DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
651 Bannon Street, Suite 400
Sacramento, CA 95811
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

June 1, 2026

Zachary Dahl, Director
Community Development Department
City of San Mateo
330 West 20th Avenue
San Mateo, CA 94403

Dear Zachary Dahl:

RE: City of San Mateo's 6th Cycle (2023-2031) Adopted Amendment to the Housing Element

Thank you for submitting the City of San Mateo's Adopted Housing Element that was received for review on April 7, 2026 and adopted on February 23, 2026 (Resolution Number 13 (2026)). Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review.

On July 23, 2024, HCD found the City's housing element in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq) and as of this writing, the City continues to substantially comply with State Housing Element Law. This adopted amendment does not impact HCD's July 23, 2024 finding of substantial compliance and was found to be substantially the same as the draft amendment reviewed by HCD on December 18, 2025. As a result, the adopted housing element with its amendments continue to meet the requirements of State Housing Element Law. This finding of substantial compliance has remained unchanged since HCD's July 23, 2024 review.

In addition, the City must continue timely and effective implementation of all programs including but not limited to the following:

- Program H1.1 (Monitoring)
- Program H1.2 (Public Funding)
- Program H1.3 (Increase Affordable Housing Production)
- Program H1.4 (Accessory Dwelling Unit (ADU))
- Program H1.5 (Encourage Family Housing)
- Program H1.6 (Streamline Housing Application Review)
- Program H1.7 (Update Zoning Code)
- Program H1.8 (Objective Design Standards)

- Program H1.9 (Minimum Density for Mixed-Use Projects)
- Program H1.10 (By-Right for Prior Housing Sites)
- Program H1.12 (Missing Middle Housing)
- Program H1.13 (Special Needs Group Housing)
- Program H1.14 (Supportive Housing)
- Program H1.15 (Mobile Homes)
- Program H1.16 (Farmworker Housing)
- Program H1.17 (Fee Review)
- Program H1.20 (General Plan Update)
- Program H2.2 (Retention of Existing Lower Income Units)
- Program H2.4 (Capital Improvements in Lower-Resourced Neighborhoods)
- Program H3.1 (Prevent Homelessness)
- Program H3.4 (Expand Tenant Protections)
- Program H3.7 (Opportunities for Expanding Homeless Shelters)
- Program H4.5 (Outreach to Sites Inventory Property Owners)
- Goal H-5: Affirmatively Furthering Fair Housing (AFFH) Implementation Plan

The City must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide technical assistance. For information, please see the Technical Advisories issued by the Governor's Office of Land Use and Climate Innovation at: https://www.lci.ca.gov/planning/general-plan/guidelines.html.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City continues to meet housing element requirements for these and other funding sources.

HCD applauds the City's leadership and significant effort to promote housing opportunities, including recent approval of Measure T and added residential capacity for approximately 20,000 units and significant uptick in developments with over 6,500 units seeking entitlement. HCD wishes the City success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code section 65400. If HCD can provide technical assistance in implementing the housing element, please contact Anthony Errichetto, of our staff, at Anthony.Errichetto@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager