

Community Resources Commission

September 29, 2021



Agenda

- 2021- 2022 Community Needs Hearing
- Housing Element Needs Hearing



Purpose

- We want to hear from you!
- How can we identify the needs of our community?
 - For our lower income residents
 - For our differently abled community members?
 - For those who have experienced disadvantages in their lives?
- General Plan: Housing Element
- CDBG Annual Plan



WHERE DO WE GET THE MONEY?

HOW DO WE SPEND IT?

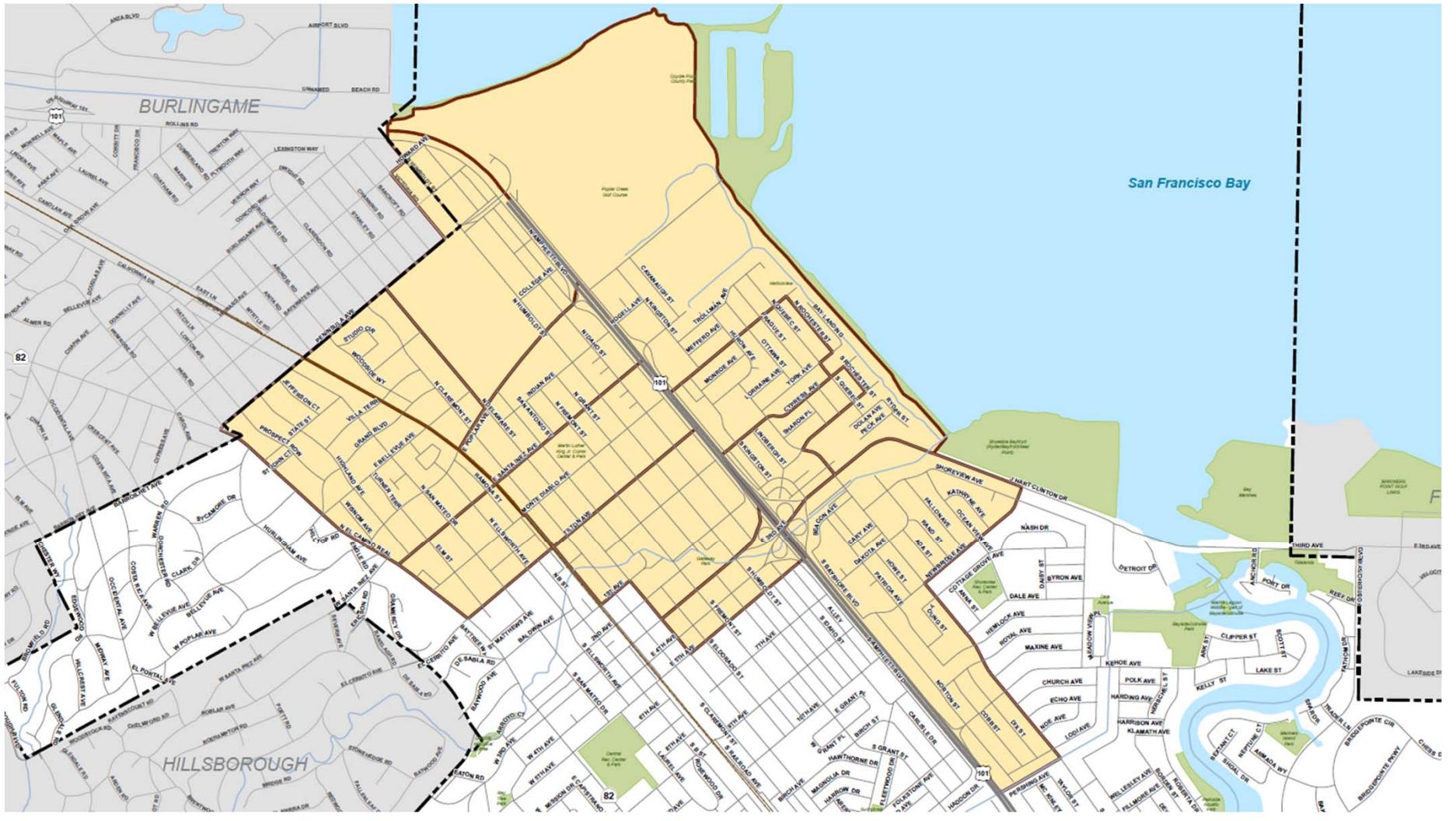
Community Development Block Grant (CDBG)

- City of San Mateo receives annual entitlement grant
- Funds used for public services, capital projects, and housing in San Mateo's most vulnerable neighborhoods

Housing Funds

- Loan repayments from prior programs
- General Fund – housing set-aside
- Commercial Linkage Fee





Funding Categories



Community Development

Funding for capital projects



Public Services

Funding for non-profit service organizations

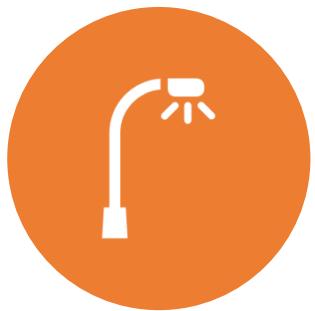


Housing

Funding for construction, repair, and/or preservation of affordable housing



Community Development Activities



**Street and Sidewalk
Improvements**



**Community Facilities
Repairs**



Park Improvements



Public Services

Basic Human Needs

- Including, but not limited to, access to food, shelter, and clothing, legal services, and workforce development

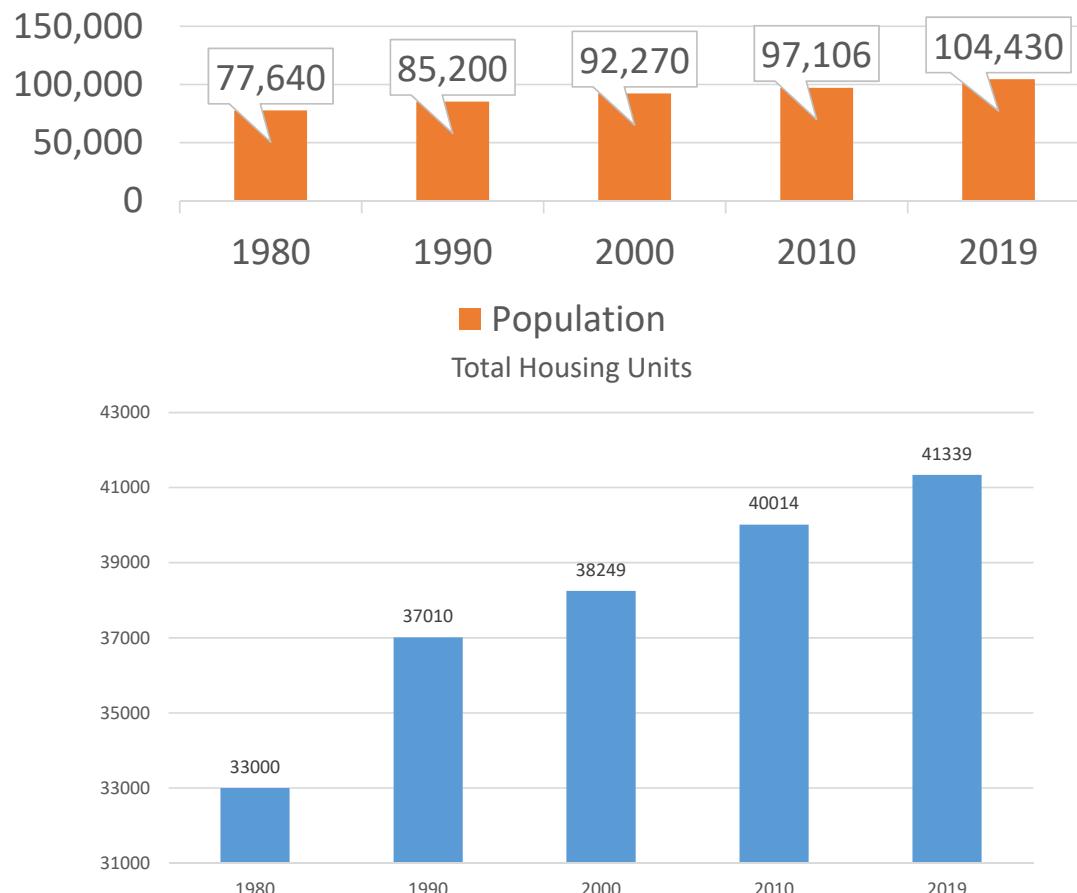
Senior Services

Youth Services

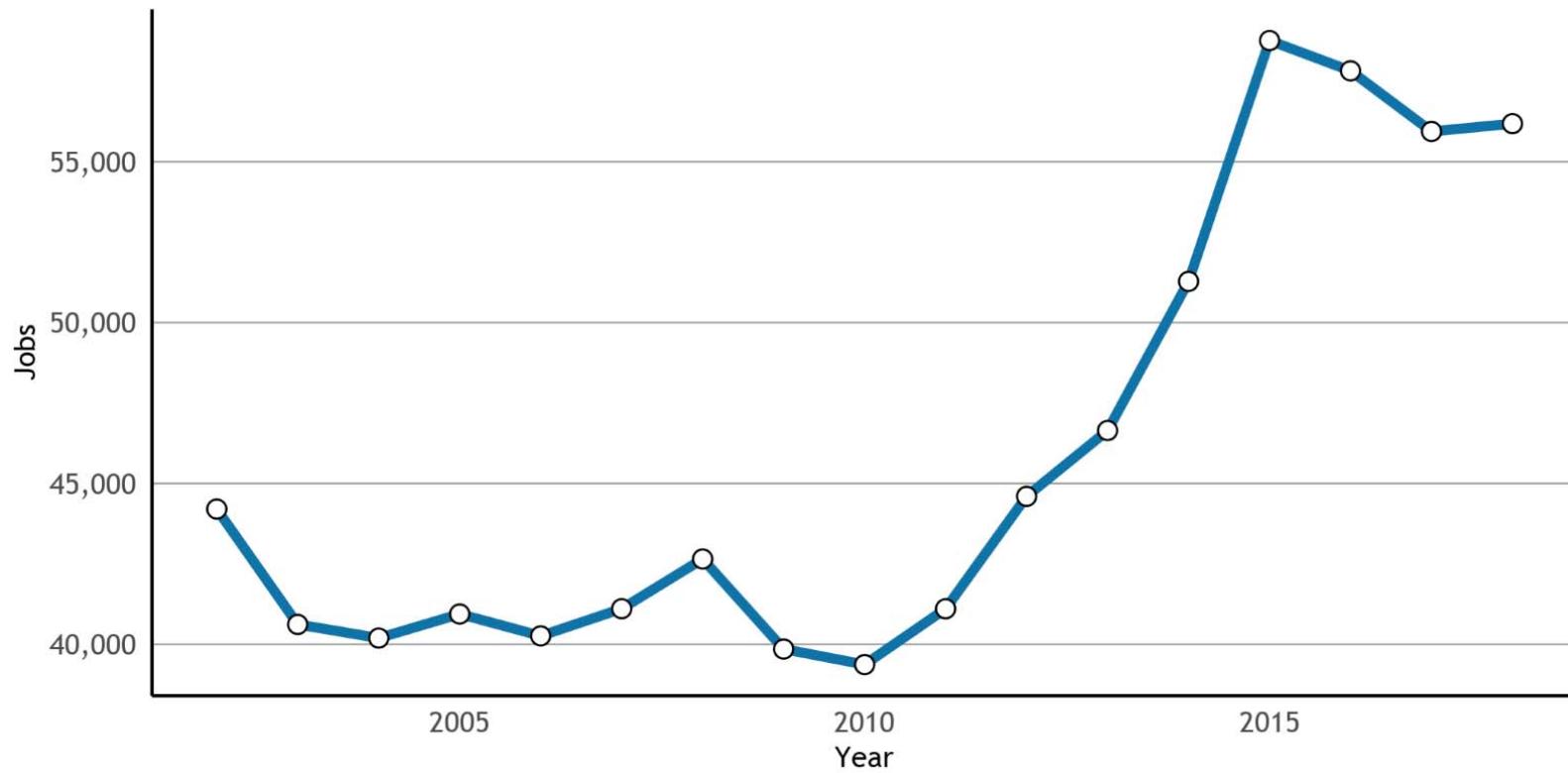
Housing Services



Housing and Population Trends

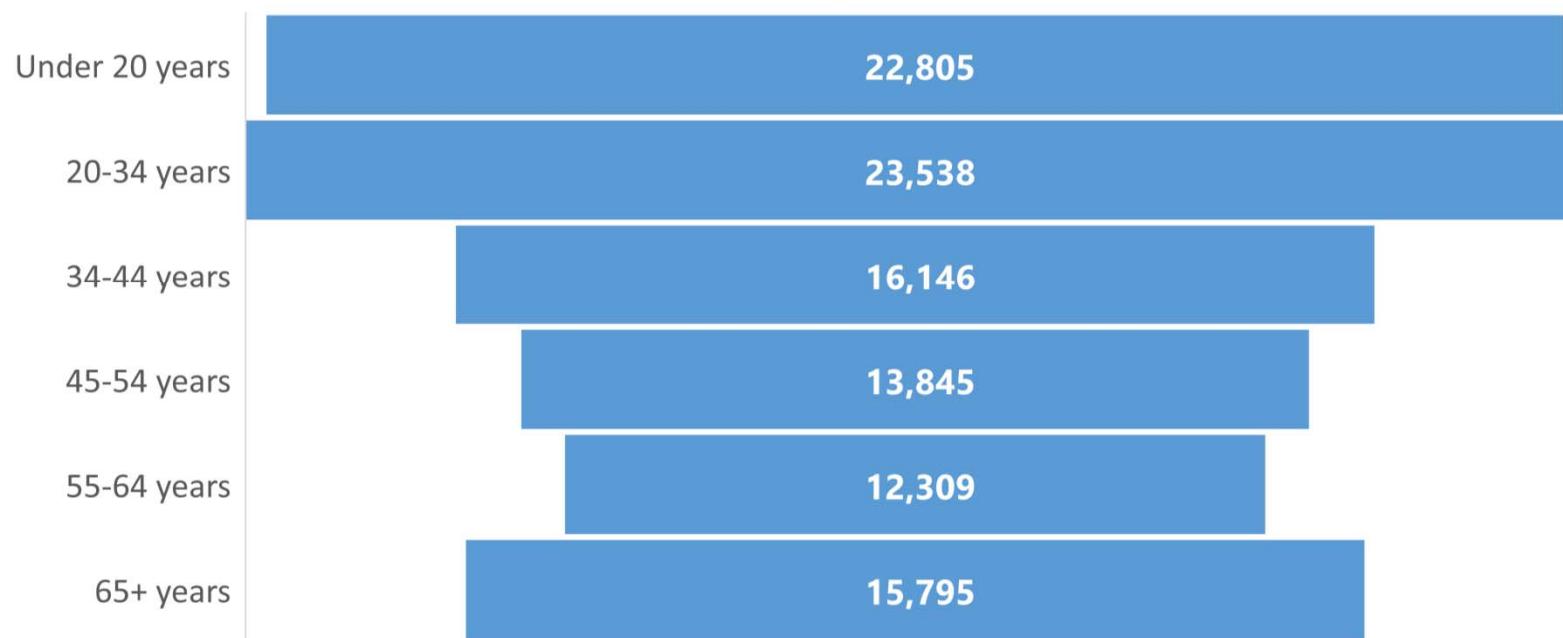


Jobs in San Mateo

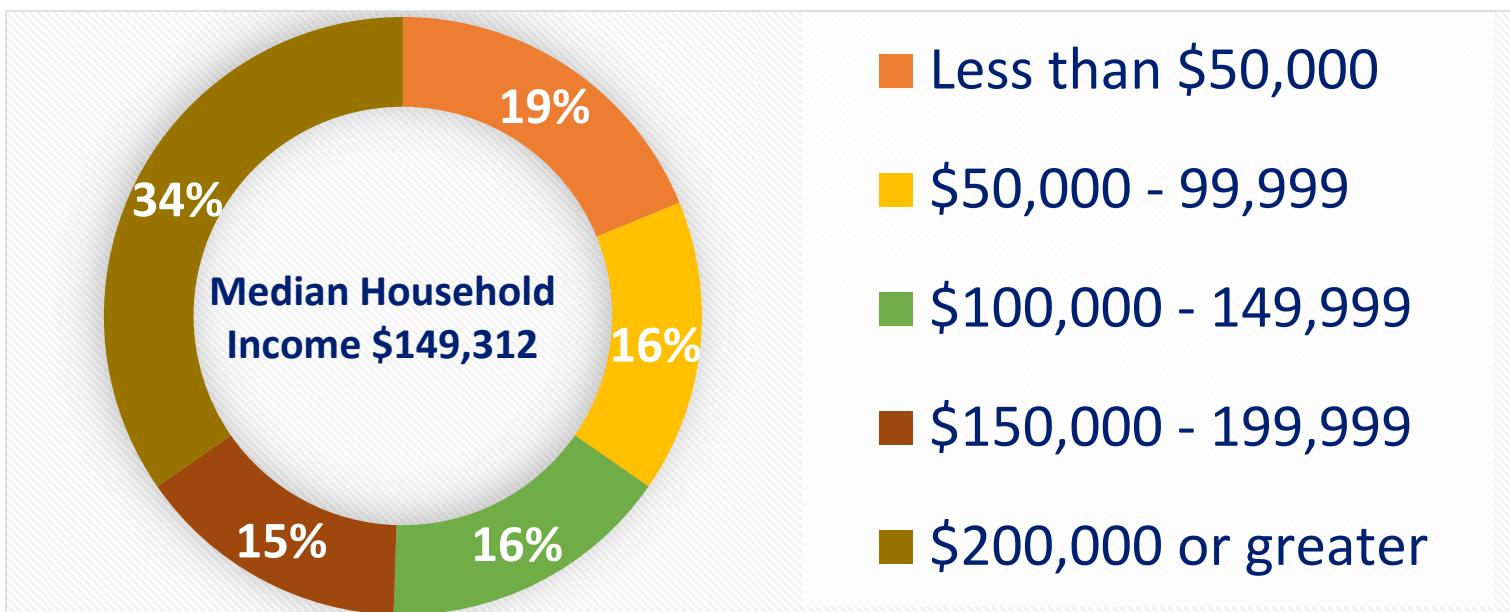


Age Demographics

Median Age 37.2



Income



Source: 2019 American Community Survey 5-Year Estimates





Median Home Price

- \$1.63 million
- Down payment (20%): \$326,000
- Mortgage payment: ~\$6,200

(Source: [Trulia.com](https://www.trulia.com), September 21, 2021)

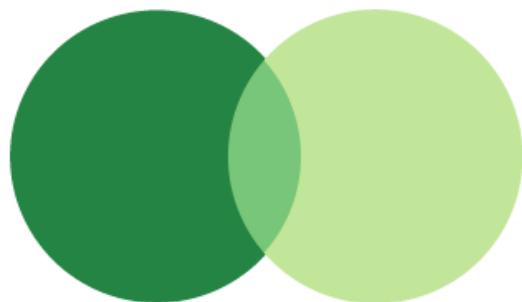
Median Asking Rents

- 1 Bedroom: \$2,315
- 2 Bedroom: \$3,195
- 3 Bedroom: \$4,400

(Source: [Zumper.com](https://www.zumper.com), September 21, 2021)

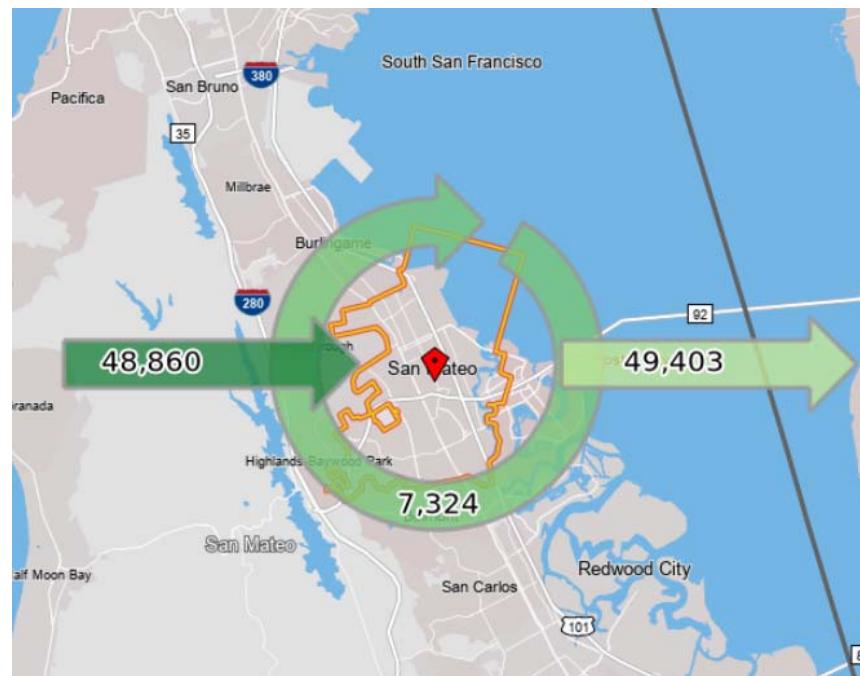


City of San Mateo: Where People Live vs. Work



- 48,860 – work in San Mateo, live outside
- 49,403 – live in San Mateo, work outside
- 7,324 – live and work in San Mateo

(Inflow/Outflow Job Counts in 2018)



Source: [U.S. Census Bureau, OnTheMap Application](#) and LEHD Origin-Destination Employment Statistics

Let's Talk Housing SAN MATEO COUNTY



Housing Issues

- Housing at various sizes and types (single-family, multifamily, ADUs)
- Housing affordability (paying no more than 30% of income for housing)
- Displacement (lower-income households pushed out by rising costs)
- Connection to employment and community resources
- For individuals with special needs (typically extremely low income)
 - Physical disabilities
 - Intellectual disabilities



Housing Element

- Part of General Plan that is being updated concurrently
- Only chapter of the General Plan that must be approved by the State
- Occurs in 8-year Cycles; 2023-2031
- Affordability Range – plan for all economic segments
- Regional Housing Needs Allocation (RHNA) - assigned number of units to plan for
- Site Inventory – locations for opportunities for development to meet RHNA



GENERAL PLAN



Elements

Land Use	Circulation
Housing	Urban Design
Conservation / Open Space / Parks & Rec	
Safety	Noise

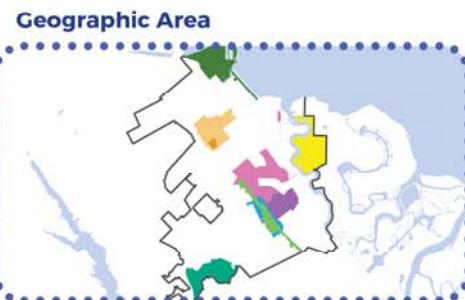
Values



The General Plan guides future growth and development. It includes eight elements as well as a Vision Statement and values that express the community's vision for the future.

IMPLEMENTATION

SPECIFIC PLANS



Intensity



Design Guidelines



A Specific Plan is a customized plan that describes policies and regulations for specific geographic areas of the city.

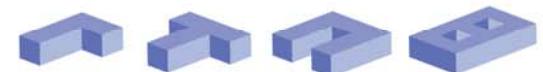
To learn more about the General Plan Update, visit www.StriveSanMateo.org.

ZONING CODE

Building Type



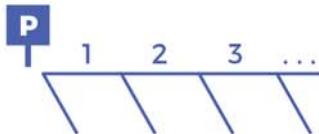
Building Form



Use Type



Parking Requirements



The Zoning Code is the primary tool for implementing the General Plan and the Specific Plans. It regulates development citywide and establishes specific rules.

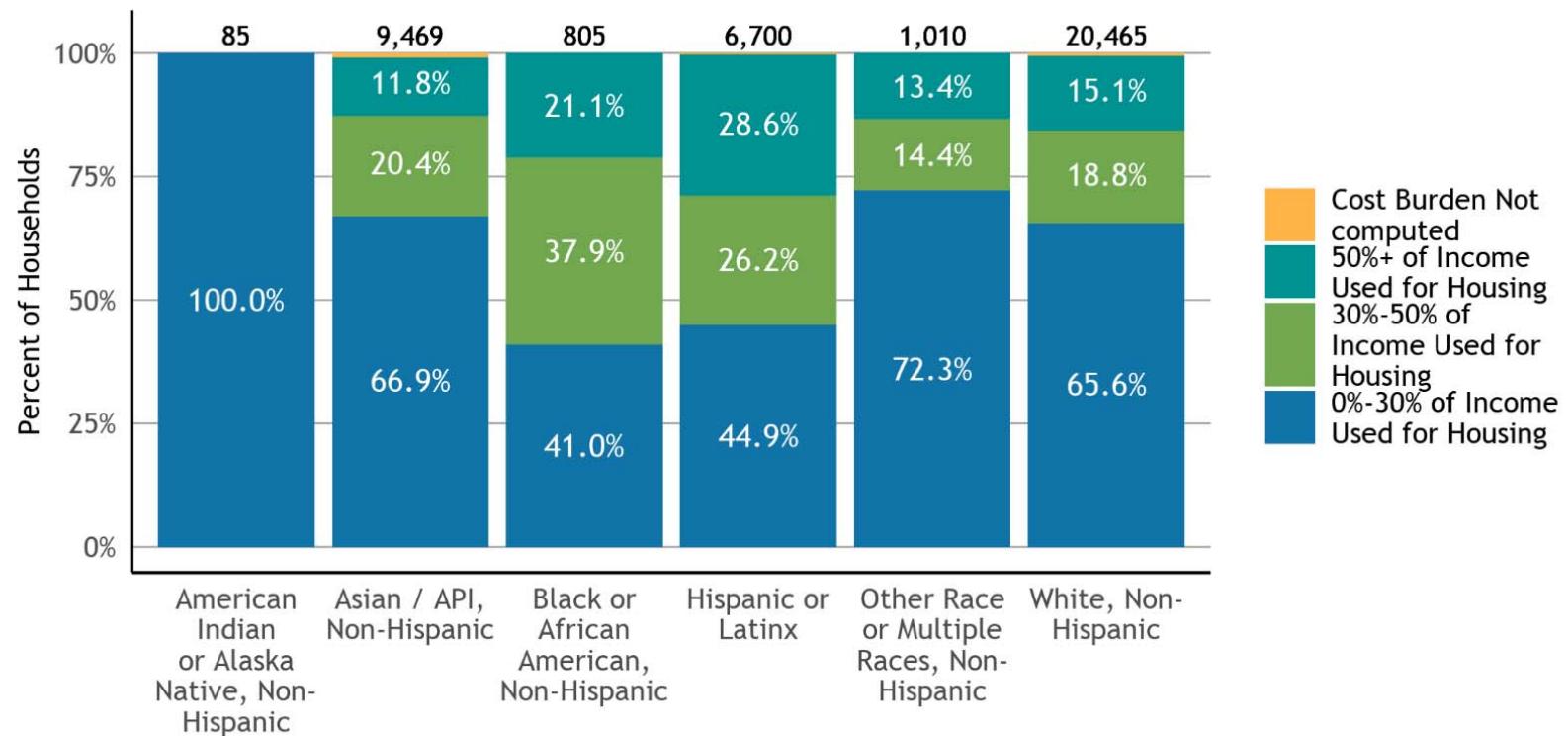


Affirmatively Furthering Fair Housing

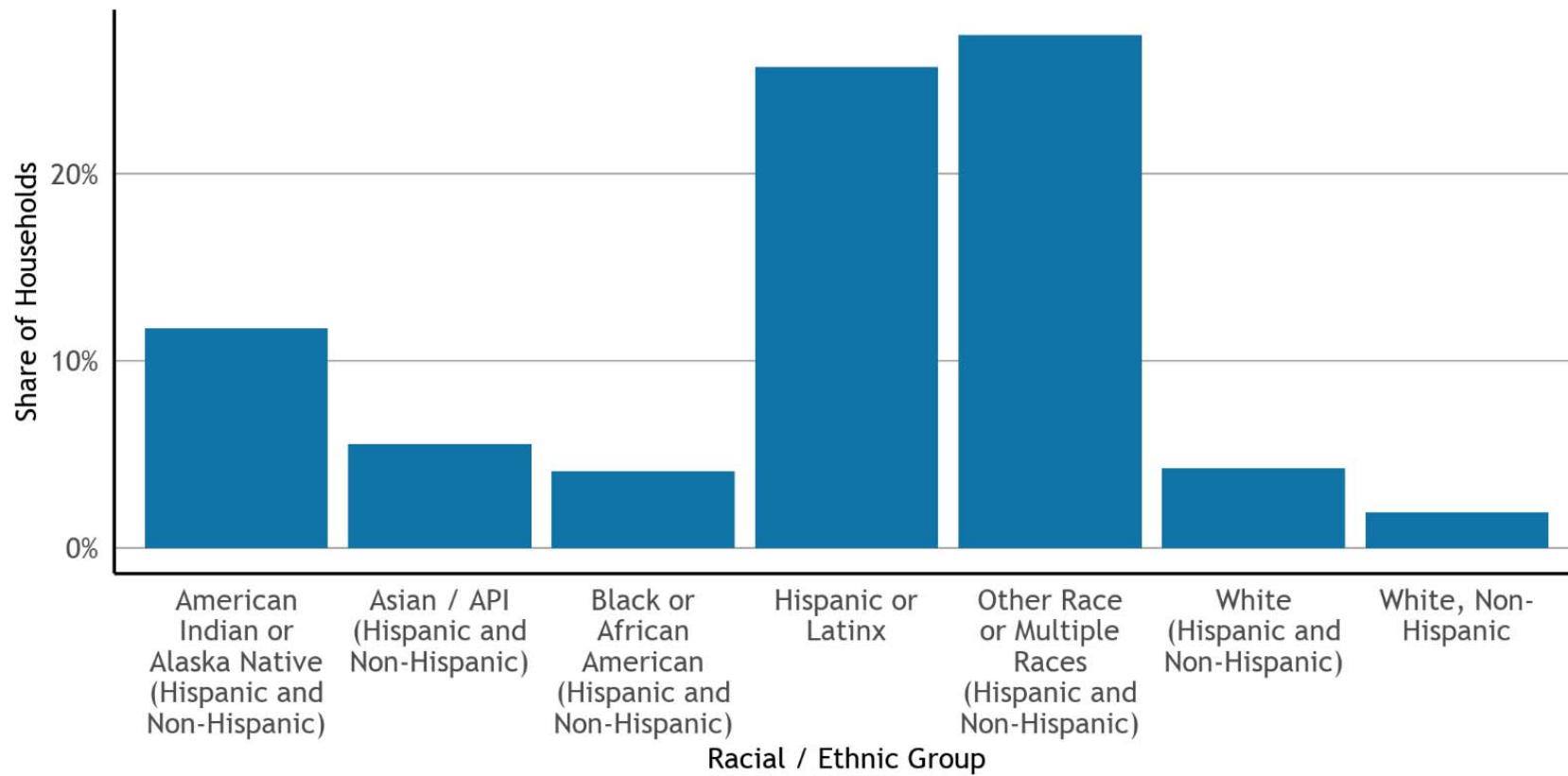
- New requirement for the Housing Element (AB 686)
 - Combat discrimination
 - Foster inclusive communities
- Address disproportionate housing needs
- Reduce concentrations of poverty
- Equity in outreach as well as actions



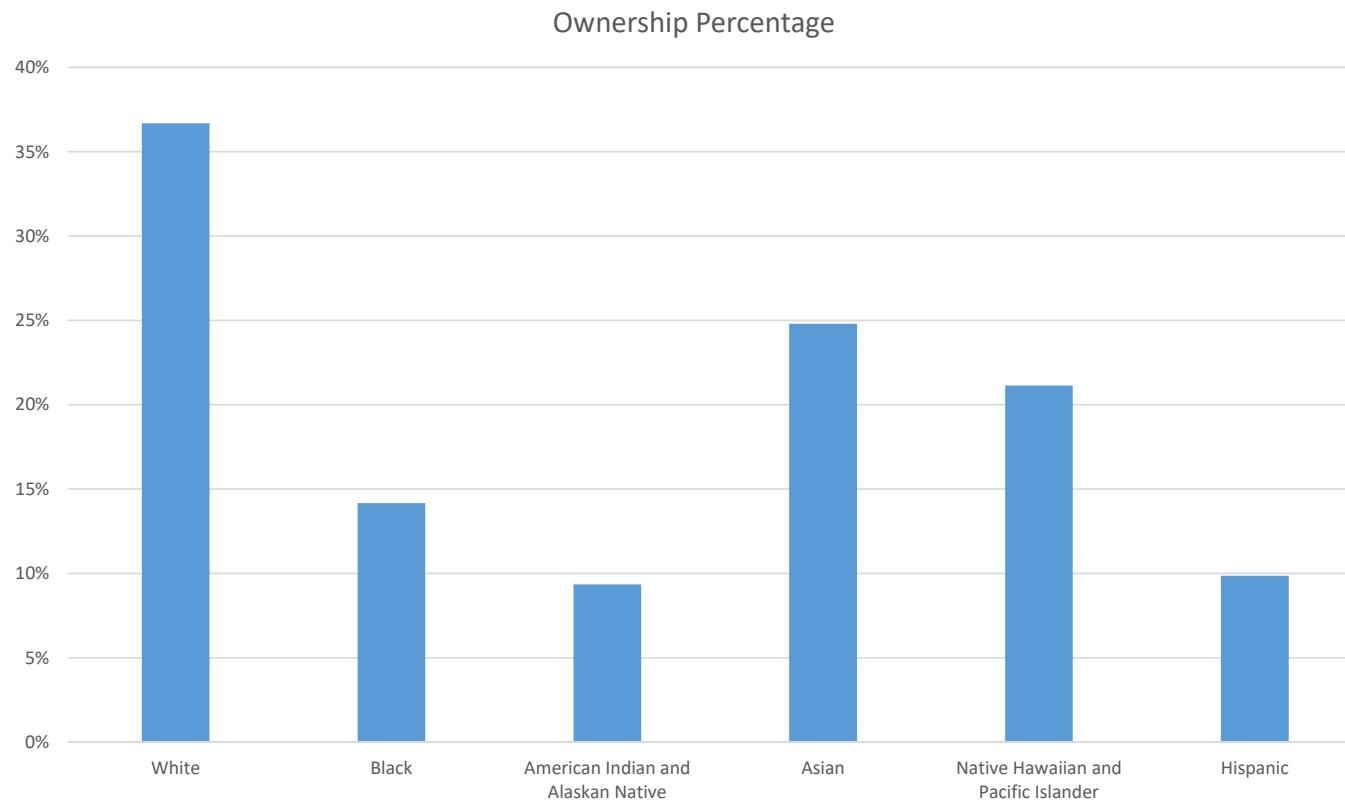
Cost Burdened Households by Race



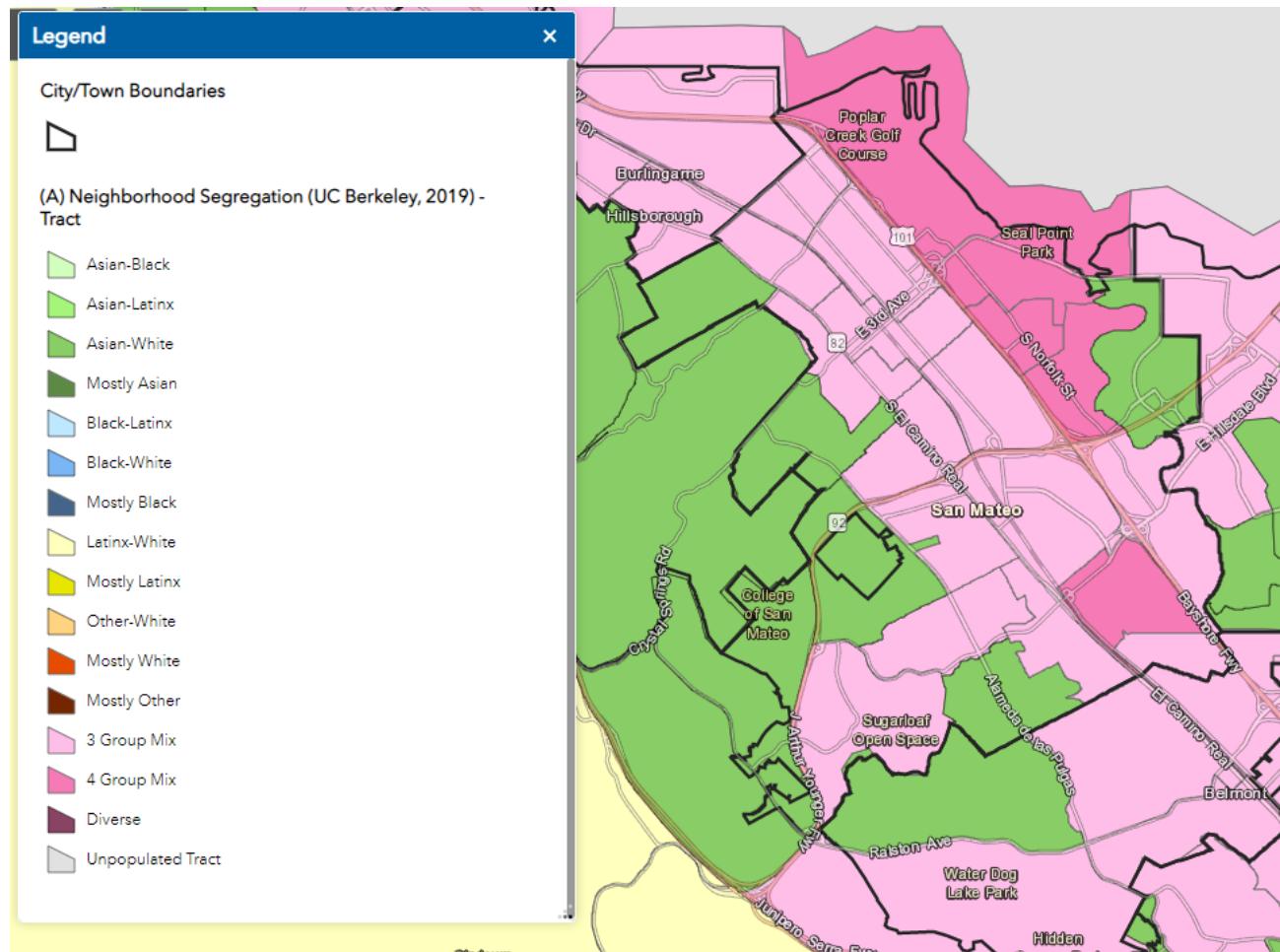
Overcrowding and Race



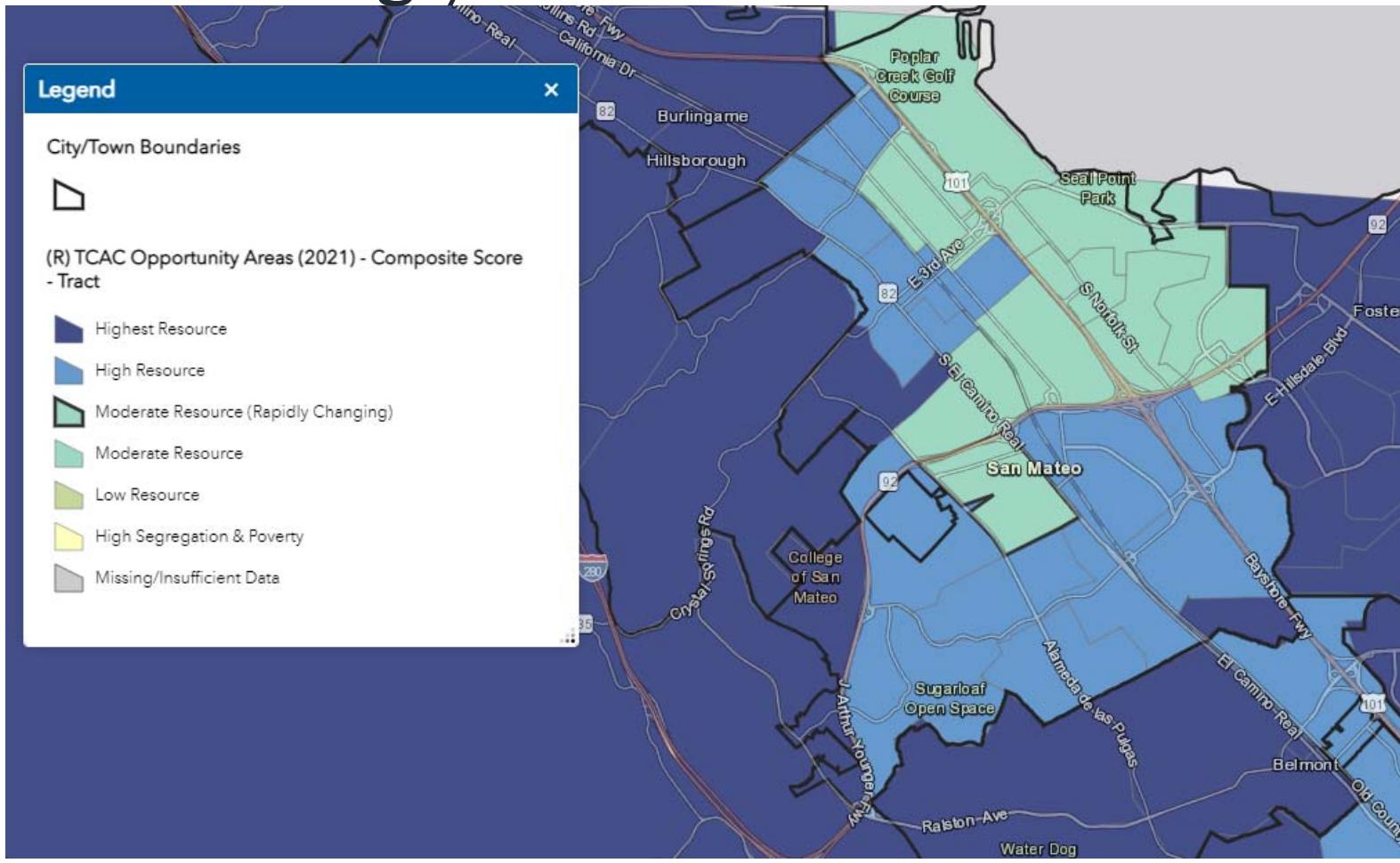
Homeownership and Race



Neighborhood Segregation



High/Low Resource Areas

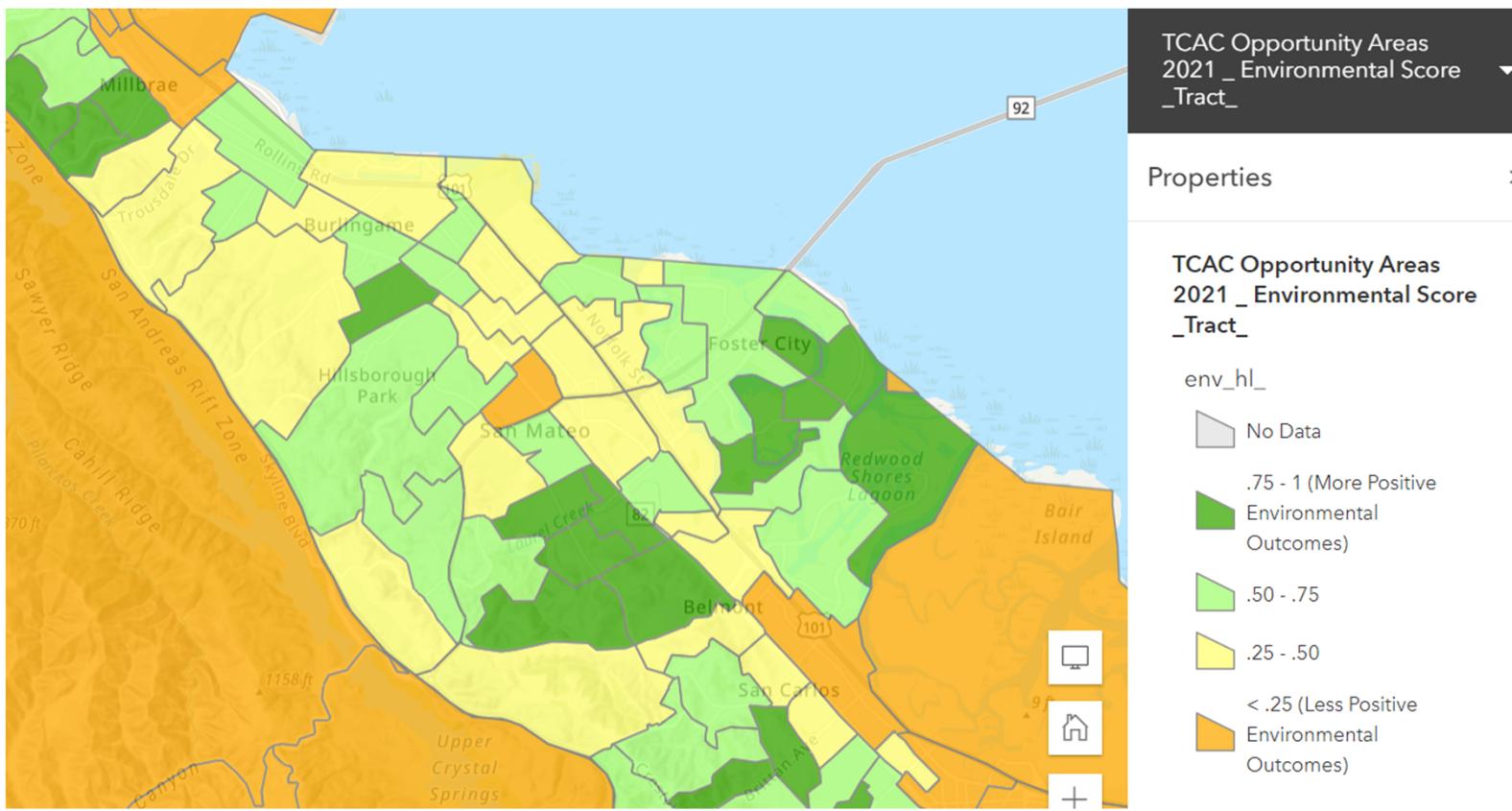


Environmental Justice

- Ensure protection of environmental and human health across all protected classes
- Actions taken by the Housing Element should not create disproportionately adverse health/environmental effects against:
 - Low income neighborhoods
 - Ethnic minority communities



Environmental Score



Our Process



Each **General Plan Meeting Series** will include some combination of community workshops and events, General Plan Subcommittee meetings, Planning Commission study sessions, and City Council direction.



Housing Element Outreach includes stakeholder meetings, community meetings, Planning Commission hearings, and City Council hearings.



Let's Talk Housing SAN MATEO COUNTY

Let's Hear From You!

- How is housing affecting you?
- How does it affect the people you care about?
 - Your clients?
- What are the most important housing needs that you see?
- Tell us about other needs besides housing as well





COMMISSION ACTIONS

- CDBG
 - Adopt the Public service priorities
 - Basic Human Needs
 - Senior Services
 - Youth Services
 - Housing Services
 - Provide comment on Community development priorities
- Housing Element
 - Provide comment on Housing priority needs

Next Events

- Housing Programs and Policies Workshop: November 2, 2021
- Countywide Housing Topics Workshop:
<http://www.21elements.com/meetings>
- Online Survey available – Mid October
- Want to have your own conversations? Let us know about your upcoming events or meetings – we can help!



Contact Us

Stay in touch with us:

- Website:
<https://www.cityofsanmateo.org/HousingElement2023>
 - Sign up for Housing Programs & Policy Updates
- 650-522-7220
- housing@cityofsanmateo.org

