma, but has not been completed. Other large multifamily projects that have been built in the area include the El Camino Village (30 units), San Pedro Commons (74 units), and La Terraza (153 units). Unincorporated Colma is a location that is appropriate for higher density development, and developers have shown a consistent interest in such projects.

North Fair Oaks sites. North Fair Oaks also contains large areas with higher densities and a mix of uses, and moderately high densities in this area are feasible and appropriate. A 9-unit condominium project was recently completed in the area, and two other proposed multi-unit condominium subdivisions are

pending. The area also contains a number of multifamily properties of 10 to 20 units or more, some of which are market rate and some of which are subsidized or deed-restricted affordable housing. The market has shown a willingness to create moderately high densities in the area.

Devonshire sites. Densities assumed for sites in this area are consistent with existing community character, existing densities in the area, and infrastructure availability. Actual built densities will depend on market demand, but moderately high densities are feasible and appropriate for the area.

Broadmoor sites. As in Devonshire, densities assumed for Broadmoor are consistent with existing development, existing regulations, and existing infrastructure, and are feasible and appropriate in the area.

Rural Midcoast and South Coast Sites Zoned R-1, R-2, and R-3

Only sites that are adjacent to or near existing installed infrastructure in these areas, and/or large enough to create wells and septic systems, are assumed to be realistically developable. In general, future development densities in these areas are assumed to be relatively low, except on parcels specifically designated for higher-density development.

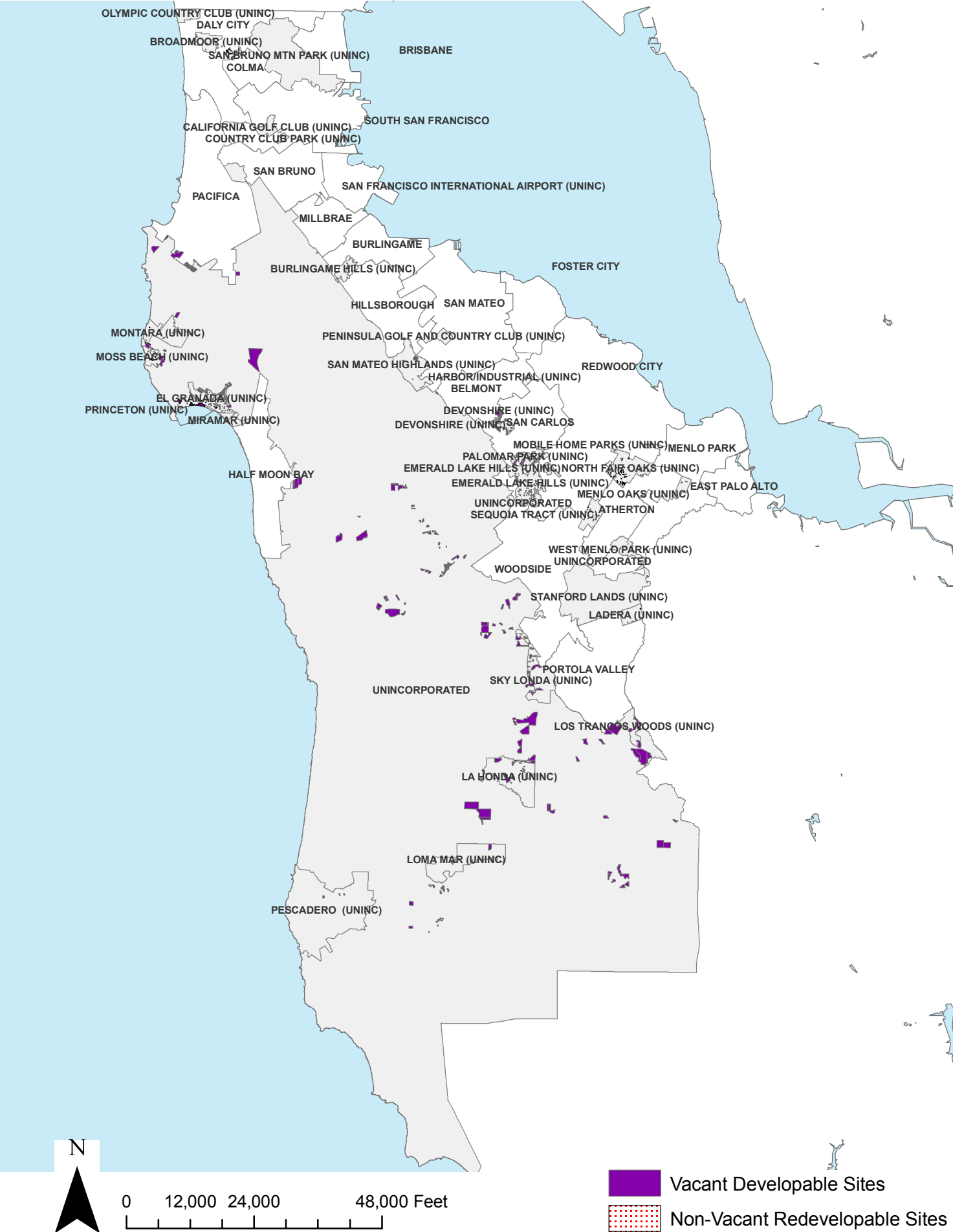
RM-Zoned Sites

RM zoning is primarily in rural areas, and parcels tend to be large. RM zoning allows a minimum of 1 residential unit per parcel by right. More units may be allowed, but the number of allowed units is typically low, and depends on a detailed analysis of site conditions. Subdivision of RM parcels for additional development is also allowed with submittal of a long-term development plan and some permanent dedication of open space. However, this analysis assumes only 1 unit per existing RM parcel, regardless of parcel size. Because many RM parcels are in areas with relatively challenging site conditions and high costs of engineering and infrastructure, this analysis also assumes that only relatively large (1 acre or greater) RM parcels are feasibly developable, except in areas that are already substantially developed.

Other Midcoast Sites

Section 4 describes potential and actual constraints on development in the Midcoast LCP area. As the section indicates, the Midcoast faces water and sewer constraints that may impact development in these areas. Parcels in some portions of the Midcoast area rely on well water and septic systems, and can only be developed at relatively low densities, on large enough parcels to support septic systems (at least 0.5 acres per unit), or require installation of significant additional infrastructure. Areas with Coastsides County Water District service are also assumed to be likely to be developed only at relatively low densities, with the exception of sites that are designated by the General Plan and LCP for high density residential and affordable housing development.

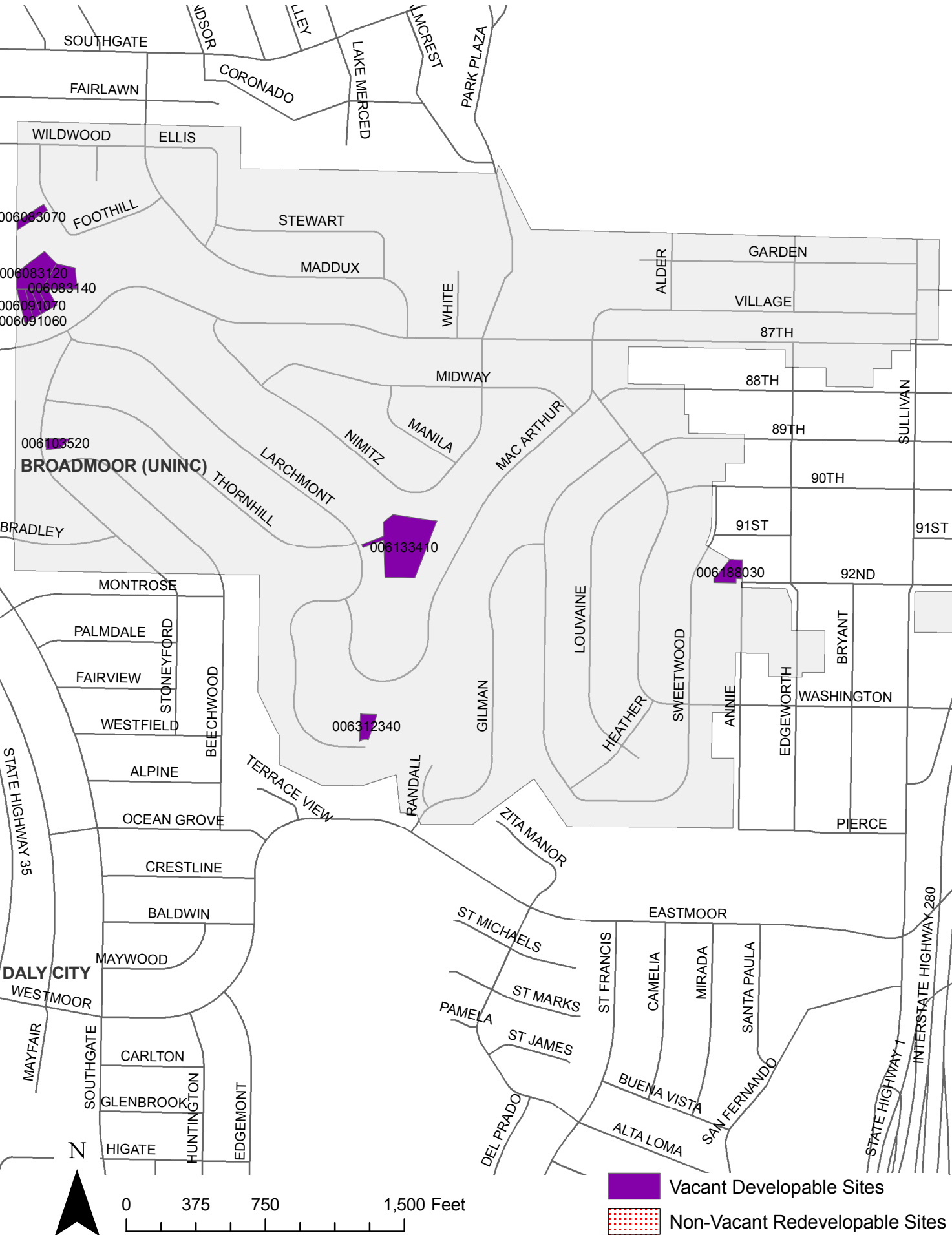
Map 9-1: Adequate Sites Inventory, San Mateo County



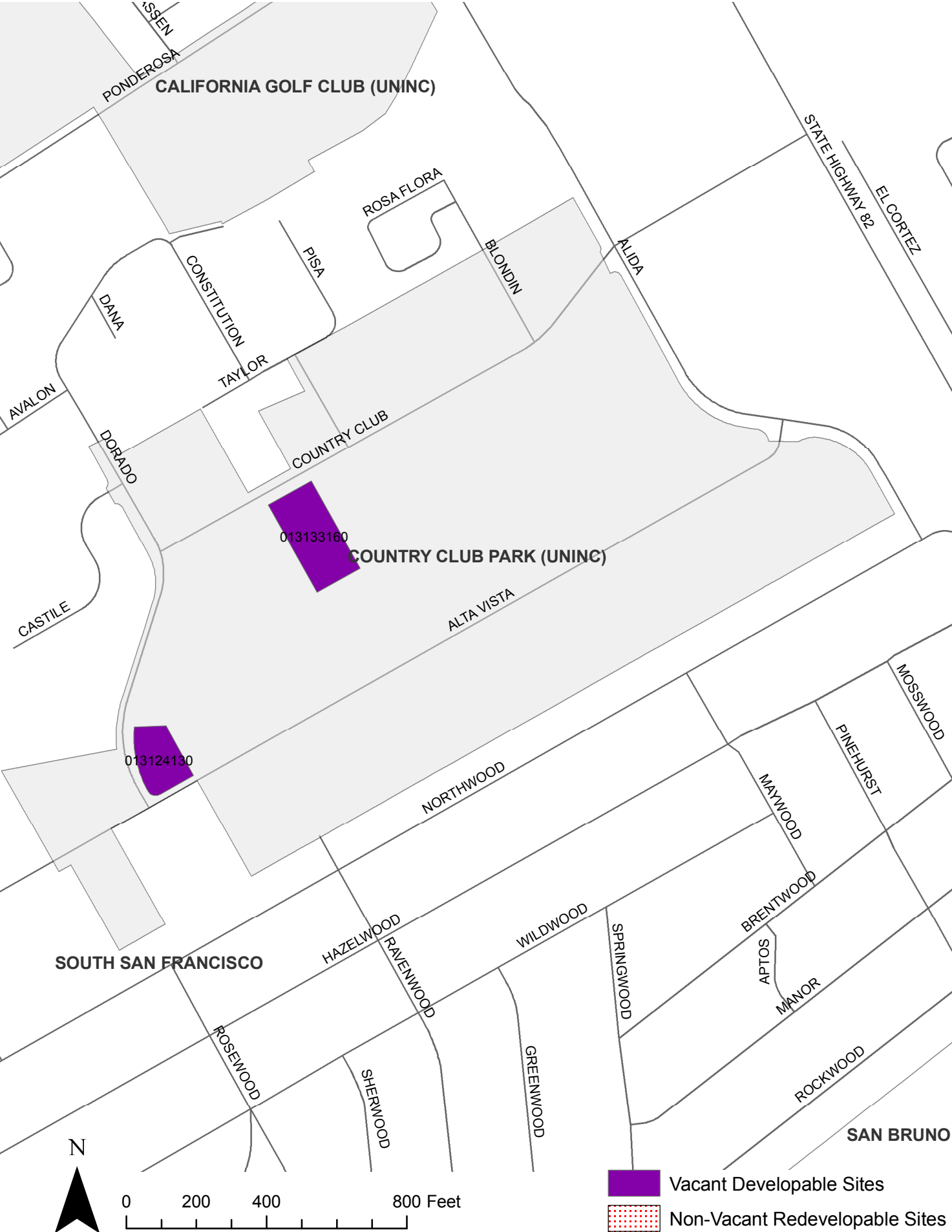
Map 9-2:
Developable and Redevelopable Sites, Unincorporated Colma



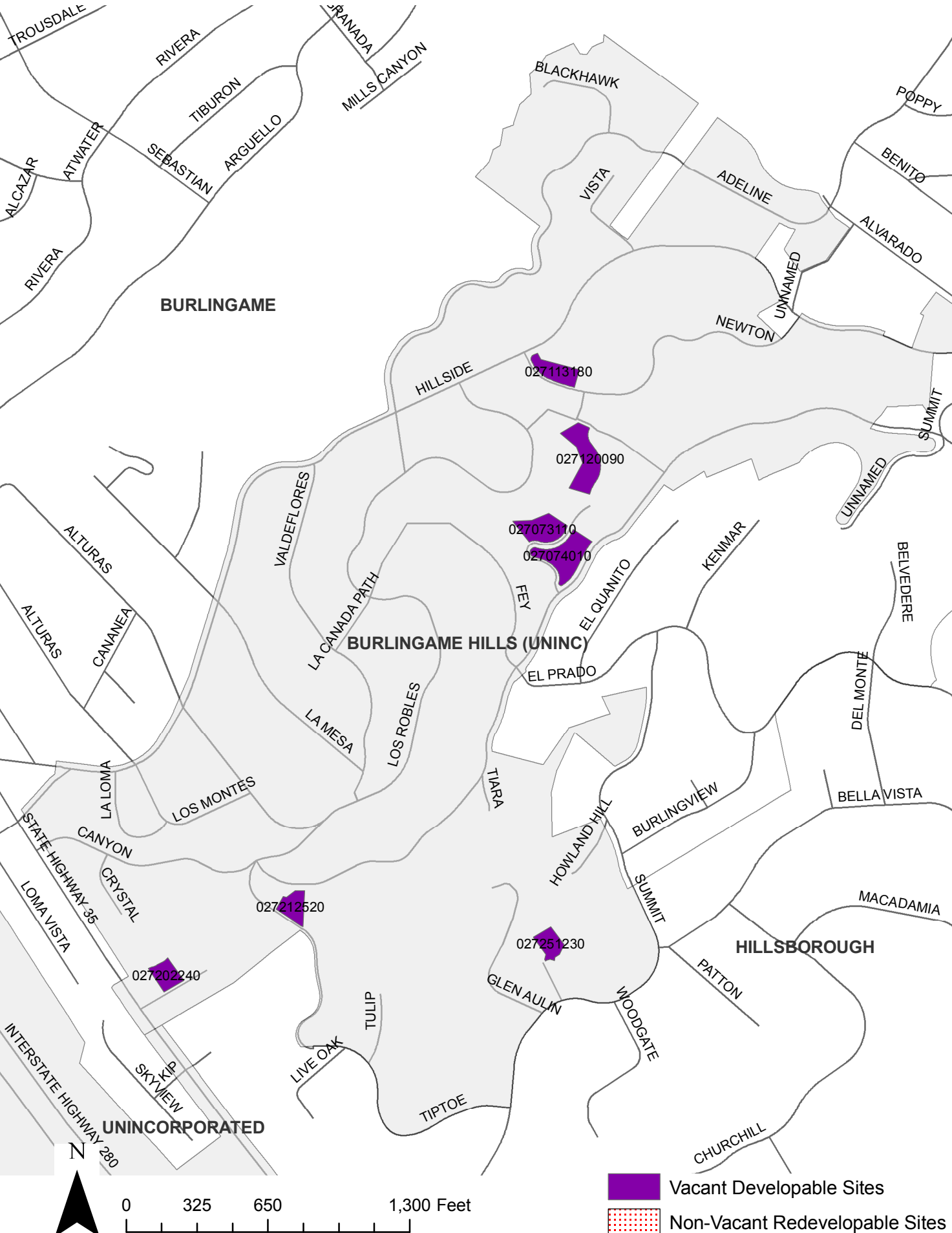
Map 9-3: Developable and Redevelopable Sites, Broadmoor



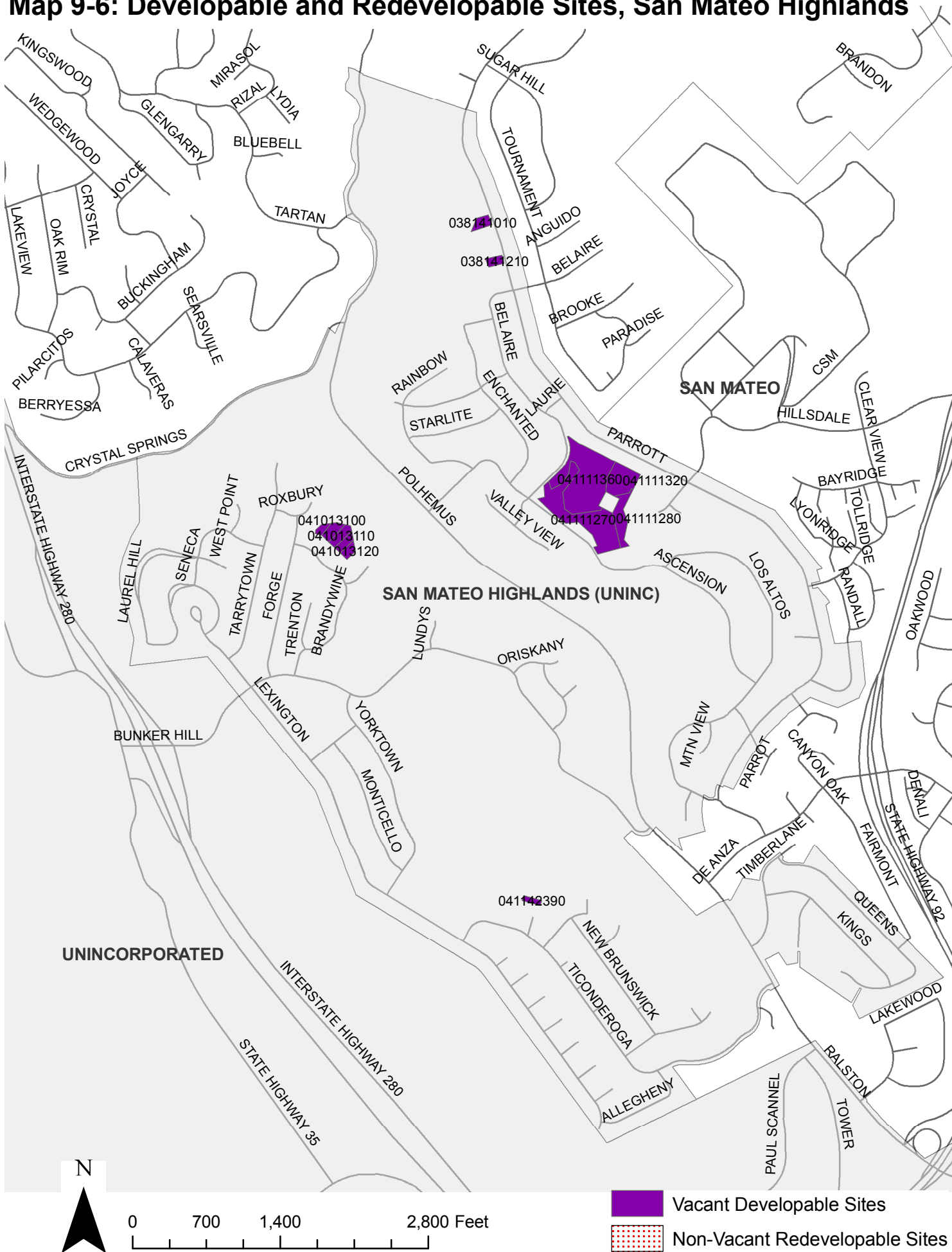
Map 9-4: Developable and Redevelopable Sites, Country Club Park



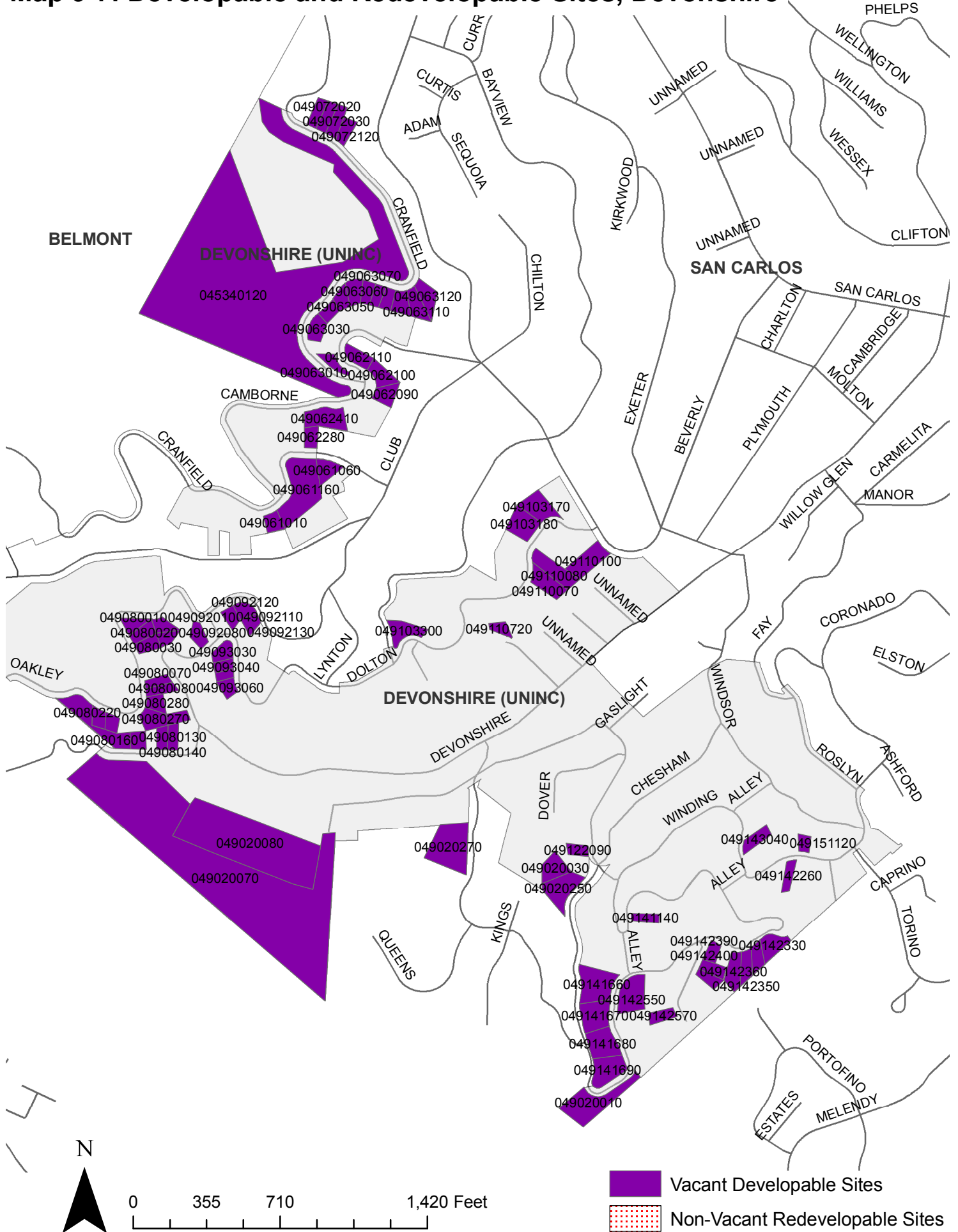
Map 9-5: Developable and Redevelopable Sites, Burlingame Hills



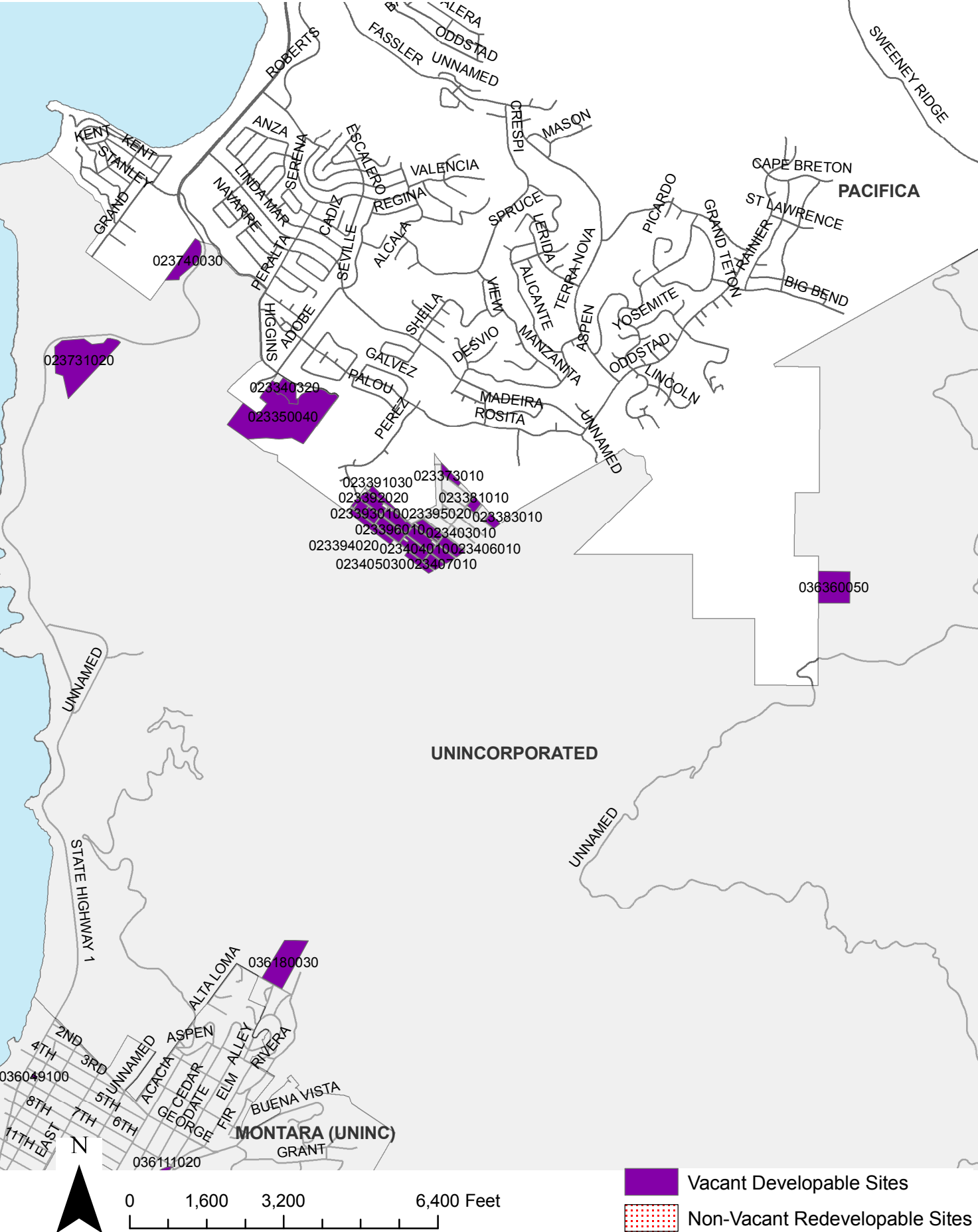
Map 9-6: Developable and Redevelopable Sites, San Mateo Highlands



Map 9-7: Developable and Redevelopable Sites, Devonshire

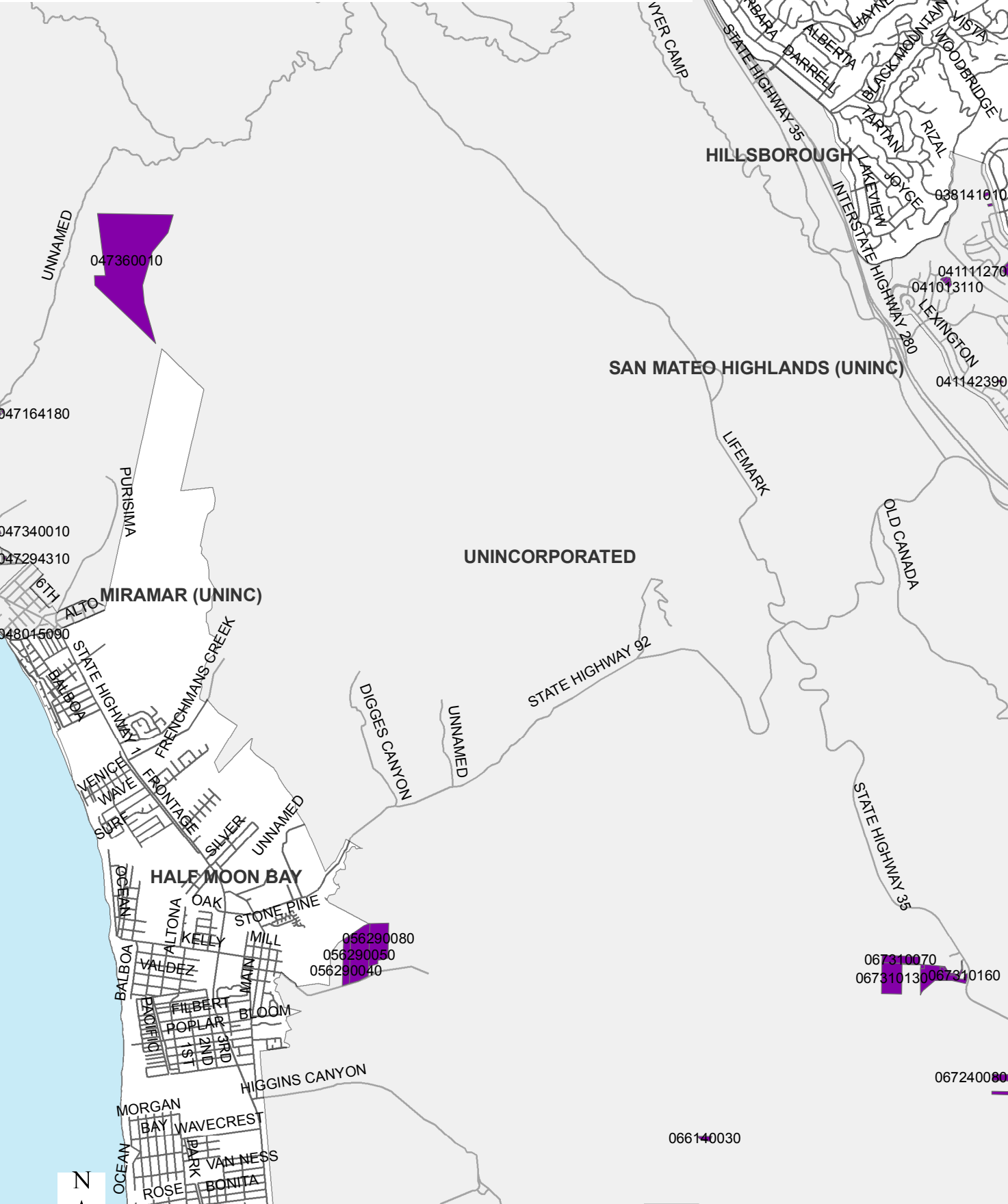


Map 9-8: Developable and Redevelopable Sites, Unincorporated North County



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Map 9-10: Developable and Redevelopable Sites, Unincorporated Central Coast

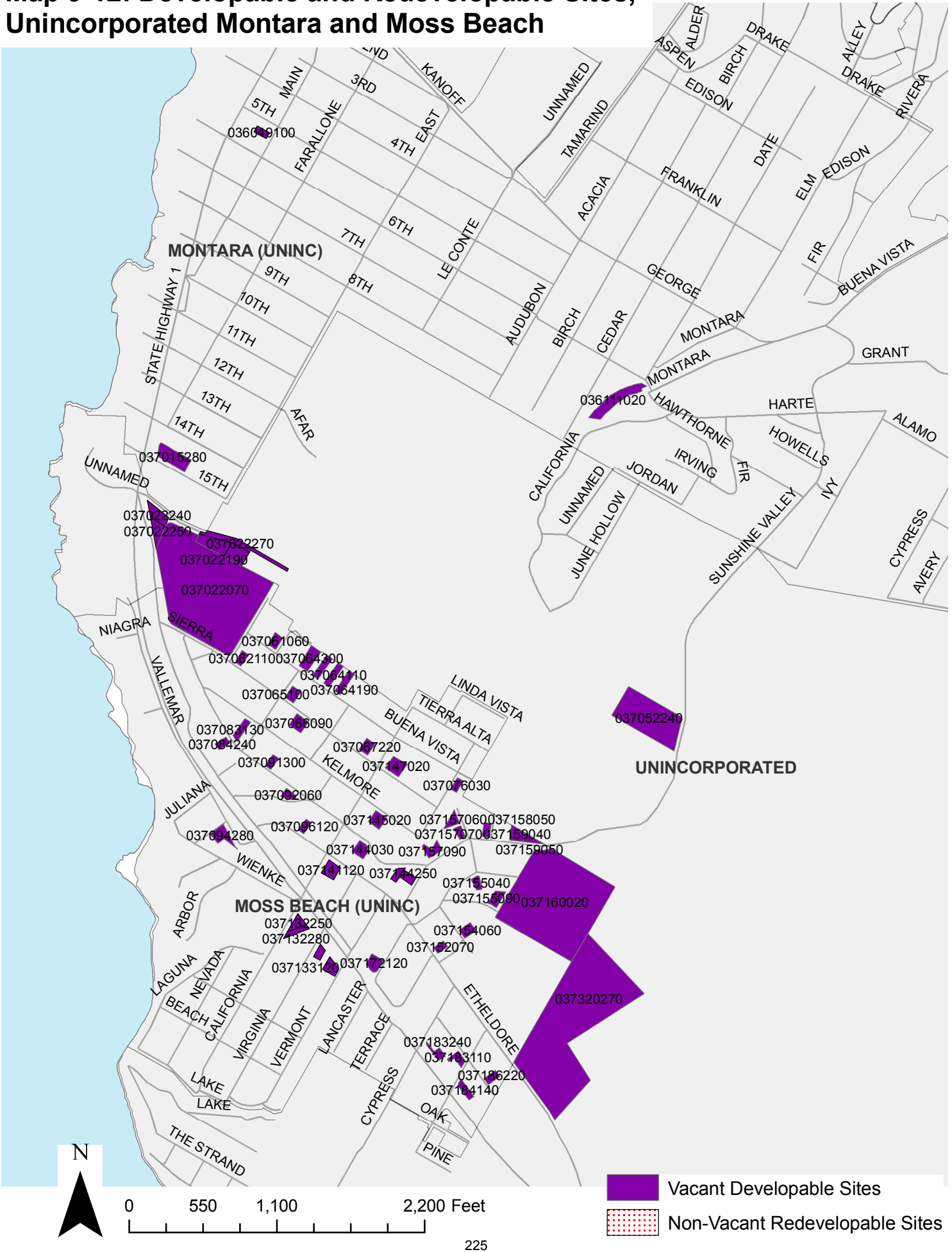


-  Vacant Developable Sites
-  Non-Vacant Redevelopable Sites

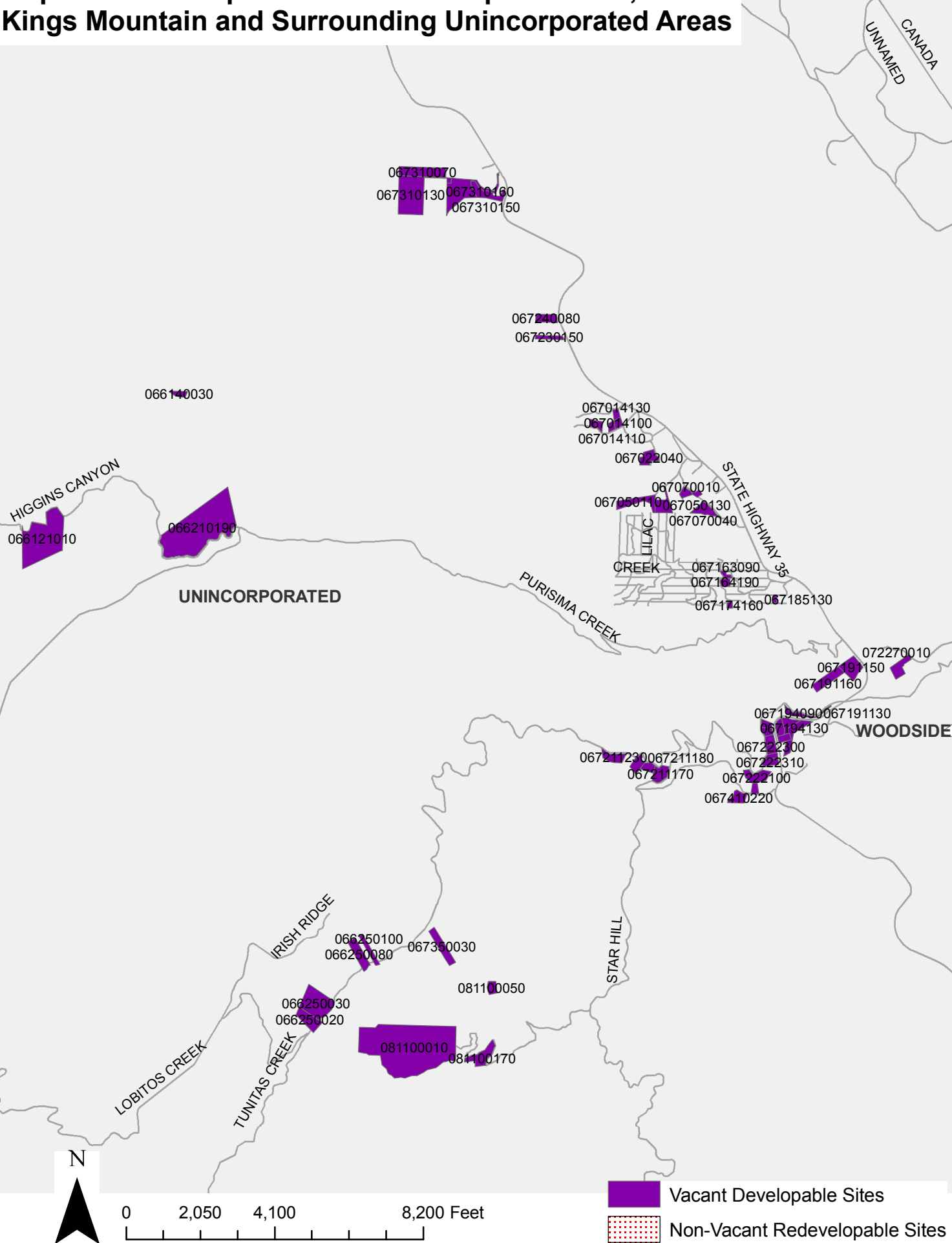
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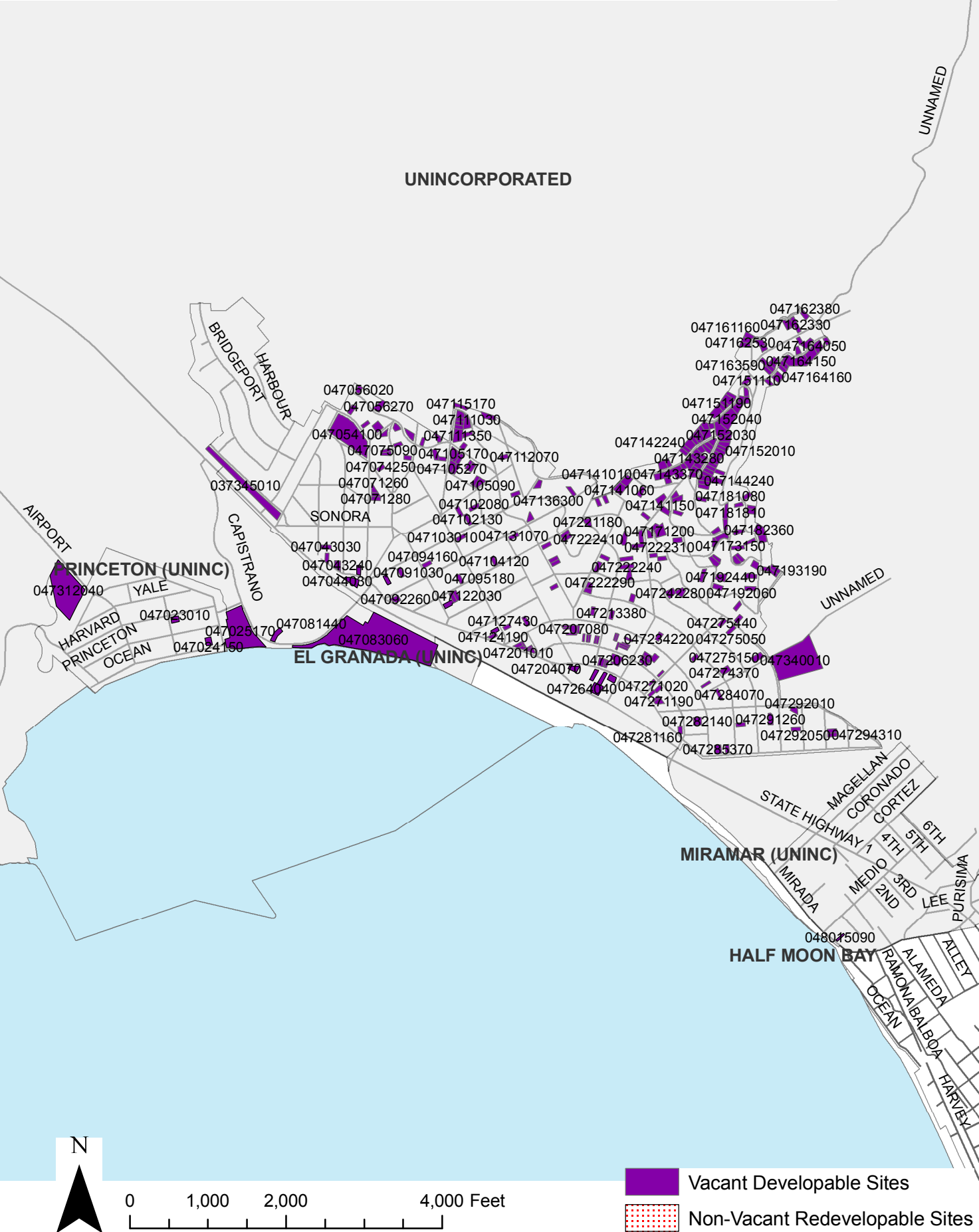
Map 9-12: Developable and Redevelopable Sites, Unincorporated Montara and Moss Beach



Map 9-13: Developable and Redevelopable Sites, Kings Mountain and Surrounding Unincorporated Areas



Map 9-14: Developable and Redevelopable Sites, Unincorporated Princeton, El Granada, Miramar and Environs

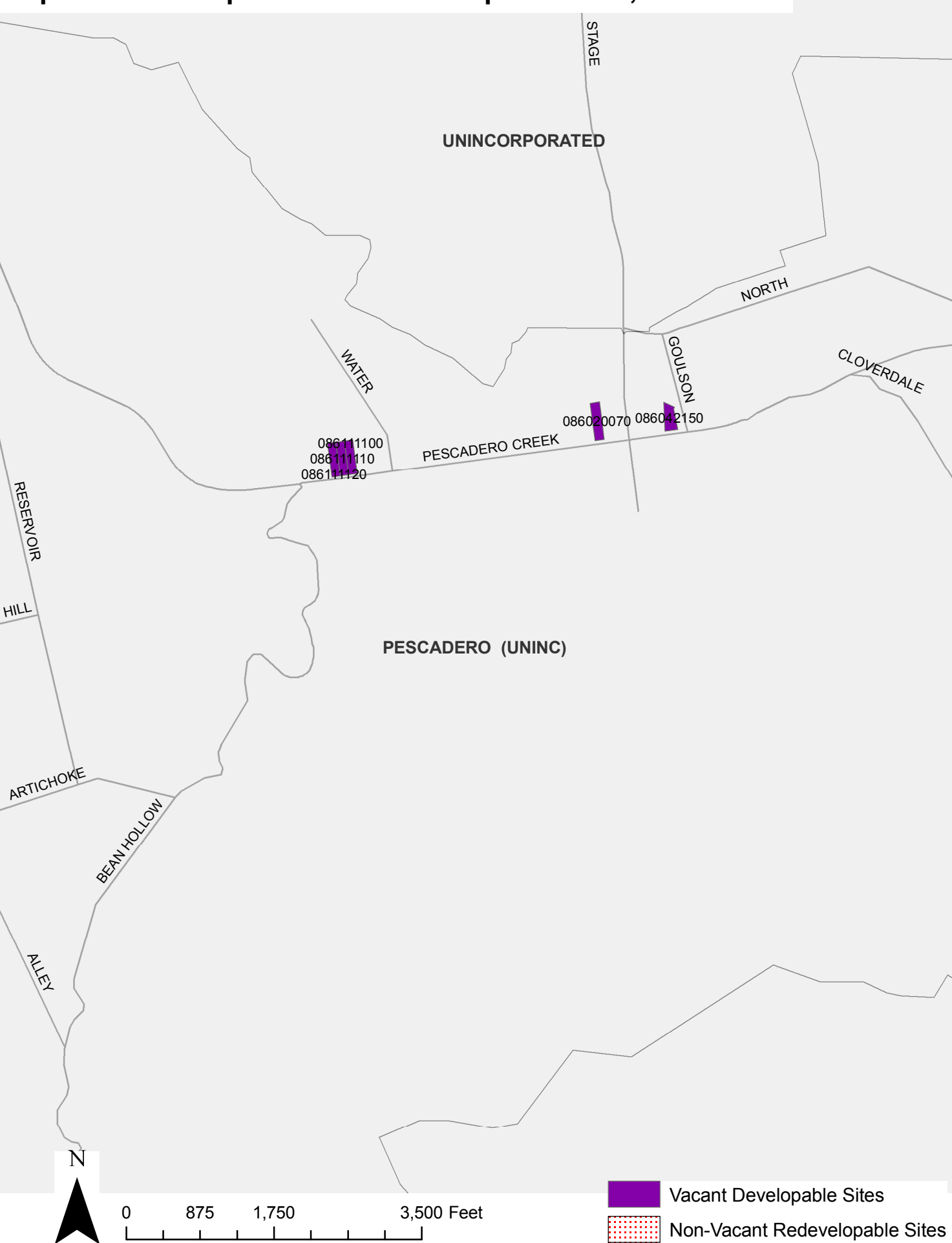


This map illustrates the geographic distribution of development potential in Redwood City. It features a grid of streets and identifies specific areas for redevelopment. A legend at the bottom right defines two categories:

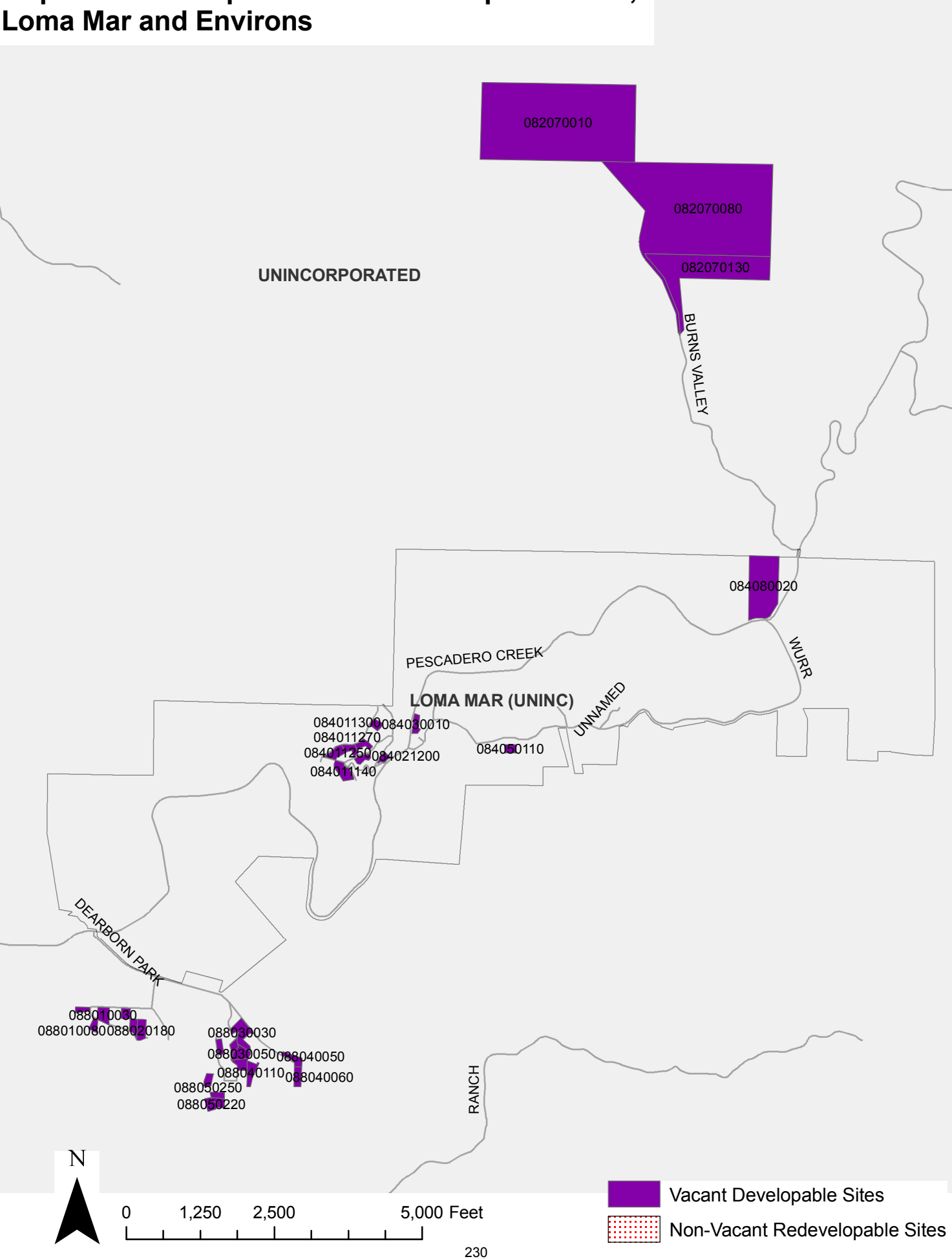
- Vacant Developable Sites:** Represented by solid purple polygons.
- Non-Vacant Redevelopable Sites:** Represented by red dotted rectangles.

The map includes a north arrow and a scale bar indicating distances from 0 to 2,800 feet. Various city names are labeled across the map, including Redwood City, North Fair Oaks (UNINC), Atherton, Menlo Park, and others. Numerous street names are also visible, such as US Highway 101, State Highway 84, and local roads like Warrington, Barron, and Oakside.

Map 9-16: Developable and Redevelopable Sites, Pescadero



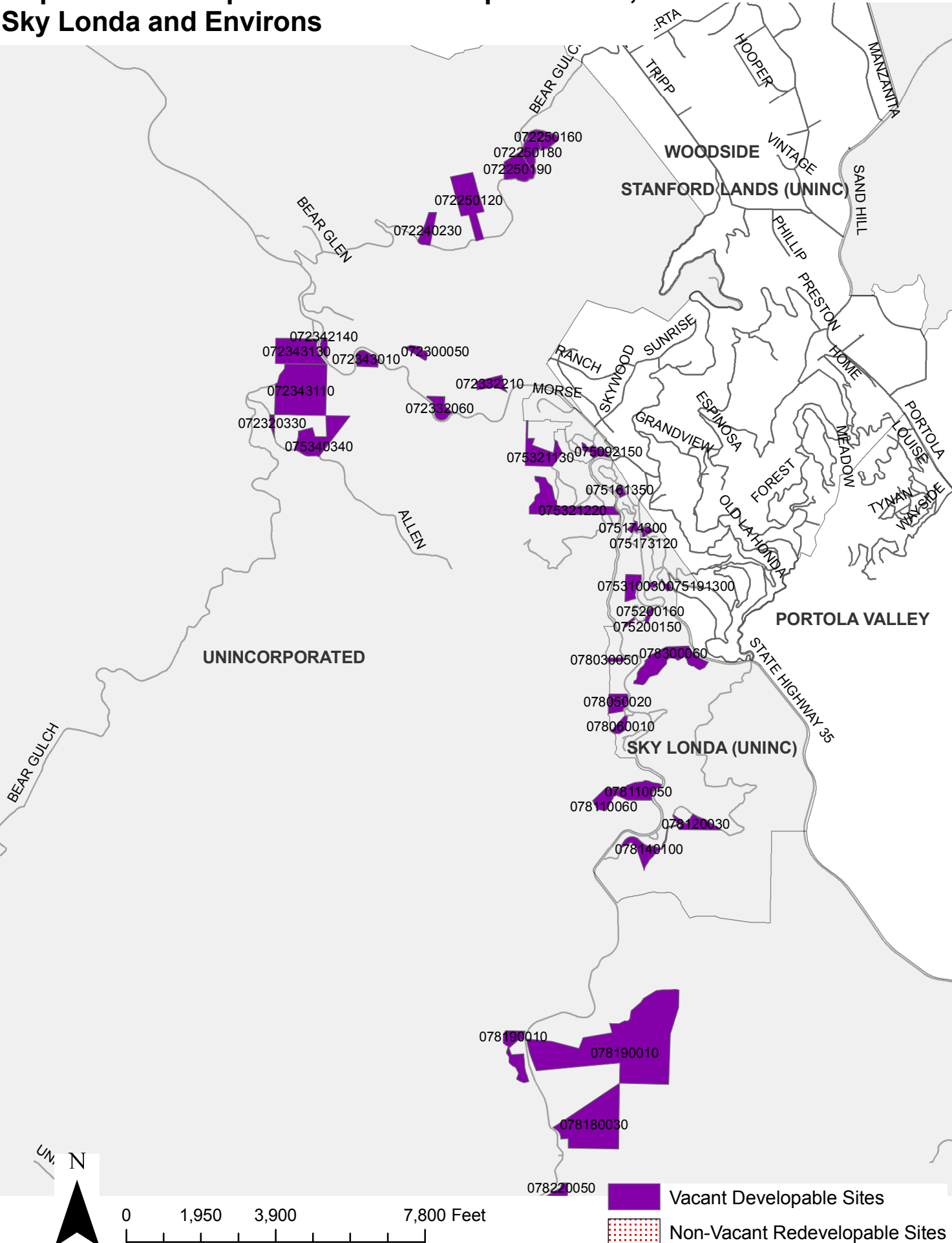
Map 9-17: Developable and Redevelopable Sites, Loma Mar and Environs



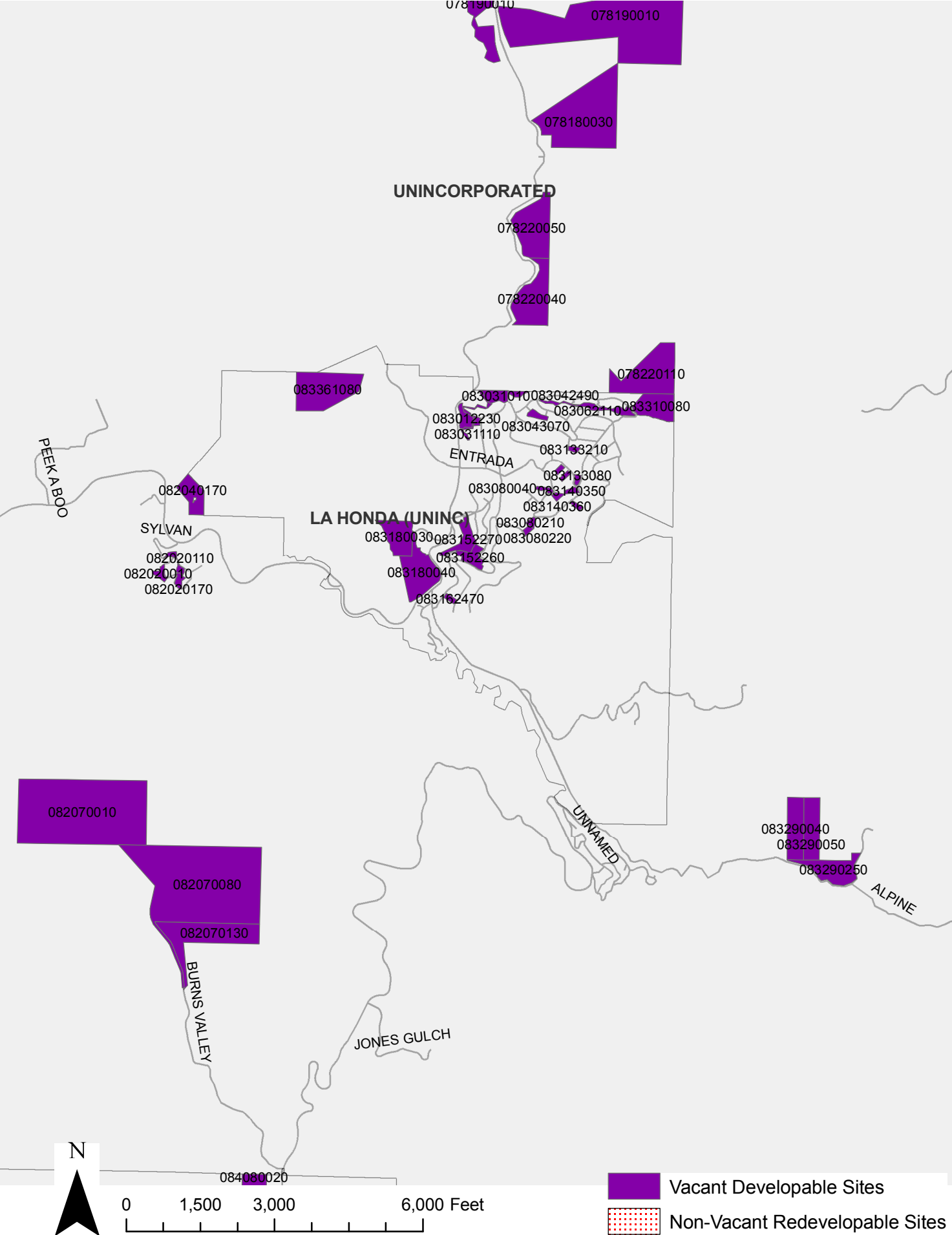
Map 9-18: Developable and Redevelopable Sites, Sequoia Tract



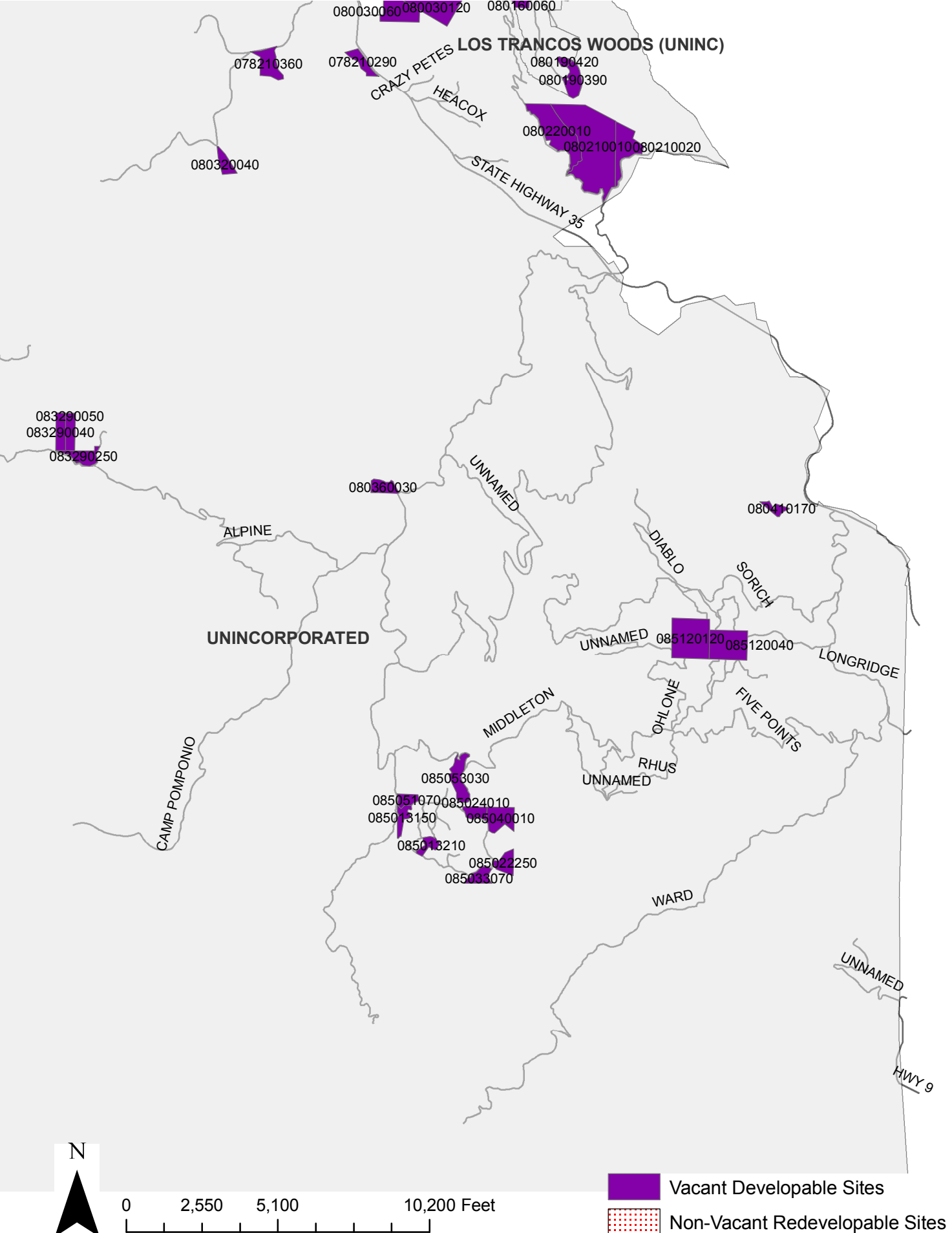
Map 9-19: Developable and Redevelopable Sites, Sky Londa and Environs



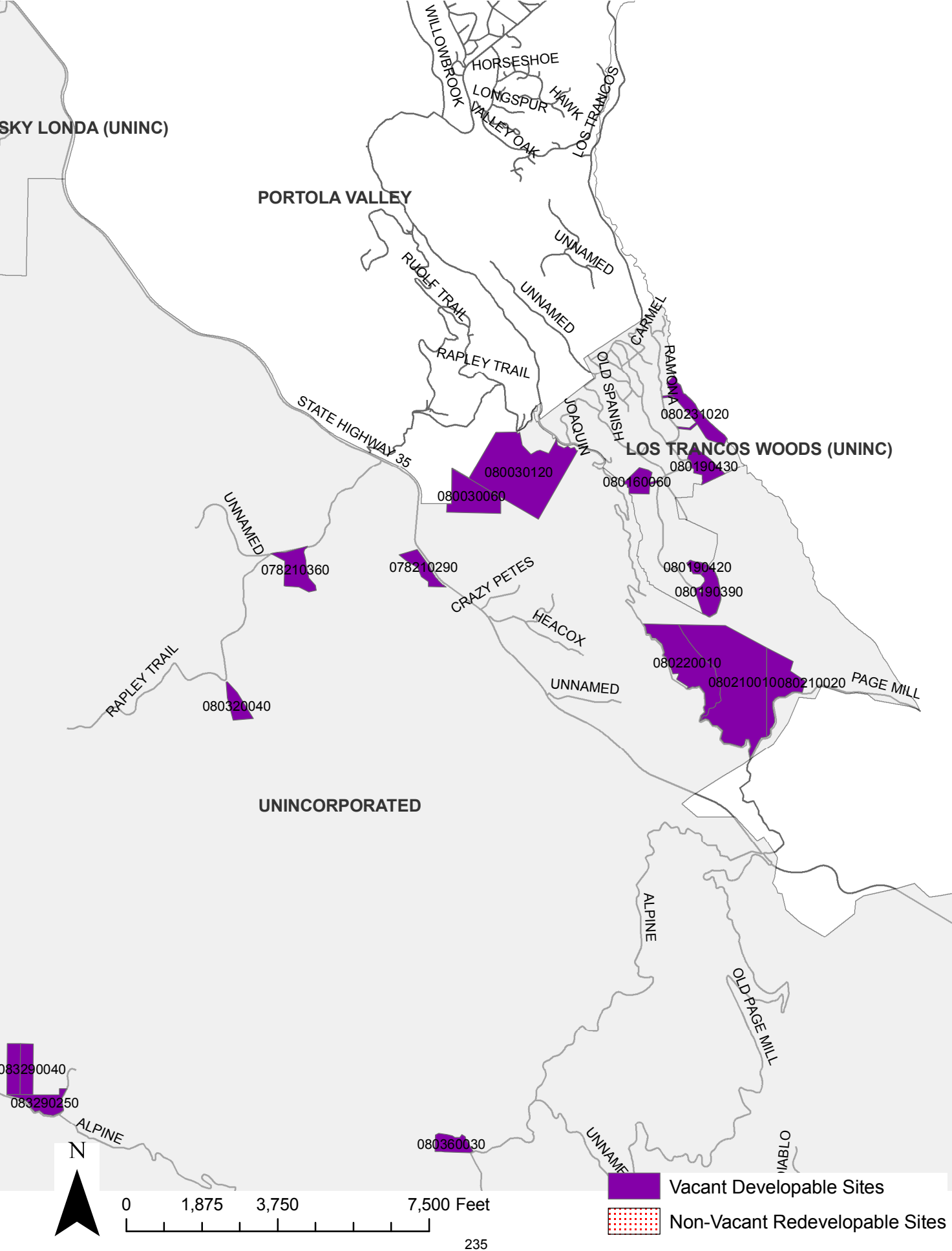
Map 9-20: Developable and Redevelopable Sites, La Honda and Environs



Map 9-21: Developable and Redevelopable Sites, Unincorporated Bayside



Map 9-22: Developable and Redevelopable Sites, Los Trancos Woods



Map 9-23: Developable and Redevelopable Sites, Unincorporated South Coast

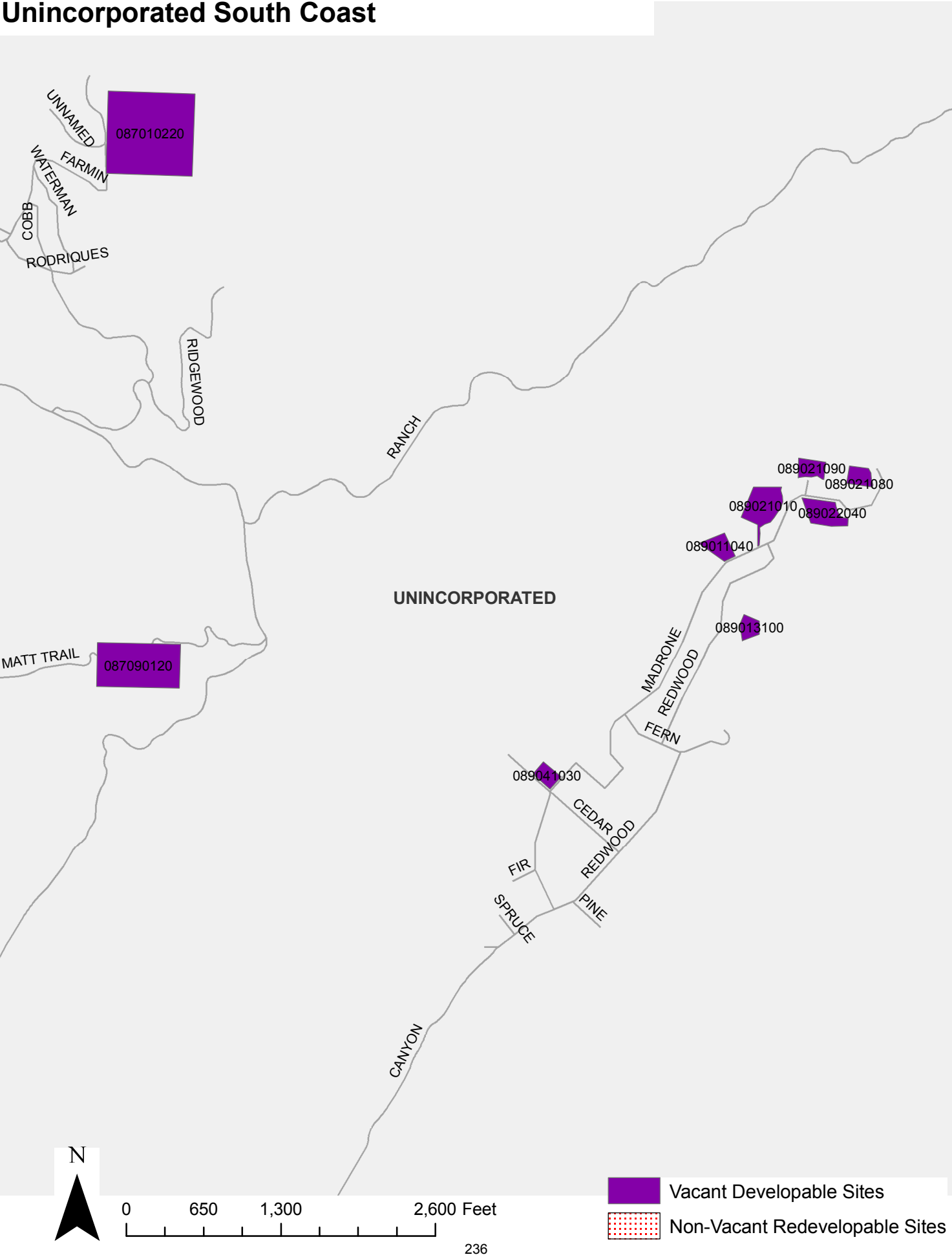


Table 9-11
Vacant Developable Sites, Unincorporated San Mateo County

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
006091040	0.12	Broadmoor	R-1/S-7	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
006091050	0.13	Broadmoor	R-1/S-7	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
006091060	0.14	Broadmoor	R-1/S-7	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
006083070	0.16	Broadmoor	R-1/S-7	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
006103520	0.13	Broadmoor	R-1/S-7	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
006091070	0.19	Broadmoor	R-1/S-7	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
006312340	0.22	Broadmoor	R-1/S-7	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
006188030	0.31	Broadmoor	R-1/S-7	Medium Density Residential	6	2	2	VACANT LAND	No known constraints	Available/None
006083140	0.43	Broadmoor	R-1/S-7	Medium Density Residential	6	3	3	VACANT LAND	No known constraints	Available/None
006083120	0.64	Broadmoor	R-1/S-7	Medium Density Residential	6	5	5	VACANT LAND	No known constraints	Available/None
006133410	1.74	Broadmoor	R-1/S-7	Medium Density Residential	6	15	5	VACANT LAND	No known constraints	Available/None
027074010	0.66	Burlingame Hills	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
027212520	0.31	Burlingame Hills	R-1/S-9	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
027113180	0.37	Burlingame Hills	R-1/SS-103	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
027251230	0.27	Burlingame Hills	R-1/S-9	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
027073110	0.47	Burlingame Hills	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
027120090	0.67	Burlingame Hills	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
027202240	0.31	Burlingame Hills	R-1/S-9	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
006392050	0.14	Colma	R-1/S-7	Medium High Density Residential	8	1	1	VACANT LAND	No known constraints	Available/None
006393200	0.11	Colma	R-1/S-7	Medium High Density Residential	8	1	1	VACANT LAND	No known constraints	Available/None
006484110	0.12	Colma	C-2/S-7	Commercial/Residential	N/A	1	1	VACANT LAND	No known constraints	Available/None
006484160	0.20	Colma	C-2/S-7	Medium Density Residential	8	2	2	PARKING LOT	No known constraints	Available/None
008122100	0.06	Colma	PC/DR	High Density Residential	17	4	3	VACANT LAND	No known constraints	Available/None
006364290	0.68	Colma	PC/DR	High Density Residential	17	50	40	VACANT/OPEN STORAGE	No known constraints	Available/None
006372060	0.09	Colma	PC/DR	Medium High Density Residential	8	1	1	PARKING	No known constraints	Available/None
008113130	0.10	Colma	PC/DR	Transportation Facilities	17	5	5	VACANT LAND	No known constraints	Available/None
006373140	0.15	Colma	PC/DR	Medium High Density Residential	8	8	8	VACANT LAND	No known constraints	Available/None
008113090	0.15	Colma	PC/DR	Transportation Facilities	N/A	8	8	VACANT LAND	No known constraints	Available/None
008122120	0.01	Colma	PC/DR	High Density Residential	17	0	0	VACANT LAND	No known constraints	Available/None
006364300	0.01	Colma	PC/DR	High Density Residential	17	0	0	VACANT LAND	No known constraints	Available/None
008121110	0.22	Colma	PC/DR	High Density Residential	17	16	12	VACANT LAND	No known constraints	Available/None
006364250	1.56	Colma	PC/DR	Neighborhood Commercial	N/A	86	70	VACANT LAND	No known constraints	Available/None
013133160	0.52	Country Club Park	R-1/CCP	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
013124130	0.52	Country Club Park	R-1/CCP	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
049080230	0.13	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049063040	0.13	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049080110	0.13	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049080130	0.15	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049142340	0.15	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049092110	0.14	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049092120	0.12	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049092130	0.12	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049020010	0.63	Devonshire	R-E/S-102/DR	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
049080140	0.13	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049063050	0.15	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None

Table 9-11
Vacant Developable Sites, Unincorporated San Mateo County

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
049122090	0.13	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049080030	0.17	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049080070	0.12	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049072020	0.17	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049072120	0.16	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049072320	0.17	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049080240	0.12	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049142390	0.12	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049142400	0.16	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049063090	0.13	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049142570	0.16	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049092080	0.16	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049151120	0.13	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049062280	0.14	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049020030	0.18	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049142350	0.18	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049110720	0.14	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049142260	0.14	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049080020	0.17	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049080080	0.14	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049093040	0.13	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049093050	0.13	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049093060	0.17	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049063010	0.14	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049080010	0.14	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049143040	0.16	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049061010	0.16	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049080160	0.14	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049080280	0.15	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049142410	0.13	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049092010	0.14	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049092050	0.12	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049141140	0.15	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049063030	0.20	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049142330	0.22	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049072030	0.19	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049062090	0.21	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049093030	0.20	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049062110	0.20	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049063060	0.19	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049063100	0.19	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049061060	0.21	Devonshire	R-1/S-71/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
049063120	0.25	Devonshire	R-1/S-71/DR	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
049103300	0.25	Devonshire	R-1/S-71/DR	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
049142360	0.26	Devonshire	R-1/S-71/DR	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
049063110	0.23	Devonshire	R-1/S-71/DR	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
049062100	0.23	Devonshire	R-1/S-71/DR	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None

**Table 9-11
Vacant Developable Sites, Unincorporated San Mateo County**

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
049080270	0.24	Devonshire	R-1/S-71/DR	Medium Density Residential	6	2	2	VACANT LAND	No known constraints	Available/None
049110070	0.33	Devonshire	R-1/S-71/DR	Medium Density Residential	6	2	2	VACANT LAND	No known constraints	Available/None
049103170	0.36	Devonshire	R-1/S-71/DR	Medium Density Residential	6	3	3	VACANT LAND	No known constraints	Available/None
049103180	0.38	Devonshire	R-1/S-71/DR	Medium Density Residential	6	3	3	VACANT LAND	No known constraints	Available/None
049110080	0.39	Devonshire	R-1/S-71/DR	Medium Density Residential	6	3	3	VACANT LAND	No known constraints	Available/None
049110100	0.40	Devonshire	R-1/S-71/DR	Medium Density Residential	6	3	3	VACANT LAND	No known constraints	Available/None
049141690	0.42	Devonshire	R-1/S-71/DR	Medium Density Residential	6	3	3	VACANT LAND	No known constraints	Available/None
049141680	0.42	Devonshire	R-1/S-71/DR	Medium Density Residential	6	3	3	VACANT LAND	No known constraints	Available/None
049141670	0.42	Devonshire	R-1/S-71/DR	Medium Density Residential	6	3	3	VACANT LAND	No known constraints	Available/None
049142550	0.42	Devonshire	R-1/S-71/DR	Medium Density Residential	6	3	3	VACANT LAND	No known constraints	Available/None
049062410	0.44	Devonshire	R-1/S-71/DR	Medium Density Residential	6	3	3	VACANT LAND	No known constraints	Available/None
049141660	0.57	Devonshire	R-1/S-71/DR	Medium Density Residential	6	4	4	VACANT LAND	No known constraints	Available/None
049080220	0.56	Devonshire	R-1/S-71/DR	Medium Density Residential	6	4	4	VACANT LAND	No known constraints	Available/None
049020250	0.62	Devonshire	R-1/S-71/DR	Medium Density Residential	6	5	5	VACANT LAND	No known constraints	Available/None
049020080	3.41	Devonshire	R-E/S-102/DR	Medium Low Density Residential	2	7	7	VACANT LAND	No known constraints	Available/None
049020270	0.83	Devonshire	R-1/S-71/DR	Medium Density Residential	6	7	7	VACANT LAND	No known constraints	Available/None
049061160	0.99	Devonshire	R-1/S-71/DR	Medium Density Residential	6	8	8	VACANT LAND	No known constraints	Available/None
049020070	9.89	Devonshire	R-E/S-102/DR	Medium Low Density Residential	2	21	10	VACANT LAND	No known constraints	Available/None
045340120	13.48	Devonshire	R-1/S-71/DR	Medium Density Residential	6	117	50	VACANT LAND	No known constraints	Available/None
047095180	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047136300	0.17	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047122030	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047104120	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047133240	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047122020	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047076190	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047131070	0.16	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047162540	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047135110	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047216310	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047243010	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047143480	0.17	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047181080	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047075170	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047103010	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047171170	0.16	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047273150	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047218010	0.17	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047144370	0.17	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047152220	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047075090	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047161150	0.16	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047105180	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047164120	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047163560	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047111140	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047273460	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None

Table 9-11
Vacant Developable Sites, Unincorporated San Mateo County

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
047217010	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047163580	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047181510	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047091030	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047223040	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047223060	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047127430	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047164230	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047162480	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047151210	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047105150	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047105190	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047164200	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047144380	0.16	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047144390	0.16	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047162510	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047144060	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047144470	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047144460	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047172150	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047172140	0.17	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047163170	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047161160	0.17	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047181880	0.18	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047218150	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047074250	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047224140	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047215340	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047181610	0.16	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047074180	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047074290	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047105240	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047043030	0.16	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047163500	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047162380	0.16	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047127310	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047217110	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047111280	0.16	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047151180	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047135070	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047192290	0.17	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047113210	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047275440	0.18	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047292050	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047163570	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047151140	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047143130	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None

**Table 9-11
Vacant Developable Sites, Unincorporated San Mateo County**

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
047143490	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047055210	0.16	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047151110	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047111190	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047142200	0.18	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047163590	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047214180	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047214190	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047055120	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047111180	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047181300	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047181310	0.17	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047142240	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047124190	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047105020	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047144280	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047171120	0.18	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047105170	0.17	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047043190	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047142130	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047112070	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047071280	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047213380	0.16	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047077020	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047193220	0.16	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047285120	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047152230	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047164160	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047143500	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047102080	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047143440	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047143450	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047182310	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047111210	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047043240	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047171280	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047243150	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047102210	0.16	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047294310	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047164210	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047181850	0.18	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047191440	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047161140	0.16	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047071260	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047071270	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047143190	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047164070	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None

Table 9-11
Vacant Developable Sites, Unincorporated San Mateo County

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
047287260	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047152320	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047173090	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047234220	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047222310	0.16	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047075250	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047143270	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047191390	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047142050	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047182560	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047074220	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047142210	0.16	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047175100	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047144160	0.17	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047243060	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047077130	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047142190	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047209030	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047144360	0.17	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047284070	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047275050	0.17	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047162530	0.18	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047163410	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047143310	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047143420	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047143430	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047143290	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047143300	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047142250	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047144070	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047092260	0.18	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047111290	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047105100	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047212150	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047292010	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047222100	0.17	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047094160	0.13	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047056020	0.12	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047294140	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047144080	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047172110	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047182570	0.15	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047281160	0.14	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047201080	0.05	El Granada	R-3/S-3/DR/CD	High Density Residential	17	1	1	VACANT LAND	No known constraints	Available/None
047206170	0.06	El Granada	R-3/S-3/DR/CD	High Density Residential	17	1	1	VACANT LAND	No known constraints	Available/None
047232070	0.06	El Granada	R-3/S-3/DR/CD	High Density Residential	17	1	1	VACANT LAND	No known constraints	Available/None
047207090	0.05	El Granada	R-3/S-3/DR/CD	High Density Residential	17	1	1	VACANT LAND	No known constraints	Available/None

**Table 9-11
Vacant Developable Sites, Unincorporated San Mateo County**

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
047207060	0.05	El Granada	R-3/S-3/DR/CD	High Density Residential	17	1	1	VACANT LAND	No known constraints	Available/None
047207070	0.05	El Granada	R-3/S-3/DR/CD	High Density Residential	17	1	1	VACANT LAND	No known constraints	Available/None
047233120	0.06	El Granada	R-3/S-3/DR/CD	High Density Residential	17	1	1	VACANT LAND	No known constraints	Available/None
047201030	0.04	El Granada	R-3/S-3/DR/CD	High Density Residential	17	1	1	VACANT LAND	No known constraints	Available/None
047208050	0.06	El Granada	R-3/S-3/DR/CD	High Density Residential	17	1	1	VACANT LAND	No known constraints	Available/None
047208060	0.05	El Granada	R-3/S-3/DR/CD	High Density Residential	17	1	1	VACANT LAND	No known constraints	Available/None
047115170	0.21	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047222240	0.20	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047242040	0.21	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047105270	0.20	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047141240	0.19	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047244280	0.20	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047152010	0.21	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047181810	0.19	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047163120	0.22	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047222260	0.19	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047285370	0.20	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047175250	0.19	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047142140	0.21	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047181670	0.19	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047144240	0.19	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047192440	0.23	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047076220	0.19	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047192060	0.19	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047142040	0.19	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047291260	0.20	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047282140	0.22	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047105090	0.19	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047102130	0.18	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047274370	0.21	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047143070	0.19	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047192230	0.19	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047175090	0.20	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047173150	0.21	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047222290	0.19	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047136010	0.19	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047181330	0.21	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047221180	0.22	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047115080	0.24	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
047193190	0.29	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
047242280	0.26	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
047164180	0.28	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
047182370	0.23	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
047152020	0.28	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
047151220	0.28	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
047222410	0.23	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
047152310	0.28	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None

Table 9-11
Vacant Developable Sites, Unincorporated San Mateo County

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
047111030	0.24	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
047141010	0.28	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
047056320	0.26	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
047162330	0.25	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
047055090	0.26	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
047141150	0.25	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
047275150	0.27	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
047144050	0.27	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
047142180	0.25	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
047182360	0.29	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
047056270	0.27	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
047201090	0.06	El Granada	R-3/S-3/DR/CD	High Density Residential	17	2	1	VACANT LAND	No known constraints	Available/None
047201020	0.07	El Granada	R-3/S-3/DR/CD	High Density Residential	17	2	1	VACANT LAND	No known constraints	Available/None
047201070	0.06	El Granada	R-3/S-3/DR/CD	High Density Residential	17	2	1	VACANT LAND	No known constraints	Available/None
047208160	0.06	El Granada	R-3/S-3/DR/CD	High Density Residential	17	2	1	VACANT LAND	No known constraints	Available/None
047206160	0.06	El Granada	R-3/S-3/DR/CD	High Density Residential	17	2	1	VACANT LAND	No known constraints	Available/None
047207190	0.06	El Granada	R-3/S-3/DR/CD	High Density Residential	17	2	1	VACANT LAND	No known constraints	Available/None
047271150	0.06	El Granada	R-3/S-3/DR/CD	High Density Residential	17	2	1	VACANT LAND	No known constraints	Available/None
047208100	0.08	El Granada	R-3/S-3/DR/CD	High Density Residential	17	2	1	VACANT LAND	No known constraints	Available/None
047208120	0.07	El Granada	R-3/S-3/DR/CD	High Density Residential	17	2	1	VACANT LAND	No known constraints	Available/None
047208140	0.07	El Granada	R-3/S-3/DR/CD	High Density Residential	17	2	1	VACANT LAND	No known constraints	Available/None
047207220	0.07	El Granada	R-3/S-3/DR/CD	High Density Residential	17	2	1	VACANT LAND	No known constraints	Available/None
047207230	0.07	El Granada	R-3/S-3/DR/CD	High Density Residential	17	2	1	VACANT LAND	No known constraints	Available/None
047207250	0.06	El Granada	R-3/S-3/DR/CD	High Density Residential	17	2	1	VACANT LAND	No known constraints	Available/None
047207030	0.08	El Granada	R-3/S-3/DR/CD	High Density Residential	17	2	1	VACANT LAND	No known constraints	Available/None
047207290	0.06	El Granada	R-3/S-3/DR/CD	High Density Residential	17	2	1	VACANT LAND	No known constraints	Available/None
047208130	0.08	El Granada	R-3/S-3/DR/CD	High Density Residential	17	2	1	VACANT LAND	No known constraints	Available/None
047151190	0.32	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
047142030	0.32	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
047141060	0.34	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
047143280	0.32	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	2	1	VACANT LAND	No known constraints	Available/None
047164050	0.40	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	3	1	VACANT LAND	No known constraints	Available/None
047164140	0.36	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	3	1	VACANT LAND	No known constraints	Available/None
047111350	0.39	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	3	1	VACANT LAND	No known constraints	Available/None
047171200	0.39	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	3	1	VACANT LAND	No known constraints	Available/None
047233040	0.11	El Granada	R-3/S-3/DR/CD	High Density Residential	17	3	1	VACANT LAND	No known constraints	Available/None
047271020	0.10	El Granada	R-3/S-3/DR/CD	High Density Residential	17	3	1	VACANT LAND	No known constraints	Available/None
047201010	0.09	El Granada	R-3/S-3/DR/CD	High Density Residential	17	3	1	VACANT LAND	No known constraints	Available/None
047233030	0.13	El Granada	R-3/S-3/DR/CD	High Density Residential	17	4	2	VACANT LAND	No known constraints	Available/None
047233290	0.13	El Granada	R-3/S-3/DR/CD	High Density Residential	17	4	2	VACANT LAND	No known constraints	Available/None
047271170	0.12	El Granada	R-3/S-3/DR/CD	High Density Residential	17	4	2	VACANT LAND	No known constraints	Available/None
047164150	0.46	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	4	2	VACANT LAND	No known constraints	Available/None
047233300	0.16	El Granada	R-3/S-3/DR/CD	High Density Residential	17	5	2	VACANT LAND	No known constraints	Available/None
047206250	0.17	El Granada	R-3/S-3/DR/CD	High Density Residential	17	5	2	VACANT LAND	No known constraints	Available/None
047271190	0.15	El Granada	R-3/S-3/DR/CD	High Density Residential	17	5	2	VACANT LAND	No known constraints	Available/None
047152030	0.59	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	5	1	VACANT LAND	No known constraints	Available/None
047143370	0.64	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	5	1	VACANT LAND	No known constraints	Available/None

Table 9-11
Vacant Developable Sites, Unincorporated San Mateo County

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
047207080	0.18	El Granada	R-3/S-3/DR/CD	High Density Residential	17	6	3	VACANT LAND	No known constraints	Available/None
047152040	0.84	El Granada	R-1/S-17/DR/CD	Medium Density Residential	6	7	2	VACANT LAND	No known constraints	Available/None
047206230	0.39	El Granada	R-3/S-3/DR/CD	High Density Residential	17	13	10	VACANT LAND	No known constraints	Available/None
037345010	1.78	El Granada	RM-CZ/DR/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
047331010	15.53	El Granada	RM-CZ/DR/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
047330010	32.97	El Granada	RM-CZ/DR/CD	Public Recreation	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
047204160	0.19	El Granada	C-1/S-3/DR/CD	Institutional	N/A	1	1	VACANT LAND	No known constraints	Available/None
047124070	0.11	El Granada	C-1/S-3/DR/CD	Neighborhood Commercial	N/A	1	1	VACANT LAND	No known constraints	Available/None
047045220	0.14	El Granada	C-1/S-3/DR/CD	Neighborhood Commercial	N/A	1	1	VACANT LAND	No known constraints	Available/None
047204130	0.14	El Granada	C-1/S-3/DR/CD	Neighborhood Commercial	N/A	1	1	VACANT LAND	No known constraints	Available/None
047043240	0.15	El Granada	C-1/S-3/DR/CD	Neighborhood Commercial	N/A	1	1	VACANT LAND	No known constraints	Available/None
047122020	0.15	El Granada	C-1/S-3/DR/CD	Neighborhood Commercial	N/A	1	1	VACANT LAND	No known constraints	Available/None
047061060	0.16	El Granada	C-1/S-3/DR/CD	Neighborhood Commercial	N/A	1	1	VACANT LAND	No known constraints	Available/None
047122170	0.14	El Granada	C-1/S-3/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
047204070	0.19	El Granada	C-1/S-3/DR/CD	Neighborhood Commercial	N/A	1	1	VACANT LAND	No known constraints	Available/None
047204020	0.18	El Granada	C-1/S-3/DR/CD	Neighborhood Commercial	N/A	1	1	VACANT LAND	No known constraints	Available/None
047044030	0.33	El Granada	C-1/S-3/DR/CD	Neighborhood Commercial	N/A	1	1	VACANT LAND	No known constraints	Available/None
047264040	0.38	El Granada	C-1/S-3/DR/CD	Neighborhood Commercial	N/A	2	2	PARKING	No known constraints	Available/None
068194260	1.67	Emerald Lake Hills	RH/DR	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
057081230	0.19	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 or a few units	Available/None
051040450	0.49	Emerald Lake Hills	R-1/S-101/DR	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
057231040	0.37	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 or a few units	Available/None
058265020	0.21	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057081170	0.19	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057081180	0.17	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068213110	0.18	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057163090	0.19	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057264160	0.20	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057131030	0.29	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068184120	0.19	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068172130	0.21	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057081020	0.47	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057153290	0.19	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068064360	0.17	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068091070	0.23	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068153310	0.49	Emerald Lake Hills	RH/DR	Low Density Residential	0.3	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None

Table 9-11
Vacant Developable Sites, Unincorporated San Mateo County

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
068221270	0.18	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068183160	0.22	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057082060	0.21	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057082080	0.20	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057131420	0.25	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068183230	0.18	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068183010	0.20	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068183210	0.24	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057302020	0.17	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057082190	0.18	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068161250	0.44	Emerald Lake Hills	RH/DR	Low Density Residential	0.3	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068061050	0.17	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068091370	0.38	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068183090	0.21	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057171200	0.19	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068064010	0.22	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057081030	0.34	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057081130	0.18	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057301620	0.26	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057301630	0.24	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057301640	0.23	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057112050	0.22	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068092230	0.18	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068184280	0.22	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057131090	0.24	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057022080	0.21	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068071010	0.17	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068071030	0.17	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057301650	0.20	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057301680	0.28	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068211020	0.62	Emerald Lake Hills	RH/DR	Low Density Residential	0.3	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None

Table 9-11
Vacant Developable Sites, Unincorporated San Mateo County

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
068222070	0.22	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
058241200	0.25	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
058241220	0.31	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068202070	0.21	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057233100	0.18	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068184030	0.20	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068184040	0.21	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068071160	0.26	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068222270	0.56	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068091290	0.25	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068040270	0.25	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057264090	0.17	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068071190	0.22	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057171240	0.28	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057171160	0.18	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057232160	0.20	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068091100	0.29	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
058261040	0.19	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068184080	0.18	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068165050	0.22	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068071090	0.17	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068071110	0.21	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068184360	0.20	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068185220	0.18	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057163580	0.28	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
051040400	0.47	Emerald Lake Hills	R-1/S-101/DR	Low Density Residential	0.3	1	1	VACANT LAND	None	Available/None
051040410	0.50	Emerald Lake Hills	R-1/S-101/DR	Low Density Residential	0.3	1	1	VACANT LAND	None	Available/None
068222300	0.36	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068212090	0.23	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068185180	0.19	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068071240	0.18	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068071380	0.28	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None

Table 9-11
Vacant Developable Sites, Unincorporated San Mateo County

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
057081040	0.32	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068151180	0.23	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068151190	0.20	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057301600	0.31	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057301610	0.20	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
058040570	0.27	Emerald Lake Hills	R-1/S-9	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057022270	0.39	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057022280	0.17	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
051040430	0.69	Emerald Lake Hills	R-1/S-101/DR	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
068092110	0.36	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068191260	0.24	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057082400	0.18	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057252380	0.19	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068071080	0.18	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057082010	0.17	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057233190	0.34	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068053100	0.17	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068064170	0.17	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057153180	0.28	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068053050	0.18	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057091030	0.17	Emerald Lake Hills	RH/DR	Medium Low Density Residential	2	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068262110	0.19	Emerald Lake Hills	R-1/S-7	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
057040170	0.45	Emerald Lake Hills	RH/DR	Low Density Residential	0.3	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057040180	0.51	Emerald Lake Hills	RH/DR	Low Density Residential	0.3	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057151010	1.43	Emerald Lake Hills	RH/DR	Low Density Residential	0.3	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057070350	1.36	Emerald Lake Hills	RH/DR	Low Density Residential	0.3	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057092110	0.48	Emerald Lake Hills	RH/DR	Low Density Residential	0.3	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068052200	0.61	Emerald Lake Hills	RH/DR	Low Density Residential	0.3	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057212290	0.50	Emerald Lake Hills	RH/DR	Low Density Residential	0.3	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068081520	1.96	Emerald Lake Hills	RH/DR	Low Density Residential	0.3	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057111560	1.72	Emerald Lake Hills	RH/DR	Low Density Residential	0.3	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057111570	1.34	Emerald Lake Hills	RH/DR	Low Density Residential	0.3	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
068012340	0.55	Emerald Lake Hills	RH/DR	Low Density Residential	0.3	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057153560	0.82	Emerald Lake Hills	RH/DR	Low Density Residential	0.3	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None

**Table 9-11
Vacant Developable Sites, Unincorporated San Mateo County**

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
057122350	0.55	Emerald Lake Hills	RH/DR	Low Density Residential	0.3	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057172160	0.99	Emerald Lake Hills	RH/DR	Low Density Residential	0.3	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057070360	1.35	Emerald Lake Hills	RH/DR	Low Density Residential	0.3	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
057133080	1.09	Emerald Lake Hills	RH/DR	Low Density Residential	0.3	1	1	VACANT LAND	Steep hillsides may limit development capacity to 1 unit	Available/None
051040420	0.97	Emerald Lake Hills	R-1/S-101/DR	Low Density Residential	0.3	2	2	VACANT LAND	No known constraints	Available/None
093150040	19.46	Emerald Lake Hills	R-1/S-13	Very Low Density Residential	N/A	3	3	VACANT LAND	No known constraints	Available/None
083031110	0.61	La Honda	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
083034010	0.84	La Honda	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
083042130	0.91	La Honda	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
083042490	0.76	La Honda	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
083140350	0.66	La Honda	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
083031120	0.47	La Honda	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
083080040	0.60	La Honda	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
083080210	0.57	La Honda	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
083080220	0.51	La Honda	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
083140360	0.54	La Honda	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
083120230	0.50	La Honda	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
083133080	0.51	La Honda	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
083140020	0.46	La Honda	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
083140040	0.48	La Honda	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
083133210	0.51	La Honda	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
083162470	0.59	La Honda	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
083031100	1.00	La Honda	R-1/S-10	Low Density Residential	0.3	2	2	VACANT LAND	No known constraints	Available/None
083043070	1.08	La Honda	R-1/S-10	Low Density Residential	0.3	2	2	VACANT LAND	No known constraints	Available/None
083062110	1.70	La Honda	R-1/S-10	Low Density Residential	0.3	3	3	VACANT LAND	No known constraints	Available/None
083012230	2.01	La Honda	R-1/S-10	Low Density Residential	0.3	4	4	VACANT LAND	No known constraints	Available/None
083152270	4.44	La Honda	R-1/S-10	Low Density Residential	0.3	9	4	VACANT LAND	No known constraints	Available/None
083031010	2.46	La Honda	R-1/S-10	Low Density Residential	0.3	5	5	VACANT LAND	No known constraints	Available/None
083152260	3.22	La Honda	R-1/S-10	Low Density Residential	0.3	7	7	VACANT LAND	No known constraints	Available/None
083180040	13.12	La Honda	RM	Open Space	N/A	One or more units depending on density analysis	1	MISC. IMPROVEMENTS	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
083310080	9.06	La Honda	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
083180030	9.02	La Honda	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
083361080	18.92	La Honda	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
077201420	0.30	Ladera	R-1/S-104	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
077132030	0.58	Ladera	R-1/S-104	Medium Low Density Residential	2	2	1	VACANT LAND	No known constraints	Available/None
077353240	0.58	Ladera	R-1/S-104	Medium Low Density Residential	2	2	1	VACANT LAND	No known constraints	Available/None
077160590	0.28	Ladera	C-1/S-1	Medium Low Density Residential	2	1	1	PARKING	No known constraints	Available/None
084030010	0.78	Loma Mar	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
084012110	0.60	Loma Mar	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
084050110	0.61	Loma Mar	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
084011260	0.66	Loma Mar	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None

**Table 9-11
Vacant Developable Sites, Unincorporated San Mateo County**

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
084011270	0.66	Loma Mar	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
084021200	0.47	Loma Mar	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
084011300	0.60	Loma Mar	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
084011250	1.02	Loma Mar	R-1/S-10	Low Density Residential	0.3	2	2	VACANT LAND	No known constraints	Available/None
084011140	1.50	Loma Mar	R-1/S-10	Low Density Residential	0.3	3	3	VACANT LAND	No known constraints	Available/None
084080020	11.45	Loma Mar	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
080160060	7.48	Los Trancos Woods	R-E/S-11	Very Low Density Residential	N/A	1	1	VACANT LAND	No known constraints	Available/None
080190061	0.11	Los Trancos Woods	RM	Very Low Density Residential	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
080190430	9.22	Los Trancos Woods	RM	Very Low Density Residential	N/A	depending on density analysis	1	VACANT LAND	No known constraints	Available/None
080231020	13.78	Los Trancos Woods	RM	Very Low Density Residential	N/A	depending on density analysis	1	VACANT LAND	No known constraints	Available/None
080190390	11.63	Los Trancos Woods	RM	Very Low Density Residential	N/A	depending on density analysis	1	VACANT LAND	No known constraints	Available/None
080190420	2.55	Los Trancos Woods	RM	Very Low Density Residential	N/A	depending on density analysis	1	VACANT LAND	No known constraints	Available/None
062160510	0.53	Menlo Oaks	R-1/S-100	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
062150250	0.99	Menlo Oaks	R-1/S-100	Low Density Residential	0.3	2	2	VACANT LAND	No known constraints	Available/None
048031020	0.36	Miramar	R-1/S-94/DR/CD	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
048015090	0.07	Miramar	CCR/DR/CD	Medium High Density Residential	8	1	1	VACANT LAND	No known constraints	Available/None
055010270	0.06	Mobile Home Park	C-2/S-1	High Density Residential	17	5	5	VACANT LAND	No known constraints	Available/None
037015280	0.59	Montara	R-1/S-17/DR/CD	Medium Density Residential	6	5	1	VACANT LAND	No known constraints	Available/None
036111020	0.84	Montara	R-1/S-17/DR/CD	Medium Density Residential	6	7	1	VACANT LAND	No known constraints	Available/None
036049100	0.12	Montara	C-1/S-3/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037022270	0.50	Montara	PUD-124/CD	Medium Density Residential	6	4	4	VACANT LAND	No known constraints	Available/None
037184140	0.16	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037157060	0.17	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037154060	0.17	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037157070	0.12	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037152070	0.12	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037062110	0.13	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037159050	0.12	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037096120	0.12	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037061060	0.16	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037091300	0.12	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037065100	0.18	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037084240	0.12	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037067220	0.17	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037158050	0.12	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037155040	0.12	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037092060	0.14	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037076030	0.12	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037064190	0.20	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037144030	0.21	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037159040	0.21	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037064160	0.21	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037083130	0.20	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037066090	0.23	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037157090	0.21	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None

Table 9-11
Vacant Developable Sites, Unincorporated San Mateo County

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
037155090	0.20	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037064110	0.20	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037186220	0.12	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037183240	0.13	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037183110	0.15	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
037147020	0.25	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	2	2	VACANT LAND	No known constraints	Available/None
037145020	0.24	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	2	2	VACANT LAND	No known constraints	Available/None
037064300	0.26	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	2	2	VACANT LAND	No known constraints	Available/None
037172120	0.24	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	2	2	VACANT LAND	No known constraints	Available/None
037094280	0.27	Moss Beach	R-1/S-17/DR/CD	Medium Density Residential	6	2	2	VACANT LAND	No known constraints	Available/None
037132250	0.19	Moss Beach	C-1/S-3/DR/CD	Neighborhood Commercial	N/A	1	1	VACANT LAND	No known constraints	Available/None
037132280	0.15	Moss Beach	C-1/S-3/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting density to 1 unit
037133100	0.12	Moss Beach	C-1/S-3/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting density to 1 unit
037133120	0.22	Moss Beach	C-1/S-3/DR/CD	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting density to 1 unit
037144250	0.24	Moss Beach	C-1/S-3/DR/CD	Medium Density Residential	6	2	2	VACANT LAND	No known constraints	Available/None
037141120	0.25	Moss Beach	C-1/S-3/DR/CD	Medium Density Residential	6	2	2	VACANT LAND	No known constraints	Available/None
054192010	0.17	North Fair Oaks	R-1/S-73	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
054185140	0.15	North Fair Oaks	R-1/S-73	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
060132260	0.13	North Fair Oaks	R-1/S-73	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
060124110	0.18	North Fair Oaks	R-1/S-73	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
060141240	0.17	North Fair Oaks	R-1/S-73	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
060162350	0.23	North Fair Oaks	R-1/S-93	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
060181150	0.12	North Fair Oaks	R-1/S-73	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
060163230	0.30	North Fair Oaks	R-1/S-93	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
060154350	0.28	North Fair Oaks	R-1/S-93	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
060056160	0.12	North Fair Oaks	R-1/S-73	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
054283190	0.06	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	1	1	VACANT LAND	No known constraints	Available/None
054276070	0.06	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	1	1	VACANT LAND	No known constraints	Available/None
054285110	0.07	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	1	1	VACANT LAND	No known constraints	Available/None
054281080	0.08	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	1	1	VACANT LAND	No known constraints	Available/None
054276100	0.07	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	1	1	VACANT LAND	No known constraints	Available/None
060084190	0.07	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	1	1	VACANT LAND	No known constraints	Available/None
054265020	0.06	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	1	1	VACANT LAND	No known constraints	Available/None
054262140	0.06	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	1	1	VACANT LAND	No known constraints	Available/None
054276090	0.07	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	1	1	VACANT LAND	No known constraints	Available/None
054281160	0.06	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	1	1	VACANT LAND	No known constraints	Available/None
060061100	0.07	North Fair Oaks	R-2/S-50	Medium High Density Residential	8	1	1	VACANT LAND	No known constraints	Available/None
060142080	0.20	North Fair Oaks	R-1/S-73	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
054261210	0.12	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	2	2	VACANT LAND	No known constraints	Available/None
054285140	0.13	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	2	2	VACANT LAND	No known constraints	Available/None
054201540	0.17	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	2	2	VACANT LAND	No known constraints	Available/None
054265100	0.12	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	2	2	VACANT LAND	No known constraints	Available/None
060031470	0.25	North Fair Oaks	R-1/S-73	Medium Density Residential	6	2	2	VACANT LAND	No known constraints	Available/None
054217030	0.18	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	3	3	VACANT LAND	No known constraints	Available/None
054201550	0.23	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	4	4	VACANT LAND	No known constraints	Available/None

Table 9-11
Vacant Developable Sites, Unincorporated San Mateo County

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
054261210	0.12	North Fair Oaks	C-2/S-1	General Commercial	N/A	1	1	VACANT LAND	No known constraints	Available/None
060261200	0.17	North Fair Oaks	C-1/S-1	Medium Density Residential	6	1	1	VACANT	No known constraints	Available/None
060053100	0.15	North Fair Oaks	C-1/NFO/S-1/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
060059380	0.21	North Fair Oaks	C-1/NFO/S-1/DR	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
060081450	0.07	North Fair Oaks	C-1/NFO/S-1/DR	Medium High Density Residential	8	1	1	VACANT LAND	No known constraints	Available/None
060281630	0.10	North Fair Oaks	C-2/S-1	Medium High Density Residential	8	1	1	VACANT LAND	No known constraints	Available/None
054276320	0.10	North Fair Oaks	C-2/S-1	Medium High Density Residential	8	1	1	VACANT LAND	No known constraints	Available/None
060274100	0.23	North Fair Oaks	C-2/S-1	General Commercial	N/A	1	1	VACANT LAND	No known constraints	Available/None
060281290	0.12	North Fair Oaks	C-2/S-1	Medium High Density Residential	8	2	2	PARKING	No known constraints	Available/None
060281210	0.23	North Fair Oaks	C-2/S-1	Medium High Density Residential	8	3	3	PARKING LOT	No known constraints	Available/None
060081470	0.29	North Fair Oaks	C-1/NFO/S-1/DR	Medium High Density Residential	8	5	5	VACANT LAND	No known constraints	Available/None
054276070	0.06	North Fair Oaks	C-2/S-1	General Commercial	N/A	5	5	VACANT LAND	No known constraints	Available/None
054276090	0.07	North Fair Oaks	C-2/S-1	General Commercial	N/A	5	5	VACANT LAND	No known constraints	Available/None
054276100	0.07	North Fair Oaks	C-2/S-1	General Commercial	N/A	5	5	VACANT LAND	No known constraints	Available/None
054276040	0.07	North Fair Oaks	C-2/S-1	General Commercial	N/A	6	6	VACANT LAND	No known constraints	Available/None
054276050	0.07	North Fair Oaks	C-2/S-1	General Commercial	N/A	6	6	VACANT LAND	No known constraints	Available/None
060072530	0.08	North Fair Oaks	C-1/NFO/S-1/DR	Medium Density Residential	6	6	6	VACANT LAND	No known constraints	Available/None
060123580	0.01	North Fair Oaks	C-1/S-1	Medium Density Residential	6	0	0	VACANT LAND	No known constraints	Available/None
060091370	0.27	North Fair Oaks	PUD-131	High Density Residential	17	23	23	VACANT LAND	No known constraints	Available/None
051471040	0.62	Palomar Park	R-1/S-101/DR	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
051032080	0.35	Palomar Park	R-1/S-91/DR	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
051053130	0.27	Palomar Park	R-1/S-91/DR	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
051032030	0.26	Palomar Park	R-1/S-91/DR	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
051022070	0.29	Palomar Park	R-1/S-91/DR	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
051472060	0.57	Palomar Park	R-1/S-101/DR	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
051151260	0.34	Palomar Park	R-1/S-91/DR	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
051022160	0.28	Palomar Park	R-1/S-91/DR	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
051022310	0.31	Palomar Park	R-1/S-91/DR	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
051417120	0.53	Palomar Park	R-1/S-101/DR	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
051040480	0.52	Palomar Park	R-1/S-101/DR	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
051051280	0.31	Palomar Park	R-1/S-91/DR	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
051040490	0.52	Palomar Park	R-1/S-101/DR	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
051040520	0.47	Palomar Park	R-1/S-101/DR	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
051053260	0.30	Palomar Park	R-1/S-91/DR	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
051031520	0.36	Palomar Park	R-1/S-91/DR	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
051417090	0.47	Palomar Park	R-1/S-101/DR	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
051053170	0.23	Palomar Park	R-1/S-91/DR	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
051022240	0.44	Palomar Park	R-1/S-91/DR	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
051022250	0.45	Palomar Park	R-1/S-91/DR	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
051031590	0.40	Palomar Park	R-1/S-91/DR	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
051031160	0.37	Palomar Park	R-1/S-91/DR	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
051022380	0.41	Palomar Park	R-1/S-91/DR	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
051417080	0.89	Palomar Park	R-1/S-101/DR	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
051053320	0.44	Palomar Park	R-1/S-91/DR	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
051471050	0.89	Palomar Park	R-1/S-101/DR	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
051450300	1.11	Palomar Park	R-1/S-101/DR	Low Density Residential	0.3	2	2	VACANT LAND	No known constraints	Available/None
051461020	1.03	Palomar Park	R-1/S-101/DR	Low Density Residential	0.3	2	2	VACANT LAND	No known constraints	Available/None

**Table 9-11
Vacant Developable Sites, Unincorporated San Mateo County**

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
051053230	0.57	Palomar Park	R-1/S-91/DR	Medium Low Density Residential	2	2	2	VACANT LAND	No known constraints	Available/None
051040310	1.00	Palomar Park	R-1/S-101/DR	Low Density Residential	0.3	2	2	VACANT LAND	No known constraints	Available/None
051450310	1.51	Palomar Park	R-1/S-101/DR	Low Density Residential	0.3	3	3	VACANT LAND	No known constraints	Available/None
051450330	1.58	Palomar Park	R-1/S-101/DR	Low Density Residential	0.3	3	3	VACANT LAND	No known constraints	Available/None
051450320	1.75	Palomar Park	R-1/S-101/DR	Low Density Residential	0.3	3	3	VACANT LAND	No known constraints	Available/None
051417160	2.72	Palomar Park	R-1/S-101/DR	Low Density Residential	0.3	5	5	VACANT LAND	No known constraints	Available/None
051450290	3.35	Palomar Park	R-1/S-101/DR	Low Density Residential	0.3	7	5	VACANT LAND	No known constraints	Available/None
051450340	3.52	Palomar Park	R-1/S-101/DR	Low Density Residential	0.3	7	5	VACANT LAND	No known constraints	Available/None
051440060	4.07	Palomar Park	R-1/S-101/DR	Low Density Residential	0.3	8	7	VACANT LAND	No known constraints	Available/None
086111120	0.94	Pescadero	R-1/S-10/DR/CD	Low Density Residential	0.3	2	1	VACANT LAND	No known constraints	Available/None
086111100	0.97	Pescadero	R-1/S-10/DR/CD	Low Density Residential	0.3	2	1	VACANT LAND	No known constraints	Available/None
086111110	0.93	Pescadero	R-1/S-10/DR/CD	Low Density Residential	0.3	2	1	VACANT LAND	No known constraints	Available/None
086042150	0.89	Pescadero	R-1/S-7/DR/CD	Medium Density Residential	6	7	1	VACANT LAND	No known constraints	Available/None
086020070	1.06	Pescadero	R-1/S-7/DR/CD	Medium Density Residential	6	9	2	VACANT LAND	No known constraints	Available/None
067370030	16.09	Pescadero	RM-CZ/CD	Agriculture	#N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
047081440	0.26	Princeton	CCR/DR/CD	Coastside Commercial Recreation	N/A	1	1	PARKING	No known constraints	Water and sewer may require well and septic, limiting density to 1 unit
047024150	0.17	Princeton	CCR/DR/CD	Coastside Commercial Recreation	N/A	1	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting density to 1 unit
047023010	0.18	Princeton	CCR/DR/CD	Coastside Commercial Recreation	N/A	1	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting density to 1 unit
047025170	3.66	Princeton	CCR/DR/CD	Coastside Commercial Recreation	N/A	21	15	VACANT LAND	No known constraints	Water and sewer may require installation of new facilities/connections, limiting density
047083060	12.02	Princeton	CCR/DR/CD	Coastside Commercial Recreation	N/A	72	50	VACANT LAND	No known constraints	Water and sewer may require installation of new facilities/connections, limiting density
067222080	1.18	Rural Midcoast	R-1/S-11	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
067185130	0.47	Rural Midcoast	R-1/S-10	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
067070010	1.55	Rural Midcoast	R-E/S-11	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
067222280	1.49	Rural Midcoast	R-1/S-11	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
067222290	1.02	Rural Midcoast	R-1/S-11	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
067222300	1.60	Rural Midcoast	R-1/S-11	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
082020110	0.52	Rural Midcoast	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
067174160	0.60	Rural Midcoast	R-1/S-10	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
067222170	1.34	Rural Midcoast	R-1/S-11	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
067222200	1.25	Rural Midcoast	R-1/S-11	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
067060440	0.70	Rural Midcoast	R-1/S-10	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
082030110	0.51	Rural Midcoast	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
067014150	0.90	Rural Midcoast	R-1/S-10	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
067014040	0.82	Rural Midcoast	R-1/S-10	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
067222310	1.84	Rural Midcoast	R-1/S-11	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
082020170	0.91	Rural Midcoast	R-1/S-10	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
067211180	1.75	Rural Midcoast	R-1/S-11	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
067163090	0.87	Rural Midcoast	R-1/S-10	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
067014110	0.98	Rural Midcoast	R-1/S-10	Medium Low Density Residential	2	2	1	VACANT LAND	No known constraints	Available/None
067014130	0.97	Rural Midcoast	R-1/S-10	Medium Low Density Residential	2	2	1	VACANT LAND	No known constraints	Available/None
067164190	1.15	Rural Midcoast	R-1/S-10	Medium Low Density Residential	2	2	2	VACANT LAND	No known constraints	Available/None

Table 9-11
Vacant Developable Sites, Unincorporated San Mateo County

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
082020010	1.05	Rural Midcoast	R-1/S-10	Low Density Residential	0.3	2	2	VACANT LAND	No known constraints	Available/None
067191130	2.19	Rural Midcoast	R-1/S-11	Medium Low Density Residential	2	2	2	VACANT LAND	No known constraints	Available/None
067014100	1.09	Rural Midcoast	R-1/S-10	Medium Low Density Residential	2	2	2	VACANT LAND	No known constraints	Available/None
067211190	2.62	Rural Midcoast	R-1/S-11	Medium Low Density Residential	2	2	2	VACANT LAND	No known constraints	Available/None
067070040	3.64	Rural Midcoast	R-E/S-11	Medium Low Density Residential	2	3	3	VACANT LAND	No known constraints	Available/None
067211230	3.19	Rural Midcoast	R-1/S-11	Medium Low Density Residential	2	3	3	VACANT LAND	No known constraints	Available/None
067211170	3.59	Rural Midcoast	R-1/S-11	Medium Low Density Residential	2	3	3	VACANT LAND	No known constraints	Available/None
067022040	3.31	Rural Midcoast	R-E/S-11	Medium Low Density Residential	2	3	3	VACANT LAND	No known constraints	Available/None
067050130	3.87	Rural Midcoast	R-E/S-11	Medium Low Density Residential	2	3	3	VACANT LAND	No known constraints	Available/None
067222100	4.14	Rural Midcoast	R-1/S-11	Medium Low Density Residential	2	4	4	VACANT LAND	No known constraints	Available/None
67050110.00	4.92	Rural Midcoast	R-E/S-11	Medium Low Density Residential	2	4	4	VACANT LAND	No known constraints	Available/None
037302070	12.16	Rural Midcoast	R-3-A/S-5/DR/CD	Medium High Density Residential	8	105	50	VACANT LAND	No known constraints	Available/None
037022070	11.09	Rural Midcoast	PUD-124/CD	Medium High Density Residential	8	192	40	VACANT LAND	No known constraints	Available/None
047054100	3.04	Rural Midcoast	R-3-A/S-5/DR/CD	Medium High Density Residential	8	52	30	VACANT LAND	No known constraints	Available/None
036360040	134.79	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
047370010	282.01	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
048340060	160.51	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
048350060	127.61	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
056370020	240.37	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
048340010	458.50	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	MISC. IMPROVEMENTS	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
048340080	137.94	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
066250020	5.02	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
066250030	12.07	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
066250080	4.90	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
023350040	35.12	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
036340030	17.83	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
036340040	51.45	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
036370020	20.09	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
048340030	135.28	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
036382010	103.45	Rural Midcoast	RM	Public Recreation	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
023730220	40.36	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit

Table 9-11
Vacant Developable Sites, Unincorporated San Mateo County

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
036370030	490.80	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
047360010	143.13	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
047360050	141.46	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
047380020	57.54	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
048340070	23.53	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
036340020	98.29	Rural Midcoast	RM-CZ/CD	Public Recreation	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
036340070	126.77	Rural Midcoast	RM-CZ/CD	Public Recreation	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
081100010	69.20	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	MISC. IMPROVEMENTS	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
023340320	4.17	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
023373010	1.38	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
023381010	1.07	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
023383010	1.05	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
023391030	1.24	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
023392020	2.32	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
023393010	2.68	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
023394020	2.56	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
023395020	2.62	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
023396010	2.69	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
023402010	2.41	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
023403010	2.60	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
023404010	2.61	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
023405030	1.48	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
023406010	2.31	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
023407010	1.91	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
023408010	1.48	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit

Table 9-11
Vacant Developable Sites, Unincorporated San Mateo County

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
043331410	1.79	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067092090	2.82	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067093090	1.28	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067097140	2.45	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067098140	1.17	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067102020	1.43	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067102060	1.01	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067105150	1.95	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067106190	1.18	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067114110	1.18	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067116150	1.62	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067117010	1.12	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067117050	1.08	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067118190	1.18	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067121040	1.00	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067122220	3.33	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067123240	1.64	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067125040	1.14	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067129010	1.28	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067131060	1.51	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067133200	1.44	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067134100	1.41	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067135250	2.46	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067136130	2.19	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067137140	1.53	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit

**Table 9-11
Vacant Developable Sites, Unincorporated San Mateo County**

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
067138120	3.65	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067151010	1.04	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067152110	2.36	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067153120	1.55	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067156100	1.69	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067157080	1.21	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067230150	1.86	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067240080	2.98	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
017480060	18.01	Rural Midcoast	RM	Public Recreation	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
078250060	447.47	Rural Midcoast	RM	Public Recreation	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067410280	27.59	Rural Midcoast	RM	Timber Production	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
036180030	10.59	Rural Midcoast	RM-CZ/CD	Agriculture	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
023730120	8.33	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
023730120	4.21	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
023730210	71.60	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
023731020	20.23	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
023740020	25.09	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
023740030	5.63	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
056440080	436.23	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067310170	381.96	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
036360050	9.97	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
036380090	13.72	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067310070	7.68	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067310150	4.29	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067310160	12.32	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit

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Vacant Developable Sites, Unincorporated San Mateo County

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
072300050	2.32	Rural Midcoast	RM	Public Recreation	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
072300060	24.30	Rural Midcoast	RM	Public Recreation	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
047340010	4.98	Rural Midcoast	RM-CZ/CD	Agriculture	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
047340040	34.54	Rural Midcoast	RM-CZ/CD	Agriculture	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
036300050	26.55	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
056290040	8.73	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
056290050	26.30	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
056290080	19.86	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
066121010	28.45	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
066140030	1.32	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
066210190	47.28	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
066250100	2.57	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067310130	17.45	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
081100050	1.85	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
081100170	5.26	Rural Midcoast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067350030	4.98	Rural Midcoast	RM-CZ/CD	Timber Production	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
037160020	9.85	Rural Midcoast	RM-CZ/CD	Very Low Density Residential	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
037052240	2.91	Rural Midcoast	RM-CZ/CD	Very Low Density Residential	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
067410220	2.70	Rural Midcoast	RM	Open Space	N/A	One or more units depending on density analysis	1	SFR, UNDER 5 ACRES	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
037022250	0.26	Rural Midcoast	PUD-124/CD	Medium High Density Residential	8	4	4	VACANT LAND	No known constraints	Water and sewer may require installation of new facilities/connections, limiting density
037022240	0.30	Rural Midcoast	PUD-124/CD	Medium High Density Residential	8	5	5	VACANT LAND	No known constraints	Water and sewer may require installation of new facilities/connections, limiting density
037022200	0.41	Rural Midcoast	PUD-124/CD	Medium High Density Residential	8	7	7	VACANT LAND	No known constraints	Water and sewer may require installation of new facilities/connections, limiting density
037022190	0.49	Rural Midcoast	PUD-124/CD	Medium High Density Residential	8	8	8	VACANT LAND	No known constraints	Water and sewer may require installation of new facilities/connections, limiting density
089012050	0.61	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None

Table 9-11
Vacant Developable Sites, Unincorporated San Mateo County

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
089021080	0.67	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
089031160	0.80	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
089072040	0.62	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
089051110	0.72	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
089041030	0.61	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
089051090	0.72	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
089021090	0.73	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
089022030	0.54	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
089013130	0.60	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
089013140	0.60	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
089054020	0.68	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
089011040	0.84	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
089051030	0.79	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
089051070	0.80	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
089051080	0.74	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
089051050	0.81	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
089013100	0.59	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
089060130	0.71	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
089071090	0.73	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
089071100	0.83	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
089060140	0.78	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	1	1	VACANT LAND	No known constraints	Available/None
089041060	0.93	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	2	1	VACANT LAND	No known constraints	Available/None
089041100	1.35	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	2	1	VACANT LAND	No known constraints	Available/None
089013220	1.21	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	2	1	VACANT LAND	No known constraints	Available/None
089022040	1.35	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	2	1	VACANT LAND	No known constraints	Available/None
088010010	0.50	Rural South Coast	R-1/S-9/CD	Medium Low Density Residential	2	2	1	VACANT LAND	No known constraints	Available/None
088010080	0.53	Rural South Coast	R-1/S-9/CD	Medium Low Density Residential	2	2	1	VACANT LAND	No known constraints	Available/None
088030090	0.52	Rural South Coast	R-1/S-9/CD	Medium Low Density Residential	2	2	1	VACANT LAND	No known constraints	Available/None
088050120	0.50	Rural South Coast	R-1/S-8/CD	Medium Low Density Residential	2	2	1	VACANT LAND	No known constraints	Available/None
088010040	0.60	Rural South Coast	R-1/S-9/CD	Medium Low Density Residential	2	2	1	VACANT LAND	No known constraints	Available/None
089071060	1.40	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	3	1	VACANT LAND	No known constraints	Available/None
088040050	0.90	Rural South Coast	R-1/S-9/CD	Medium Low Density Residential	2	3	1	VACANT LAND	No known constraints	Available/None
088050130	0.59	Rural South Coast	R-1/S-8/CD	Medium Low Density Residential	2	3	1	VACANT LAND	No known constraints	Available/None
088050250	0.61	Rural South Coast	R-1/S-8/CD	Medium Low Density Residential	2	3	1	VACANT LAND	No known constraints	Available/None
088020190	0.75	Rural South Coast	R-1/S-9/CD	Medium Low Density Residential	2	3	1	VACANT LAND	No known constraints	Available/None
088030140	0.61	Rural South Coast	R-1/S-8/CD	Medium Low Density Residential	2	3	1	VACANT LAND	No known constraints	Available/None
088050010	0.87	Rural South Coast	R-1/S-9/CD	Medium Low Density Residential	2	3	1	VACANT LAND	No known constraints	Available/None
089021010	1.95	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	4	1	VACANT LAND	No known constraints	Available/None
089041010	1.96	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	4	1	VACANT LAND	No known constraints	Available/None
088040060	0.96	Rural South Coast	R-1/S-9/CD	Medium Low Density Residential	2	4	1	VACANT LAND	No known constraints	Available/None
089041020	1.93	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	4	1	VACANT LAND	No known constraints	Available/None
088050220	0.73	Rural South Coast	R-1/S-8/CD	Medium Low Density Residential	2	4	1	VACANT LAND	No known constraints	Available/None
088040110	1.11	Rural South Coast	R-1/S-9/CD	Medium Low Density Residential	2	4	1	VACANT LAND	No known constraints	Available/None
088020180	1.13	Rural South Coast	R-1/S-9/CD	Medium Low Density Residential	2	4	1	VACANT LAND	No known constraints	Available/None
088010030	1.13	Rural South Coast	R-1/S-9/CD	Medium Low Density Residential	2	4	1	VACANT LAND	No known constraints	Available/None
088030050	1.21	Rural South Coast	R-1/S-9/CD	Medium Low Density Residential	2	5	1	VACANT LAND	No known constraints	Available/None
089060150	2.71	Rural South Coast	R-1/S-10/CD	Low Density Residential	0.3	5	1	VACANT LAND	No known constraints	Available/None

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APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
088030030	2.18	Rural South Coast	R-1/S-9/CD	Medium Low Density Residential	2	9	1	VACANT LAND	No known constraints	Available/None
089120050	21.35	Rural South Coast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
085160260	75.88	Rural South Coast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
089190170	80.04	Rural South Coast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
085110110	177.84	Rural South Coast	RM	Public Recreation	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
089140280	33.80	Rural South Coast	RM	Public Recreation	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
085013150	6.43	Rural South Coast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
085013210	5.67	Rural South Coast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
085022250	8.49	Rural South Coast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
085024010	6.63	Rural South Coast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
085033070	7.40	Rural South Coast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
085033160	15.13	Rural South Coast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
085040010	15.21	Rural South Coast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
085053030	14.53	Rural South Coast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
085080180	39.57	Rural South Coast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
085120040	28.40	Rural South Coast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
085120120	38.70	Rural South Coast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
085170240	20.09	Rural South Coast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
089190100	37.30	Rural South Coast	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
087010220	10.66	Rural South Coast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
087090120	5.31	Rural South Coast	RM-CZ/CD	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
078210240	31.16	Rural South Coast	RM	Public Recreation	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
078210250	19.94	Rural South Coast	RM	Public Recreation	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
080260170	201.83	Rural South Coast	RM	Public Recreation	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
080390140	133.62	Rural South Coast	RM	Public Recreation	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit

Table 9-11
Vacant Developable Sites, Unincorporated San Mateo County

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
080410280	121.53	Rural South Coast	RM	Public Recreation	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
085140050	322.81	Rural South Coast	RM	Public Recreation	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
080410170	5.06	Rural South Coast	RM	Public Recreation	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	Water and sewer may require well and septic, limiting development to 1 unit
090100390	19.50	San Bruno Mtn Park	RM	Public Recreation	N/A	One or more units depending on density analysis	1	OPEN STORAGE	No known constraints	None/Available
005270150	17.08	San Bruno Mtn Park	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
090110070	2.58	San Bruno Mtn Park	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
090110080	156.87	San Bruno Mtn Park	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
041013100	0.43	San Mateo Highlands	R-E/SS-107	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
041013090	0.22	San Mateo Highlands	R-E/SS-107	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
041013130	0.32	San Mateo Highlands	R-E/SS-107	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
041142390	0.20	San Mateo Highlands	R-1/S-8	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
038141210	0.27	San Mateo Highlands	R-1/S-8	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
041013110	0.45	San Mateo Highlands	R-E/SS-107	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
041013140	0.18	San Mateo Highlands	R-E/SS-107	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
041013120	0.32	San Mateo Highlands	R-E/SS-107	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
038141010	0.38	San Mateo Highlands	R-1/S-8	Medium Low Density Residential	2	2	1	VACANT LAND	No known constraints	Available/None
041111280	1.08	San Mateo Highlands	R-1/S-8	Low Density Residential	0.3	2	2	VACANT LAND	No known constraints	Available/None
041111320	1.61	San Mateo Highlands	R-1/S-8	Low Density Residential	0.3	3	3	VACANT LAND	No known constraints	Available/None
041111270	4.46	San Mateo Highlands	R-1/S-8	Low Density Residential	0.3	10	10	VACANT LAND	No known constraints	Available/None
041111360	5.52	San Mateo Highlands	R-1/S-8	Low Density Residential	0.3	12	10	VACANT LAND	No known constraints	Available/None
041101290	96.26	San Mateo Highlands	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
069342570	0.13	Sequoia Tract	R-1/S-74	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
069342580	0.12	Sequoia Tract	R-1/S-74	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
069351790	0.16	Sequoia Tract	R-1/S-74	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
069353680	0.12	Sequoia Tract	R-1/S-74	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
069293620	0.16	Sequoia Tract	R-1/S-74	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
069301920	0.15	Sequoia Tract	R-1/S-74	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
069280470	0.17	Sequoia Tract	R-1/S-74	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
069334470	0.14	Sequoia Tract	R-1/S-74	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
069342590	0.22	Sequoia Tract	R-1/S-74	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
069352350	0.21	Sequoia Tract	R-1/S-74	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
069280710	0.42	Sequoia Tract	R-1/S-74	Medium Density Residential	6	3	3	VACANT LAND	No known constraints	Available/None
069291460	0.33	Sequoia Tract	R-3/S-1	Medium High Density Residential	8	5	5	VACANT LAND	No known constraints	Available/None
069341020	0.16	Sequoia Tract	C-1/S-3	Neighborhood Commercial	N/A	1	1	VACANT LAND	No known constraints	Available/None
075200150	0.52	Sky Londa	R-1/S-10	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
075200160	0.54	Sky Londa	R-1/S-10	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
075161350	0.65	Sky Londa	R-1/S-10	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
075161360	0.54	Sky Londa	R-1/S-10	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
075173110	0.72	Sky Londa	R-1/S-10	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
075173120	0.47	Sky Londa	R-1/S-10	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
075192050	0.52	Sky Londa	R-1/S-10	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None

Table 9-11
Vacant Developable Sites, Unincorporated San Mateo County

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
078030050	1.04	Sky Londa	R-E/S-11	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
078050010	1.17	Sky Londa	R-E/S-11	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
075200230	0.50	Sky Londa	R-1/S-10	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
078050030	1.76	Sky Londa	R-E/S-11	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
075191300	0.78	Sky Londa	R-1/S-10	Medium Low Density Residential	2	1	1	VACANT LAND	No known constraints	Available/None
078060010	2.41	Sky Londa	R-E/S-11	Medium Low Density Residential	2	2	2	VACANT LAND	No known constraints	Available/None
078050020	2.19	Sky Londa	R-E/S-11	Medium Low Density Residential	2	2	2	VACANT LAND	No known constraints	Available/None
075174300	1.16	Sky Londa	R-1/S-10	Medium Low Density Residential	2	2	2	VACANT LAND	No known constraints	Available/None
075092150	2.92	Sky Londa	R-1/S-10	Medium Low Density Residential	2	6	6	VACANT LAND	No known constraints	Available/None
078190010	9.28	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
078190010	107.54	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
080030120	71.75	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
082070010	78.16	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
075330220	87.64	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
067194090	2.27	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
067194130	4.37	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
067194140	1.52	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
067194150	2.12	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
072240230	4.98	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
072250120	17.92	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
072250160	2.88	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
072250170	2.56	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
072250180	5.71	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
072250190	9.37	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
072270010	3.74	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
072320330	1.14	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
072332060	4.79	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
072332210	4.53	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
078110110	8.64	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available

Table 9-11
Vacant Developable Sites, Unincorporated San Mateo County

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
078130180	43.07	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
078210380	60.89	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
078210390	135.58	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
078280110	575.25	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
080030060	23.63	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
080200080	83.19	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
080200080	13.73	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
080221220	7.96	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
080282100	73.57	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
080330180	193.80	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
080340080	455.37	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
080380040	141.55	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
085150130	114.14	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
075310030	5.11	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
075321130	10.94	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
075321220	18.31	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
075340340	15.42	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
067191150	5.39	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
067191160	4.88	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
072331020	5.00	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
072331030	4.77	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
072342140	1.57	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
072343010	4.86	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
072343110	39.13	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
072343130	17.35	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available

**Table 9-11
Vacant Developable Sites, Unincorporated San Mateo County**

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
078110050	9.43	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
078110060	5.09	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
078120030	6.33	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
078140100	6.83	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
078180030	41.52	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
078210270	13.52	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
078210290	8.30	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
078210360	13.80	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
078220040	15.17	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
078220050	16.93	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
078220110	20.54	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
078280060	20.64	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
080210010	90.16	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
080210020	20.69	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
080220010	36.83	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
080320040	6.85	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
080350440	14.78	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
080350450	12.10	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
080360030	7.92	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
082070080	83.82	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
082070130	19.50	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
083290040	9.65	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
083290050	9.35	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
085051070	5.57	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
078210100	38.86	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available

**Table 9-11
Vacant Developable Sites, Unincorporated San Mateo County**

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
078230060	39.57	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
078300060	17.01	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
083290250	9.94	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
080281010	138.46	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
072333030	2.08	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
082040170	6.09	Sky Londa	RM	Open Space	N/A	One or more units depending on density analysis	1	VACANT LAND	No known constraints	None/Available
074303170	0.17	Stanford Lands	R-1/S-7	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
074311030	0.17	Stanford Lands	R-1/S-7	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
074311040	0.18	Stanford Lands	R-1/S-7	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
074311160	0.25	Stanford Lands	R-1/S-7	Medium Density Residential	6	2	2	VACANT LAND	No known constraints	Available/None
074311170	0.50	Stanford Lands	R-1/S-7	Medium Density Residential	6	4	4	VACANT LAND	No known constraints	Available/None
074311510	0.56	Stanford Lands	R-1/S-7	Medium Density Residential	6	4	4	VACANT LAND	No known constraints	Available/None
074022340	0.16	West Menlo Park	R-1/S-72	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
074036150	0.14	West Menlo Park	R-1/S-72	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
074063230	0.12	West Menlo Park	R-1/S-72	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
074036300	0.13	West Menlo Park	R-1/S-72	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
074036260	0.12	West Menlo Park	R-1/S-72	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
074036280	0.13	West Menlo Park	R-1/S-72	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
074051070	0.15	West Menlo Park	R-1/S-72	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
074105500	0.12	West Menlo Park	R-1/S-72	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
074101060	0.19	West Menlo Park	R-1/S-72	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
071014570	0.15	West Menlo Park	R-1/S-72	Medium Density Residential	6	1	1	VACANT LAND	No known constraints	Available/None
070301020	1.05	West Menlo Park	R-1/S-92	Medium Low Density Residential	2	4	4	VACANT LAND	No known constraints	Available/None
074450030	3.40	West Menlo Park	R-E/S-9	Medium Low Density Residential	2	14	10	VACANT LAND	No known constraints	Available/None

**Table 9-12
Non-Vacant, Redevelopable Sites, Unincorporated San Mateo County**

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
008121180	0.11	Colma	PC/DR	High Density Residential	17	10	8	Single Family Residential	No known constraints	Available/None
008121170	0.11	Colma	PC/DR	High Density Residential	17	10	8	Single Family Residential	No known constraints	Available/None
008121150	0.35	Colma	PC/DR	High Density Residential	17	30	30	Store and Residence	No known constraints	Available/None
006391030	0.36	Colma	PC/DR	High Density Residential	17	31	30	Store	No known constraints	Available/None
054249170	0.11	North Fair Oaks	R-3/S-3	High Density Residential	17	3	3	Single Family Residential	No known constraints	Available/None
054249220	0.11	North Fair Oaks	R-3/S-3	High Density Residential	17	3	3	Single Family Residential	No known constraints	Available/None
054283210	0.17	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	3	3	Single Family Residential	No known constraints	Available/None
054282110	0.18	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	3	3	Single Family Residential	No known constraints	Available/None
054271050	0.18	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	3	3	Single Family Residential	No known constraints	Available/None
054262190	0.18	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	3	3	Single Family Residential	No known constraints	Available/None
060054050	0.18	North Fair Oaks	R-2/S-5	Medium High Density Residential	8	3	3	Single Family Residential	No known constraints	Available/None
054267120	0.18	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	3	3	Single Family Residential	No known constraints	Available/None
060282620	0.18	North Fair Oaks	R-2/S-50	Medium High Density Residential	8	3	3	Single Family Residential	No known constraints	Available/None
054283050	0.19	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	3	3	Single Family Residential	No known constraints	Available/None
054284340	0.19	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	3	3	Single Family Residential	No known constraints	Available/None
060281090	0.19	North Fair Oaks	R-2/S-50	Medium High Density Residential	8	3	3	Single Family Residential	No known constraints	Available/None
060291310	0.19	North Fair Oaks	R-2/S-50	Medium High Density Residential	8	3	3	Single Family Residential	No known constraints	Available/None
054265030	0.20	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	3	3	Single Family Residential	No known constraints	Available/None
054203110	0.20	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	3	3	Single Family Residential	No known constraints	Available/None
060282250	0.20	North Fair Oaks	R-2/S-50	Medium High Density Residential	8	3	3	Single Family Residential	No known constraints	Available/None
060081280	0.21	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	3	3	Single Family Residential	No known constraints	Available/None
060084320	0.21	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	3	3	Single Family Residential	No known constraints	Available/None
060082290	0.21	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	3	3	Single Family Residential	No known constraints	Available/None

**Table 9-12
Non-Vacant, Redevelopable Sites, Unincorporated San Mateo County**

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
060291270	0.21	North Fair Oaks	R-2/S-50	Medium High Density Residential	8	3	3	Single Family Residential	No known constraints	Available/None
060282260	0.21	North Fair Oaks	R-2/S-50	Medium High Density Residential	8	3	3	Single Family Residential	No known constraints	Available/None
060282280	0.21	North Fair Oaks	R-2/S-50	Medium High Density Residential	8	3	3	Single Family Residential	No known constraints	Available/None
060282050	0.22	North Fair Oaks	R-2/S-50	Medium High Density Residential	8	3	3	Single Family Residential	No known constraints	Available/None
060012160	0.35	North Fair Oaks	PUD-125	Medium Density Residential	6	3	3	Single Family Residential	No known constraints	Available/None
054215180	0.28	North Fair Oaks	R-3/S-5	Medium High Density Residential	8	4	4	Single Family Residential	No known constraints	Available/None
060092120	0.14	North Fair Oaks	R-3/S-3	High Density Residential	17	5	5	Single Family Residential	No known constraints	Available/None
060091310	0.16	North Fair Oaks	R-3/S-3	High Density Residential	17	5	5	Single Family Residential	No known constraints	Available/None
054192040	0.21	North Fair Oaks	R-3/S-3	High Density Residential	17	7	7	Warehouse	No known constraints	Available/None
060282080	0.43	North Fair Oaks	R-2/S-50	Medium High Density Residential	8	7	7	Single Family Residential	No known constraints	Available/None

Notes: There have been six large residential projects developed in Colma in the past decade, including La Terrazza, El Camino Village, San Pedro Commons, Trestle Glen Phase I, and Trestle Glen Phase II (pending). La Terrazza (153 units) is a purely private development; El Camino Village (30 units) and San Pedro Commons (74 units) are publicly created affordable projects, and Trestle Glen Phases I and II (119 and 53 units) are private projects with a mix of affordable units and lower priced market rate units. El Camino Village was built on the site of an existing light industrial building; Trestle Glen redeveloped an existing mobile home park; San Pedro Commons and La Terrazza were built on vacant parcels.

In North Fair Oaks, there have been four multifamily projects approved and/or completed in the past decade: one 6-unit condominium replacing an existing industrial building, one 6-unit condominium project on vacant residentially zoned land, one 9-unit condominium on an existing residentially-zoned site, and one 10-unit condominium project replacing an existing commercial facility.

These project demonstrate that, under typical housing market conditions, there is a market for multifamily development and redevelopment in both Colma and North Fair Oaks. The assumptions included in this table are fairly conservative, relative to past trends; however, it should be noted that major redevelopment is unlikely until the broader housing market recovers. In more typical market conditions, however, past trends indicate that the sites listed above are appropriate and feasible sites for residential redevelopment.

Map 9-24: Potentially Redevelopable Sites, North Fair Oaks



Map 9-25: Potentially Redevelopable Sites, Broadmoor



Map 9-26: Potentially Redevelopable Sites, Harbor Industrial Area

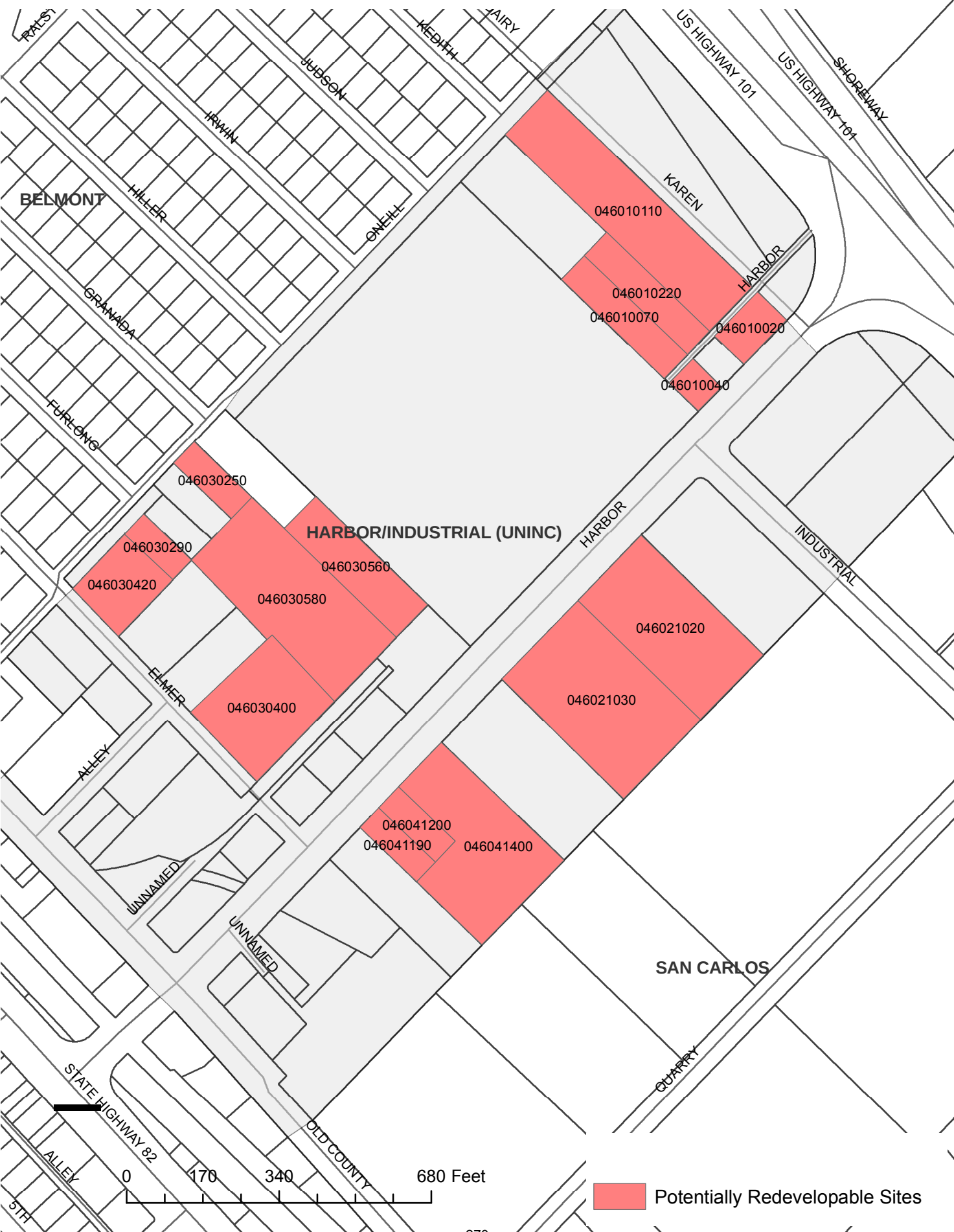


Table 9-13
Potentially Redevelopable Parcels, Unincorporated San Mateo County

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Current Land Use	Potential Change	Current Min. Res. Density/ Acre	Potential Max. Units/ Acre	Feasible Units	Environmental Constraints	Infrastructure Availability/ Issues	Notes
054111070	0.80	North Fair Oaks	M-1	General Industrial	WAREHOUSE	General Plan Land Use and Zoning Change to High Density Residential and Mixed Commercial, Light Industrial/R&D	N/A	83	19	N/A	None	
054111100	2.05	North Fair Oaks	M-1	General Industrial	FOOD PROCESSING	General Plan Land Use and Zoning Change to High Density Residential and Mixed Commercial, Light Industrial/R&D	N/A	83	51	N/A	None	
054111130	0.28	North Fair Oaks	M-1	General Industrial	WAREHOUSE	General Plan Land Use and Zoning Change to High Density Residential and Mixed Commercial, Light Industrial/R&D	N/A	83	6	N/A	None	

Table 9-13
Potentially Redevelopable Parcels, Unincorporated San Mateo County

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Current Land Use	Potential Change	Current Min. Res. Density/ Acre	Potential Max. Units/ Acre	Feasible Units	Environmental Constraints	Infrastructure Availability/ Issues	Notes
054113090	2.68	North Fair Oaks	M-1	General Industrial	WAREHOUSE	General Plan Land Use and Zoning Change to High Density Residential and Mixed Commercial, Light Industrial/R&D	N/A	83	66	N/A	None	
054113100	2.81	North Fair Oaks	M-1	General Industrial	WAREHOUSE	General Plan Land Use and Zoning Change to High Density Residential and Mixed Commercial, Light Industrial/R&D	N/A	83	70	N/A	None	
054191010	0.41	North Fair Oaks	M-1	General Industrial	WAREHOUSE	General Plan Land Use and Zoning Change to High Density Residential and Mixed Commercial, Light Industrial/R&D	N/A	83	10	N/A	None	
054191040	0.51	North Fair Oaks	M-1	General Industrial	WAREHOUSE	General Plan Land Use and Zoning Change to High Density Residential and Mixed Commercial, Light Industrial/R&D	N/A	83	12	N/A	None	

Table 9-13
Potentially Redevelopable Parcels, Unincorporated San Mateo County

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Current Land Use	Potential Change	Current Min. Res. Density/ Acre	Potential Max. Units/ Acre	Feasible Units	Environmental Constraints	Infrastructure Availability/ Issues	Notes
054191060	1.00	North Fair Oaks	M-1	General Industrial	WAREHOUSE	General Plan Land Use and Zoning Change to High Density Residential and Mixed Commercial, Light Industrial/R&D	N/A	83	24	N/A	None	
054191070	0.25	North Fair Oaks	M-1	High Density Residential	LIGHT MFG	General Plan Land Use and Zoning Change to High Density Residential and Mixed Commercial, Light Industrial/R&D	17	83	6	N/A	None	
054191080	0.29	North Fair Oaks	M-1	High Density Residential	LIGHT MFG	General Plan Land Use and Zoning Change to High Density Residential and Mixed Commercial, Light Industrial/R&D	17	83	7	N/A	None	
054191090	0.27	North Fair Oaks	M-1	General Industrial	SINGLE FAMILY RES	General Plan Land Use and Zoning Change to High Density Residential and Mixed Commercial, Light Industrial/R&D	N/A	83	6	N/A	None	

Table 9-13
Potentially Redevelopable Parcels, Unincorporated San Mateo County

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Current Land Use	Potential Change	Current Min. Res. Density/ Acre	Potential Max. Units/ Acre	Feasible Units	Environmental Constraints	Infrastructure Availability/ Issues	Notes
054191110	0.26	North Fair Oaks	M-1	General Industrial	SINGLE FAMILY RES	General Plan Land Use and Zoning Change to High Density Residential and Mixed Commercial, Light Industrial/R&D	N/A	83	6	N/A	None	
054191120	0.27	North Fair Oaks	M-1	General Industrial	OPEN STORAGE	General Plan Land Use and Zoning Change to High Density Residential and Mixed Commercial, Light Industrial/R&D	N/A	83	6	N/A	None	
054191160	0.52	North Fair Oaks	M-1	General Industrial	WAREHOUSE	General Plan Land Use and Zoning Change to High Density Residential and Mixed Commercial, Light Industrial/R&D	N/A	83	13	N/A	None	
054193030	0.39	North Fair Oaks	M-1	General Industrial	LIGHT MFG	General Plan Land Use and Zoning Change to High Density Residential and Mixed Commercial, Light Industrial/R&D	N/A	83	9	N/A	None	

Table 9-13
Potentially Redevelopable Parcels, Unincorporated San Mateo County

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Current Land Use	Potential Change	Current Min. Res. Density/ Acre	Potential Max. Units/ Acre	Feasible Units	Environmental Constraints	Infrastructure Availability/ Issues	Notes
054250360	4.47	North Fair Oaks	R-3/S-3	High Density Residential	LIGHT MFG	General Plan Land Use and Zoning Change to High Density Residential and Mixed Commercial, Light Industrial/R&D	17	83	111	N/A	None	
060011130	0.36	North Fair Oaks	M-1	General Industrial	LIGHT MFG	General Plan Land Use and Zoning Change to High Density Residential and Mixed Commercial, Light Industrial/R&D	N/A	83	9	N/A	None	
060041080	0.57	North Fair Oaks	M-1	General Industrial	WAREHOUSE	General Plan Land Use and Zoning Change to High Density Residential and Mixed Commercial, Light Industrial/R&D	N/A	83	14	N/A	None	
060041110	1.45	North Fair Oaks	M-1	General Industrial	VACANT LAND	General Plan Land Use and Zoning Change to High Density Residential and Mixed Commercial, Light Industrial/R&D	N/A	83	36	N/A	None	

Table 9-13
Potentially Redevelopable Parcels, Unincorporated San Mateo County

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Current Land Use	Potential Change	Current Min. Res. Density/ Acre	Potential Max. Units/ Acre	Feasible Units	Environmental Constraints	Infrastructure Availability/ Issues	Notes
060042060	1.28	North Fair Oaks	R-1/S-73	General Industrial	LIGHT MFG	General Plan Land Use and Zoning Change to High Density Residential and Mixed Commercial, Light Industrial/R&D	N/A	83	31	N/A	None	
060042180	0.69	North Fair Oaks	M-1	General Industrial	WAREHOUSE	General Plan Land Use and Zoning Change to High Density Residential and Mixed Commercial, Light Industrial/R&D	N/A	83	17	N/A	None	
060042190	0.58	North Fair Oaks	M-1	General Industrial	OPEN STORAGE	General Plan Land Use and Zoning Change to High Density Residential and Mixed Commercial, Light Industrial/R&D	N/A	83	14	N/A	None	
060042200	0.60	North Fair Oaks	M-1	General Industrial	OPEN STORAGE	General Plan Land Use and Zoning Change to High Density Residential and Mixed Commercial, Light Industrial/R&D	N/A	83	14	N/A	None	

Table 9-13
Potentially Redevelopable Parcels, Unincorporated San Mateo County

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Current Land Use	Potential Change	Current Min. Res. Density/ Acre	Potential Max. Units/ Acre	Feasible Units	Environmental Constraints	Infrastructure Availability/ Issues	Notes
060042250	0.72	North Fair Oaks	R-1/S-73	General Industrial	WAREHOUSE	General Plan Land Use and Zoning Change to High Density Residential and Mixed Commercial, Light Industrial/R&D	N/A	83	17	N/A	None	
046010020	0.29	Harbor Industrial	C-2	Industrial	STORE	General Plan Land Use and Zoning Change to High Density Residential and Mixed Commercial, Light Industrial/R&D	N/A	83	7	N/A	None	
046010040	0.15	Harbor Industrial	M-1	Industrial	AUTO SALES / REPAIR	General Plan Land Use and Zoning Change to High Density Residential and Mixed Commercial, Light Industrial/R&D	N/A	83	3	N/A	None	
046010070	0.51	Harbor Industrial	M-1	Industrial	LIGHT MFG	General Plan Land Use and Zoning Change to High Density Residential and Mixed Commercial, Light Industrial/R&D	N/A	83	12	N/A	None	

Table 9-13
Potentially Redevelopable Parcels, Unincorporated San Mateo County

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Current Land Use	Potential Change	Current Min. Res. Density/ Acre	Potential Max. Units/ Acre	Feasible Units	Environmental Constraints	Infrastructure Availability/ Issues	Notes
046010110	2.05	Harbor Industrial	C-2	Industrial	FOOD PROCESSING	General Plan Land Use and Zoning Change to High Density Residential and Mixed Commercial, Light Industrial/R&D	N/A	83	51	N/A	None	
046010220	0.52	Harbor Industrial	C-2	Industrial	LIGHT MFG	General Plan Land Use and Zoning Change to High Density Residential and Mixed Commercial, Light Industrial/R&D	N/A	83	12	N/A	None	
046021020	1.76	Harbor Industrial	M-1	Industrial	WAREHOUSE	General Plan Land Use and Zoning Change to High Density Residential and Mixed Commercial, Light Industrial/R&D	N/A	83	43	N/A	None	
046021030	2.13	Harbor Industrial	M-1	Industrial	LIGHT MFG	General Plan Land Use and Zoning Change to High Density Residential and Mixed Commercial, Light Industrial/R&D	N/A	83	53	N/A	None	

Table 9-13
Potentially Redevelopable Parcels, Unincorporated San Mateo County

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Current Land Use	Potential Change	Current Min. Res. Density/ Acre	Potential Max. Units/ Acre	Feasible Units	Environmental Constraints	Infrastructure Availability/ Issues	Notes
046030250	0.27	Harbor Industrial	M-1	Industrial	LIGHT MFG	General Plan Land Use and Zoning Change to High Density Residential and Mixed Commercial, Light Industrial/R&D	N/A	83	6	N/A	None	
046030290	0.21	Harbor Industrial	M-1	Industrial	LIGHT MFG	General Plan Land Use and Zoning Change to High Density Residential and Mixed Commercial, Light Industrial/R&D	N/A	83	5	N/A	None	
046030400	1.19	Harbor Industrial	M-1	Industrial	WAREHOUSE	General Plan Land Use and Zoning Change to High Density Residential and Mixed Commercial, Light Industrial/R&D	N/A	83	29	N/A	None	
046030420	0.59	Harbor Industrial	M-1	Industrial	LIGHT MFG	General Plan Land Use and Zoning Change to High Density Residential and Mixed Commercial, Light Industrial/R&D	N/A	83	14	N/A	None	

Table 9-13
Potentially Redevelopable Parcels, Unincorporated San Mateo County

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Current Land Use	Potential Change	Current Min. Res. Density/ Acre	Potential Max. Units/ Acre	Feasible Units	Environmental Constraints	Infrastructure Availability/ Issues	Notes
046030560	0.80	Harbor Industrial	M-1	Industrial	WAREHOUSE	General Plan Land Use and Zoning Change to High Density Residential and Mixed Commercial, Light Industrial/R&D	N/A	83	19	N/A	None	
046030580	2.01	Harbor Industrial	M-1	Industrial	OPEN STORAGE	General Plan Land Use and Zoning Change to High Density Residential and Mixed Commercial, Light Industrial/R&D	N/A	83	50	N/A	None	
046041190	0.28	Harbor Industrial	M-1	Industrial	LIGHT MFG	General Plan Land Use and Zoning Change to High Density Residential and Mixed Commercial, Light Industrial/R&D	N/A	83	6	N/A	None	
046041200	0.26	Harbor Industrial	M-1	Industrial	PROFESSIONAL BLDG.	General Plan Land Use and Zoning Change to High Density Residential and Mixed Commercial, Light Industrial/R&D	N/A	83	6	N/A	None	

Table 9-13
Potentially Redevelopable Parcels, Unincorporated San Mateo County

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Current Land Use	Potential Change	Current Min. Res. Density/ Acre	Potential Max. Units/ Acre	Feasible Units	Environmental Constraints	Infrastructure Availability/ Issues	Notes
046041400	1.75	Harbor Industrial	M-1	Industrial	LIGHT MFG	General Plan Land Use and Zoning Change to High Density Residential and Mixed Commercial, Light Industrial/R&D	N/A	83	43	N/A	None	
006341020	0.34	Broadmoor	R-1/S-7	Medium Density Residential	WAREHOUSE	General Plan Land Use and Zoning Change to High Density Residential and Mixed Commercial/ Light Industrial/R&D	6	83	8	N/A	None	This site already allows residential development, but could be redeveloped at higher intensities.
006341010	0.69	Broadmoor	R-1/S-7	Medium Density Residential	RESIDENTIAL MISC.	Zoning change to R-3/S-7; General Plan Land Use Change to High Density Residential	6	83	17	N/A	None	
006196160	0.11	Broadmoor	C-1/S-7	Airport	OFFICE; SINGLE STORY	Zoning change to allow a mix of residential, office and commercial uses; General Plan Land Use Change to allow High Density Residential	N/A	83	2	N/A	None	

Table 9-13
Potentially Redevelopable Parcels, Unincorporated San Mateo County

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Current Land Use	Potential Change	Current Min. Res. Density/ Acre	Potential Max. Units/ Acre	Feasible Units	Environmental Constraints	Infrastructure Availability/ Issues	Notes
006343020	0.69	Broadmoor	R-1/S-7	Medium Density Residential	NURSERIES & GREENHOUSES	Zoning change to R- 3/S-7; General Plan Land Use Change to High Density Residential	6	83	17	N/A	None	These parcels are developed at low intensities and adjacent to higher density residential uses, are near transportation, and have potential for higher-density residential development.
006196430	0.23	Broadmoor	C-1/S-7	Airport	STORE	General Plan Land Use and Zoning Change to High Density Residential and Mixed Commercial/Li ght Industrial/R&D	N/A	83	5	N/A	None	
006162140	0.12	Broadmoor	R-1/S-7	Medium Density Residential	SINGLE FAMILY RES	Zoning change to R- 3/S-7; General Plan Land Use Change to High Density Residential	6	83	2	N/A	None	These parcels are developed at low intensities and adjacent to higher density residential uses, are near transportation, and have potential for higher-density residential development.

Table 9-13
Potentially Redevelopable Parcels, Unincorporated San Mateo County

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Current Land Use	Potential Change	Current Min. Res. Density/ Acre	Potential Max. Units/ Acre	Feasible Units	Environmental Constraints	Infrastructure Availability/ Issues	Notes
006164020	0.11	Broadmoor	R-1/S-7	Medium Density Residential	SINGLE FAMILY RES	Zoning change to R-3/S-7; General Plan Land Use Change to High Density Residential	6	83	2	N/A	None	These parcels are developed at low intensities and adjacent to higher density residential uses, are near transportation, and have potential for higher-density residential development.
006164030	0.10	Broadmoor	R-1/S-7	Medium Density Residential	SINGLE FAMILY RES	Zoning change to R-3/S-7; General Plan Land Use Change to High Density Residential	6	83	2	N/A	None	These parcels are developed at low intensities and adjacent to higher density residential uses, are near transportation, and have potential for higher-density residential development.
006164040	0.09	Broadmoor	R-1/S-7	Medium Density Residential	SINGLE FAMILY RES	Zoning change to R-3/S-7; General Plan Land Use Change to High Density Residential	6	83	2	N/A	None	These parcels are developed at low intensities and adjacent to higher density residential uses, are near transportation, and have potential for higher-density residential development.

Table 9-13
Potentially Redevelopable Parcels, Unincorporated San Mateo County

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Current Land Use	Potential Change	Current Min. Res. Density/ Acre	Potential Max. Units/ Acre	Feasible Units	Environmental Constraints	Infrastructure Availability/ Issues	Notes
006165020	0.09	Broadmoor	R-1/S-7	Medium Density Residential	SINGLE FAMILY RES	Zoning change to R-3/S-7; General Plan Land Use Change to High Density Residential	6	83	2	N/A	None	These parcels are developed at low intensities and adjacent to higher density residential uses, are near transportation, and have potential for higher-density residential development.
006165040	0.09	Broadmoor	R-1/S-7	Medium Density Residential	SINGLE FAMILY RES	Zoning change to R-3/S-7; General Plan Land Use Change to High Density Residential	6	83	2	N/A	None	These parcels are developed at low intensities and adjacent to higher density residential uses, are near transportation, and have potential for higher-density residential development.
006165060	0.11	Broadmoor	R-1/S-7	Medium Density Residential	SINGLE FAMILY RES	Zoning change to R-3/S-7; General Plan Land Use Change to High Density Residential	6	83	2	N/A	None	These parcels are developed at low intensities and adjacent to higher density residential uses, are near transportation, and have potential for higher-density residential development.

Table 9-13
Potentially Redevelopable Parcels, Unincorporated San Mateo County

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Current Land Use	Potential Change	Current Min. Res. Density/ Acre	Potential Max. Units/ Acre	Feasible Units	Environmental Constraints	Infrastructure Availability/ Issues	Notes
006196230	0.11	Broadmoor	R-3/S-1	Heavy Industrial	SINGLE FAMILY RES	General Plan Land Use Change to High Density Residential	N/A	83	2	N/A	None	General Plan Land Use allows higher intensities of development than allowed by current zoning; these parcels are developed at low intensities and adjacent to higher density residential uses.
006196240	0.11	Broadmoor	R-3/S-1	Heavy Industrial	SINGLE FAMILY RES	General Plan Land Use Change to High Density Residential	N/A	83	2	N/A	None	General Plan Land Use allows higher intensities of development than allowed by current zoning; these parcels are developed at low intensities and adjacent to higher density residential uses.
006196270	0.11	Broadmoor	R-3/S-1	Heavy Industrial	SINGLE FAMILY RES	General Plan Land Use Change to High Density Residential	N/A	83	2	N/A	None	Zoning allows high residential densities, but Land Use Designation is incompatible. Parcels are developed at low intensities, but adjacent to high density residential uses.

Table 9-13
Potentially Redevelopable Parcels, Unincorporated San Mateo County

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Current Land Use	Potential Change	Current Min. Res. Density/ Acre	Potential Max. Units/ Acre	Feasible Units	Environmental Constraints	Infrastructure Availability/ Issues	Notes
006341050	0.11	Broadmoor	R-1/S-7	Medium Density Residential	SINGLE FAMILY RES	Zoning change to R-3/S-7; General Plan Land Use Change to High Density Residential	6	83	2	N/A	None	These parcels are developed at low intensities and adjacent to higher density residential uses, are near transportation, and have potential for higher-density residential development.
006342090	0.14	Broadmoor	R-1/S-7	Medium Density Residential	SINGLE FAMILY RES	Zoning change to R-3/S-7; General Plan Land Use Change to High Density Residential	6	83	3	N/A	None	These parcels are developed at low intensities and adjacent to higher density residential uses, are near transportation, and have potential for higher-density residential development.
006343030	0.17	Broadmoor	R-1/S-7	Medium Density Residential	SINGLE FAMILY RES	Zoning change to R-3/S-7; General Plan Land Use Change to High Density Residential	6	83	4	N/A	None	These parcels are developed at low intensities and adjacent to higher density residential uses, are near transportation, and have potential for higher-density residential development.

Table 9-14
PAD Parcels Suitable for Development of Farm Labor Housing, San Mateo County

APN	Acres	Current Use	Realistic Development Capacity (Units)	General Plan Land Use	Zoning	County Area	Infrastructure/ Constraints
036145010	3.2	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
036174080	2.4	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
036174090	1.5	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
036175050	1.9	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
036175070	1.5	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
036175080	1.8	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
036175090	1.9	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
036180030	10.6	Vacant	1	Low Density Residential	PAD	Rural Midcoast	N/A
036180050	103.0	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
036180060	5.1	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
036300060	353.1	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
036310120	1.9	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
036310130	2.9	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
036310150	4.8	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
036310160	3.1	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
036310170	1.7	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
036310200	5.1	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
037022170	1.2	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
047340120	79.0	Nurseries and Greenhouses	1	Agriculture	PAD	Rural Midcoast	N/A
047340270	301.5	Nurseries and Greenhouses	1	Agriculture	PAD	Rural Midcoast	N/A
048310160	12.6	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
048310190	53.4	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
048310230	16.9	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
048310240	2.2	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
048310250	74.2	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
048320010	61.6	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
048320020	166.3	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
048320040	5.4	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
048320060	9.2	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
048330030	67.4	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
048330060	389.8	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
048350010	25.6	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
056270010	47.9	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
056270030	12.5	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
056270100	38.6	Nurseries and Greenhouses	1	Agriculture	PAD	Rural Midcoast	N/A
056290030	16.5	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
056290120	2.4	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
056320020	18.0	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
056320060	2.3	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
056320100	43.8	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
056320110	2.0	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
056321010	4.3	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
056321020	14.4	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
056321030	12.5	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
056321040	17.4	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
056330050	1.2	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
056330060	1.1	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A

Table 9-14
PAD Parcels Suitable for Development of Farm Labor Housing, San Mateo County

APN	Acres	Current Use	Realistic Development Capacity (Units)	General Plan Land Use	Zoning	County Area	Infrastructure/ Constraints
056331020	9.2	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
056331050	18.4	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
056331060	1.0	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
056331080	1.0	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
056331090	8.0	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
056331110	4.4	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
056331120	2.9	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
056331130	3.2	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
056340010	52.5	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
056340030	6.1	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
056340050	2.1	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
056340090	2.5	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
056340110	1.8	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
056340120	2.0	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
056340140	7.7	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
056341020	2.2	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
056341080	3.3	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
056341090	2.3	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
056341100	1.5	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
056341110	4.0	Nurseries and Greenhouses	1	Agriculture	PAD	Rural Midcoast	N/A
056341130	2.5	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
056341150	2.9	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
056341160	62.7	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
056341180	1.6	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
056341190	6.4	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
056341200	1.2	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
056341210	1.2	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
056341220	3.0	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
056341230	53.9	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
056350020	264.0	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
056360050	146.3	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
056360070	3.3	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
056360300	1.6	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
056360310	19.2	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
056360320	1.2	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
056360330	75.9	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
056360340	1.1	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
056380070	2.2	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
056380080	6.4	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
056380090	29.8	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
056380100	4.0	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
056382030	3.3	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
056430020	160.5	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
056430030	311.2	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
056440020	249.5	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
056450040	112.2	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
056520010	46.3	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A

Table 9-14
PAD Parcels Suitable for Development of Farm Labor Housing, San Mateo County

APN	Acres	Current Use	Realistic Development Capacity (Units)	General Plan Land Use	Zoning	County Area	Infrastructure/ Constraints
056520020	48.6	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
056520040	1.4	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
056520060	1.1	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
056520080	24.7	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
056520090	4.9	Nurseries and Greenhouses	1	Agriculture	PAD	Rural South Coast	N/A
056520100	9.8	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
056520110	1.1	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
056520120	7.2	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
056530010	16.6	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
056530020	72.5	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
056530030	39.7	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
056530040	15.2	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
056530050	2.3	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
065210140	10.5	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
065210170	1.2	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066081060	29.0	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066081070	24.7	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
066081080	4.6	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
066081180	4.8	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
066082020	15.3	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066082050	17.4	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
066083010	6.6	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066093030	9.0	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066093040	1.3	Nurseries and Greenhouses	1	Agriculture	PAD	Rural Midcoast	N/A
066093060	8.4	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066093070	1.0	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066093080	1.6	Nurseries and Greenhouses	1	Agriculture	PAD	Rural South Coast	N/A
066093090	1.6	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066093100	1.9	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
066093160	11.3	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
066093170	21.6	Nurseries and Greenhouses	1	Agriculture	PAD	Rural Midcoast	N/A
066093250	2.9	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066093260	8.9	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
066100070	20.4	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066100080	20.8	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
066100090	12.2	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
066100150	24.4	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066100160	24.6	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066121020	64.3	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066130020	5.1	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
066130060	9.8	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066130080	3.2	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
066130090	2.7	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
066130100	14.5	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
066130110	13.6	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
066130120	26.9	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
066130130	41.5	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A

Table 9-14
PAD Parcels Suitable for Development of Farm Labor Housing, San Mateo County

APN	Acres	Current Use	Realistic Development Capacity (Units)	General Plan Land Use	Zoning	County Area	Infrastructure/ Constraints
066130140	68.1	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066130150	16.0	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066152100	7.1	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
066152110	3.6	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066152120	70.5	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
066152130	76.7	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
066160070	220.1	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
066160090	141.8	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066160100	102.6	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
066180010	334.2	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066180020	51.1	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066210050	43.9	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066210080	4.6	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
066210090	8.1	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
066210100	1.5	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066210110	11.2	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
066210120	18.8	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066210210	13.3	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066210220	12.2	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
066210230	10.0	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
066210240	53.1	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066210250	2.7	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066210250	5.4	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066230040	20.1	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
066230050	19.5	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
066230070	31.4	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
066240080	81.0	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
066240090	41.0	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
066240100	40.0	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066240110	39.7	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066260010	126.5	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066290010	15.5	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
066290030	6.5	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
066290050	255.0	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066300010	213.5	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066300020	1.9	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
066300060	9.5	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066300100	1.6	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
066300110	49.2	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
066300120	10.1	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
066300140	6.0	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
066310020	12.9	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066310030	1.0	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
066310040	1.4	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
066310050	1.1	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
066310060	75.5	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066310080	9.8	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A

Table 9-14
PAD Parcels Suitable for Development of Farm Labor Housing, San Mateo County

APN	Acres	Current Use	Realistic Development Capacity (Units)	General Plan Land Use	Zoning	County Area	Infrastructure/ Constraints
066310150	66.3	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066310160	6.5	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066310170	4.0	Multi-use Improvements	1	Agriculture	PAD	Rural South Coast	N/A
066310180	2.6	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
066310190	3.6	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
066310210	5.7	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
066310220	184.9	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066320060	226.9	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066320070	4.3	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
066320100	71.0	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
066320120	40.7	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
066320130	20.8	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066320140	20.2	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
066320160	61.3	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066320170	44.6	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066320180	2.3	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
066320200	63.1	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
066330010	36.2	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066330020	73.5	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
066330030	132.1	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066330090	4.1	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
066330130	4.3	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
066330140	6.1	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
066330150	10.1	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
066330160	150.2	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066330190	9.8	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066330210	53.2	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
066330220	153.6	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
066330230	51.7	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
066330240	39.5	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066340010	5.8	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
066340020	7.6	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
066340030	6.2	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066340040	8.6	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066340050	14.6	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
066340070	12.0	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
066340080	6.4	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066340110	19.7	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066430040	21.1	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066430080	12.9	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
066430100	30.2	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066430110	32.7	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
066430150	28.1	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
066440020	26.2	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066440040	12.2	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
066440070	31.3	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
081013010	3.4	Vacant	1	Agriculture	PAD	Rural South Coast	N/A

Table 9-14
PAD Parcels Suitable for Development of Farm Labor Housing, San Mateo County

APN	Acres	Current Use	Realistic Development Capacity (Units)	General Plan Land Use	Zoning	County Area	Infrastructure/ Constraints
081013110	3.2	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
081014010	1.8	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
081022010	4.4	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
081030010	15.8	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
081030020	9.4	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
081030030	122.4	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081040010	1.6	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081040010	548.4	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081050010	552.5	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081060020	11.2	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
081060060	7.0	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
081060070	3.1	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
081060070	18.5	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
081060130	39.8	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081070020	5.3	Multi-use Improvements	1	Agriculture	PAD	Rural South Coast	N/A
081070030	1.2	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
081070040	2.3	Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
081070060	41.0	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081070080	23.7	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081070100	33.2	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
081070100	254.0	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
081070110	4.6	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081070110	77.8	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081070130	2.0	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
081070140	4.4	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081070140	16.7	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081070150	18.8	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081070160	22.1	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081070170	55.7	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081080010	164.3	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081080020	569.2	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081080030	54.1	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081200010	332.4	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081200020	439.9	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081210010	103.3	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081220010	527.9	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081220040	128.1	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081220060	311.9	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081240030	33.3	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081240040	76.9	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081240060	47.7	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081250010	31.5	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081250020	71.9	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081250030	156.6	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
081280010	217.2	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A

Table 9-14
PAD Parcels Suitable for Development of Farm Labor Housing, San Mateo County

APN	Acres	Current Use	Realistic Development Capacity (Units)	General Plan Land Use	Zoning	County Area	Infrastructure/ Constraints
081280020	215.4	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081290010	1.6	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
081290120	6.3	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081290130	6.3	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081290140	11.2	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081290150	6.3	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
081290160	4.2	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
081290170	2.1	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
081290180	37.6	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
081310020	36.3	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081310040	53.6	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081310100	46.0	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081310140	40.1	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081310150	40.6	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081310170	59.2	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081310190	44.7	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081310200	6.7	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081310210	31.5	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081310220	40.9	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081320040	4.3	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081320060	23.8	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081320070	7.8	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081320110	10.6	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081320120	7.8	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081320170	149.1	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081320180	40.2	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081340030	5.6	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081340040	8.3	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
081340050	24.9	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
081340050	225.5	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
082090010	17.5	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
082120060	2.1	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
082120070	3.7	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
082120080	3.5	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
082120110	6.8	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
082120140	1.4	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
082120150	4.1	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
082120180	7.7	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
082130050	4.4	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
082130070	1.9	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
082130210	6.6	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
082130220	8.6	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
082160080	13.0	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
082160080	13.2	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
082160130	7.9	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
082160140	18.1	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A

Table 9-14
PAD Parcels Suitable for Development of Farm Labor Housing, San Mateo County

APN	Acres	Current Use	Realistic Development Capacity (Units)	General Plan Land Use	Zoning	County Area	Infrastructure/ Constraints
082160150	5.0	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
082160170	6.6	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
086050030	16.4	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086050040	7.9	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
086050060	15.5	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
086050070	2.1	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
086050080	3.4	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
086050130	8.2	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
086050140	9.0	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
086050190	1.7	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
086050200	3.6	Multi-use Improvements	1	Agriculture	PAD	Rural South Coast	N/A
086060030	11.7	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
086061060	68.0	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086061080	33.4	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086061090	27.8	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086061100	13.8	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086061110	14.7	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086061120	21.5	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086061130	47.2	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086070020	3.4	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
086070030	1.7	Single-family Residential	0-1	Medium Density Residential	PAD	Pescadero	N/A
086070040	5.7	Agriculture	1	Medium Density Residential	PAD	Pescadero	N/A
086070050	28.9	Agriculture	1	Medium Density Residential	PAD	Pescadero	N/A
086080010	344.3	Multi-use Improvements	1	Medium Density Residential	PAD	Pescadero	N/A
086090010	182.8	Agriculture	1	Medium Density Residential	PAD	Pescadero	N/A
086101010	11.2	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
086101030	26.8	Agriculture	1	Medium Density Residential	PAD	Pescadero	N/A
086101050	4.0	Agriculture	1	Medium Density Residential	PAD	Pescadero	N/A
086101080	6.8	Single-family Residential	0-1	Medium Density Residential	PAD	Pescadero	N/A
086111130	2.2	Vacant	1	Low Density Residential	PAD	Pescadero	N/A
086111200	20.5	Agriculture	1	Low Density Residential	PAD	Pescadero	N/A
086112010	15.0	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
086112020	10.7	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
086112140	6.5	Agriculture	1	Medium Density Residential	PAD	Pescadero	N/A
086112150	6.0	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086121020	2.0	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
086121040	1.6	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
086121050	20.2	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086142020	20.2	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
086143010	27.1	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
086150030	21.0	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
086171010	34.1	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086171020	30.6	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086171050	19.3	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
086171060	23.5	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
086171070	24.3	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A

Table 9-14
PAD Parcels Suitable for Development of Farm Labor Housing, San Mateo County

APN	Acres	Current Use	Realistic Development Capacity (Units)	General Plan Land Use	Zoning	County Area	Infrastructure/ Constraints
086191060	27.6	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086191070	49.8	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
086191080	46.6	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
086191090	23.5	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
086191100	36.1	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086191110	25.2	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086191120	17.2	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086201010	4.1	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
086201020	4.7	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
086201030	2.0	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
086201080	5.1	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
086201090	5.0	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
086201110	3.8	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
086201120	7.7	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
086201130	4.3	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
086201140	8.1	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
086201150	9.0	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
086201160	10.5	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
086201170	9.9	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
086201180	4.5	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
086260010	70.9	Nurseries and Greenhouses	1	Agriculture	PAD	Rural South Coast	N/A
086260020	174.6	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086270010	545.8	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
086280110	6.1	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
086280140	20.2	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
086280150	20.3	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
086280190	31.4	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086280200	29.4	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086280210	19.2	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
086280220	19.4	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
086280230	38.3	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086280240	39.3	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086280250	67.0	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086280260	57.7	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
086300070	3.5	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
086300190	5.0	Multi-use Improvements	1	Agriculture	PAD	Rural South Coast	N/A
086330070	3.6	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
086330070	103.2	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
087030010	4.2	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087030020	15.2	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
087030030	22.1	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087030120	8.8	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
087030130	2.5	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
087030160	1.0	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
087041010	3.8	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
087041020	1.8	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
087042010	6.6	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A

Table 9-14
PAD Parcels Suitable for Development of Farm Labor Housing, San Mateo County

APN	Acres	Current Use	Realistic Development Capacity (Units)	General Plan Land Use	Zoning	County Area	Infrastructure/ Constraints
087042020	1.0	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
087042040	7.1	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087042050	5.0	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
087042060	5.2	Multi-use Improvements	1	Agriculture	PAD	Rural South Coast	N/A
087042080	2.3	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
087042090	5.8	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
087052010	8.1	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
087054010	8.2	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087060030	30.2	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
087060040	1.2	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
087060040	5.1	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
087060050	3.3	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087071010	4.1	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
087071020	9.2	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
087071070	41.1	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
087071080	24.7	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
087072010	5.3	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
087072020	28.1	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
087072050	3.5	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
087072060	16.6	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
087080050	152.1	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087080060	26.4	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
087080070	2.4	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087080080	80.7	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087100030	1.0	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087100050	94.4	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
087100060	2.0	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
087100070	5.2	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
087100080	81.4	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
087100090	32.3	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
087100100	31.6	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
087100110	76.9	Agriculture	1	Medium Density Residential	PAD	Pescadero	N/A
087100130	13.1	Agriculture	1	Medium Density Residential	PAD	Pescadero	N/A
087110010	282.9	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
087110020	557.0	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087110050	58.4	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
087110060	28.1	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
087120010	6.7	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
087120040	101.1	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
087120050	85.4	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
087120060	65.1	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
087120070	26.5	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
087120080	25.7	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
087120120	3.8	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
087120130	1.1	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
087120140	99.9	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
087130010	309.9	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A

Table 9-14
PAD Parcels Suitable for Development of Farm Labor Housing, San Mateo County

APN	Acres	Current Use	Realistic Development Capacity (Units)	General Plan Land Use	Zoning	County Area	Infrastructure/ Constraints
087130020	267.4	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087130030	11.8	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087140030	51.8	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
087140040	50.4	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087150060	77.8	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
087150100	57.2	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087150130	76.7	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087150140	71.1	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087150170	18.5	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087150180	46.3	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087150190	4.7	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087150200	5.0	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087150210	316.3	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087150220	2.2	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087150230	284.5	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087150240	12.6	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
087150250	32.1	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087160030	266.5	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087160040	330.1	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087160050	446.4	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087190010	72.0	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
087190020	23.3	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
087190020	78.4	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
087190030	9.0	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087190040	5.5	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087190050	18.8	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
087190090	6.1	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
087220060	8.5	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
087220120	5.6	Nurseries and Greenhouses	1	Agriculture	PAD	Rural South Coast	N/A
087220130	6.3	Nurseries and Greenhouses	1	Agriculture	PAD	Rural South Coast	N/A
087220140	5.4	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
087220150	5.1	Nurseries and Greenhouses	1	Agriculture	PAD	Rural Midcoast	N/A
087220190	8.3	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
087220200	21.0	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
087230030	46.4	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
088010030	1.1	Vacant	1	Medium Low Density Residential	PAD	Rural South Coast	N/A
088030010	1.1	Single-family Residential	0-1	Medium Low Density Residential	PAD	Rural South Coast	N/A
088080020	3.0	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
088080110	2.3	Single-family Residential	0-1	Medium Low Density Residential	PAD	Rural South Coast	N/A
088080120	27.9	Agriculture	1	Medium Low Density Residential	PAD	Rural South Coast	N/A

Table 9-14
PAD Parcels Suitable for Development of Farm Labor Housing, San Mateo County

APN	Acres	Current Use	Realistic Development Capacity (Units)	General Plan Land Use	Zoning	County Area	Infrastructure/ Constraints
088090020	5.4	Vacant	1	Agriculture	PAD	Loma Mar	N/A
088090030	1.9	Vacant	1	Agriculture	PAD	Loma Mar	N/A
088090040	6.0	Single-family Residential	0-1	Agriculture	PAD	Loma Mar	N/A
088090050	3.6	Single-family Residential	0-1	Agriculture	PAD	Loma Mar	N/A
088090060	1.2	Vacant	1	Agriculture	PAD	Loma Mar	N/A
088090090	6.0	Single-family Residential	0-1	Medium Low Density Residential	PAD	Rural South Coast	N/A
088090100	3.9	Single-family Residential	0-1	Medium Low Density Residential	PAD	Rural South Coast	N/A
088090110	13.1	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
088090200	3.8	Vacant	1	Agriculture	PAD	Loma Mar	N/A
088090210	3.0	Single-family Residential	0-1	Agriculture	PAD	Loma Mar	N/A
088100020	1.2	Single-family Residential	0-1	Agriculture	PAD	Loma Mar	N/A
088100030	1.7	Single-family Residential	0-1	Agriculture	PAD	Loma Mar	N/A
088100120	2.6	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
088110010	3.1	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
088110020	11.2	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
088110030	52.0	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
088110050	4.2	Single-family Residential	0-1	Agriculture	PAD	Loma Mar	N/A
088110100	5.4	Agriculture	1	Agriculture	PAD	Loma Mar	N/A
088120020	4.5	Vacant	1	Agriculture	PAD	Rural South Coast	N/A
088120060	6.7	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
088120090	8.0	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
088120100	5.8	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
088120130	4.8	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
088120140	1.2	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
088120150	31.7	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
088120160	17.3	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
088120170	11.5	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
088120180	2.2	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
088120190	16.3	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
088120200	8.4	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
088131020	3.5	Multi-use Improvements	1	Agriculture	PAD	Rural South Coast	N/A
088131030	4.2	Single-family Residential	0-1	Agriculture	PAD	Rural South Coast	N/A
088131040	2.9	Single-family Residential	0-1	Agriculture	PAD	Loma Mar	N/A
088132020	5.7	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
089200190	337.1	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
089200200	41.4	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A

Table 9-14
PAD Parcels Suitable for Development of Farm Labor Housing, San Mateo County

APN	Acres	Current Use	Realistic Development Capacity (Units)	General Plan Land Use	Zoning	County Area	Infrastructure/ Constraints
089200210	57.4	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
089200220	33.7	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
089200240	619.0	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
089230140	5.3	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
089230200	40.8	Agriculture	1	Agriculture	PAD	Rural South Coast	N/A
089230220	87.1	Single-family Residential	0-1	Agriculture	PAD	Rural Midcoast	N/A
089230250	1.9	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
089230280	12.3	Vacant	1	Agriculture	PAD	Rural Midcoast	N/A
089230350	8.8	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
089230350	135.9	Agriculture	1	Agriculture	PAD	Rural Midcoast	N/A
089230420	380.3	Multi-use Improvements	1	Agriculture	PAD	Rural Midcoast	N/A
Total Parcels: 553		Total Development Capacity (units): 382					

Note: Development capacity indicated as "0-1" is not included in Total Development Capacity.

These sites and development capacity are considered appropriate for Farm Labor Housing only, and are not included in the total inventory shown in Table 9-7 and 9-8, which indicate the County's ability to meet its Regional Housing Needs Allocation.

This map displays the geographical distribution of PAD parcels within San Mateo County, California. The parcels are highlighted in green, showing a concentration along the coastal corridor and in the central valley. The map includes a detailed network of roads, with major highways such as State Highway 1, State Highway 82, and State Highway 35 clearly marked. Numerous cities and towns are labeled, providing context for the location of the parcels. A legend at the bottom right identifies the green-shaded areas as 'PAD Parcels'. A scale bar at the bottom left indicates distances from 0 to 50,000 feet, and a north arrow is located in the bottom left corner.

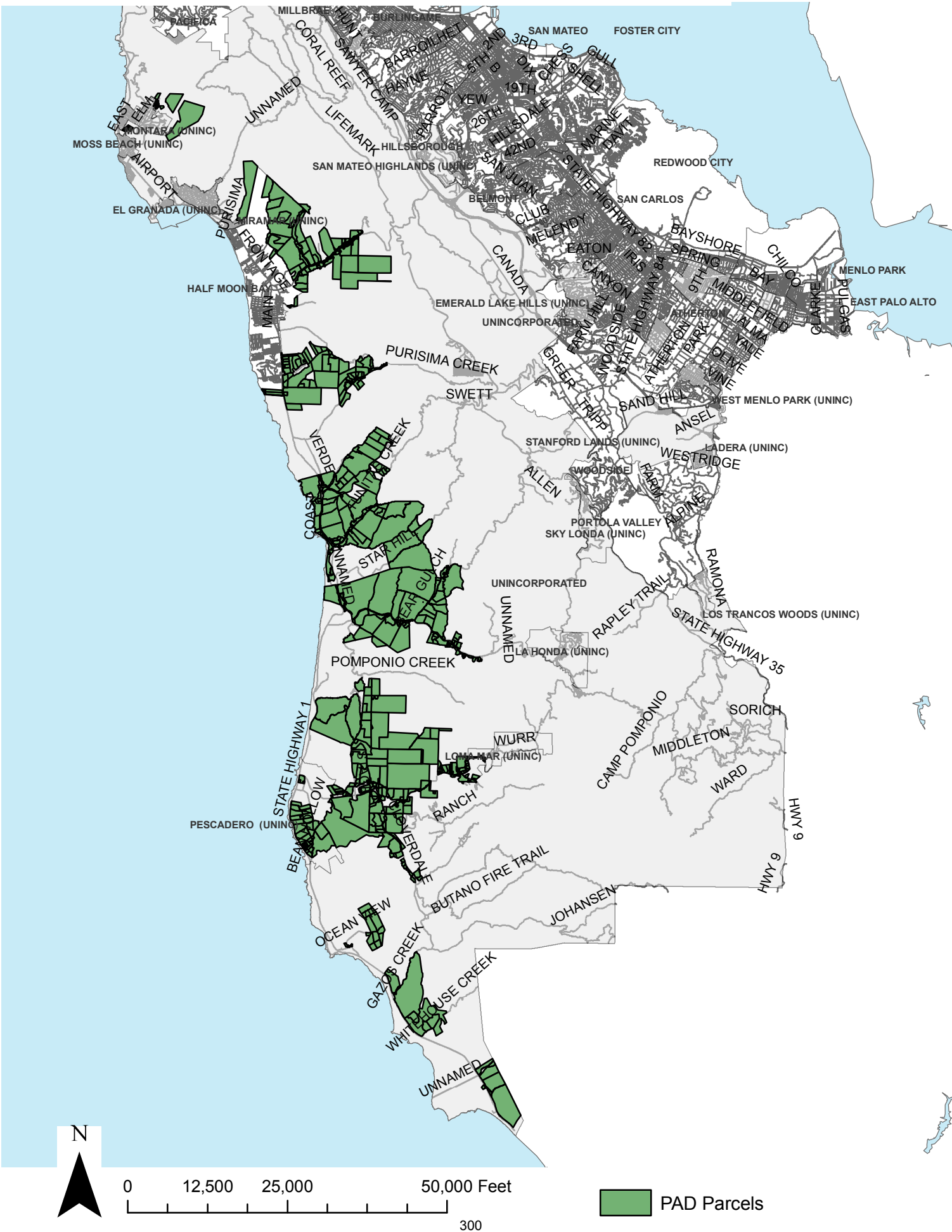


Table 9-15
Larger Farm Labor Housing Sites, Unincorporated San Mateo County

Name	Location	Description	Number of Farm Laborers Housed
Ano Nuevo Ranch	Pescadero	1 dormitory, 4 houses	15
Binachi	Pescadero	2 dormitories, 7 mobile home/trailers	30
Cabrillo Farms	Half Moon Bay	N/A	N/A
Cascade Ranch	Half Moon Bay	7 dormitories	16
Cozzolino Camp	Half Moon Bay	6 apartments	6
Figone Nursery	Half Moon Bay	2 dormitories, 6 SFR, 2 duplex	5
Giusti Farms	Half Moon Bay	1 dormitory	15
Giusti Higgins Farms	Half Moon Bay	1 dormitory	15
Jacobs Farm	Pescadero	5 SFR	12
Marchi Ranch	Pescadero	1 dormitory	30
Marchi Central Farm	Pescadero	1 dormitory, 1 duplex	24
Marchi Bean Hollow	Pescadero	1 dormitory	10
Muzzi Ranch	Pescadero	1 dormitory, 2 SFR	20
Oku Inc	Pescadero	3 SFR, 1 duplex, 4 mobile home/trailers	19
R Cavasco Nursery	Pescadero	3 mobile home/trailers	15
Silva Wholesale Florist	Half Moon Bay	N/A	N/A
T&E Pastorino Nursery	Half Moon Bay	1 dormitory, 2 mobile home/trailers	10
Webb Ranch	Portola Valley Uninc. Stanford Lands)	1 dormitory, 8 SFR	16
Westland Nursery 1	Pescadero	1 dormitory, 2 SFR	7
Westland Nursery 2	Pescadero	6 SFR	10
Total Sites:	20	Total Laborers Housed:	275

Source: San Mateo County Department of Environmental Health, 2010. "N/A" indicates that information is unavailable.

10. HOUSING GOALS, POLICIES AND PROGRAMS

This section contains the County's goals and policies for addressing the housing needs, resources and constraints described in the other sections of the Housing Element, and programs for implementing these goals and policies. For each policy and program, the department, agency, or other entity responsible for implementation is indicated, the timeframe for implementation is shown, and implementation targets, if applicable, are described. The responsible entity, timeframe, and implementation targets for each program are also summarized at the end of this section.

Housing Goals

Goal 1: Protect Existing Affordable Housing Stock

Protect, conserve, and improve the existing affordable housing stock in order to minimize displacement of current residents and to keep such housing part of the overall housing stock in the County.

Goal 2: Support New Housing for Low- and Moderate-Income Households

Support the production of new housing of diverse size and type that is affordable to moderate, low, very-low, and extremely low-income households, in order to meet the housing needs of all persons who reside, work, or who can be expected to work or reside in the County.

Goal 3: Promote Sustainable Communities through Regional Coordination Efforts and Locating Housing Near Employment, Transportation, and Services

Promote coordination efforts among jurisdictions and encourage new housing to be located in pedestrian-friendly areas that provide access to employment opportunities, diverse transportation choices, and community services.

Goal 4: Promote Equal Housing Opportunities

Support and increase equal availability of housing to all persons regardless of age, race, sex, sexual orientation, marital status, ethnic background, income, disability, or other arbitrary factors.

Goal 5: Require or Encourage Energy Efficiency and Resource Conservation in New and Existing Housing

Require or encourage energy efficiency measures and green building practices in the production of new housing, for existing homes, and when remodeling or retrofitting housing.

Housing Policies and Programs

The following policies, along with specific programs to implement each policy, address the County's housing goals and sub-goals (in italics). Implementation information, including responsible entity, timeframe, and implementation targets, is provided for each policy and program.

GOAL 1: Protect Existing Affordable Housing

Protect, conserve, and improve the existing affordable housing stock in order to minimize displacement of current residents and to keep such housing part of the overall housing stock in the County.

Conserve and Improve Existing Affordable Housing Stock

Policy HE 1 Support Housing Rehabilitation. Support the conservation and rehabilitation of viable deteriorating housing to preserve existing housing stock and neighborhood character, and to retain low- and moderate-income units.

HE 1.1 Continue funding, with CDBG and/or other funds as available, housing rehabilitation of low- and very low-income units, and continue to require long-term affordability agreements for multi-family rental housing rehabilitation projects that use public resources.

Lead: Housing Department

Implementation Targets: Support the Low-Interest Housing Rehabilitation Loan Program by allocating funding in the range of \$500,000-\$1,000,000 annually, depending on available resources. Continue to provide rehabilitation grants/loans with extended use restrictions keeping the low-income units affordable to low-income tenants.

Timeframe: Ongoing

HE 1.2 Continue to use CDBG and/or HOME Housing Development Program funds to support major repairs and modifications in existing subsidized affordable housing developments, in order to preserve and enhance the function of these projects.

Lead: Housing Department

Implementation Target: Target funding for urgent repairs and modifications as a high priority for CDBG and/or HOME program funds.

Timeframe: Ongoing

HE 1.3 Encourage energy and water efficiency retrofits in existing affordable housing stock as part of the existing Low Interest Rehabilitation Loan Program and/or with other incentives.

Lead: Housing Department and Building Department

Implementation Target: 50% of units funded through the Low Interest Rehabilitation Loan Program will include energy or water efficiency retrofits or repairs in their rehab plans. All new or rehabilitated units in the unincorporated County will include energy efficiency measures, consistent with the County's adopted Green Building Ordinance.

Timeframe: Ongoing

HE 1.4 Coordinate with, and support with CDBG and/or other funds as available, community programs providing housing or public facilities rehabilitation and repair in order to increase rehabilitation of existing affordable housing stock.

Lead: Housing Department

Timeframe: Ongoing

Policy HE 2 Enforce and Improve Codes and Regulations that Address Housing Cost and Safety. Ensure that housing is constructed and maintained in a manner that protects the safety of residents, preserves and improves neighborhood character, and complies with housing affordability requirements. Consider establishing new code enforcement programs to maintain and enhance the health and safety of rental housing.

HE 2.1 Continue to enforce development policies, building code requirements, permit conditions, and health and safety standards before, during, and after the construction of residential projects.

Lead: Planning and Building Department

Timeframe: Ongoing

HE 2.2 Continue to offer rehabilitation loans and housing repair assistance to low-income households as listed in **HE 1.1**.

Lead: Housing Department

Timeframe: Ongoing

HE 2.3 Continue residential health and safety code enforcement efforts in unincorporated areas.

Lead: Environmental Health Division/Planning and Building Department

Timeframe: Ongoing

- HE 2.4** Continue to offer voluntary code inspection services on request, in order to maintain the quality of existing housing and prevent displacement related to code enforcement action.
Lead: Planning and Building Department
Timeframe: Ongoing
- HE 2.5** In order to maintain the viability of rental housing stock and ensure safe and sanitary conditions for tenants, study the most feasible and effective methods for identifying and correcting code violations in multi-family rental properties that impact the health and safety of tenants, including codes addressing the interior condition of units. Potential methods include a program of periodic inspections of all multi-family rental properties, a complaint-based inspection system, landlord self-certification with periodic audits, or some combination of these methods. Any of these methods may include multi-family rental landlord/owner registration with the County and collection of fees to cover the costs of an inspection program. The proposed program might also draw on resources from the Planning and Building Department's Building Inspection Section and Code Enforcement Section, the Housing Department, and Environmental Health. Any program would also include incentives and opportunities for multi-family rental landlords and/or owners to use the Housing Department's rehabilitation assistance programs. Based on the results of study and analysis, draft an ordinance for Board of Supervisors approval.
Lead: Planning and Building Department/Housing Department
Implementation Target: Undertake a study in 2011-2012, including analysis of methods used in other jurisdictions and input from stakeholders, and report back to the Board on the most feasible and effective methods for unincorporated San Mateo County. At Board direction, draft an ordinance for adoption in 2012-2013.
Timeframe: 2012-2013
- HE 2.6** Explore establishment of a community-based program to encourage and assist property owners to bring residences with illegal or non-conforming additions and/or conversions into compliance with zoning and building codes. Explore ways to offer funding assistance, potentially in partnership with outside organizations, such as HEART.
Lead: Housing Department
Implementation Target: Complete feasibility analysis and identify potential funding sources and other resources in 2012 and 2013.
Timeframe: 2012-2013

HE 2.7 Establish new monitoring, inspection, and regulation programs to ensure the health and safety of farm labor housing, as described in Policy HE 27.3.

Lead: Planning and Building Department/Housing Department/Environmental Health

Timeframe: 2012-2013

Policy HE 3 Preserve and Enhance Neighborhood Character.

Preserve and enhance the desirable characteristics of residential areas by establishing and implementing appropriate land use designations and development standards that promote compatible development and minimize displacement of existing residents, particularly during consideration of area plans, land use studies and rezonings.

HE 3.1 Evaluate existing neighborhood conditions and consider the needs and desires of existing residents when amending the General Plan and Zoning Regulations.

Lead: Planning and Building Department

Implementation Target: All plan amendments and zoning revisions will include an existing conditions analysis and provide adequate opportunity for interested parties to have input.

Timeframe: Ongoing

Protect Existing Affordable Housing from Conversion or Demolition

Policy HE 4 Discourage Condominium Conversions. Continue to prohibit conversions of rental housing to condominium ownership unless vacancy rates indicate an easing of the rental housing shortage.

HE 4.1 Continue the County's prohibition on condominium conversions unless vacancy rates exceed the limit established in the Condominium Conversion Ordinance.

Lead: Planning and Building Department

Timeframe: Ongoing

Policy HE 5 Retention of Existing Lower-Income Units. Seek to retain existing extremely low-, very low-, low- and moderate-income housing units, especially those that may be at risk of conversion to market rate housing. Retention of existing affordable housing should have high priority for available resources.

HE 5.1 Inventory and monitor the unincorporated County's entire stock of units with long-term or permanent affordability restrictions (including those resulting from financial subsidies, deed restrictions, inclusionary requirements, density bonuses, and all other types of

long-term restrictions). The County, potentially in collaboration with other jurisdictions, will make a complete inventory of the current countywide stock of all restricted below-market-rate (BMR) housing, including for-sale and rental units. The list will be updated as units are added to or removed from affordability restrictions, and all units will be monitored on a periodic basis to ensure that they are not being converted to market rates prior to the expiration of their affordability term. This process may be part of the ongoing implementation of the 21 Elements Collaborative workplan, managed by C/CAG and the County Housing Department, which will coordinate ongoing housing efforts between County jurisdictions.

Lead: Housing Department

Timeframe: 2012–2013, and ongoing. The County will explore potential collaboration with other jurisdictions, explore the potential to work with and through the 21 Elements collaborative, and solicit potential consultants by the end of 2012. The inventory and updating and monitoring procedures will be established by the end of 2012.

Implementation Target: Collaborate with the cities and C/CAG to develop and maintain an inventory of the current stock of all restricted below-market-rate (BMR) units, and to establish and implement a program to monitor and enforce all recorded terms of affordability.

- HE 5.2** Respond to any Federal and/or State notices including Notice of Intent to Pre-Pay, Owner Plans of Action, or Opt-Out Notices filed on assisted projects. Encourage local qualified entities to consider acquiring the at-risk project should the property owner indicate a desire to sell or transfer the property.

Lead: Housing Department

Timeframe: Ongoing

- HE 5.3** Give high priority to retaining existing FHA and HUD subsidized low-income units through use of CDBG funds, local Housing Trust funds, and other solutions. While most at-risk units are located in incorporated areas, the Department of Housing will collaborate with jurisdictions to forecast capital requirements needed to address affordable housing retention countywide, and will identify potential sources of financing.

Lead: Housing Department

Timeframe: Ongoing

- HE 5.4** Monitor Federal actions and appropriations regarding extension of Section 8 contracts, and actively support additional appropriations.

Lead: Housing Department

Timeframe: Ongoing

HE 5.5 Continue to actively work to retain existing landlords offering units to households with Section 8 vouchers, and seek new potential landlords willing to join the program.

Lead: Housing Department

Timeframe: Ongoing

Policy HE 6 Address the Impact of Projects that Convert or Eliminate Housing Units. Evaluate the effect of any proposed demolitions and rezonings on the County's housing stock and the County's ability to accommodate its share of Regional Housing Need, and prohibit, condition, or mitigate projects as necessary to maintain the County's housing stock.

HE 6.1 Study, and consider enacting an ordinance that would: require the County to assess the potential impacts of any demolitions and/or conversions of multi-family residential property to non-residential uses, (including demolition for purposes of conversion, and demolition due to rehabilitation, health and safety, and code compliance issues, including those demolitions initiated by County enforcement action) on the housing need described in the County Housing Element; require some mitigation measures on the part of the property owner to offset the loss of housing stock and increased housing need due to demolition and/or conversion, potentially including in-lieu fees and/or other mitigation, and; require the County to work with property owners, including offering rehabilitation, relocation, and other assistance when feasible, to ensure that any demolition and conversion that would adversely impact the County's housing need is avoided or mitigated to the maximum possible extent.

Lead: Planning and Building Department

Timeframe: Study in 2012-2013; return to the Board with program options in 2012-2013.

HE 6.2 Work to ensure that housing units are maintained in adequate condition to reduce the need for demolition due to health and safety concerns, potentially through implementation of inspection and enforcement programs described in **HE 2**.

Lead: Planning and Building Department

Timeframe: Ongoing

Protect Tenants of Affordable Housing from Overpayment and Displacement

Policy HE 7 Provide Rent Subsidies. Provide rent subsidies to Extremely Low, Very Low, and Low Income households, through the following actions:

HE 7.1 Continue administering Section 8 and other rental assistance programs, which are targeted to very low- and extremely low-income individuals and families, including seniors and persons with disabilities. Currently these programs include the Housing Choice Voucher; Project-Based Rental Assistance; Family Unification; Family Self-Sufficiency; Homeownership; Moving To Work Self-Sufficiency; Moving To Work Housing Readiness; Shelter-Plus-Care; Supportive Housing; and Public and County-owned Housing.
Lead: Housing Department /Housing Authority
Timeframe: Ongoing

HE 7.2 Seek out new public and private sources of funding to address additional housing needs in the County. For example, the Housing Authority applied for and was awarded new HUD Family Unification Vouchers in 2009. The Housing Department and Housing Authority will continue to identify and obtain similar new funding sources as they become available.
Lead: Housing Department /Housing Authority
Timeframe: Ongoing

Policy HE 8 Protect Mobile Home Park Tenants. Continue to regulate and monitor mobile home park operation, rents, and closures and to provide financial assistance, as appropriate and within available resources, to preserve mobile home parks and stabilize affordability.

HE 8.1 Regulate the closure of mobile home parks in accordance with Government Code Section 65863.7 or its successor ordinance, by mitigating the impacts of the closure on tenants through provision of relocation assistance and other resources.
Lead: Planning and Building Department
Implementation Target: All residents displaced by a mobile home closure or conversion will be able to find equivalent or better housing at similar cost.
Timeframe: Ongoing

HE 8.2 Regulate any proposed mobile home rent increases in accordance with County's Mobilehome Park Ordinance
Lead: Planning and Building Department

Implementation Target: No rental increase will take place that exceed the limits established by County ordinance.

Timeframe: Ongoing

- HE 8.3** Continue to monitor mobile home park operation, rents, and closures to ensure compliance with local and state ordinances and with the County's Mobilehome Park Ordinance. In addition, if there are any potential mobile home park closures affecting mobile home parks using County CDBG/HOME funds, monitor these closures to ensure that both State and federal relocation requirements are met.

Lead: Housing Department

Timeframe: Ongoing

- HE 8.4** Continue to offer financial assistance to stabilize mobile home affordability and to support new or renewed tenant interest in purchases of mobile home parks should these situations arise.

Lead: Housing Department

Timeframe: Ongoing

- HE 8.5** Continue to use CDBG and/or HOME funds when appropriate to assist with stabilization and preservation of mobile home housing stock.

Lead: Housing Department

Timeframe: Ongoing

Policy HE 9 Support Community Resources for Landlords and Tenants. Support community-based agencies and organizations working to educate landlords and tenants about their rights and responsibilities and providing referral, mediation and other assistance.

- HE 9.1** Provide support, including financial assistance when appropriate from sources such as CDBG and/or private foundations, for community-based agencies and organizations working to educate landlords and tenants about their rights and responsibilities and providing referral, mediation and other assistance.

Lead: Housing Department

Timeframe: Ongoing

Policy HE 10 Minimize Displacements Due to Code Enforcement. Minimize and avoid if possible displacement of households as a result of code enforcement actions, and assist residents when displacement is unavoidable.

- HE 10.1** Consider enacting an ordinance addressing demolition and or conversion of multi-family residential property to other uses (e.g., office or commercial), as listed in **HE 6.1**.

- HE 10.2** Study and consider adopting a program to ensure and enforce compliance in multi-family rental properties with all codes impacting the health and safety of tenants, as listed in **HE 2.5**.
- HE 10.3** Coordinate all code enforcement actions that have the potential to result in displacement with the Housing Department.
Lead: Planning and Building Department/Housing Department.
Timeframe: Ongoing.
- HE 10.4** Consider establishing an “amnesty” program to legalize un-permitted residential units constructed in unincorporated urban bayside areas prior to January 1, 2010, provided that the units are confirmed or upgraded to be in conformance with building and safety codes and that the rent or resale value of the unit is restricted to be affordable to low or very-low income households. If possible, coordinate the amnesty program with resources identified by the Housing Department through **HE 2.7**.
Lead: Planning and Building Department/Housing Department
Implementation Target: If amnesty program is adopted, at least 50% of the open code compliance cases filed prior to January 1, 2010 that involve un-permitted residential units in the unincorporated bayside areas resolved through the program.
Timeframe: 2012-2014

GOAL 2: Support New Housing for Low and Moderate Income Households

Support the production of new housing of diverse size and type that is affordable to moderate, low, very-low, and extremely low-income households, in order to meet the housing needs of all persons who reside, work, or who can be expected to work or reside in the County.

Ensure Availability of Land and Infrastructure for a Range of Housing Types

Policy HE 11 Amend Zoning and General Plan Land Use Designations to Meet Future Housing Needs. Modify general plan land use designations and zoning regulations to accommodate the construction of needed new housing units.

- HE 11.1** Explore modification of zoning and General Plan Land Use designations for the sites specifically identified in Section 9 as potentially appropriate for residential redevelopment. If changes are feasible, submit proposed changes to the Planning Commission and Board of Supervisors for review and approval. Report on the progress of land use changes in the Housing Element Progress Report. Coordinate General Plan Land Use and zoning changes

with any proposed changes resulting from the North Fair Oaks Community Plan update, which will be completed in 2011. Continue to identify other appropriate sites through the County's General Plan update.

Lead: Planning and Building Department

Implementation Targets: Identification of sites feasible and appropriate for changes to land use and zoning designations that will increase residential development opportunities. Submittal of proposed changes to Board of Supervisors.

Timeframe: Identification of appropriate sites in 2012. Changes adopted by April 2013

Policy HE 12 Monitor Progress in Achieving Sufficient New Housing Units to Match the Need Identified in the County's Fair Share Housing Allocation. Monitor the County's progress in supporting the creation of the number of new housing units identified in the ABAG Sub-Regional Housing Needs Allocation (RHNA), both for total housing needs and for low- and moderate-income needs.

HE 12.1 Monitor housing production against the RHNA, providing annual updates for the Planning Commission and Board of Supervisors, or to selected Board subcommittees. Adjust implementation strategies and policies and programs as needed, based on the results of periodic monitoring.

Lead: Planning and Building Department

Target: Development rates consistent with needs identified by the RHNA allocation.

Timeframe: Ongoing (Annual)

Policy HE 13 Increase Opportunities for Housing Production, Including Low and Moderate Income Housing, in North Fair Oaks. Work with the North Fair Oaks community to create an updated Community Plan that provides a wide range of housing types and allocates limited infrastructure and service capacities accordingly.

HE 13.1 Manage and coordinate the Community Plan update process as outlined in the "FOCUS" Priority Development Area (PDA) planning grant awarded to the County by MTC.

Lead: Planning and Building Department/Housing Department

Implementation Targets: Completion of the North Fair Oaks Community Plan update by September 2011, and adoption of related zoning, land use, and other regulatory changes by April 2013.

Timeframe: 2009-2013

HE 13.2 Provide up to \$150,000 in County matching funds, to leverage the County's FOCUS planning grant, as required by the FOCUS PDA planning grant program.

Lead: Housing Department

Timeframe: 2009-2012

Policy HE 14 **Require Development Densities Consistent with General Plan.** Continue to require development densities that are consistent with the General Plan.

HE 14.1 As part of staff reports to the Planning Commission and the Board on residential developments, continue to include a section outlining mitigation measures to reduce community concerns and environmental impacts other than lowering densities, and recommend reductions in density only after other mitigation measures have been determined to be infeasible.

Lead: Planning and Building Department

Timeframe: Ongoing

Policy HE 15 **Amend Zoning to Accommodate Emergency Shelters and Transitional and Supportive Housing** In compliance with the provisions of SB2 (California Senate Bill 2, adopted in 2007): adopt one or more zoning districts in which emergency shelters are allowed as a non-discretionary permitted use, and; adopt any required changes to zoning regulations to ensure that transitional and supportive housing are considered as residential uses and subject only to the standards applicable to other residential uses in the same zoning district.

HE 15.1 The County will amend the zoning regulations to allow emergency shelters as ministerially permitted uses to meet the requirements of SB 2, as described in Section 5. Amended districts will include the PC district, and, based on further analysis, could include selected portions of the C-1, C-2 and R-3 districts. The County will assess which districts, in addition to the PC district, most appropriately balance the best location for emergency shelters, in terms of access to transportation, services, and other factors, with the existing character and needs of communities and areas. The PC district has sufficient available, developable land (at least 3.5 vacant developable acres and at least 1 redevelopable acre, as shown in Section 9) to meet the County's estimated need for 95 emergency shelter beds, as described in Section 5. Residential care facilities are already allowed in the PC district. The amendment will specify that emergency shelters are also permitted uses that do not require a use permit, and that are subject to only

the same development and management standards required of other uses in the same zone.

Lead: Planning and Building Department / Housing Department

Implementation Target: Amendments to the PC district, and possibly other zoning districts, sufficient to allow construction of at least 95 new emergency shelter beds.

Timeframe: PC zoning amendments completed by June 2013. Progress on rezoning reported in annual Housing Element Progress Report.

HE 15.2 The County will amend the zoning regulations to ensure that transitional and supportive housing are defined and considered as residential uses, and are subject to only the same standards and requirements applicable to other residential uses in any given zoning district.

Lead: Planning and Building Department

Implementation Target: Appropriate amendments to zoning regulations.

Timeframe: Zoning amendments completed by January 2013. Progress on zoning changes reported in annual Housing Element Progress Report.

Policy HE 16 Encourage Residential Uses in Commercial Zones. Allow and encourage residential uses in appropriate commercially zoned areas. The County has single-use zoning in certain areas where mixed-use development may be appropriate. Currently, residential uses are allowed in commercially zoned areas with an approved use permit; however, the use permit process can add time, cost and uncertainty to the approval process, discouraging applications for residential permits in commercial areas. Many potential applicants may also be unaware that residential uses are permitted with a use permit in commercial areas.

HE 16.1 As part of the North Fair Oaks Community Plan update and County General Plan update, the County will explore adding appropriate residential uses as ministerially permitted uses, not requiring use permits, in specific commercial areas and zoning districts. Areas examined for appropriate changes will include North Fair Oaks, Broadmoor, and Harbor Industrial, at minimum.

Lead: Planning and Building Department

Implementation Targets: If appropriate, amendments to zoning regulations to allow a mix of residential and commercial uses in at least two areas currently zoned strictly for commercial uses, and examination of the potential for mixed residential, commercial, and R&D/light industrial uses in at least one existing industrially zoned area of the County.

Timeframe: 2012-2013

Policy HE 17 Encourage Residential Mixed-Use and Transit Oriented Development (TOD). Allow and encourage a range of housing and mixed-use development in proximity to transit or within commercial districts. Adopt floor area ratios, setback standards, height allowances and other development regulations that facilitate rather than impede such compact and mixed-use development.

HE 17.1 As part of the General Plan update, consider adopting a “smart growth” overlay district or other mixed-use zone within which stand-alone residential developments and/or mixed-use projects including residential would be allowed as ministerially permitted uses, without rezoning or conditional use approvals, as long as these uses conformed to specified development regulations.
Lead: Planning and Building Department
Timeframe: 2012-2013

HE 17.2 Prioritize locations adjacent to or near transit stations and corridors for high intensity residential and mixed-use development, and provide funding assistance using available funding resources to the extent possible.
Lead: Planning and Building Department/Housing Department
Timeframe: Ongoing

HE 17.3 Encourage infill development on vacant or redevelopable lots in already developed areas, near existing infrastructure, and prioritize funding assistance for infill development where possible.
Lead: Planning and Building Department/Housing Department
Timeframe: Ongoing

HE 17.4 Include policies and regulations encouraging appropriate transit-oriented development in all revisions to area plans, including the update to the North Fair Oaks Community Plan.
Lead: Planning and Building Department
Timeframe: Ongoing

HE 17.5 Explore ways to allow and encourage conversion and reuse of existing underutilized office and commercial space for residential uses, in appropriate and feasible areas. Analyze areas in which such repurposing of commercial and office space is desirable, and work with developers, real estate professionals, and others to assess the feasibility and requirements for such conversion, and the policies necessary to encourage it. Explore ways in which other communities have pursued similar policies.
Lead: Planning and Building Department
Timeframe: Ongoing

HE 17.6 Continue to participate in and support the Grand Boulevard Initiative, launched in 2006 as a collaboration of 19 cities, San Mateo and Santa Clara counties, local and regional agencies and other stakeholders. The Initiative's vision is that the El Camino Real corridor will achieve its full potential as a place for residents to work, live, shop and play, and will create links between communities that promote walking and transit and improve the quality of life.

Lead: Housing Department/Planning and Building Department

Timeframe: Ongoing

HE 17.7 Work with the County Housing Department and C/CAG, building on these organizations existing efforts and the County's Geographic Information Services databases, to create a comprehensive inventory and map of potential developable and redevelopable sites in transit-oriented development areas. The map should indicate sites within $\frac{1}{4}$ of a mile and $\frac{1}{2}$ of a mile from major transit and transportation routes, and should indicate the appropriateness of available sites for production of housing at various income levels.

Lead: Housing Department/Planning and Building Department

Timeframe: Inventory and mapping completed in 2012-2013, to be updated on an ongoing basis

Policy HE 18 Promote Housing on Small or Irregular Lots in Existing Urban Areas with Adequate Infrastructure. In order to encourage greater diversity of housing choices and increase affordability, allow and promote development of small and/or irregular lots in appropriate areas. Currently, minimum lot size regulations may discourage the development of smaller, more affordable dwelling units.

HE 18.1 Consider strategically reducing minimum lot size and modifying non-conforming lot regulations in targeted areas of the unincorporated County.

Implementation Target: Address, at minimum, lot size restriction in North Fair Oaks, and assess potential changes in other unincorporated areas through the General Plan update process.

Lead: Planning and Building Department

Timeframe: 2012-2013

Policy HE 19 Promote Attached/Multifamily Ownership Housing The County's zoning regulations and subdivision regulations mandate minimum 5,000 square foot lots in many areas where residential units are allowed. Multifamily attached ownership units (townhomes) often require much smaller lots, because the units connect with one another, with no side setbacks. 5,000 minimum square foot lot size requirements necessitate a PUD for multifamily attached

ownership development, and the PUD process adds time, complexity, and cost to the permitting process, potentially discouraging housing development.

HE 19.1 Explore ways to exempt some types of multifamily and higher density residential development from minimum lot size restrictions, in appropriate areas, through amending the Subdivision Regulations and Zoning Code.

Lead: Planning and Building Department

Implementation Target: Address, at minimum, potential lot size exemptions for multifamily and higher density housing in North Fair Oaks; also assess potential changes in other unincorporated areas through the General Plan Update process

Timeframe: 2012-2013

Encourage the Development of Affordable Housing Including Housing for Special Needs Populations

Policy HE 20 Support Development of Affordable and Special Needs Housing on Available Sites. Continue to support development of appropriate sites including but not limited to those identified in the Housing Element.

HE 20.1 Undertake General Plan amendments and/or rezoning of undeveloped and underutilized land for higher density residential and mixed-use development, as necessary, to meet the County's current and future Regional Housing Needs Allocation and to facilitate housing production countywide, as described in Section 9.

Lead: Planning and Building Department

Timeframe: Ongoing

HE 20.2 Inform developers of identified housing sites through the preparation of maps, location information, and other handout materials available to developers on request.

Lead: Planning and Building Department/Housing Department

Implementation Targets: Preparation of materials, including maps of available housing sites, and explanatory brochures, for distribution through the Planning and Building Department and Housing Department.

Timeframe: 2012-2013

HE 20.3 Continue to expedite permit review and waive planning, building and license fees for projects providing housing that is primarily affordable to extremely low-, very low-, and low-income households, including seniors and persons with disabilities.

Lead: Planning and Building Department/Housing Department

Timeframe: Ongoing

Policy HE 21 Support Infrastructure Adequate to Support Housing Development. Continue to support infrastructure expansion and identify opportunities for County assistance with infrastructure improvement in specific areas.

HE 21.1 Continue to support infrastructure expansion and to identify opportunities for County assistance with infrastructure improvements in specific areas, such as North Fair Oaks, including identification of needs and of external funding sources and other available resources. Continue to identify capital improvements to County-maintained roads necessary to support residential and other types of development.
Lead: Planning and Building Department/Public Works Department
Timeframe: Ongoing

HE 21.2 Complete the multi-phase Groundwater Study for the Midcoast area and analyze appropriate policy and programmatic responses to the findings, including the impacts on development of all types of housing in the Midcoast area.
Lead: Planning and Building Department
Timeframe: Completion by December 2011, policy and programmatic responses as needed by April 2013.

HE 21.3 Continue to support annexations to sewer and water providers to support new residential development.
Lead: Planning and Building Department
Timeframe: Ongoing

Policy HE 22 Encourage Use of Surplus and Underutilized Public Lands for Affordable Housing. Continue, as required by state law, to investigate and refine the inventory of County-owned lands that have the potential to be used for affordable housing. This inventory may include parcels that have been declared surplus property by the County as well as underutilized County properties, including air-rights parcels, which might be determined to be appropriate for affordable housing development.

HE 22.1 Continue to investigate and refine the existing list of County-owned parcels, including properties declared surplus as well as others that are currently underutilized but not declared surplus, that have potential to be used for affordable housing.
Lead: Housing Department/County Real Property
Implementation Target: A complete list of County-owned properties with potential for residential use, monitored and updated on an ongoing basis.
Timeframe: 2012-2013/Ongoing

HE 22.2 For parcels with potential to be used for affordable housing, investigate with the County agency or department controlling such parcels the feasibility of selling, granting, or otherwise transferring the land to a qualified nonprofit for affordable housing. In cases where transfers are infeasible or undesirable, consider the possibility of ground leasing of County properties for affordable housing use.

Lead: Housing Department

Timeframe: Ongoing

Policy HE 23 Support Site Acquisition for Affordable Housing. Continue to provide support and assistance for developers in the acquisition of sites for affordable housing development.

HE 23.1 Continue, within funding and programmatic constraints, to use available local, state and federal funds to support developers in acquiring sites for affordable housing.

Lead: Housing Department

Timeframe: Ongoing

Policy HE 24 Grant Density Bonuses for Development of Affordable Housing. Continue to grant density bonuses for the development of affordable housing as allowed in the County's density bonus ordinance, and revise the ordinance as needed to streamline and update implementation procedures.

HE 24.1 Establish a new method of determining rent limits for affordable rental units created under density bonus provisions. Currently, rent limits applicable to affordable rental units that comply with the density bonus ordinance are established and updated by Board of Supervisor resolution. Because market conditions change frequently, this method can be inefficient, and rent levels are not updated regularly. The new method should tie rent levels to published HUD rent limits, Housing Authority rent standards, or another appropriate, periodically updated source.

Lead: Housing Department/Planning and Building Department

Implementation Target: New method of establishing rent limits for affordable density bonus units, and required ordinance and/or resolution for Board of Supervisors review and approval.

Timeframe: Establish methodology and obtain Board approval by December 2012.

Policy HE 25 Encourage Development of Smaller Units Including Single Room Occupancy. To encourage housing more affordable to lower-income seniors, persons with disabilities, and workers, provide for the development of single room occupancy (SRO) units and efficiency (studio) units and offer incentives that facilitate development of high-density housing containing

smaller units. Since SRO units may or may not include cooking facilities and are often sized below 400 square feet, they can conflict with planning and building code requirements. The County will explore a Single Room Occupancy Ordinance that will allow and encourage SRO housing, and will modify zoning regulations, building code, and other regulations as needed to facilitate SRO development.

HE 25.1 Explore the necessity and feasibility of a new Single Room Occupancy Ordinance, and create and adopt such an ordinance if needed and feasible.

Lead: Planning and Building Department/Housing Department
Implementation Target: Determination of need for and feasibility of an SRO Ordinance in 2012; review and adoption of new ordinance, if feasible, by Board of Supervisors by March 2013.

Timeframe: 2012-2013

HE 25.2 Encourage and approve density bonuses for senior housing projects and/or projects where at least 15% of the units are efficiency (studio) or single room occupancy (SRO) units.

Lead: Planning and Building Department/Housing Department

Timeframe: 2012-2013

HE 25.3 As part of the General Plan update, consider creating new zoning regulations/exceptions that allow up to 100 dwelling units per acre, before calculating density bonuses, for senior and/or efficiency or SRO housing developments, in appropriate areas.

Lead: Planning and Building Department/Housing Department

Timeframe: 2012-2014

HE 25.4 As described in **HE 40**, explore parking reduction standards that are consistent with demonstrated parking need for specific areas of the County.

Lead: Planning and Building Department/Housing Department

Timeframe: 2012-2013

Policy HE 26 Use Available Financing Programs to Support Affordable Housing Development. Continue to support the development of affordable housing for a range of incomes and household needs, including new construction, acquisition/rehabilitation, and adaptive re-use.

HE 26.1 Continue to use available local, state and federal funds to increase the supply of low- and moderate-income affordable housing through support for site acquisition, new construction, acquisition/rehab, and adaptive re-use.

Lead: Housing Department

Implementation Target: While the number of affordable housing units that will be created during the implementation period cannot be precisely estimated, the range of financial resources available to the County for affordable housing development, based on FY 2008-09, is summarized in Table 8-1 in Section 8. Although specific allocation amounts vary from year to year based on current needs, public input, and pipeline considerations, the 2008-09 summary is reasonably representative of the types of programs and projects that are likely to be funded throughout the remainder of the Housing Element implementation period (2009-2014).

Timeframe: Ongoing

Policy HE 27 Provide Affordable Housing Opportunities and Supportive Services for Special Needs Populations, and Facilitate New and Remodeled Housing Appropriate for Special Needs Populations. Continue to use available funding to support affordable housing and supportive services for special needs populations, and investigate potential new resources for these activities. Adopt new building design standards and permitting procedures to require and encourage units appropriate for special needs groups.

HE 27.1 Provide affordable housing and supportive services for elderly and/or disabled persons and households, including persons with developmental disabilities and persons with permanent supportive housing needs:

A. Use available funding programs for housing and supportive services, including CDBG, HOME, Mental Health Services Act (MHSA), and similar programs, and continue to prioritize use of CDBG and HOME funds for supportive and extremely low-income housing. To the greatest degree possible, use the available pool of MHSA Housing Program funds, which help create supportive housing for seriously mentally ill persons who are homeless or at-risk.

Lead: Housing Department

Implementation Target: Provide 40 MHSA supportive housing units during the Housing Element planning period.

Timeframe: 2007-2014/Ongoing

B. Continue to collaborate with County agencies (HSA, Behavioral Health, Health Plan, and others) and community service providers to ensure that appropriate support services are linked with housing.

Lead: Housing Department

Timeframe: Ongoing

C. Adopt an inventory of “Universal Design” components (building features, fixtures, and other elements), based on the San Mateo County Joint Housing Taskforce “Universal Housing Design Recommendations for Accessibility” and “Residential Visitability”

standards, that ensure that housing is accessible and usable for all residents, regardless of level of ability or disability. Encourage or require developers to use these Universal Design elements for new construction projects. Explore adoption of Universal Design standards as mandatory elements of appropriate projects.

Lead: Housing Department/Planning and Building Department (in consultation with the County's Commission on Aging and Commission on Disability)

Timeframe: Create and adopt "Universal Design" standards and checklist by March 2012, and implement as voluntary, encouraged elements of new construction through the Planning and Building Department in 2012. Explore adoption of mandatory standards by January 2013.

- D. Exempt building features intended to increase residential accessibility and visitability in new and remodeled buildings (such as ramps, stairless entries, and other features) from setback requirements, lot coverage restrictions, FAR restrictions, and other appropriate lot development standards, unless these exemptions lead to other safety concerns.

Lead: Planning and Building Department

Timeframe: Immediately begin using the Planning and Building Department's discretionary authority to grant exemptions related to appropriate permit applications. Formalize these exemptions as part of the project permitting process, subject to the discretion of the Community Development Director or designee, by submitting the exemptions and procedures to the Board of Supervisors for approval by March 2013.

- E. Adopt a formal reasonable accommodation procedure that allows applicants to pursue exemptions beyond those offered by the standard zoning and land use exception processes, in order to accommodate exceptions necessary for the purposes of creating and maintaining housing for persons with disabilities.

Lead: Planning and Building Department

Timeframe: Explore and adopt a formal reasonable accommodation request and approval procedure by September 2013

HE 27.2

Incentivize and support affordable housing opportunities for Large Family and Single-Parent Households:

- A. Use available funding programs (HOME, CDBG, and others) to support affordable family housing.
- B. Encourage affordable housing developments assisted by the Housing Department to include larger units when feasible.
- C. Encourage affordable housing development linked to childcare services.

Lead: Housing Department
Timeframe: Ongoing

HE 27.3 Provide additional affordable housing opportunities for farm laborers, streamline existing farm labor permitting procedures, and ensure quality and safety of farm labor housing:

- A. Use available funding programs to support affordable housing targeted to farm laborers.

Lead: Housing Department
Timeframe: Ongoing

- B. Ensure consistency of County farm labor housing regulations with California Health and Safety code sections 17021.5 and 17021.6, including ensuring that farm labor housing is permitted by right where required and appropriate, including allowing housing for less than six persons in single family zones and housing for up to 12 units or 36 beds in zones permitting agricultural uses, and that farm labor housing is only subject to the permitting and approval processes allowed by state code in relevant areas of the County, and is not subject to additional permitting, review, and approval processes not applicable to other types of development. Also explore, as part of the General Plan update, allowing permanent farmworker housing as a permitted use by right in any multifamily zone, or in specifically identified appropriate zones throughout the County.

Lead: Planning and Building Department/Housing Department

Timeframe: Revised farm labor housing permitting and approval processes adopted by January 2013. New farm labor policies in the General Plan adopted when General Plan update is complete.

- C. Work with community partners, such as Puente De La Costa Sur and other organizations that represent and assist farmworkers, to identify potential new farm labor housing sites or opportunities for expansion of existing sites, identify funding opportunities to support new and expanded farm labor housing, and to provide information to farmworkers on new and existing affordable housing opportunities.

Lead: Planning and Building Department/Housing Department

Timeframe: 2012-2013

- D. Work with the County's Environmental Health, Housing, and Planning Departments, and with community partners, such as Puente De La Costa Sur and other organizations, that represent and assist farmworkers, and with farm owners, to

create a comprehensive monitoring, inspection, and regulation program to ensure adequate health and safety of existing farm labor housing.

Lead: Planning and Building Department/Housing Department/Environmental Health

Timeframe: 2012-2014

- E. Work with farm owners and operators, community partners, and other organizations to assess opportunities to expand existing farm labor housing sites, and encourage and incentivize farm owners and operators, with County assistance, collaboration from appropriate developers, and other assistance, to expand existing sites.

Lead: Planning and Building Department/Housing Department

Timeframe: 2012-2014

HE 27.4 Undertake a comprehensive assessment of the County's farm labor population, existing farm labor housing stock, farm labor housing conditions and farm labor housing needs.

- A. Working with the ongoing effort led by Supervisor Horsley, the County Housing Department, coastal affordable housing advocates, farm labor organizations, and local farm labor housing providers, identify the appropriate scope, scale, and content of a comprehensive study of farm labor housing.

Lead: Housing Department/Planning and Building Department

Timeframe: 2013

- B. Identify funding, through existing County resources or through available external grants and other funding sources, to support a comprehensive study, undertaken by a consultant, and select a consultant to complete the study.

Lead: Housing Department/Planning and Building Department

Timeframe: 2012-2014

HE 27.5 Provide affordable housing opportunities and supportive services to homeless individuals and families:

- Continue to support HOPE Plan implementation efforts, as listed in **HE 28.3**.
- Continue to use available local, state, and federal funding programs to support emergency, transitional, and permanent housing opportunities.

Lead: Housing Department/Human Services Agency

Timeframe: Ongoing

- Continue to provide rental assistance through various programs to serve homeless persons.

Lead: Housing Department/Housing Authority
Timeframe: Ongoing

HE 27.6 Assist and support the development of housing for Extremely Low Income households of all types:

- Promote inclusion of rental and ownership housing suitably priced for extremely low income households in all possible housing developments, including transit-oriented and mixed-use housing created as part of program HE 17, and other new housing created, assisted, or incentivized by County policies. Explore specific policies offering additional development exemptions and/or bonuses in exchange for inclusion of extremely low income housing in new housing projects.
- Provide specifically targeted financial and other assistance for creation extremely low income households as part of programs HE 25, HE 26 and all other applicable assistance programs provided by the County.

Lead: Housing Department/Planning and Building Department

Timeframe: Analysis of potential development exemptions, exceptions and incentives by May 2013; analysis of available opportunities for specifically targeted financial and other assistance by May 2013.

Policy HE 28 Support Public-Private Partnerships for Affordable Housing Development. Support the San Mateo County Housing Endowment and Regional Trust (HEART) and other important public-private partnerships working to increase affordable housing options.

HE 28.1 Continue the County's membership and active participation in HEART, including providing operating funds, policy and program support, and fiscal and legal services.

Lead: Housing Department/County Counsel

Timeframe: Ongoing

HE 28.2 Continue the County's participation in and support for the Grand Boulevard Initiative, including active participation in the Working Group and Task Force.

Lead: Housing Department /Planning and Building Department

Timeframe: Ongoing

HE 28.3 Continue to provide support for the HOPE 10-Year Plan to Address Homelessness through the following means: active participation in

the HOPE Interagency Council and various HOPE sub-committees, support for community outreach and education efforts, and support for a variety of housing opportunities for homeless individuals and families.

Lead: Housing Department

Timeframe: Ongoing

- HE 28.4** Partner with C/CAG to support the current work and proposed continuation of the “21 Elements” countywide collaborative of local jurisdictions (all 20 cities within the County, in addition to the County). Continue to (a) provide research and technical support for jurisdictions in the process of completing their Housing Elements and (b) help jurisdictions with ongoing implementation issues related to completed Housing Elements.

Lead: Housing Department

Timeframe: 2009-2014

Policy HE 29 Explore Establishment of a Countywide Housing Land Trust. Explore the feasibility of establishing a countywide land stewardship utility organization, also known as a housing land trust, as a means to receive and hold land (and/or affordability restrictions on land) in perpetuity in the public interest, primarily for affordable housing purposes.

- HE 29.1** Explore the financial feasibility and possible structure for a housing land trust.

Lead: Housing Department

Implementation Target: Completion of an initial study of feasibility and methods of land trust creation; presentation of study and options to the Board of Supervisors.

Timeframe: Completion of study by December 2013.

- HE 29.2** If a housing land trust is determined by the Board of Supervisors to be both feasible and desirable, establish the entity and begin operations of the land trust.

Lead: Housing Department

Implementation Target: Establishment of land trust.

Timeframe: 2014

Policy HE 30 Strengthen and Clarify County Inclusionary Housing Requirements. Potentially broaden and strengthen the County’s Inclusionary Housing Ordinance to include larger-scale single-family residential developments, which are currently exempted. Also, adopt Inclusionary Housing administrative guidelines to provide greater clarity and consistency in implementation of the regulations, and to allow greater flexibility as market conditions or housing regulations change over time.

HE 30.1 Consider amending the County's Inclusionary Housing ordinance to add an inclusionary requirement for larger-scale single-family residential developments.
Lead: Planning and Building Department/Housing Department
Implementation Target: Study of options and recommendation for ordinance changes to Planning Commission and Board of Supervisors.
Timeframe: 2012-2013

HE 30.2 Adopt administrative guidelines for the Inclusionary Housing ordinance, which can be modified periodically, as a tool to guide implementation of the ordinance and provide clarity and flexibility within the ordinance requirements for situations not addressed in detail. Tie required inclusionary unit housing price and rent levels in the administrative guidelines to HUD's published rents and prices, or other regularly adjusted levels, rather than levels established and updated by the Board of Supervisors.
Lead: Planning and Building Department/Housing Department
Implementation Target: Completion of administrative guidelines and adoption by Board of Supervisors.
Timeframe: 2012-2013

HE 30.3 Explore revisions to in-lieu fee, off-site, and land dedication options included in the Inclusionary Ordinance, to ensure that these options are consistent with the Ordinance's intent to promote sufficient affordable housing, and to increase the flexibility of use of these options.
Lead: Planning and Building Department/Housing Department
Implementation Target: Analysis completed concurrent with creation of administrative guidelines. If new regulations are feasible and appropriate, submittal to Board of Supervisors for approval in 2013
Timeframe: 2012-2013

Policy HE 31 Consider Establishing a Housing Impact Fee on Employment-Generating Development. Build on existing preliminary research regarding the possibility and requirements for implementing a housing impact ("linkage") fee on employment-generating development.

HE 31.1 Complete a nexus study of a linkage fee for the unincorporated County, building on the existing nexus study of a potential countywide linkage fee, which focuses on the entire County, including incorporated areas.
Lead: Housing Department
Implementation Target: Completed nexus study focused on the unincorporated County.

Timeframe: Completion of nexus study in 2012-2013.

HE 31.2 Continue to work with C/CAG and the 21 Elements collaborative to encourage other cities to explore and potentially adopt linkage fees.

Lead: Housing Department

Timeframe: 2012- 2014

HE 31.3 Research policy alternatives for establishing a linkage fee, and, if a nexus is established in the nexus study, present alternatives to the Board of Supervisors for consideration. If directed by the Board, create an implementing ordinance for a linkage fee, for adoption by the Board.

Lead: Housing Department

Implementation Target: Alternatives analysis, presentation to Board of Supervisors, and implementing ordinance if necessary.

Timeframe: 2012-2014

Policy HE 32 Encourage Accessory Dwelling Units (Second Units).

Encourage and facilitate accessory dwelling unit (“ADU”) development in single-family residential areas and adopt measures to make existing ADUs both safe and legal under County regulations.

HE 32.1 Revise the County’s existing Second Unit Ordinance, and ensure that accessory dwelling unit regulations and procedures comply with existing State law. Pursue way to streamline the ordinance including “pre-approved” ADU design templates (described in **HE 32.4**), standardization of regulations countywide, and other methods.

Lead: Planning and Building Department

Implementation Target: Revisions to existing Second Unit Ordinance.

Timeframe: 2012-2014 (as part of the General Plan update and related Zoning Code updates)

HE 32.2 Consider establishing an ADU “amnesty” program, to allow existing unpermitted units to come up to code standards without penalty, helping to preserve accessory units.

Lead: Planning and Building Department/Housing Department

Implementation Target: Feasibility analysis of ADU amnesty program, implementing ordinance for new program.

Timeframe: 2012-2014 (as part of the General Plan and Zoning Code updates)

HE 32.3 Identify potential sources of financial assistance for applicants attempting to bring accessory dwelling units up to code, including

funding from HEART and other entities, to assist applicants in making necessary repairs and upgrades.

Lead: Housing Department/Planning and Building Department

Implementation Target: Identification of funding sources.

Timeframe: 2012-2013

HE 32.4 Explore creation and adoption of “pre-approved” ADU design templates, available at no charge to applicants, tailored to meet the specific zoning and building standards for various areas of the County. Use of these free design templates by a potential developer would ensure that the proposed ADU meets most, if not all, required standards at the outset of the development process, minimizing and streamlining the review process and reducing time and cost.

Lead: Planning and Building Department

Implementation Target: Study of feasibility of pre-approved templates and report to Planning Commission and Board of Supervisors. If feasible, creation and adoption of design templates for at least two areas of the County.

Timeframe: 2012-2014, as part of the General Plan update and related Zoning Code changes.

Policy HE 33 Encourage Self-Help Housing Developments. Continue to encourage and support self-help housing.

HE 33.1 Continue to support self-help groups such as Habitat for Humanity that use “sweat equity” to make housing more affordable to lower income residents.

Lead: Housing Department

Timeframe: Ongoing

Policy HE 34 Promote Shared Housing. Encourage shared housing as a way to use existing housing stock to fit diverse housing needs and help both existing homeowners and residents needing affordable housing.

HE 34.1 Remove any County regulatory or other barriers to allowing single-family homeowners to sublet parts of their residence to provide additional income streams, security and companionship.

Lead: Planning and Building Department/Housing Department/County Counsel

Implementation Target: Legal and policy analysis of barriers to subletting, if any, and removal of identified barriers, if possible.

Timeframe: 2012-2014 (as part of General Plan and Zoning Code updates)

- HE 34.2** If necessary, establish special code definitions that differentiate shared housing from “rooming houses” or “boarding houses” to avoid the community perception that shared housing is “transient housing,” and to eliminate the need for any use permits for shared housing.
Lead: Planning and Building Department
Implementation Target: Legal and policy analysis and creation of new code definitions if needed.
Timeframe: 2012-2014 (as part of General Plan and Zoning Code updates)

Reduce Constraints to New Housing Development

Policy HE 35 Promote Community Awareness and Involvement in Meeting Housing Needs. Continue to increase public awareness of housing needs and reduce opposition to affordable housing development by promoting civic engagement and other community education and involvement efforts.

- HE 35.1** Engage in and support public awareness and education, civic engagement activities, and other community education and involvement efforts. Also continue to promote coordination and cooperation between developers, residents, property owners, and other stakeholders through the use of the Planning Department’s Pre-Application Workshop process.
Lead: Housing Department/Planning and Building Department
Timeframe: Ongoing

- HE 35.2** Continue to provide support, including funding if feasible, to community nonprofits engaged in civic engagement and community education activities, such as Threshold 2009 and the Housing Leadership Council of San Mateo County.
Lead: Housing Department
Timeframe: Ongoing

Policy HE 36 Amend Zoning Codes, Building Codes and Permitting Procedures to Facilitate Higher-Density and Special Needs Housing. In order to support the programs in the Housing Element aimed at encouraging development of higher density and special needs housing, amend the County’s zoning and building codes, and permitting procedures as necessary to facilitate such housing.

- HE 36.1** In addition to constraints identified in Section 4 of the Housing Element, monitor feedback from developers, community members, and other stakeholders on whether existing County zoning regulations, building codes, and permitting procedures have the unintended effect of constituting barriers to the development of

higher density and special needs housing, including SROs, efficiency units for seniors or disabled persons, housing combined with supportive facilities, group homes, single-family housing intended for residents with special needs, and other types. If ongoing monitoring during the Housing Element period indicates that additional barriers exist, amend codes and regulations accordingly.

Lead: Housing Department/Planning and Building Department (in consultation with the County's Coalition on Aging and Coalition on Disability)

Implementation Target: Obtain regular feedback from residents, applicants, developers, representative organizations such as the Coalition on Aging and Coalition on Disability, and other groups on barriers encountered in the planning and permitting process for these types of development. If changes are necessary, address them in the General Plan update and related zoning code amendments.

Timeframe: 2012-2014

HE 36.2 Explore expanding the areas in which larger group homes are allowed by right, rather than as a conditionally permitted or non-permitted use.

Lead: Planning and Building Department

Implementation Target: Completed analysis of areas in which by-right development of group homes is appropriate, and completion of relevant General Plan and zoning code modifications for appropriate areas, if any.

Timeframe: 2012-2014 (as part of General Plan updates)

Policy HE 37 Minimize Permit Processing Fees. Continue to offer fee reductions, waivers or deferrals for affordable housing developments. Review the existing policy for clarity, and potentially revise the policy and attendant procedures to clarify and streamline the fee reduction, waiver, and deferral process.

HE 37.1 Continue to offer fee reductions, waivers or deferrals for affordable housing developments and review policy for clarity and ease and effectiveness of implementation.

Lead: Planning and Building Department

Implementation Target: If needed, minor modifications to existing policies for greater clarity and effectiveness, and approval of policy changes by the Director of Community Development, County Manager, and/or Board of Supervisors.

Timeframe: Ongoing; review policy and determine any required revisions by 2013.

Policy HE 38 Update Parking Standards to Facilitate Affordable and Transit Oriented Development. Revise the zoning regulations to include parking standards and policies that reflect the actual parking needs of different types of affordable housing and transit-oriented-development.

HE 38.1 Assess and revise the parking requirements in the County's Zoning Regulations to reflect the parking needs of different types of multifamily, special needs, and affordable housing and transit-oriented-development (including mixed uses with commercial/retail development), which are often lower than those of single-family residential uses, and may be significantly lower than the County's existing standards. Use the findings of the North Fair Oaks Community Plan update as well as other available parking data and best practices to help establish parking standards for these types of projects.

Lead: Planning and Building Department

Timeframe: 2012–2014 (as part of General Plan update)

Policy HE 39 Explore Permitting Use of Plastic/PVC Piping in New Residential Construction. The County's Building Standards are largely based on the California Building Code. County regulations differ from the California Code, however, in that plastic or PVC piping is not allowed in new residential construction. Use of plastic/PVC piping can offer a significant cost savings over use of other materials.

HE 39.1 Assess the appropriateness of permitting plastic/PVC piping in new residential construction, and potentially amend County regulations to permit such materials.

Lead: Planning and Building Department/ Building Department

Timeframe: 2012–2014

GOAL 3: Promote Sustainable Communities through Regional Coordination and by Locating Housing near Employment, Transportation, and Services

Promote coordination efforts among jurisdictions and encourage new housing to be located in pedestrian-friendly areas that provide access to employment opportunities, diverse transportation choices, and community services.

Policy HE 40 Coordination of Housing Activities with Cities of San Mateo County. In conjunction with the City/County Association of Governments of San Mateo County (C/CAG), coordinate inter-jurisdictional efforts during future housing element cycles. Continue collaborative work on housing element implementation and monitoring issues.

HE 40.1 Coordinate, in conjunction with C/CAG, inter-jurisdictional efforts during future housing element cycles. Continue collaborative work on housing element implementation and monitoring issues.

Lead: Housing Department / Planning and Building Department

Timeframe: Ongoing

Policy HE 41 Support Regional and Countywide Planning Efforts. Continue County participation in inter-jurisdictional collaborations. Provide support and assistance for regional planning efforts affecting San Mateo County.

HE 41.1 Continue the County's participation in inter-jurisdictional collaborations such as C/CAG and ABAG.

Lead: Housing Department / Planning and Building Department

Timeframe: Ongoing

HE 41.2 Provide support and assistance for regional planning efforts affecting San Mateo County such as the North Fair Oaks Community Plan update and current regional planning activities in the county supported by funding awards from the Silicon Valley Community Foundation.

Lead: Housing Department

Timeframe: Ongoing

Policy HE 42 Promote Community Participation in Housing Plans. Promote broad community participation in the development, implementation, and monitoring of housing plans.

HE 42.1 Provide community education materials and outreach regarding housing needs, and support efforts by nonprofits and jurisdictions to promote diverse community participation in the development, implementation, and monitoring of housing plans.

Lead: Housing Department

Timeframe: Ongoing

Policy HE 43 Encourage Transit Oriented Development, Compact Housing, and Mixed-Use Development in Appropriate Locations. Encourage transit-oriented development, compact housing, and a mix of uses in appropriate locations throughout the county, such as along transit corridors and in commercial areas.

HE 43.1 Encourage transit-oriented development, compact housing, and a mix of uses in appropriate locations countywide such as along transit corridors and in commercial areas, and provide support for such development including the use of available funding as allowable, as listed in **HE 16** and **HE 38**.

Lead: Housing Department, Planning and Building Department

Timeframe: Ongoing

HE 43.2 Provide support and assistance for transit oriented development, compact housing, and mixed-use development through participation in countywide collaborations including “21 Elements”, the HOPE Initiative, and the Grand Boulevard Initiative, as described in **HE 16**, **HE 27**, **HE 40**, and **HE 41**.

Lead: Housing Department, Planning and Building Department

Timeframe: Ongoing

GOAL 4: Promote Equal Housing Opportunities

Ensure that housing is equally available to all persons regardless of age, race, sex, sexual orientation, marital status, ethnic background, income, disability, or other arbitrary factors.

Policy HE 44 Enforce Fair Housing Laws. Promote equal access measures and continue to support nonprofit groups that advocate for and enforce fair housing in the County. Ensure that fair housing information is publicly available throughout the County. Continue to refer fair housing complaints to appropriate organizations and agencies for resolution, and formalize and publicize the referral process.

HE 44.1 Continue to use CDBG funds to fund fair housing enforcement, education, and technical assistance in the County. Adhere to the implementation plan included in County’s Fair Housing Strategy, which is part of the County’s Consolidated Plan for FY2008/09–FY2012/13 (available through the County Housing Department website).

Lead: Housing Department

Timeframe: Ongoing

HE 44.2 Ensure that fair housing information is disseminated and readily available at public locations throughout the County, including County offices and other public County locations, libraries, community meeting facilities, and other appropriate locations.

Lead: Housing Department

Timeframe: Identify appropriate locations and ensure distribution by September 2013.

HE 44.3 Formalize the County’s program for referring fair housing complaints to appropriate organizations and agencies for resolution through mediation, legal action, or other appropriate means, and ensure that information on the fair housing complaint referral and resolution process is publicly available both through materials distributed at public locations throughout the County, and on the County’s various websites.

Lead: Housing Department

Timeframe: Formalize and publicize program by December 2013.

**Policy HE 45 Ensure New Multifamily Development Meets
Accessibility Requirements.**

- HE 45.1** Ensure that all new, multifamily construction meets the accessibility requirements of the federal and State fair housing acts through local permitting and approval processes.
Lead: Planning and Building Department
Timeframe: Ongoing

**Policy HE 46 Revise Zoning and Land-Use Policies Negatively
Impacting Housing Choice.**

- HE 46.1** As part of the General Plan update, assess any negative impacts of zoning and land use policies on the ability of families with children, low-income families, and renters with disabilities to have maximum choice of housing options, and explore amendments to eliminate these impacts.
Lead: Planning and Building Department
Timeframe: 2012-2013

**GOAL 5: Encourage Energy Efficiency and Resource
Conservation in New and Existing Housing**

Encourage energy efficiency measures and green building practices in the production of new housing, in existing homes, and when remodeling or retrofitting housing.

Policy HE 47 Promote Energy Conservation in Existing Housing.
Promote energy conservation in existing housing through a variety of activities:

- HE 47.1** Provide educational outreach support for the newly launched Countywide Residential Energy Efficiency program, intended to improve energy efficiency in existing homes.
Lead: Housing Department
Timeframe: Ongoing
- HE 47.2** Promote energy audits and resident participation in utility rebate programs through private and public utility companies.
Lead: Planning and Building Department/Housing Department
Timeframe: Ongoing
- HE 47.3** Encourage low-income homeowners or renters to apply for free energy audits and home weatherization through the federal Department of Energy's Weatherization Assistance Program, in

partnership with state and local programs operated by local nonprofits.

Lead: Planning and Building Department/Housing Department

Timeframe: Ongoing

HE 49.4 Promote the use of solar roof systems and other passive solar devices to reduce the use of electricity and natural gas.

Lead: Planning and Building Department / Housing Department

Timeframe: Ongoing

Policy HE 48 Promote Higher Density and Compact Developments. Promote higher density, compact development, including mixed-use development, to reduce vehicle miles traveled and reduce use of water, land and other resources.

HE 48.1 Promote higher density compact development, including residential mixed-use, as listed in the various Housing Programs under **Goals 2 and 3.**

Lead: Planning and Building Department/Housing Department

Timeframe: Ongoing

Policy HE 49 Administer the County's Green Building Ordinance for New Construction and Major Remodels. Continue to administer and enforce the County's Green Building ordinance, adopted in 2008. The ordinance applies to residential new construction, or significant remodels, of single-family dwellings, two-family dwellings, and low-rise multifamily projects, and to new commercial and industrial construction and/or additions greater than 3,000 square feet.

HE 49.1 Continue to administer and enforce the County's Green Building ordinance.

Lead: Planning and Building Department/Building Department

Timeframe: Ongoing

ADDITIONAL PROGRAMS

Policy HE 50 Maintain Consistency Between Housing Element, General Plan, and Implementation Measures. The General Plan is required to be internally consistent, including consistency between discrete sections, such as the Housing Element, and the remainder of the General Plan. Maintain consistency by amending the General Plan as necessary, through the General Plan update, to be consistent with the goals, policies, and objectives of the updated Housing Element.

HE 50.1 Update the County's General Plan and zoning regulations to ensure internal consistency between the Housing Element, the other elements of the General Plan, and the County's implementing

ordinances including, but not limited to, the Zoning Regulations. Also, strive for consistency with countywide plans including, but not limited to, the Shared Vision 2025 and the Countywide Transportation Plan.

Lead: Planning and Building Department

Timeframe: 2012-2014

HE 50.2 To the greatest extent possible, resolve any conflicts and ensure ongoing consistency between the Housing Element and the County's adopted plans and ordinances, including the airport/land use plans and statutes.

Lead: Planning and Building Department

Timeframe: Ongoing

Policy HE 51 Be Accountable and Transparent in Monitoring and Reporting Progress in Implementing Housing Element Policies and Programs.

HE 51.1 Submit annual reports to the Planning Commission, Board of Supervisors, and State HCD.

Lead: Planning and Building Department/Housing Department

Timeframe: Ongoing/Annual

HE 51.2 As described in **HE 11.1**, monitor housing production against the ABAG sub-RHNA Allocation, provide annual updates for the Planning Commission and Board of Supervisors, and adjust implementation strategies and policies and programs as needed.

Lead: Housing Department/Planning and Building Department

Timeframe: Ongoing/Annual

HE 51.3 Participate in any countywide efforts to collaboratively update and report on Housing Element implementation activities that are countywide in scope (such as the Grand Boulevard Initiative, 21 Element activities, HOPE Initiative efforts, and others).

Lead: Housing Department/Planning and Building Department

Timeframe: Ongoing

Policy and Program Implementation Summary

Policy/Program	Responsible Entity	Implementation Target	Timeframe
GOAL 1: Protect Existing Affordable Housing			
Conserve and Improve Existing Affordable Housing Stock			
Policy HE 1 Support Housing Rehabilitation.			
HE 1.1	Housing Department	Low-Interest Housing Rehabilitation Loan Program funding of \$500,000-\$1,000,000 annually. Continue to provide rehabilitation grants/loans with extended use restrictions.	Ongoing
HE 1.2	Housing Department	Urgent repairs and modifications as high priority for CDBG and/or HOME program funds.	Ongoing
HE 1.3	Housing Department and Building Department	50% of units funded through the Low Interest Rehabilitation Loan Program include energy or water efficiency retrofits or repairs in rehab plans. All new or rehabilitated units in the unincorporated County include energy efficiency measures, consistent with Green Building Ordinance.	Ongoing
HE 1.4	Housing Department	N/A	Ongoing
Policy HE 2 Enforce and Improve Codes and Regulations that Address Housing Cost and Safety.			
HE 2.1	Planning and Building Department	N/A	Ongoing
HE 2.2	Housing Department	N/A	Ongoing
HE 2.3	Environmental Health Division/Planning and Building Department	N/A	Ongoing
HE 2.4	Planning and Building Department	N/A	Ongoing
HE 2.5	Planning and Building Department	N/A	2012-2013
HE 2.6	Housing Department	Complete feasibility analysis and identify potential funding sources and other resources in 2011 and 2012.	2012-2013
HE 2.7	Planning and Building Department/Housing Department	See HE 27.3	2012-2013
Policy HE 3 Preserve and Enhance Neighborhood Character.			
HE 3.1	Planning and Building Department	All plan amendments and zoning revisions include existing conditions analysis and provide opportunity for interested parties to have input.	Ongoing
Protect Existing Affordable Housing from Conversion or Demolition			
Policy HE 4 Discourage Condominium Conversions.			
HE 4.1	Planning and Building Department	N/A	Ongoing
Policy HE 5 Retention of Existing Lower-Income Units.			
HE 5.1	Housing Department	Collaborate with the cities and C/CAG to create inventory of all restricted BMR units, and implement program to monitor and enforce recorded terms of affordability.	2012-2013, and ongoing. Explore potential collaboration with other jurisdictions, explore the potential to work through the 21 Elements collaborative, and solicit potential consultants by the end of 2011. Inventory, updating and monitoring procedures established by the end of 2012.
HE 5.2	Housing Department	N/A	Ongoing
HE 5.3	Housing Department	N/A	Ongoing
HE 5.4	Housing Department	N/A	Ongoing
HE 5.5	Housing Department	N/A	Ongoing

Policy and Program Implementation Summary

Policy/Program	Responsible Entity	Implementation Target	Timeframe
Policy HE 6 Address the Impact of Projects that Convert or Eliminate Housing Units.			
HE 6.1	Planning and Building Department	N/A	2012-2013
HE 6.2	Planning and Building Department	N/A	Ongoing
Protect Tenants of Affordable Housing from Overpayment and Displacement			
Policy HE 7 Provide Rent Subsidies.			
HE 7.1	Housing Department /Housing Authority	N/A	Ongoing
HE 7.2	Housing Department /Housing Authority	N/A	Ongoing
Policy HE 8 Protect Mobile Home Park Tenants.			
HE 8.1	Planning and Building Department	All residents displaced by a mobile home closure or conversion able to find equivalent or better housing at similar cost.	Ongoing
HE 8.2	Planning and Building Department	No rental increase exceeding limits established by County ordinance.	Ongoing
HE 8.3	Housing Department	N/A	Ongoing
HE 8.4	Housing Department	N/A	Ongoing
HE 8.5	Housing Department	N/A	Ongoing
Policy HE 9 Support Community Resources for Landlords and Tenants.			
HE 9.1	Housing Department		Ongoing
Policy HE 10 Minimize Displacements Due to Code Enforcement.			
HE 10.1	Planning and Building Department/Housing Department.	N/A	Ongoing.
HE 10.2	Planning and Building Department/Housing Department.	N/A	Ongoing.
HE 10.3	Planning and Building Department/Housing Department.	N/A	Ongoing.
HE 10.4	Planning and Building Department/Housing Department	If adopted, at least 50% of the open code compliance cases filed prior to January 1, 2010 that involve un-permitted residential units in the unincorporated bayside areas resolved.	2012-2014
GOAL 2: Support New Housing for Low and Moderate Income Households			
Ensure Availability of Land and Infrastructure for a Range of Housing Types			
Policy HE 11 Amend Zoning and General Plan Land Use Designations to Meet Future Housing Needs.			
HE 11.1	Planning and Building Department	Implementation Targets: Submittal of identified sites and proposed changes to Board of Supervisors.	Identification of appropriate sites in 2012. Changes adopted by April 2013
Policy HE 12 Monitor Progress in Achieving Sufficient New Housing Units to Match the Need Identified in the County's Fair Share Housing Allocation.			
HE 12.1	Planning and Building Department	Development rates consistent with needs identified by the RHNA allocation.	Ongoing (Annual)
Policy HE 13 Increase Opportunities for Housing Production, Including Low and Moderate Income Housing, in North Fair Oaks.			
HE 13.1	Planning and Building Department/Housing Department	Completion of the North Fair Oaks Community Plan update by September 2011, and adoption of related zoning, land use, and other regulatory changes by April 2012.	2009-2013
HE 13.2	Housing Department	N/A	2009-2012

Policy and Program Implementation Summary

Policy/Program	Responsible Entity	Implementation Target	Timeframe
Policy HE 14 Require Development Densities Consistent with General Plan.			
HE 14.1	Planning and Building Department	N/A	Ongoing
Policy HE 15 Amend Zoning to Accommodate Emergency Shelters.			
HE 15.1	Planning and Building Department / Housing Department	Amendments to the PC district, and possibly other zoning districts, sufficient to allow construction of at least 95 new emergency shelter beds.	PC zoning amendments completed by June 2013. Progress on rezoning reported in annual Housing Element Progress Report.
HE 15.2	Planning and Building Department	Zoning amendments to ensure that transitional and supportive housing are subject to the same regulations as other permitted residential uses.	2013
Policy HE 16 Encourage Residential Uses in Commercial Zones.			
HE 16.1	Planning and Building Department	Potential zoning amendments in at least two commercial areas, study of at least one industrial area.	2012-2013
Policy HE 17 Encourage Residential Mixed-Use and Transit Oriented Development (TOD).			
HE 17.1	Planning and Building Department	N/A	2012-2013
HE 17.2	Planning and Building Department/Housing Department	N/A	Ongoing
HE 17.3	Planning and Building Department/Housing Department	N/A	Ongoing
HE 17.4	Planning and Building Department	N/A	Ongoing
HE 17.5	Planning and Building Department	N/A	Ongoing
HE 17.6	Housing Department/Planning and Building Department	N/A	Ongoing
HE 17.7	Housing Department/Planning and Building Department	Inventory and mapping of TOD sites	2012-2013; ongoing updates.
Policy HE 18 Promote Housing on Small or Irregular Lots in Existing Urban Areas with Adequate Infrastructure.			
HE 18.1	Planning and Building Department	At minimum, lot size modifications in North Fair Oaks; assess potential changes in other unincorporated areas through the General Plan update.	2012-2013
Policy HE 19 Promote Attached/Multifamily Ownership Housing			
HE 19.1	Planning and Building Department	Address, at minimum, potential lot size exemptions for multifamily and higher density housing in North Fair Oaks; also assess potential changes in other unincorporated areas through the General Plan Update process	2012-2013
Encourage the Development of Affordable Housing Including Housing for Special Needs Populations			
Policy HE 20 Support Development of Affordable and Special Needs Housing on Available Sites.			
HE 20.1	Planning and Building Department	N/A	Ongoing
HE 20.2	Planning and Building Department/Housing Department	Preparation of materials, including maps of available housing sites, and explanatory brochures, for distribution through the Planning and Building Department and Housing Department.	2012-2013
HE 20.3	Planning and Building Department/Housing Department	N/A	Ongoing

Policy and Program Implementation Summary

Policy/Program	Responsible Entity	Implementation Target	Timeframe
Policy HE 21 Support Infrastructure Adequate to Support Housing Development.			
HE 21.1	Planning and Building Department/Public Works Department	N/A	Ongoing
HE 21.2	Planning and Building Department	N/A	Completion by December 2011, policy and programmatic responses as needed by April 2013.
HE 21.3	Planning and Building Department	N/A	Ongoing
Policy HE 22 Encourage Use of Surplus and Underutilized Public Lands for Affordable Housing.			
HE 22.1	Housing Department/County Real Property	A complete list of County-owned properties with potential for residential use, monitored and updated on an ongoing basis.	2012-2013/Ongoing
HE 22.2	Housing Department	N/A	Ongoing
Policy HE 23 Support Site Acquisition for Affordable Housing.			
HE 23.1	Housing Department	N/A	Ongoing
Policy HE 24 Grant Density Bonuses for Development of Affordable Housing.			
HE 24.1	Housing Department/Planning and Building Department	New method of establishing rent limits for affordable density bonus units, and required ordinance and/or resolution for Board of Supervisors review and approval.	Establish methodology and obtain Board approval by December 2012.
Policy HE 25 Encourage Development of Smaller Units Including Single Room Occupancy.			
HE 25.1	Planning and Building Department/Housing Department	Determination of need for and feasibility of SRO Ordinance in 2011; review and adoption of new ordinance, if feasible, by BOS by March 2012.	2012-2013
HE 25.2	Planning and Building Department/Housing Department	N/A	2012-2013
HE 25.3	Planning and Building Department/Housing Department	N/A	2012-2013
HE 25.4	Planning and Building Department/Housing Department	N/A	2012-2013
Policy HE 26 Use Available Financing Programs to Support Affordable Housing Development.			
HE 26.1	Housing Department	The range of financial resources available to the County for affordable housing development, based on FY 2008-09, is summarized in Table 8-1 in Section 8. The summary is reasonably representative of the types of programs and projects that are likely to be funded throughout the remainder of the Housing Element implementation period (2009-2014).	Ongoing

Policy and Program Implementation Summary

Policy/Program	Responsible Entity	Implementation Target	Timeframe
Policy HE 27 Provide Affordable Housing Opportunities and Supportive Services for Special Needs Populations, and Facilitate New and Remodeled Housing Appropriate for Special Needs Populations.			
HE 27.1.A	Housing Department	Provide 40 MHSA supportive housing units during the Housing Element planning period.	2007-2014/Ongoing
HE 27.1.B	Housing Department	N/A	Ongoing
HE 27.1.C	Housing Department/Planning and Building Department (in consultation with the County's Commission on Aging and Commission on Disability)	N/A	"Universal Design" standards and checklist by March 2012; implement as encouraged elements of new construction through the Planning and Building Department in 2012. Explore adoption of mandatory standards by January 2013.
HE 27.1.D	Planning and Building Department	N/A	Immediately use Planning and Building Department's discretionary authority to grant exemptions related to appropriate permit applications. Formalize exemptions as part of the project permitting process, subject to the discretion of the Community Development Director or designee, by submitting the exemptions and procedures to the Board of Supervisors for approval by March 2013.
HE 27.1.E	Planning and Building Department	Adoption of formal reasonable accomodation procedures.	2013
HE 27.2.A	Housing Department	N/A	Ongoing
HE 27.2.B	Housing Department	N/A	Ongoing
HE 27.2.C	Housing Department	N/A	Ongoing
HE 27.3.A	Housing Department	N/A	Ongoing
HE 27.3.B	Planning and Building Department/Housing Department	N/A	2012-2013
HE 27.3.C	Planning and Building Department/Housing Department	N/A	2012-2013
HE 27.3.D	Planning and Building Department/Housing Department/Environmental Health	Creation of farm labor housing monitoring and inspection program.	2012-2013
HE 27.3.E	Planning and Building Department/Housing Department	Expansion of farm labor sites.	2012-2013
HE 27.4.A	Housing Department/Planning and Building Department	N/A	2013
HE 27.4.B	Housing Department/Planning and Building Department	N/A	2012-2014
HE 27.5	Housing Department/County Housing Authority	N/A	Ongoing
HE 27.6	Housing Department/Planning and Building Department	N/A	2013
Policy HE 28 Support Public-Private Partnerships for Affordable Housing Development.			
HE 28.1	Housing Department/County Counsel	N/A	Ongoing
HE 28.2	Housing Department /Planning and Building Department	N/A	Ongoing
HE 28.3	Housing Department	N/A	Ongoing
HE 28.4	Housing Department	N/A	2009-2014

Policy and Program Implementation Summary

Policy/Program	Responsible Entity	Implementation Target	Timeframe
Policy HE 29 Explore Establishment of a Countywide Housing Land Trust.			
HE 29.1	Housing Department	Completion of an initial study of feasibility and methods of land trust creation; presentation of study and options to the Board of Supervisors.	Completion of study by December 2013.
HE 29.2	Housing Department	Establishment of land trust.	2014
Policy HE 30 Strengthen and Clarify County Inclusionary Housing Requirements.			
HE 30.1	Planning and Building Department/Housing Department	Study of options and recommendation for ordinance changes to Planning Commission and Board of Supervisors.	2012-2013
HE 30.2	Planning and Building Department/Housing Department	Completion of administrative guidelines and adoption by Board of Supervisors.	2012-2013
HE 30.3	Planning and Building Department/Housing Department	Analysis completed concurrent with creation of administrative guidelines. If new regulations are feasible and appropriate, submittal to Board of Supervisors for approval in 2012	2012-2013
Policy HE 31 Consider Establishing a Housing Impact Fee on Employment-Generating Development.			
HE 31.1	Housing Department	Completed nexus study focused on the unincorporated County.	Completion of nexus study in 2012-2013.
HE 31.2	Housing Department	N/A	2012-2014
HE 31.3	Housing Department	Alternatives analysis, presentation to Board of Supervisors, and implementing ordinance if necessary.	2012-2014
Policy HE 32 Encourage Accessory Dwelling Units (Second Units).			
HE 32.1	Planning and Building Department	Revisions to existing Second Unit Ordinance.	2012-2014 (as part of the General Plan update and related Zoning Code updates)
HE 32.2	Planning and Building Department/Housing Department	Feasibility analysis of ADU amnesty program, implementing ordinance for new program.	2012-2014 (as part of the General Plan and Zoning Code updates)
HE 32.3	Housing Department/Planning and Building Department	Identification of funding sources.	2012-2014
HE 32.4	Planning and Building Department	Study of feasibility of pre-approved templates and report to Planning Commission and Board of Supervisors. If feasible, creation and adoption of design templates for at least two areas of the County.	2012-2014, as part of the General Plan update and related Zoning Code changes.
Policy HE 33 Encourage Self-Help Housing Developments.			
HE 33.1	Housing Department	N/A	Ongoing
Policy HE 34 Promote Shared Housing.			
HE 34.1	Planning and Building Department/Housing Department/County Counsel	Legal and policy analysis of barriers to subletting, if any, and removal of identified barriers, if possible.	2012-2014 (as part of General Plan and Zoning Code updates)
HE 34.2	Planning and Building Department	Legal and policy analysis and creation of new code definitions if needed.	2012-2014 (as part of General Plan and Zoning Code updates)

Policy and Program Implementation Summary

Policy/Program	Responsible Entity	Implementation Target	Timeframe
Reduce Constraints to New Housing Development			
Policy HE 35	Promote Community Awareness and Involvement in Meeting Housing Needs.		
HE 35.1	Housing Department/Planning and Building Department	N/A	Ongoing
HE 35.2	Housing Department	N/A	Ongoing
Policy HE 36	Amend Zoning Codes, Building Codes and Permitting Procedures to Facilitate Higher-Density and Special Needs Housing.		
HE 36.1	Housing Department/Planning and Building Department (in consultation with the County's Coalition on Aging and Coalition on Disability)	Obtain regular feedback on barriers encountered in the planning and permitting process for these types of development. If changes are necessary, address them in the General Plan update and related zoning code amendments.	2012-2014
HE 36.2	Planning and Building Department	Completed analysis of areas in which by-right development of group homes is appropriate, and completion of relevant General Plan and zoning code modifications for appropriate areas, if any.	2012-2014 (as part of General Plan updates)
Policy HE 37	Minimize Permit Processing Fees.		
HE 37.1	Planning and Building Department	If needed, minor modifications to existing policies for greater clarity and effectiveness, and approval of policy changes by the Director of Community Development, County Manager, and/or Board of Supervisors.	Ongoing; review policy and determine any required revisions by 2013.
Policy HE 38	Update Parking Standards to Facilitate Affordable and Transit Oriented Development.		
HE 38.1	Planning and Building Department	N/A	2012-2014 (as part of General Plan update)
Policy HE 39	Explore Permitting Use of Plastic/PVC Piping in New Residential Construction.		
HE 39.1	Planning and Building Department/ Building Department	N/A	2012-2014
GOAL 3:	Promote Sustainable Communities through Regional Coordination and by Locating Housing near Employment, Transportation, and Services		
Policy HE 40	Coordination of Housing Activities with Cities of San Mateo County.		
HE 40.1	Housing Department / Planning and Building Department	N/A	Ongoing
Policy HE 41	Support Regional and Countywide Planning Efforts.		
HE 41.1	Housing Department / Planning and Building Department	N/A	Ongoing
HE 41.2	Housing Department	N/A	Ongoing
Policy HE 42	Promote Community Participation in Housing Plans.		
HE 42.1	Housing Department	N/A	Ongoing
Policy HE 43	Encourage Transit Oriented Development, Compact Housing, and Mixed-Use Development in Appropriate Locations.		
HE 43.1	Housing Department, Planning and Building Department	N/A	Ongoing
HE 43.2	Housing Department, Planning and Building Department	N/A	Ongoing

Policy and Program Implementation Summary

Policy/Program	Responsible Entity	Implementation Target	Timeframe
GOAL 4: Promote Equal Housing Opportunities			
Policy HE 44 Enforce Fair Housing Laws.			
HE 44.1	Housing Department	N/A	Ongoing
HE 44.2	Housing Department	N/A	2013/Ongoing
HE 44.3	Housing Department	Formal procedures for fair housing complaint referral	2013
Policy HE 45 Ensure New Multifamily Development Meets Accessibility Requirements.			
HE 45.1	Planning and Building Department	N/A	Ongoing
Policy HE 46 Revise Zoning and Land-Use Policies Negatively Impacting Housing Choice.			
HE 46.1	Planning and Building Department	N/A	2012-2014
GOAL 5: Encourage Energy Efficiency and Resource Conservation in New and Existing Housing			
Policy HE 47 Promote Energy Conservation in Existing Housing.			
HE 47.1	Housing Department	N/A	Ongoing
HE 47.2	Planning and Building Department/Housing Department	N/A	Ongoing
HE 47.3	Planning and Building Department/Housing Department	N/A	Ongoing
HE 47.4	Planning and Building Department / Housing Department	N/A	Ongoing
Policy HE 48 Promote Higher Density and Compact Developments.			
HE 48.1	Planning and Building Department/Housing Department	N/A	Ongoing
Policy HE 49 Administer the County's Green Building Ordinance for New Construction and Major Remodels.			
HE 49.1	Planning and Building Department/Building Department	N/A	Ongoing
ADDITIONAL PROGRAMS			
Policy HE 50 Maintain Consistency Between Housing Element, General Plan, and Implementation Measures.			
HE 50.1	Planning and Building Department	N/A	2012 – 2014
HE 50.2	Planning and Building Department	N/A	Ongoing
Policy HE 51 Be Accountable and Transparent in Monitoring and Reporting Progress in Implementing Housing Element Policies and Programs.			
HE 51.1	Planning and Building Department/Housing Department	N/A	Ongoing/Annual
HE 51.2	Planning and Building Department/Housing Department	N/A	Ongoing/Annual
HE 51.3	Housing Department/Planning and Building Department	N/A	Ongoing

11. 5-YEAR QUANTIFIED HOUSING OBJECTIVES

The five-year quantified housing objectives represent the County's best estimate of the maximum number of units that can feasibly be constructed, rehabilitated, and conserved or preserved over the five years following adoption of the Housing Element. These estimates are different from the RHNA and the inventory of adequate sites described in Section 9. The RHNA and the Adequate Sites Inventory in Section 9 describe the County's total need for housing units by income category, and show the sites available for housing production in the County, while the five-year quantified objectives shown in Table 11-1 are an estimate of the maximum probable production, rehabilitation, and preservation of housing units, based on past trends, available resources, the policies and programs described in Section 10, and probable future development patterns.

Table 11-1
5-Year Quantified Housing Objectives
San Mateo County Housing Element, 2009

Income Group	New Construction	Rehabilitation	Conservation/ Preservation	Total
Extremely Low	50	50	79	179
Very Low	60	50	79	189
Low	60	50	79	189
Moderate	100	1,000	79	1,179
Above Moderate	855	1,000	79	1,934
Total	1,075	2,100	395	3,570

Notes:

New construction objectives are based on average rates of production over the past decade for units in each income category, including second units, farm labor housing units, dedicated affordable units, and all other new units with no affordability restrictions. Rehabilitation objectives are based on historic rates of alteration/addition building permit issuance for moderate and above-moderate income categories, and historic rates of rehabilitation loan assistance for extremely low, very low and low-income categories. These numbers have remained relatively stable since the prior Housing Element period. Conservation and preservation numbers are based on annual average code inspections of 50% and 75% remodels, and include the potential need for preservation of 25 at-risk units described in Section 5. Code inspectors estimate that approximately 60% of code inspections are for units in low, very low, and extremely low-income categories, and 40% are for units in moderate and above moderate-income categories. These percentages have also remained relatively stable since the prior Housing Element revision.

Appendix: Public Outreach Materials and Detailed Public Comment

This appendix describes the County's public outreach and input process for the Housing Element update, provides a detailed summary of public, community and stakeholder feedback received, and indicates how public input was addressed in the Housing Element.

Community Outreach

The community outreach strategy was developed to inform and receive input from the public on the San Mateo County Housing Element Update, in order to assist staff in refining housing policy and program direction for the County. The informational materials created for the update included an educational brochure in English and Spanish, informational posters and flyers in English and Spanish, a website, information distribution by mail and email, and press releases to local media outlets. The community engagement tools for the Housing Element Update process included the following:

- *Mail-Back (MB) and WEB surveys:* The MB assessed community members' housing needs and solicited input regarding housing issues in the county. The educational brochure included the MB to be returned to the County. The online website includes questions identical to that of the MB.
- *Community Workshops:* Two (2) initial two-hour, bi-lingual Housing Element Update initial community meetings were held in two locations—North Fair Oaks (Bayside) and Half Moon Village (Coastside)—to inform the public about the Housing Element update process, and obtain community input on the update process and on housing issues. Large and small group discussions at the workshops, as well as responses provided via comment cards, were recorded.
- *Stakeholder Meeting:* The County held one stakeholder meeting, with approximately 40 participants with involvement in housing issues, including housing advocates, non-profit groups, representatives of special needs communities, developers, labor groups, public sector representatives, business representatives, and others. The purpose of the stakeholder meeting was to gather perspectives on housing issues and opportunities in the County from key community leaders and stakeholders with specific knowledge of a variety of housing issues in the County.
- *Stakeholder Interviews (7):* The purpose of the stakeholder interviews was to gather more detailed feedback on housing issues and opportunities in the County from key stakeholders who work and have experience with under-served populations, such as seniors, community members with disabilities, and Spanish-speaking residents. Stakeholders represented the Puente de la Costa Sur, the Multicultural Institute, San Mateo Aging

and Adult Services, the County Health Department, and members of the North Fair Oaks community.

- *Community Conversations:* Threshold 2009, a community driven campaign to build public awareness and collect public input on housing issues and options in San Mateo County, gathered input related to housing issues and the Housing Element Update at a Community Conversation in Half Moon Bay. The purpose of the community conversation was to provide residents and employees with an opportunity to express their views on housing choices Countywide, while participating in a smaller scale dialogue in local communities.
- *San Mateo County Aging Model: Better Planning for Tomorrow:* The County's Aging and Adult Services Department produced a publication reviewing County aging trends, the implications for the housing needs of older County residents, and the implications for housing policy in the County.

Key Findings and Responses

The following key findings and responses from the various forms of community outreach are shown below, combined into general topic areas and categorized by topic question or topic area. The source of each response is shown in parentheses (WEB = web survey; CW-NFO = Community Workshop in North Fair Oaks; CW-HMV = Community Workshop in Half Moon Village, SW = Stakeholder Workshop, SI = Stakeholder Interview, CC-HMB = Community Conversation in Half Moon Bay, SMCAM = San Mateo County Aging Model: Better Planning for Tomorrow). To the extent that the feedback is addressed in the updated Housing Element through specific policies or programs, a description is provided in [brackets], with the policy noted in **bold**, after the comment. If no policy or program is referenced, the comment is not specifically addressed in the revised Housing Element policies and programs.

1. *Tell us about your interest in San Mateo County housing issues.*

Personal Housing Situation

- My roommate and I currently need housing as we are being displaced by retail development. (CW-HMV) [This is not currently an issue in the unincorporated County areas, as no new retail development projects are replacing residential development, but Housing Element policies, including **HE 6**, **HE 16**, and **HE 17** address this potential issue].
- Although my family has not directly been affected due to the housing situation, our neighborhood has suffered. There is an increase of rental units that are overcrowded and raise concern about affordable housing. (CW-HMV) [The policies listed in **HE 2** address potential issues of substandard residential conditions.]
- It's difficult for youth families beginning careers. (WEB) [This is a broad affordability issue addressed in various HE policies]

- I want to retire in the County. (WEB) [This is a broad affordability issue, as well as an issue of sufficient and appropriate housing for older residents, addressed in **HE 27** and **HE 36**.]
- I want to move to a more affordable location. (WEB)
- It's hard to build without being met by fees, barriers, etc. (WEB) [**HE 37**, **HE 38**]

Organization Representation

- I work for Shelter Network and am interested in homelessness, shelters, and voucher (Section 8) programs. (CW-HMV)
- A long time involvement in homeless/low-income/very low-income needs has led me to be heavily involved in housing issues at city and County levels for the past 15 years, including advocacy that helped to establish *HEART*. (CW-HMV)
- I am a member of the local organizing committee at Saint Matthew's Catholic Church, San Mateo, CA. We are actively involved in housing issues, specifically affordable housing & property foreclosures. Our organization has sponsored a housing resource fair that provided residents an opportunity to meet with lending institutions, legal advisors, etc. (CW-NFO)
- I have been working in San Mateo County housing issues for the past 10 years and I currently work to provide housing for the mentally ill and people who use drugs and alcohol. (SI)

Value-oriented

- Interested in promoting high-density housing, connections to services, transit, and green space. (CW-NFO) [**HE 16-20**, **HE 36**, **HE 38**, **HE 41**, **HE 46**]

2. Based on current conditions and trends, what do you think are unincorporated San Mateo County's most critical housing needs?

Homelessness and Shelters

- Need more services for the homeless. (CW-NFO) [**HE 27**]
- Single room occupancy units & studio units for low-income single adults are important for housing our homeless. (CW-NFO) [**HE 25**]
- We are seeing higher numbers (increased referrals to shelter) of homeless families. This does not include the number at high risk of homelessness or "doubled up." (CW-NFO) [**HE 15**, **HE 27**]
- Critical housing needs and "issues and challenges" (CW-HMV)
- Emergency housing in great need, as well as increased shelter capacity (CW-HMV)
- Make P.U.C. land accessible as parks and integrate into the community. (CW-NFO) [This concept will be integrated in the **North Fair Oaks Community Plan** update]

- The stigma of homeless shelters prevents farm workers and low-income residents from staying. (SI)

Transit-Oriented Development and Mixed-Use

- Encourage transit-oriented housing, high-density/mixed-use with parking. (CW-NFO) (WEB) [HE 16-20, HE 36, HE 38, HE 43, HE 48]
- Provide connections, walkability, mixed-use. (CW-NFO) [HE 16, HE 17, HE 40, HE 45]
- Create walkable neighborhoods. (CW-NFO) [HE 16, HE 17, HE 38, HE 43]
- Encourage “Community” building, car-sharing. (CW-NFO)
- A Caltrain shuttle and better pedestrian crossing over railroad would help County. (CW-NFO) [These suggestions are specific to North Fair Oaks, and will be addressed in the **North Fair Oaks Community Plan** update]
- Design is key! (e.g., parks, access, etc) (CW-NFO)
- Create greater/increased access to existing parks; build more community parks/open space near housing, especially high-density housing (should be required).
- Consider street closures and community centers as opportunities for community building. (CW-NFO)
- Model: retail with parking behind (like Menlo Park, Mountain View, etc.) (CW-NFO) [HE 38]
- Dog runs, dogs become problem as density increases. (CW-NFO)
- Mixture of housing types near public transit (CW-HMV) [HE 16-20, HE 36, HE 39, HE 43, HE 48]
- Accommodate job growth with transportation options to minimize traffic congestion. (CW-HMV)
- Re-examine parking standards. (CW-HMV) [HE 38]

Affordable Housing

- Create affordable housing for the very low-income households. (CW-NFO) (WEB) [Most policies and programs listed under **Goal 2**]
- Promote affordable housing, affordable home ownership. (CW-NFO) [Most policies and programs listed under **Goal 2**]
- Encourage small units (studios) for elderly/young singles with decreased parking requirements. (CW-HMB) [HE 25, HE 32, HE 38]
- Promote high-density housing. (CW-NFO) [HE 19, HE 20, HE 36]
- Encourage affordable housing, studios + SRO units. (CW-NFO) [HE 25, most policies under **Goal 2**]
- Create more affordable rental units for larger families. (CW-NFO) (SI) [HE 27]
- Consider rent control, increase affordability. (CW-NFO)
- Encourage co-housing/shared housing; share resources. (CW-NFO) [HE 34]

- Encourage rehabilitation of old hotels for single room occupancy (SRO); target homeless, extremely low income, persons with disabilities, supportive services on-site. (CW-NFO) [HE 25, HE 27, HE 36]
- Encourage more non-profit affordable housing. Needs to be better than current inclusionary policy. (CW-NFO) [HE 20, HE 22, HE 26, HE 28, HE 30]
- Provide more affordable housing for families and individuals on SSI and fixed incomes. (CW-NFO) [Various policies and programs under **Goals 1 and 2**, and others]
- I have a concern that adding housing never really solves the affordability problem.
- Consider second units/in-law units as affordable housing. (CW-HMV) [HE 32]
- Provide affordable housing for low income/moderate income families to stay in communities. (CW-HMV) [Various policies and programs]
- Provide housing for employees in the County. (WEB)
- Increase the amount of transitional, affordable rental housing. (SI) [HE 27]
- Section 8 subsidized housing is a tremendous need in the County. (SI) [HE 5]

Housing Programs

- HIP Housing: encourage more programs in North Fair Oaks. (CW-NFO) [This will be addressed through the **North Fair Oaks Community Plan** update]
- Provide more targeted housing funds for immigrants. (CW-NFO)
- Expand housing programs for supportive housing; rehab homes to include safety devices and involve community partners in rehabilitation. (CW-NFO) [HE 1, HE 2, HE 36]
- Existing housing stock is deteriorating with over use and is not maintained. (SI) [HE 1, HE 2]
- Farm workers, most of them undocumented, do not know about most housing programs or requirements. (SI) [HE 27]

Code Enforcement and Zoning Ordinances

- Most R1 and R2 zoned lots are built out, can't add units without converting other uses; there could be underutilized parcels in R3 commercial/industrial areas. (CW-NFO) [HE 11, HE 12]
- There seems to be a lot of vacant one-story commercial. (CW-NFO)
- Increase rental housing options and zoning capacity for it. (CW-HMV) [HE 11, HE 12, HE 19, HE 20, various programs]
- Need policies to prevent sprawl or large homes. (CW-HMV) [HE 16-20, HE 36, HE 38, HE 43, HE 48]
- Establish a "McMansion" development fee. (CW-NFO)
- Need to enforce codes on single-family units; high density should be designed for this! (CW-NFO) [HE 2]

- Also need better code enforcement for commercial/industrial; it's mixed up now (CW-NFO)
- If code is not being enforced now, how do we ensure it's enforced for new construction? (CW-NFO) [HE 2]
- Develop high density housing, rather than rezone open space land. (CC-HMB) [HE 19, HE 20, HE 36]

Condo Conversions and Rental Housing

- Build in flexibility for the community so that when the housing market and construction costs adjust, the community can respond. (SW)
- Since the ownership market was booming in recent years, little rental housing was being built. In Redwood City, less than five percent of units are rental apartments. We need to build more rental apartments. (SW) [Various programs under **Goal 2**]
- Absentee landlords are a problem in some communities. (SI) [HE 2, HE 9]

Special Needs Housing

- Need more single-level units, accessible housing for seniors (CW-NFO) [HE 20, HE 27]
- Special needs populations- small developments needed for groups with case management or assistance (physically disabled, vets, people with mental health, drug/alcohol issues, etc.). (CW-NFO) [HE 27, HE 36]
- There seems to be room for more senior only housing, special needs, and single occupancy. (CW-NFO) [HE 20, HE 25, HE 27]
- Need more supportive housing for people with special needs located within the community, veteran housing (CW-HMV) [HE 27]
- Provide more farm worker housing. (CW-HMV) [HE 27]
- Develop workforce housing close to transportation and jobs. (CC-HMB) [HE 16, HE 17]
- Consider baby boomers housing needs. (CW-HMV) [HE 27]
- Consider young professionals and people in need of affordable housing. (CW-HMV) [Various programs]
- Provide adequate senior housing. (CW-HMV) [HE 20, HE 27]
- Provide adequate housing for people with disabilities. (WEB) [HE 27]
- Include people with permanent supportive housing needs and developmental disabilities in the definition of those needing accessible housing. (SW) [HE 27]
- It's a challenge for adults with developmental disabilities to navigate the system. (SW)
- Create affordable housing that allows for people to age in place and includes care services for elderly people within their own homes. (SI) [HE 27]
- There is a lack of long-term care for the behaviorally challenged. (SI) [HE 27]

- Small, family-owned board-and-care facilities are shutting down in the County, leaving senior and disabled community members with unmet needs. (SI) (SMCAM) [HE 27]
- Multigenerational housing should be an option to meet the future needs of baby boomers. (SMCAM) [HE 27]

More Housing Needed

- Need more housing. (CW-NFO) (CC-HMB) [Various policies]
- Address the increase in aging and large-family households; consolidate parcels, offer more multi-family housing, more apartments. (CW-NFO) [HE 14, HE 19, HE 20, various policies under Goal 2]
- Existing SFR units are overcrowded. (CW-NFO) [Various policies]
- There is a serious housing shortage. (CC-HMB) [Various policies]

Safety

- There are too many cars speeding, parking, etc.; we need better planning! (CW-NFO)
- Overcrowding exacerbates car problem; existing density is not safe/healthy density. (CW-NFO)

Foreclosures

- Due to economic hardships there is an increase of people losing their homes and not able to afford market-rate rental units. (CW-NFO) [Various policies under Goal 1, Goal 2]
- St Matthews L.O.C. is concerned about acquisition of foreclosed properties by property management firms (both local and out-of-town concerns) and/or individuals that are building up their real estate holdings. Investors taking advantage of the current housing market conditions are reducing property values in many cases due to neglect of properties (i.e. absentee landlords). (CW-NFO) [HE 2]

Infrastructure and Resource Challenges

- Transportation is key. (CW-HMV) (SI) [HE 17, HE 38, various policies under Goal 3]
- Seems like the County drags its feet on infrastructure, etc. (CW-NFO) [HE 21]
- Consider emergency infrastructure. (CW-HMV)
- Schools need to be addressed. (CW-NFO)
- Public transportation is a problem; parking remains a challenge in North Fair Oaks. (CW-NFO) [HE 17, HE 38, various policies to be addressed in the North Fair Oaks Community Plan update]
- Promote green building standards. (CW-HMV) [HE 49]
- Infrastructure is currently the primary constraint for increasing density and building affordable housing in unincorporated areas. (CC-HMB) (SI) [HE 21]

- Need adequate resources to support housing, especially recycled water. (CC-HMB) [**HE 21**; water recycling will be assessed in the **North Fair Oaks Community Plan** update, and will be explored in other areas as part of the **General Plan** update]

Barriers to Development

- Can't develop on protected land. (CW-HMV)
- Coastside has potential and need for new housing, but there are many more barriers than other parts of the unincorporated county. (SW)

3. Are the existing programs and policies in the County meeting housing needs?

- I believe they are still appropriate, and I appreciate the opportunity to provide feedback. (CW-HMV)
- I recommend that the Housing Element include a proposal for a policy of 25% BMR because the fraction of low/very low units is (171+172) 343/1506 (more than 20% of the total required). (CW-NFO)
- Add Jobs/Housing linkage. (CW-NFO) [**HE 31**]
- As population increases we need to look at equity; i.e., access to services, open space, and clean air. (CW-NFO)
- Need to add more emphasis on shared housing, studios + SRO units for students (Belmont, Atherton, etc.) and for other single adults. (CW-NFO) [**HE 20, HE 25, HE 34**]
- Redwood City needs more housing for low/extremely low- and very low-income. (CW-NFO)
- Housing programs are not meeting the needs of low-income residents. (WEB) [Various policies]
- Condo conversion policy hasn't applied because the vacancy rate has not been under four percent, which is the trigger point. (SW)
- It seems that the policies are not successful, it is possible that the in lieu fee are not successful. (SW)
- It's important to have inclusionary housing, but there needs to be time for the market to adjust. Best practices demonstrate that more counties are adding this requirement; it's becoming a less critical deciding factor for developers. (SW)
- If the County is not providing the right mix of units, the policies aren't working. (SW)
- The condo conversion policy seems successful. (SW)
- We need solutions for streamlining and perhaps we need an ombudsman. Redwood City Precise Plan is a good example. (SW)
- Housing program need is greater than the existing program capacity. (SI)
- Housing-related programs in the County have a long wait list. (SI)
- Coastside farmworker housing helped meet a need. (SI)

4. What improvements can be made to the County's housing programs? What new policies should be developed to address emerging issues and challenges?

Development Requirements and Application Process

- For specific plans (such as the North Fair Oaks specific plan), the County needs to do an area-wide EIR. (SW) [The County typically does area-wide EIRs for Community Plans and Community Plan updates. The **North Fair Oaks Plan** update will include area-wide environmental analysis.]
- The County should coordinate different agency applications. (SW)
- Regulations are a big constraint to housing development on the coast. (SW)
- Height limit requirements are an issue. These requirements need to be discussed to allow viable retail, mixed use developments, etc. (SW) [**HE 11, HE 36**]
- The County needs a "housing expediter" to facilitate projects as they move through the system. (SW)
- Support developer requirement to offer some units that are affordable to mid- and lower income families when building new market-rate developments. (CC-HMB) [**HE 30**]
- Require new assisted-living developments to set aside a certain number of affordable units. (SI) [The **Inclusionary Housing Ordinance** already applies to assisted living projects that include individual units; **HE 30**]

Parking

- Parking requirements should encourage walkable communities; parking should be behind buildings with mixed use and density, even in rural areas. (SW) [**HE 38**]
- Make parking site-specific (e.g., based on unit size, proximity to other parking, etc.) [**HE 38**]
- Examine residential versus retail parking, staggered day and night parking, etc. (SW) [**HE 38**]
- Decrease parking requirements. (CW-NFO) [**HE 38**]

Fees and Incentives

- Create zoning incentives. (CW-NFO)
- We are in favor of implementing a commercial linkage fee to subsidize affordable housing programs. (CW-NFO) [**HE 31**]
- Provide tax incentives for business. (CW-HMV)
- Ensure better enforcement of codes for absent landlords; support property management improvements. [Various programs under **Goal 1**]
- Incentives for non-profit property managers/owners/developers (CW-NFO) [Various policies]

- Commercial Linkage Fee to generate funds for housing, like Menlo Park/Sonoma County. Coordinate with 21 Elements to enact ordinances throughout County. (CW-NFO) [HE 28, HE 31]
- Incentives for economic developments. (CW-HMV)
- Building codes need to be enforced. (WEB) [Various programs under **Goal 1**]
- In-lieu fees can produce more units than the same funds do if invested in inclusionary units. (SW) [HE 30]
- Revisit incentives for housing developers to provide low-income units. (SW)
- County does allow concessions, but should allow density, affordability concessions, etc. (fee breaks, relief from zoning or setbacks, etc.) similar to the City of San Mateo. (SW) [These concessions are included in the current Housing Element, and will be continued in the revised Housing Element]
- Developers and new residents should financially support future housing needs; all San Mateo County residents, homeowners and businesses should be partially responsible. (CC-HMB)
- Provide incentives to developers to include below-market-rate housing in new developments (e.g. reduced parking requirements, smaller setbacks, etc.). (CC-HMB) [These incentives are included in the existing Element, and will be continued in the revised Element, in addition to changes described in HE 38]

Affordable Housing

- 343 (Extremely Low Income/Very Low Income) divided by 1,506 units = 20% BMR; County should increase BMR ratio. The County could be a leader for communities in County. (SW)
- Promote modular housing. (CW-HMV)
- Promote manufactured housing. (CW-HMV)
- Create affordable housing that is attractive. (WEB)
- Foreclosed properties are opportunities for affordable housing. (CW-HMV)
- Revisit emphasis on very low-income housing—see where need is. Very low-income units are very high cost and take a lot of subsidy dollars. (SW)
- Use pipeline approach for affordable housing—funnel resources to the top project, then to the next project, etc. Need a group of interested parties to meet to target this. (SW)
- Offer amnesty for existing second units. (CW-HMV) [HE 10, HE 32]
 - o With funding to bring up to code
 - o Funding and guidelines to build or convert to second units
 - o Use rehab funds for second units
- Include market rate housing in North Fair Oaks. (SW) [This will be addressed in the **North Fair Oaks Community Plan** update.]
- Dedicate public funds set aside to build affordable housing for low-income households or people with special needs. (CC-HMB) [HE 27]

Housing Programs

- Provide more access to vouchers, more programs for first time buyer or homebuyer programs. (CW-NFO)
- Provide financial support. (CW-HMV) [Various programs under **Goal 2**]
- Create programs modeled after “ways to walk” that are shorter term and effective.
- Promote self-sufficiency. (CW-HMV) [**HE 27, HE 33**]
- Incentivize telecommuting or work-from-home options. (CW-HMV)
- Expand home-sharing programs. (CW-HMV) [**HE 34**]
- Rehabilitation of rental properties is important, too. (SW) [Various policies under **Goal 1**]
- Section 8 vouchers are not relevant to Spanish-speaking residents and workers; these community members are seasonal and tend to be undocumented. (SI)
- Develop policies that provide no or low-cost loans for people who provide housing for farmers to help upgrade facilities and replace shared spaces, kitchens, heaters, insulation, etc. (SI)
- There is more need for housing programs than there is capacity in the County. (SI)

Employee Housing

- Collaborate with large new employers – e.g., Stanford Medical East, New Costco – for creating County on-site housing or linkage fees. (CW-NFO)
- Provide farm worker subsidies. (CW-HMV) [**HE 31**]
- Encourage employer-assisted housing. (CW-HMV)
- There has been support on the coast for workforce housing in the past. (SW)
- There is no investment from the County for farm worker affordable housing; the current model needs to be specifically tailored to seasonal and migrant workers. There are some models of farm worker housing on wineries in Sonoma County. (SI)

Foreclosures

- There is foreclosure caseload stress at non-profits; need more funding for case managers. (CW-NFO)
- Need more foreclosure prevention, financial consulting at low cost for low-income persons who are homeowners. (CW-NFO)
- Collaboration and funding of not-for-profit agencies that serve individuals facing property foreclosure. [**HE 28**, various programs under **Goal 2**]

Special Needs

- Provide housing and services for special needs populations. (CW-NFO) [**HE 27**]
- Provide more housing and transitional housing for homeless or at-risk of

homelessness [HE 15, HE 27].

- Provide more funding for emergency housing and for people at-risk for homelessness. (CW-HMV) [HE 27]
- Provide increased housing for homeless on the Coastsides. (CW-HMV)
- We need more flexibility and creativity in providing for people with disabilities, including seniors with disabilities. (SW) (SI) [HE 27]
- Develop apartment housing for seniors and aging community members with support systems provided within the housing development. (SI) [HE 27, HE 36]
- Support adaptable homes by enabling ramp and housing accessibility projects. (SI) [HE 27, HE 36]
- San Francisco County's transitional housing program could serve as a model program for San Mateo County. (SI)

Green Building and Water Conservation

- Promote green building standards. (CW-HMV) [HE 49]
- Promote recycling education and composting. (CW-HMV) [The County's Recycleworks program addresses this]
- Promote gray water collection. (CW-HMV) [The **North Fair Oaks Community Plan** update will explore this, and the County's **General Plan** update will also explore the possibility of gray water collection/water recycling]
- A self-contained wastewater package would solve many problems on the coast. (SW)
- Educate the community on climate change legislation (including SB375 and AB32).

Funding

- Support dedicated permanent funding source in Sacramento. (CW-HMV)
- First-time homebuyer loans are critical right now since funds from local cities and community college districts are drying up. (SW) [Policies under **Goal 2**]
- Farm worker families in rural County are not provided for (overcrowded housing, homelessness). The County needs to carve out money for rural housing. (SW)
- Need housing rehabilitation funds targeted at seniors and people with disabilities. (SW) [HE 27]
- Leverage funding in areas where other funds exist. (SW)
- County should explore other funding sources—collaborate with and lead cities in search of funding. (SW) [HE 40, HE 41]

Transit-Oriented Development and Land Use

- Promote air quality, T.O.D., mass transit, increase in affordability percentage with developments. (CW-NFO) [HE 17, HE 38, HE 43]
- Support transportation links, such as BART down the peninsula linked to

- bus and rail. (CW-NFO)
- Build on smaller lots without standard setback requirements. (CW-HMV) **[HE 18, HE 19, HE 20]**
 - o Adjust zoning requirements
 - o Small homes on small lots
- Encourage building housing, parks, and tennis courts over parking lots. (CW-NFO)
- Locate housing near appropriate areas (downtowns). (CW-HMV) **[HE 17]**
- Encourage second units near public transit services. (CW-HMV)
- Build/expand adequate public transit on Coastsides. (CW-HMV)
- Promote health and quality of life with land use. (WEB)
- TOD could be a formal priority. (SW) **[HE 17, HE 38, HE 43]**
- Encourage the availability of transportation near housing and centralized businesses on the Coastsides. (CC-HMB)
- Frame this as “density/infill”—in the rural County, there are no transit opportunities, but there is still a need for more density. (SW) **[HE 17]**
- Attract people who want transit, biking, etc. Use the land for development instead of parking. (SW)
- Parking changes could encourage TOD. (SW) **[HE 38]**
- Create more mixed-use developments over retail. (CW-HMV) **[HE 17]**
- Study the success of policies (e.g., SSF experiment with BART, NPH study on car ownership), and adjust the numbers and requirements based on the results. (SW)
- Car-sharing services would provide for residents who do not own private automobiles. (SW)
- Decouple parking. (SW) **[HE 38]**
 - o Example: El Granada
 - o Urban areas
 - Shelter or a hostel
 - Warming shelter

Potential Future Housing Locations

- Look at every vacant site as a potential future housing development location. (SW) **[HE 21–HE 23]**
- North Fair Oaks is one of the best places for mixed-use residential. (SW) **[HE 16, HE 17]**
- Develop zoning regulations so that when funds become available, things are ready to go (e.g., utilities, etc.). (SW) [Various policies]
- Identify County properties, especially along transit corridors, that are potential future housing development locations. (SW) **[HE 22]**
- Focus new housing developments near jobs. (SW) **[HE 16, HE 17, HE 43]**
- Clarify the process of conveying surplus County properties to nonprofit organizations. (SW) **[HE 22]**
- Consider flexibility in minimum lot sizes in target areas. (SW) **[HE 18, HE 20]**

- Consider granny flats and allowing second units. (SW) [HE 32]
- Consider the following opportunities: a) all vacant and underused land in the County, b) surplus land the County owns or controls, and c) land the County owns or occupies to ensure that this is the best use [HE 20–HE 23]
- Consider high-density housing in transit corridors such as El Camino Real that is supported by public transportation and conforms to climate legislation. (CC-HMB) [HE 17, HE 43]
- Develop new housing in existing facilities, with grocery stores and transportation. (SI) [HE 17, HE 44]
- Ensure there are mobility options available and in proximity to senior housing. [HE 17, HE 27, HE 44]

5. *What messages about housing would you like to give key decision-makers?*

- The need for affordable housing is great. (CW-NFO)
- Mechanisms to secure revenue to build and/or rehabilitate existing housing stock need to be investigated on an ongoing basis. (CW-NFO)
- More housing does not equal affordable housing. (CW-HMV)
- More housing for very low/low needs. More specifically more incentives for inclusionary units. (CW-HMV)

General Questions, Comments, and Answers

The following are questions asked during the Community Workshops, along with the provisional answers provided at the time by County staff and project team members.

- How does the housing element relate to General Plan (GP)?
 - It is part of the GP, but it is updated more regularly.
- What are housing unit sizes based on?
 - Typically standardized to a household of four.
- Will the County examine site zoning, etc.?
 - Not discussed at this meeting, but yes, later in the process.
- In North Fair Oaks, what percentage of land might be suitable for development?
 - Small parcels throughout the area and possibly some industrial areas may be suitable.
- Does “RHNA” consider what’s already dense? Which cities already have affordable housing etc?
 - In San Mateo County, the cities and County negotiated the RHNA’s.
 - The allocation of regional housing need considers jobs-housing balance.
 - RHNA is also based on City GPs and population projections.
- Is there a central website for RHNA’s?
 - Yes, the ABAG website.

- o County must study all potential sites and provide enough for 1,506 units in the unincorporated county.
- How many of 1,200 units built 1999-2006 were in North Fair Oaks?
 - o Not sure at this moment, we will check for you (see **Section 3**)
 - o Many of the multi-family units were developed in Colma (see **Section 3**).
- In addition to ECR, are there other transit housing opportunities?
 - o Yes: near BART, Caltrain, Samtrans,
 - o Bus Rapid Transit (BRT).
 - o Dumbarton, High Speed Rail will be considered.
 - o Other modes include: bike, pedestrian, etc.
- Does the Housing Element include connections to park/open space?
 - o Not now, but the update could address this.
- Is there a set-aside housing unit number for people with disabilities?
 - o No, there is no specific set-aside. There is nothing in the private market although there are some incentives for affordable housing requirements.
 - o Housing Department has been prioritizing housing for special needs populations.
- Is it really good to have this much growth? Can't destroy the area!
 - o The County will look at both undeveloped and underutilized areas and will try to preserve open areas.
 - o The County must respond to state mandates and cannot exclude people.
 - o Element provides an opportunity to manage growth to be low impact
 - o Jobs and weather attract people to San Mateo County.
- What special needs in NFO are being addressed?
 - o This will be assessed and addressed in NFO Community Plan.
- We would like to request a map showing the jurisdictional boundaries of unincorporated San Mateo County. Would be helpful. Most people relate to their own city/neighborhood and may not realize what area unincorporated San Mateo County encompasses.
- Will policies and programs cover housing funding/subsidizing?
 - o Federal and state money
 - o Policies will make it easier to build
- Is the County eligible for the community development block grant?
 - o County is eligible
- Is there a requirement for affordable units in housing developments?
 - o Multi-family—any projects of 5 units or more must include 20% affordable
 - o No requirement for single-family development projects
- How does ABAG determine “fair share”?
 - o ABAG looks at population, job, growth, and need
 - o The total fair share housing need for California is determined by state

- Where do homeless/very low income fit in?
 - Policies and funding programs will be included in the element update and priority will be given to affordable units.
- Is there a penalty for not providing for the fair share housing need allocations?
 - The Housing Element could be invalid.
- Could the fair share numbers change between now and 2014?
 - Not until the next housing element cycle.
- Are there second unit regulations?
 - Yes, and there are legalization policies also.
- How much land is zoned multi-family in the unincorporated county?
 - Uncertain, but the update will assess this. The County may need more land zoned multi-family. (See **Section 9**)
- Are there any inclusionary requirements for accessible housing?
 - Yes, accessible housing may be substituted for affordable or below market rate housing, but there is no incentive per se to develop it. It may sometimes count for more than a typical BMR unit.
- How much is the in-lieu fee?
 - This depends on the project. It's intended, as a matter of policy, to be lower than the cost of producing the housing unit itself.
- Can people build new condos?
 - Yes, and new rentals can be built. Currently, though, the market is slow.
- What about coordination with the faith-based community?
 - It's a very ad-hoc process right now.
- Does the County have jurisdiction over properties adjacent to Caltrain or SamTrans?
 - Some, but limited opportunities in the unincorporated County.
- Do current regulations have flexibility?
 - Yes, some flexibility, but probably not enough.
- Is there a RHNA for the unincorporated county?
 - Yes, 1,506 total housing units.



condado de san mateo

actualización del elemento de vivienda ENCUESTA

**Favor de
contestar la
mayor cantidad
de preguntas
posible. ¡Sus
respuestas son
importantes!**

Favor de entregar esta encuesta al Condado. Puede enviar **por correo** (no más doble la hoja por el medio, ponga cinta en la parte abierta y mande por correo), o **en persona** al Departamento de Planificación. También puede mandar **por fax** al 650-363-4849.

Para más información, comuníquese con Rosario Fernandez al 650-363-1859 o rfernandez@co.sanmateo.ca.us.

- 1 ¿Cómo les afectó a usted, a su familia y a sus amigos la situación de las viviendas en el Condado de San Mateo?

- 2 ¿Cuáles cree que son las mayores necesidades de viviendas del Condado de San Mateo?

- 3 ¿Qué polizas y programas deberían ser desarrollado a fin de abordar nuevos temas y desafíos?

- 4 ¿Qué mensajes acerca de las viviendas le gustaría brindar a personas claves en la toma de decisiones?

- 5 ¿Siguen siendo apropiados los objetivos y las polizas del Elemento de Vivienda existente del Condado?

☐ Sí ☐ No ☐ No estoy seguro(a)

Comentarios: _____

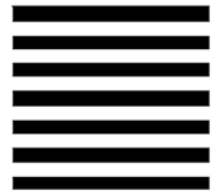
- 6 ¿Satisfacen los programas existentes del Condado las necesidades de vivienda de la comunidad?

☐ Sí ☐ No ☐ No estoy seguro(a)

Comentarios: _____



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COUNTY OF SAN MATEO
455 COUNTY CTR
REDWOOD CITY CA 94063-9804



condado de san mateo

actualización del elemento de vivienda ENCUESTA

**Responda la mayor cantidad de preguntas posible.
Sus comentarios sobre estas preguntas son muy importantes.**

Envíe esta encuesta al Condado. Puede entregar la encuesta **por correo** (simplemente doble la hoja, fije con cinta, y mételo en el correo), o en persona en el Departamento de Planeación. También lo puede entregar **por fax** en **650-363-4849**.

Para mayor información, comuníquese con Rosario Fernandez al 650-363-1859
o rfernandez@co.sanmateo.ca.us.

(Aplique cinta
a 364)



san mateo county

housing element update SURVEY

Please answer as many of these as you are able. Your feedback on these questions is important!

Please return this survey to the County. You may return **by mail** (just fold in half, tape the open end and drop in the mail), or **in person** at the Planning Department. You may also return **by fax** at **650-363-4849**

For more information, contact William Gibson at 650-363-1816 or wgibson@co.sanmateo.ca.us.

1 How has the housing situation in San Mateo County affected you, your family, and your friends?

2 What do you think are San Mateo County's greatest housing needs?

3 What policies and programs should be developed to address new issues and challenges?

4 What messages about housing would you like to give to key decision makers?

5 Are the goals and policies in the existing County Housing Element still appropriate?

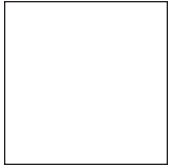
☐ Yes ☐ No ☐ Not Sure

Comments:

6 Are the existing programs in the County meeting housing needs?

☐ Yes ☐ No ☐ Not Sure

Comments:



William Gibson
San Mateo County
Department of Planning and Building

455 County Center,
Redwood City, California 94063

san mateo county

housing element update SURVEY

Please answer as many of the questions in the survey as you are able. Your feedback on these questions is important!

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san mateo county

housing element update

covering the unincorporated county

In San Mateo County...

- What kind of housing is needed?
- Where should new housing be located?
- What can be done to make housing more affordable and accessible for all?

you are invited

to share your ideas with us at one of the Community Workshops for the San Mateo County Housing Element Update:

September 24th

6:45 – 9:00 pm

Fair Oaks Community Center,
2600 Middlefield Rd.,
Redwood City, California

September 30th

6:00 – 8:30 pm

Half Moon Village,
9 Bloom Lane, Half Moon Bay, California

For more information, go to
www.co.sanmateo.ca.us/planning/housingelementupdate,
or call Will Gibson at (650) 363-1816.

En el Condado de San Mateo....

- ¿Qué tipos de viviendas se necesitan?
- ¿Dónde deben ser ubicadas las viviendas nuevas?
- ¿Qué se puede hacer para asegurar que las viviendas son más asequibles para todos?

nosotros le invitamos

a usted a compartir sus ideas durante uno de las Talleres Comunitarios para la Actualización del Elemento de Vivienda del Condado de San Mateo:

El 24 de septiembre | 6:45 – 9:00 pm

Fair Oaks Community Center,
2600 Middlefield Rd., Redwood City, California

El 30 de septiembre | 6:00 – 8:30 pm

Half Moon Village, 9 Bloom Lane, Half Moon Bay, California

Para más información, visite al
www.co.sanmateo.ca.us/planning/housingelementupdate,
o llame al Rosario Fernandez en (650) 363-1859.





san mateo county

housing element update

covering the unincorporated county

In San Mateo County...

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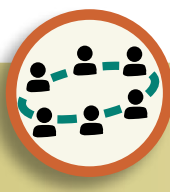


Cronología de la Actualización del Elemento de Vivienda



Abril a agosto de 2009

Identificación de Temas y Prioridades
Asambleas del Comité Directivo del Elemento de Vivienda



Agosto a septiembre de 2009

Asamblea de partes interesadas, talleres "hágalo usted mismo"
Recolección y análisis de datos acerca de las necesidades de vivienda y los sitios adecuados



Septiembre a octubre de 2009

Desarrollo de las opciones de polizas y programas
Talleres comunitarios 24 de septiembre y 30 de septiembre



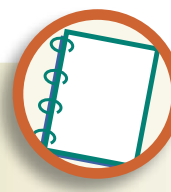
Noviembre de 2009

Preparación de la Versión Preliminar del Elemento



Diciembre de 2009

Audiencias y Revisión por parte de la Comisión de Planificación
Revisión por parte de la Junta de Supervisores; Entrega Inicial al HCD
Talleres de revisión comunitarios (2) (fecha y lugar por confirmar)



Enero de 2010

Entrega Final al HCD

¡involúcrese!

Su colaboración con la actualización del Elemento de Vivienda es importante. Para obtener más información, comuníquese con:

Rosario Fernandez

Department of Planning and Building
455 County Center,
Redwood City, CA 94063

650-363-1859
rfernandez@co.sanmateo.ca.us

Available in English. Please visit:
www.co.sanmateo.ca.us/planning/housingelementupdate

La disponibilidad y la calidad de las viviendas afectan a todos los que vivimos en nuestra comunidad. Ya sea que usted sea propietario o inquilino, que haya vivido en la zona toda su vida o que recién se haya mudado, que sea un empleado, propietario de negocios o visitante del Condado de San Mateo, las condiciones de vivienda del Condado afectan a nuestra comunidad, economía y calidad de vida.

¡venga a los talleres comunitarios!

► **Redwood City**
jueves, 24 de septiembre
6:45 pm

Fair Oaks Community Center
2600 Middlefield Road
Redwood City, California

► **Half Moon Bay**
miércoles, 30 de septiembre
6:00 pm

Half Moon Village
9 Bloom Lane (entre Monte Vista Lane y Arnold Lane)
Half Moon Bay, California



condado de san mateo

actualización de elemento de vivienda

cobrando el condado no incorporado

verano/otoño 2009

las metas de vivienda del condado de san mateo

El Elemento de Vivienda actual del Condado de San Mateo, adoptado por la Junta de Supervisores en el año 2003, estableció las siguientes cuatro metas:

1. **Mantener y mejorar la calidad y la accesibilidad** de los conjuntos existentes de viviendas, a fin de reducir el desplazamiento de los residentes actuales.
2. **Fomentar la producción suficiente de viviendas nuevas**, con un costo asequible y dimensiones diversas a fin de satisfacer las necesidades de viviendas de todos aquellos que residan, trabajen o que se anticipa que trabajarán o residirán en el Condado.
3. **Proveer viviendas** próximas a los sitios de trabajo, transporte y servicios comunitarios.
4. **Garantizar el acceso equitativo** de cualquier persona a las viviendas, independientemente de su edad, raza, género, orientación sexual, estado civil, etnia, ingresos, discapacidad u otros factores.

Durante los últimos cinco años, el Condado ha implementado políticas y acciones pensadas para alcanzar estas metas.

El Condado de San Mateo actualiza su Elemento de Vivienda. El Elemento de Vivienda es el documento principal que establece las polizas de viviendas del Condado. Tiene como objetivo asegurar la provisión de un hogar decente, seguro y asequible para todos los residentes del condado no incorporado. Este folleto brinda información acerca del proceso de actualización del Elemento de Vivienda para las áreas no incorporadas del Condado, las condiciones actuales que rigen en el Condado, los programas de viviendas existentes, y las necesidades relacionadas con las viviendas asequibles.

La Actualización del Elemento de Vivienda ofrece una oportunidad de pensar en el futuro y de ser estratégico, a la vez que consideramos las necesidades de vivienda en el Condado no incorporado de San Mateo. Es una oportunidad que tiene el Condado de analizar los temas relacionados con la vivienda, de evaluar sus recursos y oportunidades, y de participar en un discurso significativo sobre las prioridades del Condado de San Mateo.

Requisitos del Estado

Todas las ciudades y los condados de California hay que tener un Elemento de Vivienda. La ley estatal define los temas específicos que deben cubrirse, entre ellos:

- Una evaluación de las polizas y los programas de viviendas existentes
- Una evaluación de necesidades, basada en datos demográficos y las condiciones de las viviendas



La actualización del Elemento de Vivienda es una oportunidad para que todos los miembros de la comunidad sean oído respecto a los temas relacionados con la vivienda que los afectan, y para que brinden ideas acerca de las necesidades, prioridades y políticas de vivienda del Condado. Su participación durante todo el proceso de actualización es crítico para que la actualización del Elemento de Vivienda sea exitosa y precisa.

- Un análisis de todos los posibles obstáculos para construir viviendas asequibles en la comunidad
- Un inventario de todos los sitios posibles donde se podrían construir viviendas
- Las metas, los objetivos y las polizas que definan la postura de la comunidad respecto de varios aspectos de las

datos del condado de san mateo

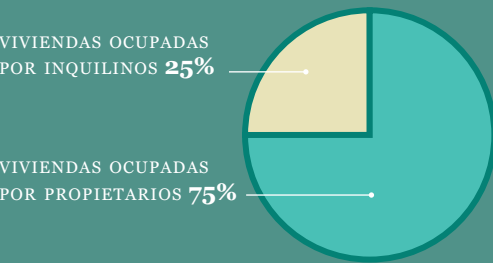
Población 2008 (Condado no incorporado) 65,844

Población anticipada, 2013 (Condado no incorporado) 67,372

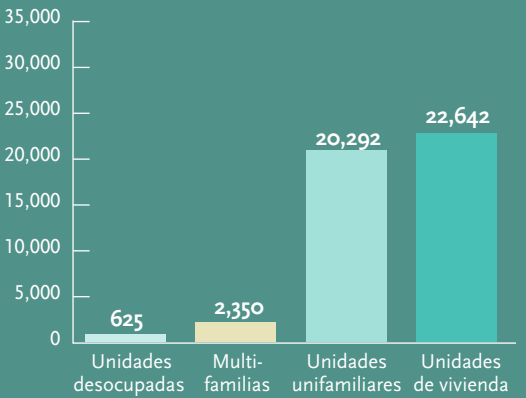
Tamaño promedio de la familia (Condado no incorporado, 2008) 2.93

Ingreso mediano por familia del Condado de San Mateo (todo el condado, 2007) \$83,109

Ocupación (no incorporado)



2008 Viviendas del Condado de San Mateo (no incorporado)



Precios de venta medianos del Condado (enero, 2009) \$507,000

Renta promedio de una vivienda de un dormitorio (marzo, 2009) \$1,548

Renta promedio de una vivienda de dos dormitorios (marzo, 2009) \$1,732

Fuentes de datos: American Community Survey, 2007; Departamento de Viviendas del Condado de San Mateo (San Mateo County Housing Department), 2009; Departamento de Finanzas (Department of Finance) de California, 2008; ABAG, 2007; Claritas, 2008

viviendas, y el establecimiento de objetivos mensurables a fin de satisfacer las necesidades de vivienda

- Un plan de acción que identifique las medidas específicas que tomará la comunidad para implementar sus polizas de vivienda

Las leyes estatales exigen actualizaciones periódicas del Elemento de Vivienda. Se exige que el Condado actualice su Elemento de Vivienda en el año 2009. Una vez que está completa, el Elemento debe entregarse al Departamento de Viviendas y Desarrollo de la Comunidad (State Department of Housing and Community Development, HCD) para obtener la certificación.

El Estado no exige que las ciudades y los condados construyan en realidad las viviendas necesarias para satisfacer las necesidades de la comunidad. Sin embargo, sí exige que cada comunidad adopte polizas y programas que respalden el desarrollo de viviendas, y que designe terrenos adecuados con una densidad apropiada a fin de satisfacer las necesidades de vivienda.

El Condado de San Mateo se adoptó el Elemento de Vivienda actual en el año 2003 con los objetivos mensurables establecidos que deberán cumplirse para el 30 de junio de 2006. El Elemento de Vivienda actual tiene una versión disponible en línea (en inglés únicamente) en www.co.sanmateo.ca.us/planning/housingelementupdate. Actualmente, el Condado se encuentra actualizando el Elemento que cubrirá el período 2007 a 2014.

Desafíos Nuevos, Mandatos Nuevos

Durante los próximos años, el Condado de San Mateo continuará enfrentando los desafíos identificados en el Elemento de Vivienda de 2003. Muchos residentes del área no incorporada del condado pagan por sus viviendas más del 30% de sus ingresos. Existen miles de residentes que tienen necesidades especiales de viviendas, incluso los

ancianos, los sin hogar y las personas con discapacidades. Muchos residentes se ven obligados a “compartir la habitación” en unidades que son demasiado pequeñas, y la construcción de viviendas para rentar continúa a la zaga de la demanda.

Además existen desafíos nuevos, tales como el aumento de las ejecuciones de hipotecas y la falta de financiación para las viviendas asequibles y a una tasa de mercado. La suba de los precios del combustible, la atención médica y los costos de los alimentos demandan una mayor porción de los ingresos de una familia, con lo cual resulta aún más difícil pagar el costo de una vivienda.

Desde 2003, el poder legislativo del Estado ha aprobado, además, nuevas exigencias para el Elemento de Vivienda, entre ellas:

- La asignación de refugio a los sin hogar “por derecho” en al menos un distrito zonificado en cada comunidad
- La implementación de demostraciones más estrictas que muestren que los sitios para viviendas identificados en el Elemento estén de hecho disponibles para la urbanización
- Un requisito que exige que se aborden las necesidades de las familias con ingresos extremadamente bajos (aquellos que ganan menos del 30% del ingreso mediano del área)
- Zonificación de terrenos para que exista una densidad de al menos 30 unidades por acre, a fin de cubrir las necesidades de vivienda de personas con ingresos bajos y muy bajos del condado.

¿Cuántas Viviendas Necesitamos?

Entre los años 2007 y 2014, el Condado de San Mateo tiene que designar terreno suficiente para la construcción de un total de 1,506 unidades de vivienda que sean asequibles para los niveles de ingresos que se enumeran a continuación.

La ley estatal exige que cada comunidad de California contemple su “porción justa” de las necesidades de viviendas de la región a través del Elemento de Vivienda. La Asociación de los Gobiernos del Área de la Bahía (Association of Bay Area Governments, ABAG) es la entidad responsable de asignar la “porción justa” de este total a los nueve condados y cien ciudades del Área de la Bahía. En el Condado de San Mateo, la ABAG ha delegado esta responsabilidad a una junta de colaboración conformada por el Condado y las veinte ciudades dentro del Condado. Al asignar la porción de viviendas correspondiente a cada jurisdicción, la junta de colaboración evaluó factores tales como el crecimiento del empleo, la capacidad de los servicios de agua y cloacas, la disponibilidad de terrenos, la cercanía al sistema de transporte y la demanda del mercado.

¿Qué Son las Viviendas Asequibles?

Viviendas asequibles hace referencia a las viviendas cuyos ocupantes destinan no más del 30% de sus ingresos al pago de la renta o hipoteca. Las viviendas para rentar asequibles están dirigidas por lo general a familias con ingresos bajos (aquellas que ganan menos del 80% de los ingresos medianos del área), mientras que las viviendas asequibles ocupadas por propietarios están dirigidas a familias con ingresos de bajos a moderados (aquellas que ganan menos

del 120% de los ingresos medianos del área). Sobre la base de las pautas federales para 2009, una familia de cuatro integrantes del Condado de San Mateo que gana \$90,500 o menos se consideraría de ingresos bajos. Los gastos mensuales de la vivienda de \$2,262 o menos se considerarían asequibles para dicha familia.



Instantáneas de los programas actuales de viviendas

El Condado de San Mateo ofrece numerosos programas de viviendas para residentes, incluso programas de hogar compartido, para quienes compran vivienda por primera vez, de desarrollo comunitario, de viviendas asequibles y para reparación de viviendas.

- Asistencia financiera para desarrollos comunitarios asequibles. Los programas de financiación de desarrolllos comunitarios incluyen, entre otros: Programa de Asociación de Inversionistas (Investment Partnerships Program, HOME), Subsidios Globales para el Desarrollo Comunitario (Community Development Block Grant, CDBG) Subsidios para Refugio de Emergencia (Emergency Shelter Grant, ESG).
- Rehabilitación de viviendas existentes. Los programas de rehabilitación de viviendas son programas de préstamos que incluyen el préstamo y la asistencia técnica para clientes de ingresos bajos y muy bajos, a fin de que puedan reparar y

mantener sus hogares. Los propietarios inversionistas que renten viviendas a inquilinos con ingresos bajos y muy bajos también pueden recibir asistencia.

- Programas para quienes compran una vivienda por primera vez. Persmas que compran una vivienda por primera vez reciben asesoramiento y asistencia para comprar una vivienda dentro del Condado de San Mateo.
- Programas de hogar compartido. La HIP Housing es una organización sin fines de lucro que, ayuda a los residentes del condado crear un hogar verdadero, vincula a los proveedores de viviendas con quienes buscan viviendas a fin de pagar la renta, intercambiar servicios en lugar de la renta o una combinación de ambos.

Condado de San Mateo: asignación de necesidades regionales de vivienda 2007-2014

NIVEL DE INGRESOS (HOGAR DE 4)	NÚMERO DE UNIDADES DE VIVIENDA (NECESITADAS) ASIGNADAS
Extremadamente bajo (hasta \$33,950)	172
Muy bajo (hasta \$56,550)	171
Bajo (entre \$56,550 y \$90,500)	247
Moderado (entre \$90,500 y \$116,160)	291
Por encima del nivel moderado (superior a \$116,160)	625
Total	1,506

OTROS RECURSOS:

Sitio en Internet sobre la Actualización del Elemento de Vivienda del Condado de San Mateo: www.co.sanmateo.ca.us/planning/housingelementupdate

Departamento de la Vivienda (Housing Department) del Condado de San Mateo: <http://www.co.sanmateo.ca.us/portal/site/housingdepartment>

Departamento de Viviendas y Desarrollo de la Comunidad (Department of Housing and Community Development) de California: <http://www.hcd.ca.gov/>

