

# 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?

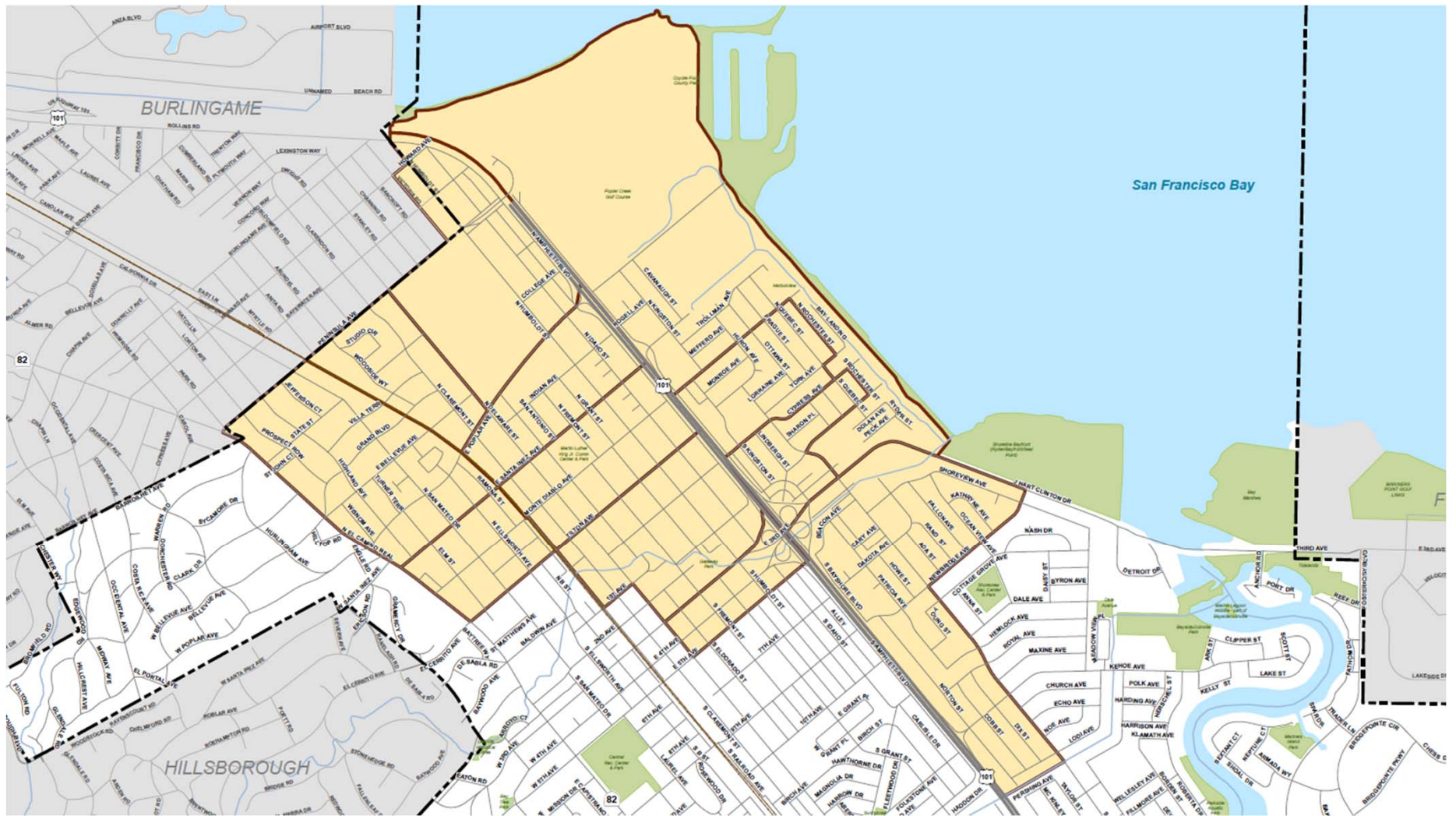
## Community Development Block Grant (CDBG)

- 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*

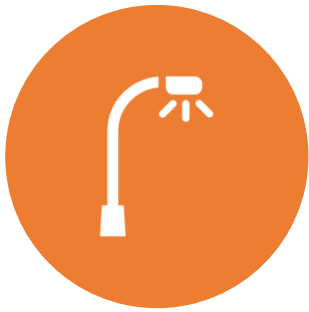


## Housing

*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

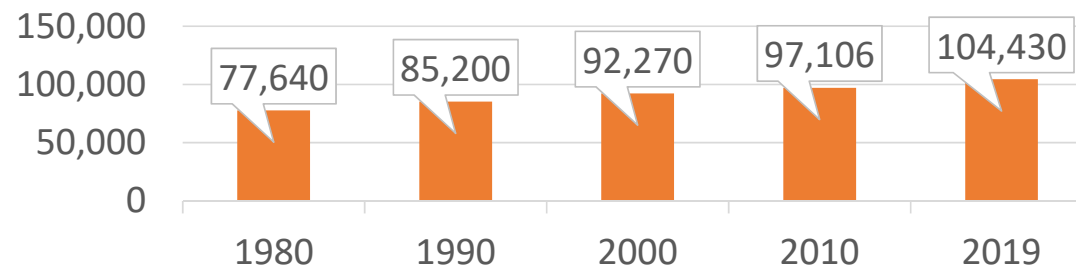
## Senior Services

## Youth Services

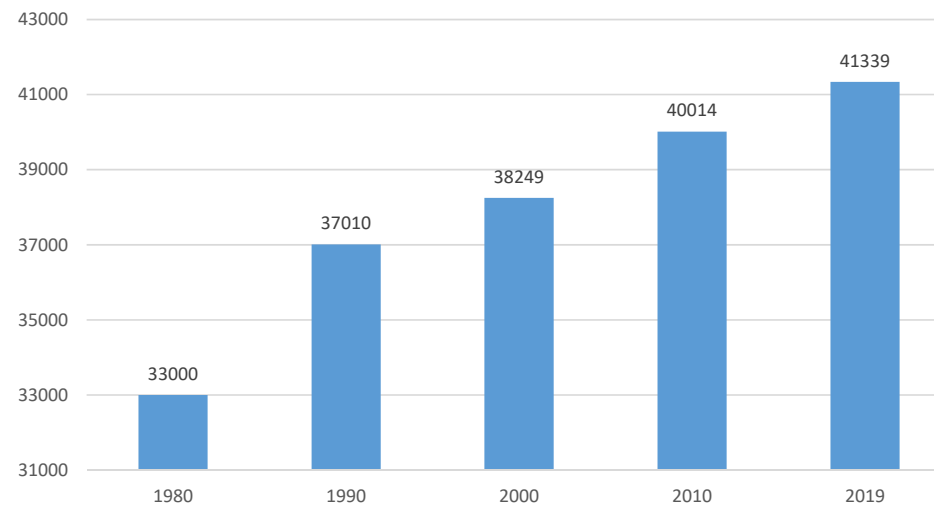
## Housing Services



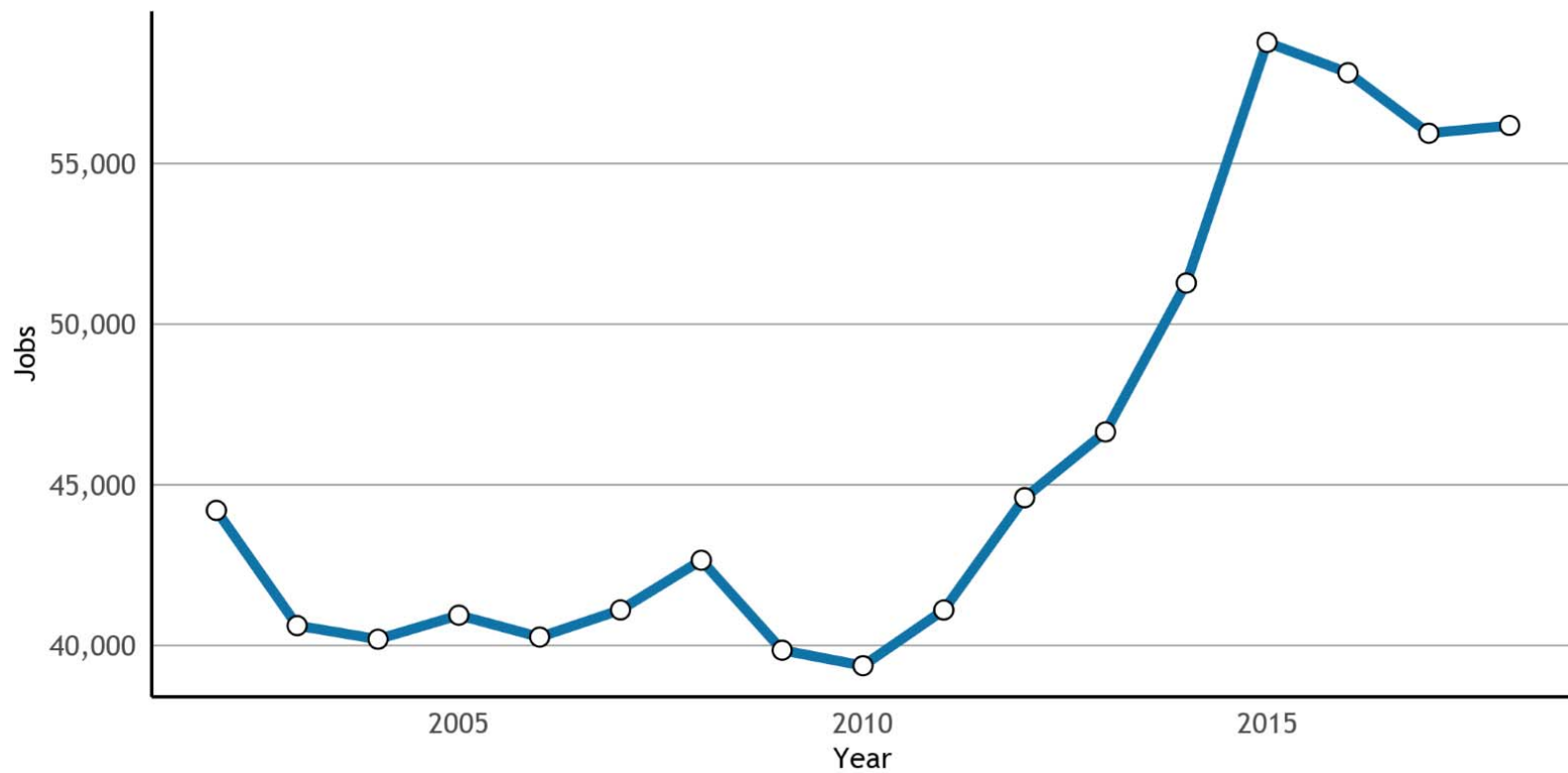
# Housing and Population Trends



Population  
Total Housing Units

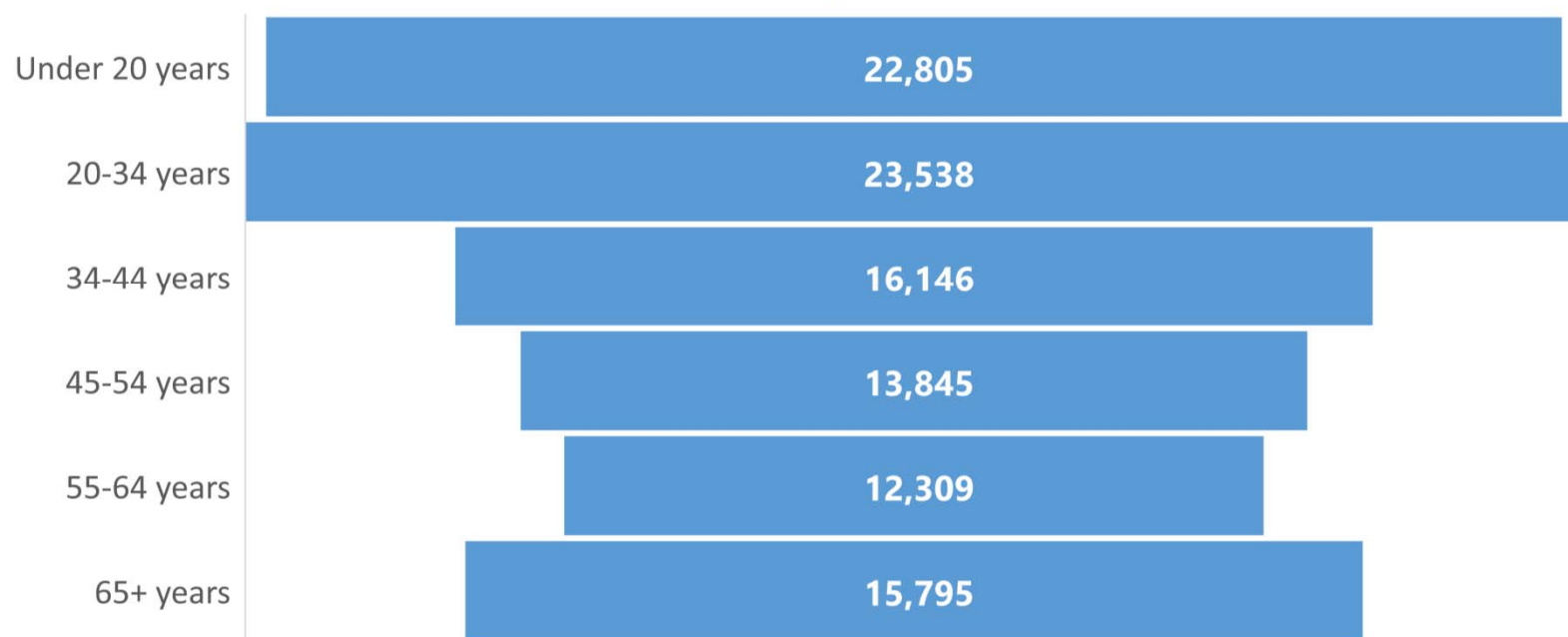


# Jobs in San Mateo

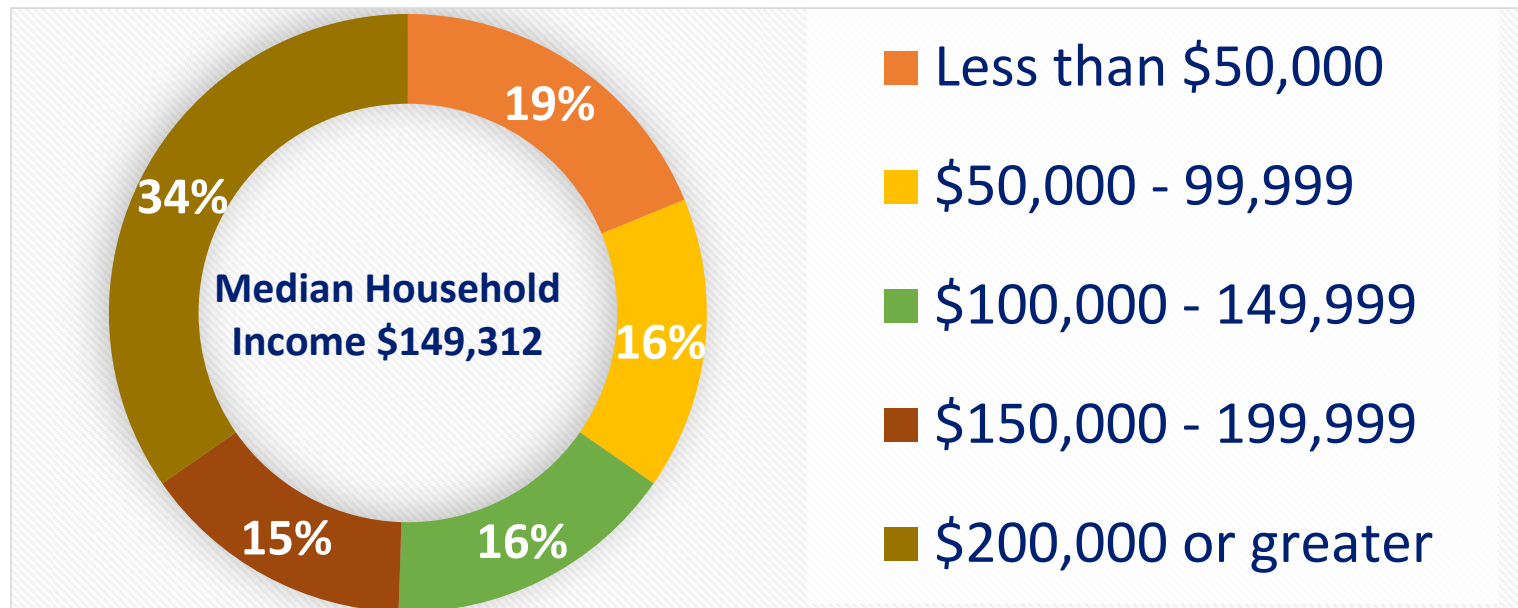


# Age Demographics

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)

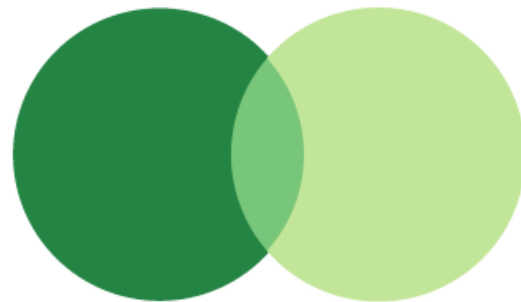
## Median Asking Rents

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

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

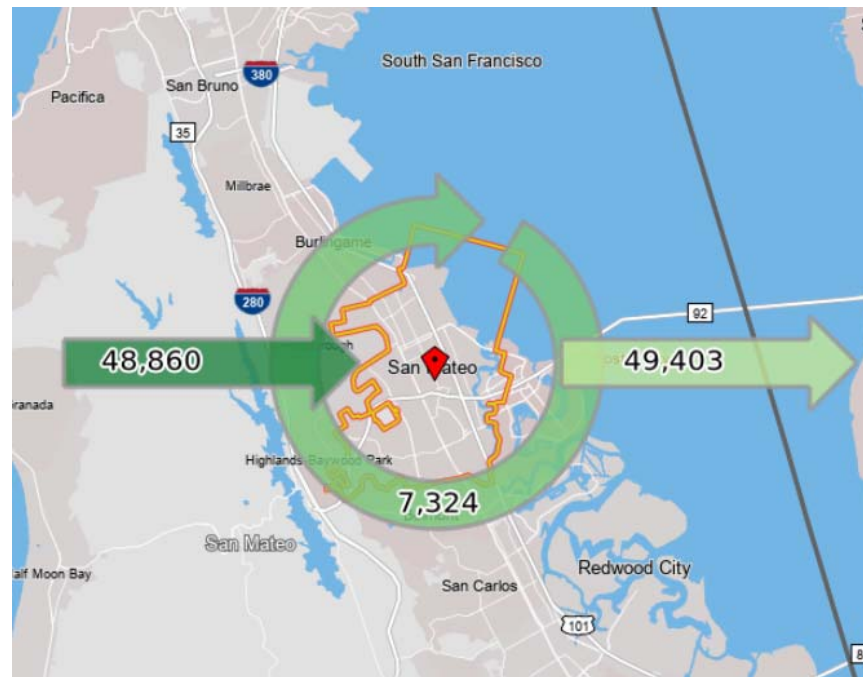


# City of San Mateo: Where People Live vs. Work



- 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



# 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



Diversity



Balance



Inclusivity



Prosperity



Resiliency

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

### Geographic Area



### Intensity



### Design Guidelines



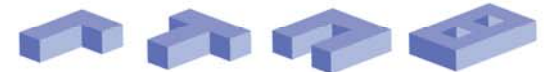
A Specific Plan is a customized plan that describes policies and regulations for specific geographic areas of the city.

## ZONING CODE

### Building Type



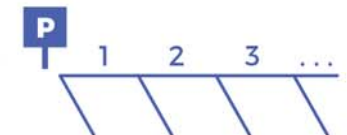
### Building Form



### 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.

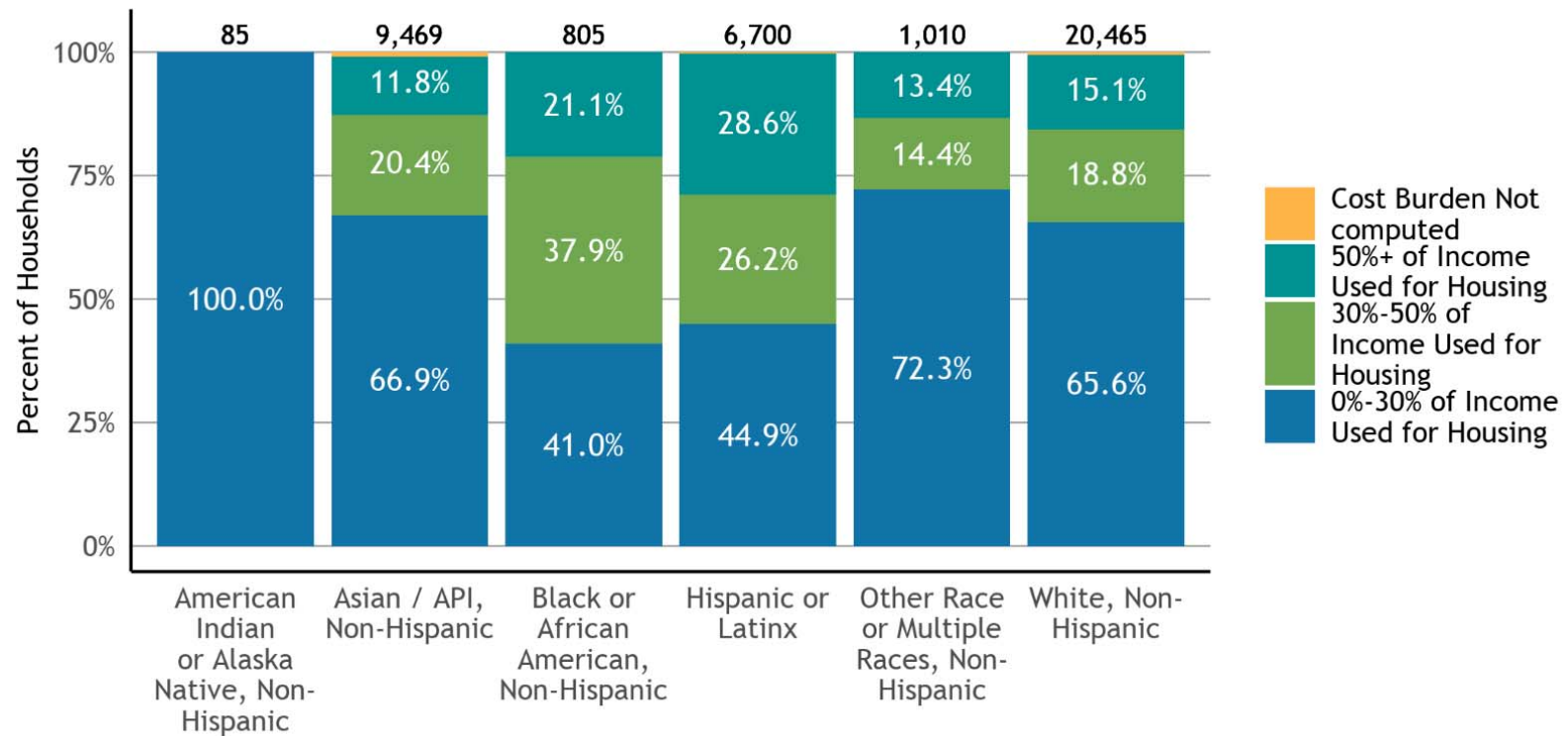
To learn more about the General Plan Update, visit [www.StriveSanMateo.org](http://www.StriveSanMateo.org).

# Affirmatively Furthering Fair Housing

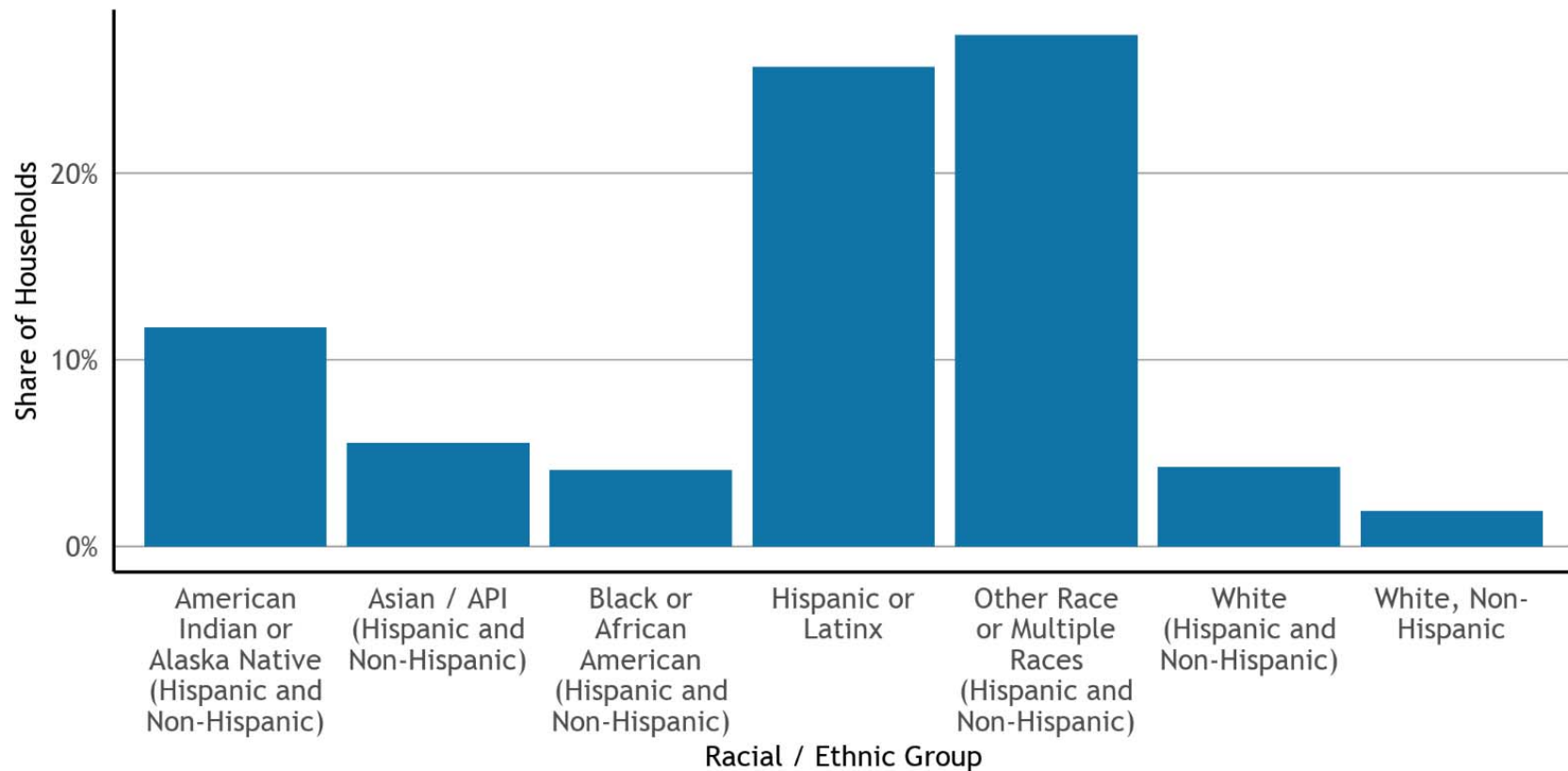
- New requirement for the Housing Element (AB 686)
  - Combat discrimination
  - Foster inclusive communities
- Address disproportionate housing needs
- Reduce concentrations of poverty
- Equity in outreach as well as actions



# Cost Burdened Households by Race

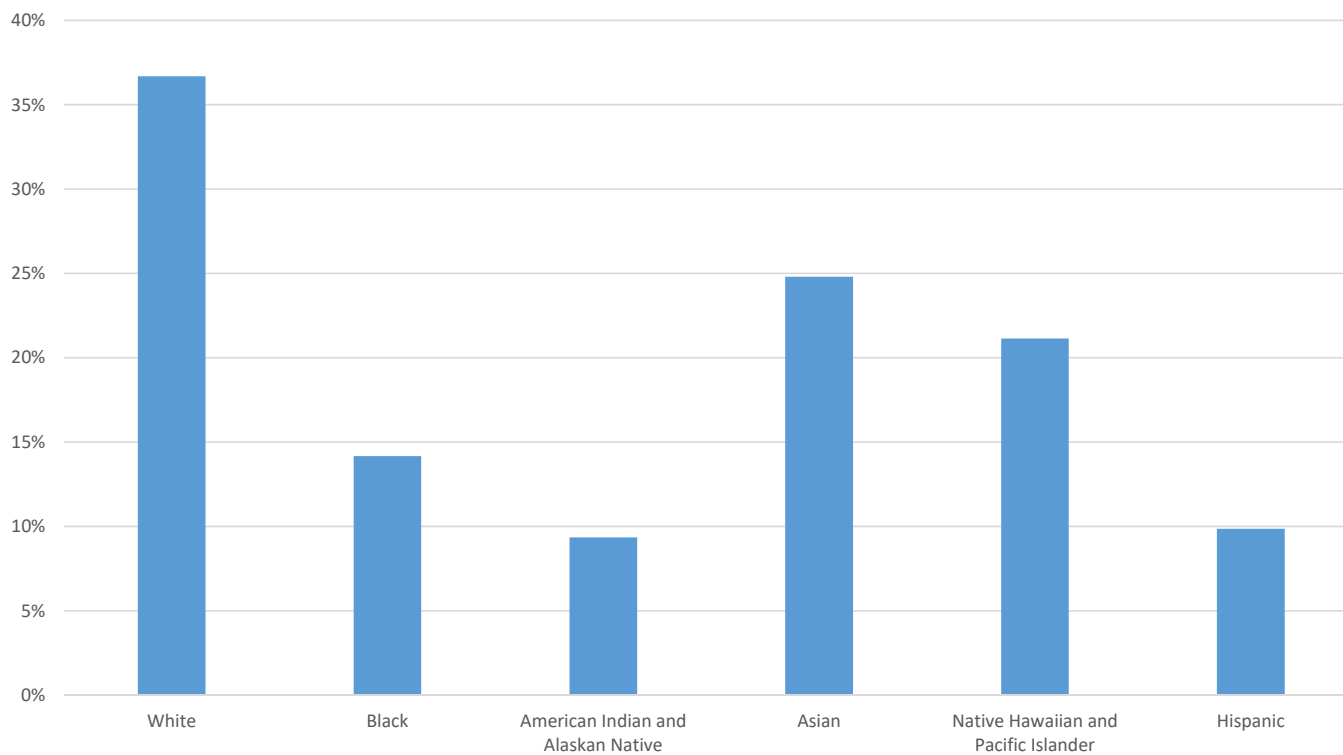


# Overcrowding and Race

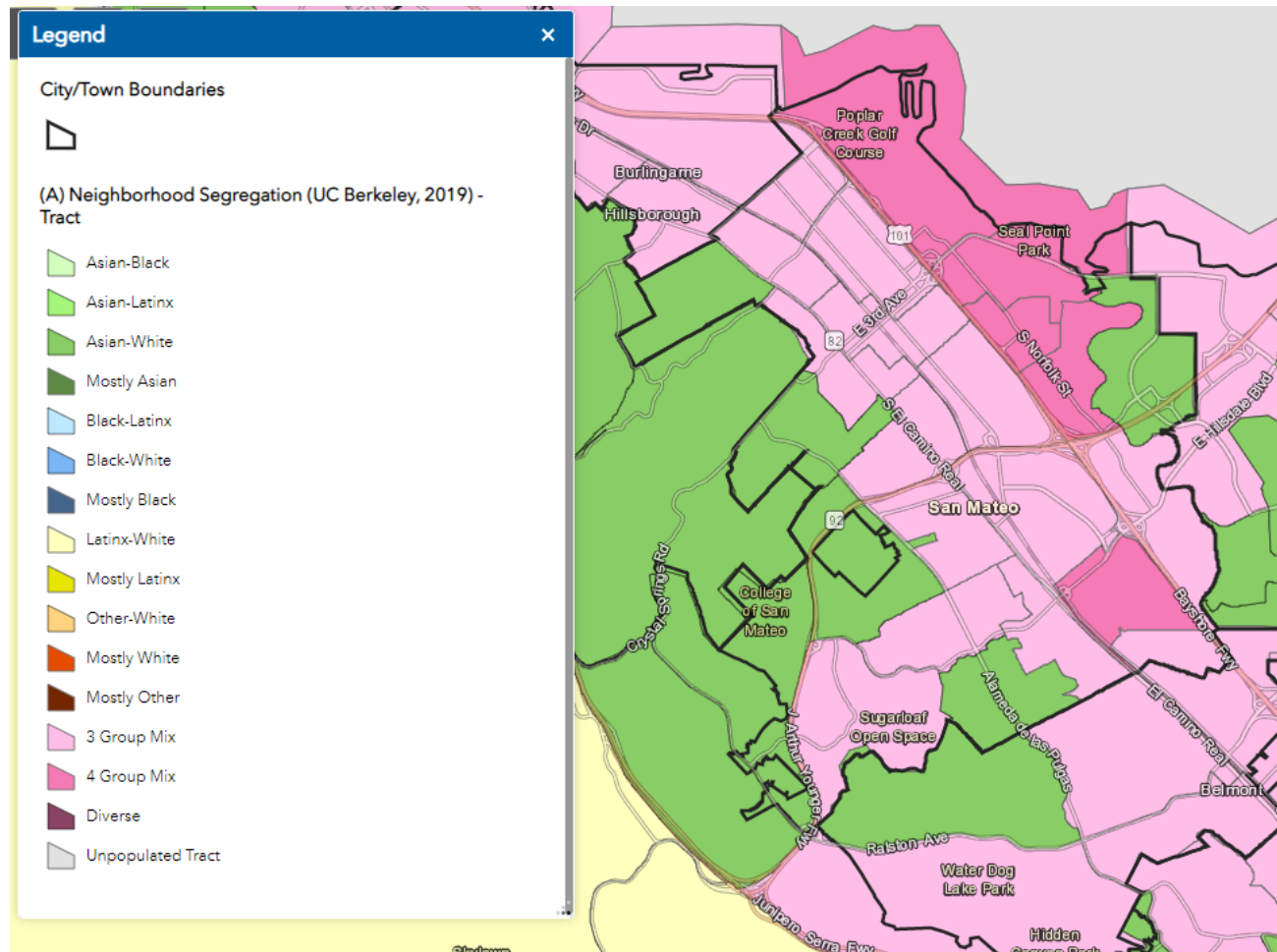


# Homeownership and Race

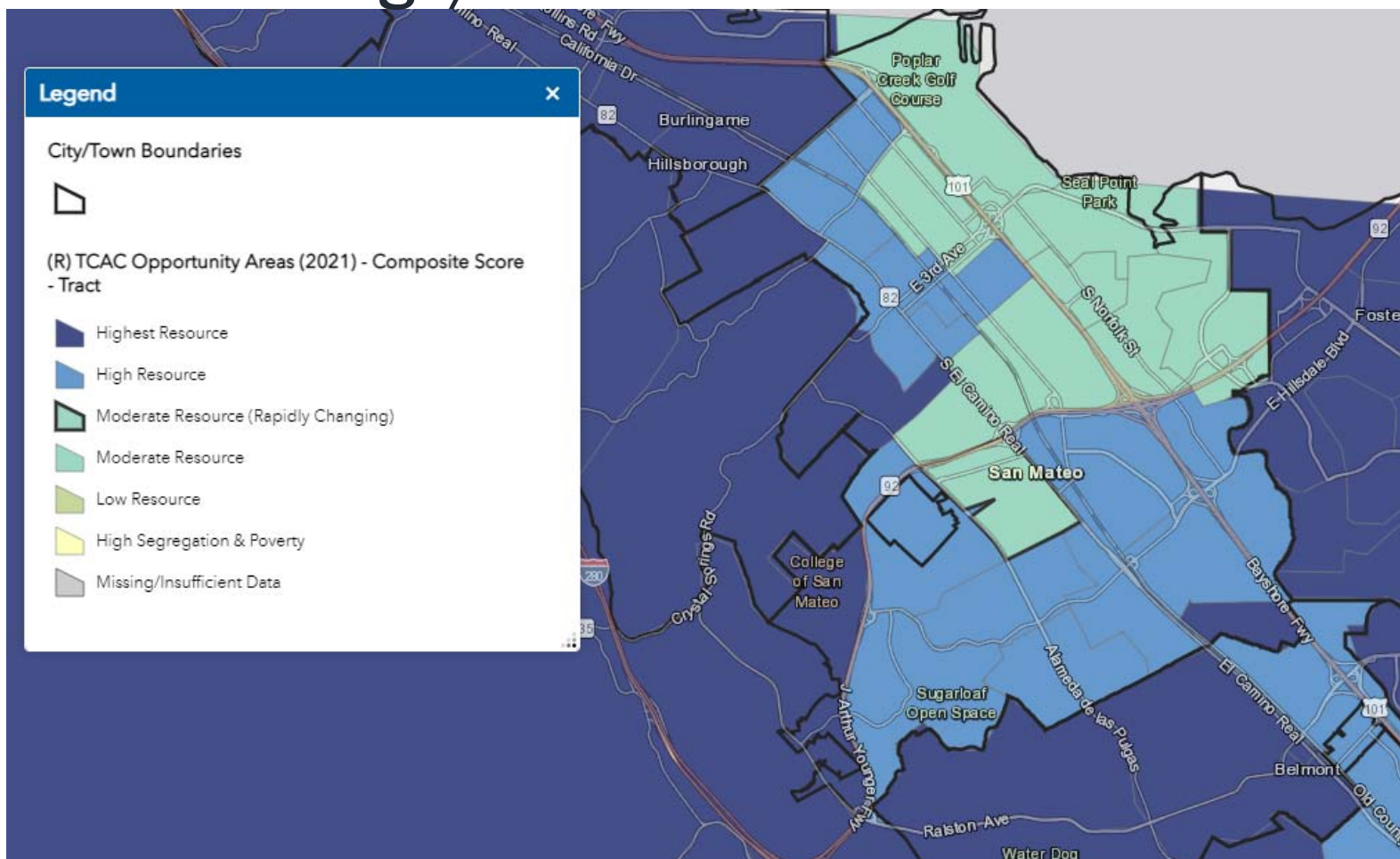
Ownership Percentage



# Neighborhood Segregation



# High/Low Resource Areas

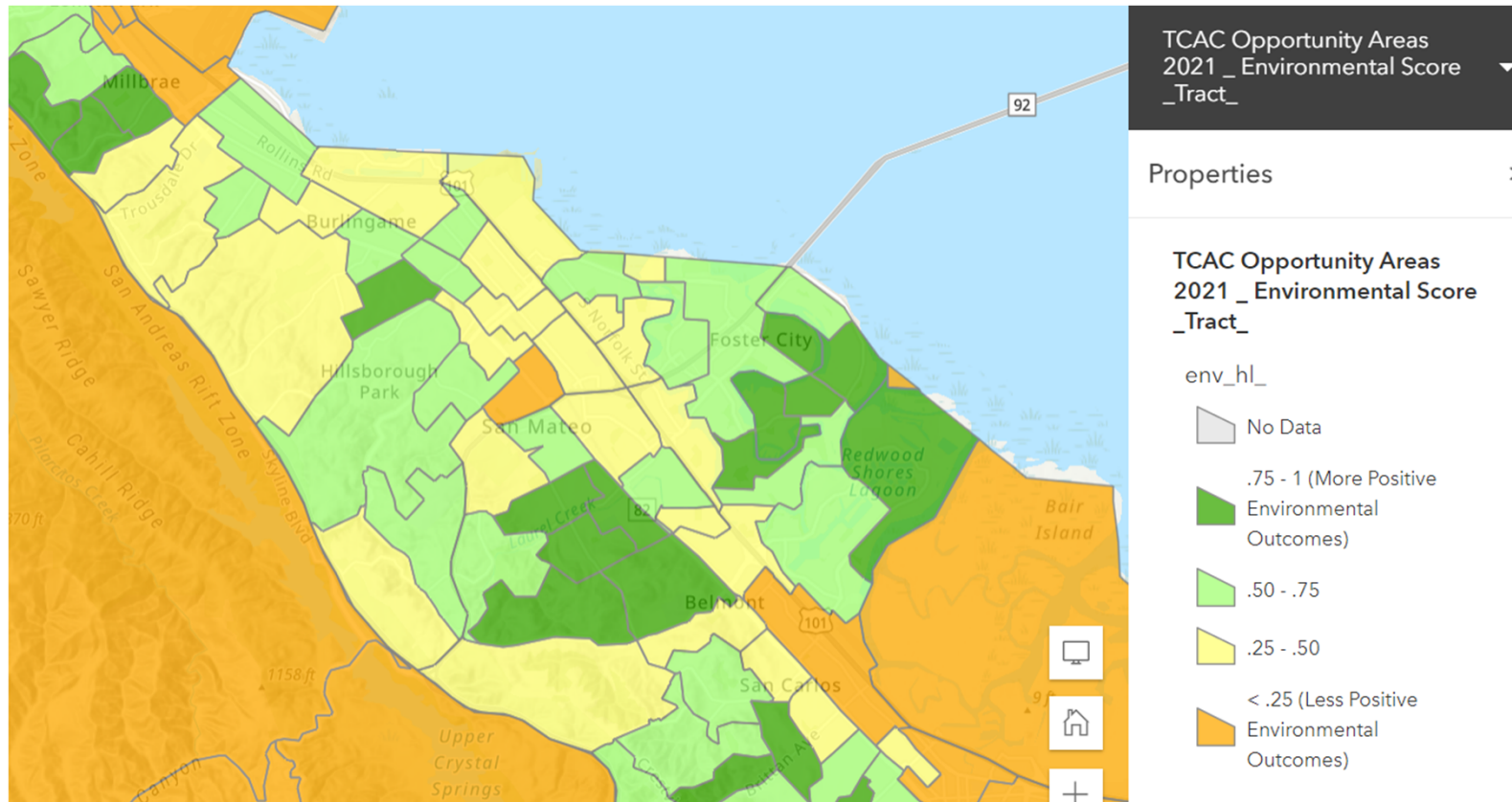


# Environmental Justice

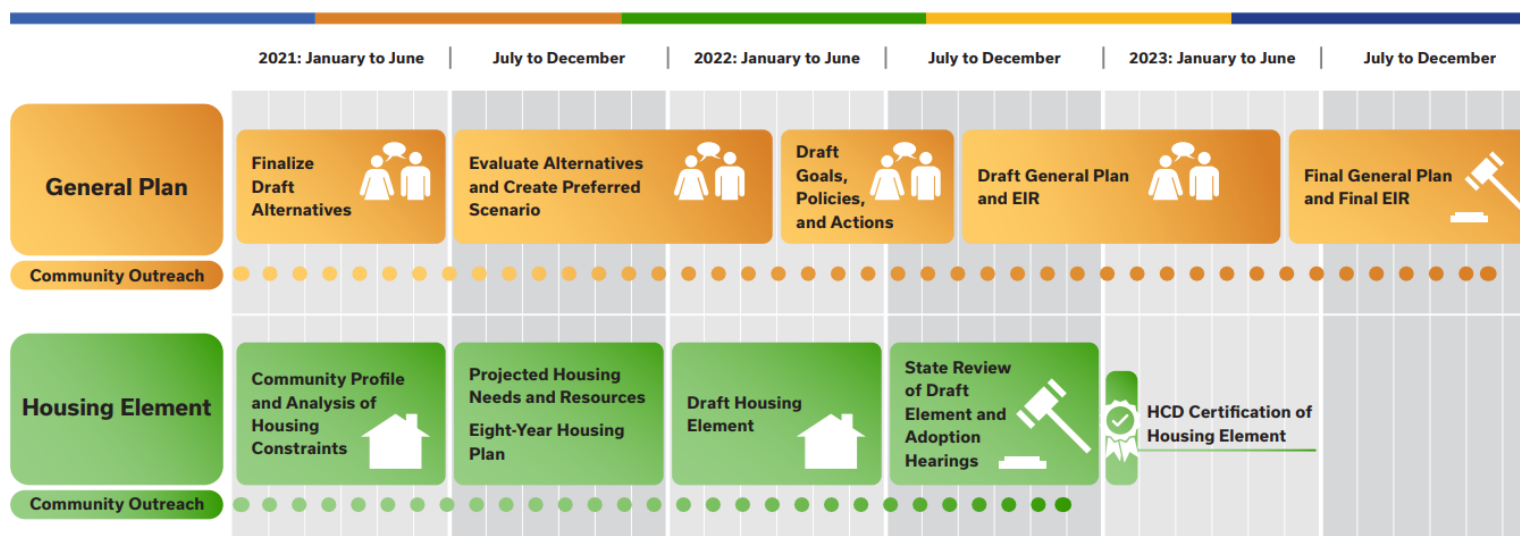
- Ensure protection of environmental and human health across all protected classes
- Actions taken by the Housing Element should not create disproportionality adverse health/environmental effects against:
  - Low income neighborhoods
  - Ethnic minority communities



# 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](mailto:housing@cityofsanmateo.org)

