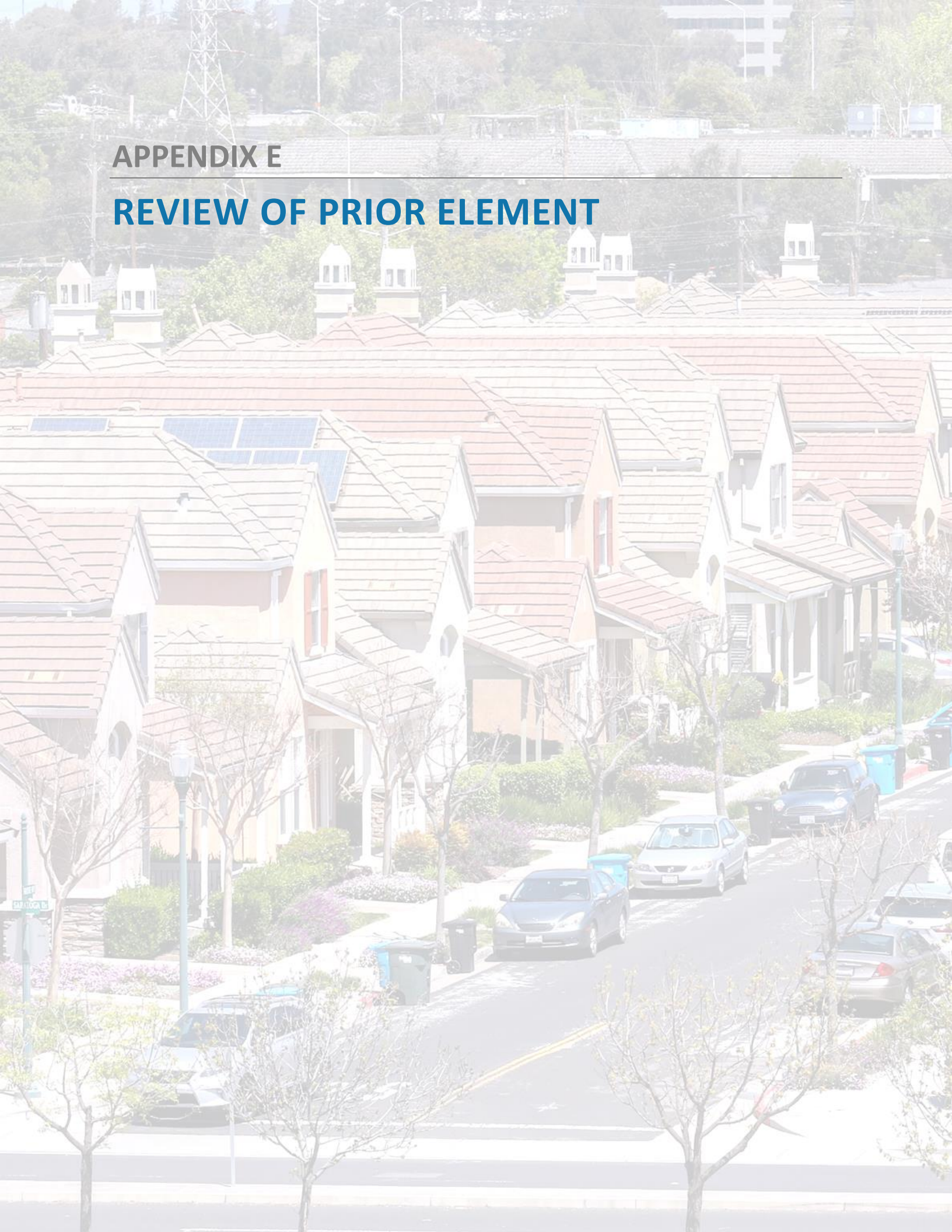


APPENDIX E

REVIEW OF PRIOR ELEMENT



APPENDIX E | REVIEW OF PRIOR ELEMENT

0.1 Table of Content

<i>0.1</i>	<i>Table of Content.....</i>	<i>2</i>
<i>0.2</i>	<i>List of Tables.....</i>	<i>2</i>
<i>0.3</i>	<i>List of Attachments.....</i>	<i>2</i>
1	INTRODUCTION	3
2	ACHIEVEMENTS	4
<i>2.1</i>	<i>Progress Towards Meeting Affordable Housing Goals</i>	<i>4</i>
<i>2.2</i>	<i>New Policies to Generate Affordable Housing Funds.....</i>	<i>4</i>
<i>2.3</i>	<i>Market Rate Housing Goals Were Met</i>	<i>4</i>
<i>2.4</i>	<i>Increased Production of Accessory Dwelling Units</i>	<i>5</i>
<i>2.5</i>	<i>Accessing New Funding Sources from Non-local Sources</i>	<i>5</i>
<i>2.6</i>	<i>Increasing efficiency in the Housing Development Process</i>	<i>5</i>
<i>2.7</i>	<i>Interventions to Preserve Affordable Housing</i>	<i>5</i>
<i>2.8</i>	<i>Addressing Special Needs Populations.....</i>	<i>5</i>
3	CHALLENGES.....	6
<i>3.1</i>	<i>A Divided and Polarized Vision for the Future of the City</i>	<i>6</i>
<i>3.2</i>	<i>High Land and Construction Costs</i>	<i>6</i>
<i>3.3</i>	<i>Outdated Housing Programs and Policies.....</i>	<i>6</i>
<i>3.4</i>	<i>Falling Short of Quantified Objectives.....</i>	<i>6</i>
4	OPPORTUNITIES	9
<i>4.1</i>	<i>Rewrite the Zoning Code.....</i>	<i>9</i>
<i>4.2</i>	<i>The General Plan Update</i>	<i>9</i>
<i>4.3</i>	<i>New Opportunities for Transit Oriented Development</i>	<i>9</i>
<i>4.4</i>	<i>Creative Solutions to Site Limitations.....</i>	<i>9</i>
<i>4.5</i>	<i>More Uses for Technology to Increase Efficiency of Housing Programs.....</i>	<i>9</i>
<i>4.6</i>	<i>New Affordable Housing Opportunities Identified.....</i>	<i>10</i>

0.2 List of Tables

Table 1: Quantified Objectives, 2015-2023	7
Table 2: Accomplishments, 2015-2023.....	8

0.3 List of Attachments

- Table A – Prior Housing Element Evaluation



1 INTRODUCTION

The update of the Housing Element provides an opportunity to reflect on past achievements and challenges, identifying what is working, and what are the impediments in meeting the City of San Mateo's housing needs.

The following summary highlights key accomplishments and challenges from the previous Housing Element's planning period (2015 to 2023). This information will help ensure that the updated element for 2023 to 2031 builds on success, responds to lessons learned, and positions the City to better achieve the community's housing priorities.

A more detailed program-by-program review of progress and performance is in Table A.

2 ACHIEVEMENTS

Implementation of San Mateo’s Housing Element over the past eight years has resulted in a number of achievements:

2.1 Progress Towards Meeting Affordable Housing Goals

Through a combination of policy changes, planning, investment and use of city land, the City is making progress towards meeting its affordable housing goals—both for creating new units and rehabilitating existing units. This is a big accomplishment, and the result of a lot of hard work and support from the City Council. The City’s specific plans have played a key role in laying the groundwork along with city-owned land assets and affordable housing funds. Key projects included:

- **Kiku Crossing**, which includes 225 affordable units on city-owned land adjacent to the Caltrain tracks in addition to a parking structure that serves both residents of these units and the downtown. The project broke ground in 2022, but the certificate of occupancy will be granted during the 6th cycle of the Housing Element.
- **Montara**, in which the City has negotiated an acre of land for affordable housing as part of the overall master plan for this significant new area of redevelopment in close proximity to the Caltrain station and other amenities. The development has 68 affordable units with a set aside of 12 units for formerly homeless veterans.
- **Station Park Green**, a multi-phased transit-oriented housing development which will place hundreds of new housing units near the Hayward Park Caltrain station. As of 2022, three phases have been completed, creating 492 new units with 49 of them being available at 50% AMI due to the City’s Below Market Rate inclusionary ordinance.
- **Rehab Housing**: As of the end of 2021, 246 rehabilitation projects were completed on homes owned by low-income households through City of San Mateo programs. As a result, low-income families were able to stay in their homes which were naturally affordable.

2.2 New Policies to Generate Affordable Housing Funds

In 2016 the City adopted a new ordinance to establish a commercial linkage fee, which has generated over \$7 million. There are three tiers of pricing for the fee, with retail/service at \$5.40 per square foot, hotel at \$10.79 per square foot, and office/research at \$26.99 per square foot. In addition to this, the City increased its Inclusionary Housing requirement, which is now at 15% for rental housing at 80% Area Median Income (AMI) and 15% for ownership housing at 120% AMI. Additional affordable units can be provided for bonuses and concessions.

2.3 Market Rate Housing Goals Were Met

Developers built 1,784 new units of “above moderate income” housing between 2015 and 2022, exceeding our housing need target (RHNA) for this income category by 44% percent. The reasons for success in this income bracket are because the demand for housing is high while rents and sales prices for these units make the projects comparatively more economically viable.



2.4 Increased Production of Accessory Dwelling Units

Accessory dwelling units, or ADUs (often referred to as second units or in-law units) have become increasingly popular after the City adopted a new ADU ordinance in response to changes in State law. Since these changes were enacted, interested homeowners are able to add ADUs to their property with ease, which helps to create new rental housing in existing neighborhoods. Prior to these changes, the City averaged completing between 2 and 5 ADUs each year. The City is now receiving between 40 and 60 applications a year as a result, and continues to work to provide better information and other resources to help homeowners interested in creating ADUs, including updating its zoning code requirements to provide additional flexibility on size and height requirements beyond state minimums.

2.5 Accessing New Funding Sources from Non-local Sources

In 2020, the City began receiving the Permanent Local Housing Allocation (PLHA) grant from HCD. One portion of the grant is being utilized for subsidizing tenant services in special needs affordable housing while the remainder of the funds were used to develop and fund a new rapid rehousing program. The City anticipates continuing to receive this funding as an annual formula grant and plans to use it to increase housing affordability within the City.

2.6 Increasing efficiency in the Housing Development Process

One of the local responses to the emerging COVID-19 pandemic included streamlining the development process, which has now switched to an all-electronic plan submittal and review process. The City will continue this progress to provide clear, measurable guidance for multifamily developments using modern technology.

2.7 Interventions to Preserve Affordable Housing

In the previous Housing Element cycle, two affordable housing projects that had expiring agreements on their BMR units were identified. Through collaborative efforts between staff and housing managers, new agreements on both Lesley Park Towers and Humboldt House were able to extend their affordability through a new rehabilitation HOME loan and contract extensions respectively.

2.8 Addressing Special Needs Populations

The City of San Mateo took several actions to address the unique housing challenges faced by special needs populations. The Community Development Block Grant (CDBG) program provided funding for a non-profit organization which provides legal advocacy for individuals living in long-term care to address the needs of the elderly. The City's reasonable accommodation policy and residential accessibility rehabilitation programs were supported to aid persons with disabilities. The PLHA program provided funding for a rapid rehousing program and assisted in the creation of a resident services program for affordable housing units which are occupied by formerly homeless individuals. Both programs were created to assist persons experiencing homelessness. In the upcoming housing element cycle, opportunities to create new policies to address the needs of large households, female headed households and farmworkers will can be explored.

3 CHALLENGES

The City was unable to meet all of the goals set forth by the previous Housing Element. The following challenges were experienced:

3.1 A Divided and Polarized Vision for the Future of the City

While there has been strong support for the new programs and policies implemented to increase housing affordability, some members of the community fear the impact that height and density could have on their neighborhoods. They are also concerned about increased traffic, despite the City's focus on Transit Oriented Development (TOD). This has resulted in voter initiatives to limit new development. The City has had to strike a balance that is fair for all members of the community while responding to housing responsibilities.

3.2 High Land and Construction Costs

With the exception of building housing for the upper end of the market, it is difficult to build more affordable housing without some form of incentive and subsidy. The barrier of land cost causes the City to struggle to find new sites for all types of development.

3.3 Outdated Housing Programs and Policies

In the previous Housing Element, some items under the Goals, Policies, and Programs, such as those focused on protections for design of single family neighborhoods, were either misplaced and would have been better located in the Urban Design element or were potentially undermining other housing goals through not incentivizing or furthering affordable housing development. This list has been updated in the current cycle to ensure the City has the tools available in the form of goals, policies and programs that can best respond to the current and emerging housing challenges.

In addition, prior programs generally did not specifically address the needs to special needs groups, including people with disabilities, farmworkers, seniors and others. The new Housing Element includes more targeted programs to reach various special needs group, including but not limited to the Fair Housing Action Plan.

3.4 Falling Short of Quantified Objectives

In the previous Housing Element Cycle, the City estimated that a grand total of 3,164 housing units would be made through both construction and preservation. The combination of all the above challenges led the City to struggle to meet this goal, with a total of 2,573 units by 2022. See the tables below:



Table 1: Quantified Objectives, 2015-2022

Conservation/Preservation	Total	ELI	VLI	LI	MOD
Lesley Park Towers	200		200		
Humboldt House	9		9		
Sub Total	209	0	209	0	0

New Construction	Total	ELI	VLI	LI	MOD
2000 S. Delaware	60				60
Bay Meadows Affordable Site	60	20	40		
Bay Meadows BMR	65			25	40
Station Park Green BMR	60		60		
Other BMR	150		45	25	80
Other Affordable TBD	85	30	45	10	
Sub Total	480	50	190	60	180
AFFORDABLE TOTAL	689	50	399	60	180
Private Sector/Market Rate	2475				
GRAND TOTAL	3164				

Table 2: Quantified Objective Actuals, 2015-2022*

Conservation/Preservation	Total	ELI	VLI	LI	MOD
Lesley Park Towers	200		200		
Humboldt House	9		9		
1110 Cypress	7			7	
Sub Total	216	0	209	7	0

New Construction	Total	ELI	VLI	LI	MOD
2000 S. Delaware	60				60
Bay Meadows Affordable Site	67	14	36	17	
Bay Meadows BMR	54			31	23
Station Park Green BMR	60		60		
Other BMR	117		82	23	12
Other Affordable Kiku Crossing	223	43	45	135	
Sub Total	581	57	223	206	95
AFFORDABLE TOTAL	797	57	432	213	95
Private Sector/Market Rate	1776				
GRAND TOTAL	2573				

*Information is current as of January 2022, unit counts are expected to increase.



4 OPPORTUNITIES

Through the existing work efforts and trends, the City has taken lessons learned to incorporate in the updated Housing Element:

4.1 Rewrite the Zoning Code

Several items have been identified in the current zoning code that will require revisions to facilitate affordable housing development to meet a diverse set of housing challenges. The City plans to adopt objective design standards, minimum density, by-right designation, single family revisions, and to amend the housing overlay. City staff plan to research what practices can best encourage missing middle housing, special needs housing, supportive housing, farmworker housing, and many others.

4.2 The General Plan Update

While COVID-19 has delayed the update process, the City has met with a team to coordinate land use and zoning changes with housing needs. The General Plan update will help address many of the community's development-related concerns, for example by complementing extra height and density with community benefits. The City aims to add an additional consultant to help craft a package of measurable community benefits, that can be used in conjunction with density bonus requirements above state minimums, to provide developer with options.

4.3 New Opportunities for Transit Oriented Development

In 2021, the City welcomed the opening of the new Hillsdale Caltrain station and throughout 2020 – 2022, parts of the Master Bike Plan began to be implemented around the North Central Neighborhood. These changes reflect developments being made in non-auto dependent modes of transportation, may lead to more non-auto centric housing choices. Opportunities for increased diversity in housing forms may soon follow.

4.4 Creative Solutions to Site Limitations

This may include finding new types of feasible sites for development, such as repurposing retail, strip shopping centers, older low-rise office buildings and more. As demonstrated by recent projects and developer interest, this solution is viable to max out development potential in underutilized areas in order to meet requirements set by the Regional Housing Needs Allocation (RHNA).

4.5 More Uses for Technology to Increase Efficiency of Housing Programs

The City has begun the process of improving the webpage to make housing programs more accessible to the typical applicant. With new collaboration, the changes can also make service providers more connected to their prospective clients. In addition, the City has joined other jurisdictions in putting support behind a County-wide effort to establish a centralized electronic BMR unit portal to match people to units more efficiently than ever before.

4.6 New Affordable Housing Opportunities Identified

The “Talbots Toy’s” site is currently a City-owned site within the downtown area within 0.5 miles of transit and many other amenities such as parks and grocery. The City has received a pre-application from a private developer for future development of affordable housing and has leased the site to them for \$1 per year. Additionally, the City has acquired another site located a block away called the Ravioli site, which the City anticipates highlighting for future redevelopment.

APPENDIX E | TABLE A – Prior Housing Element Evaluation

<i>Program No./Name</i>	<i>Description and Objective</i>	<i>Timeframe and Achievements</i>	<i>Recommendation</i>
Goal 1: Protecting and Conserving Existing Housing			
H 1.1 Residential Protection	Consider policy during the Special Use Permit process with respect to the intrusion of incompatible uses and overconcentration of non-residential uses; during the Site Plan and Architectural Review process with respect to adequate buffers; and during design review of developments, on the design character of neighborhoods.	<p>The City has adopted zoning code amendments which limit the over-concentration of non-residential uses in residential zoning districts while at the same time allowing for provision of Special Use Permit request to provide for case-by-case review of facilities which meet identified community needs. Case-by-case evaluation of the impact of non-residential land uses has occurred with all Special Use Permits. Adequate buffers between residential and non-residential uses are reviewed during the initial plan check. Zoning code provisions require quantitative setbacks and buffers to ensure that both the residential and non-residential uses are protected.</p> <p><i>Timeline: Ongoing</i></p>	Move to Land Use Element, amend as appropriate
H 1.2 Single Family Preservation	Consider potential impacts on intact single-family neighborhoods during the review of land use changes and special use permits for proposed development other than single family dwellings; also consider buffering provisions during the design review process.	Review of Special Use Permits for development near single-family neighborhoods are reviewed for land use compatibility including findings that the granting of such permit would not adversely affect the general health, safety, or welfare of the community. Multi-family Dwelling Design Guidelines and Zoning Code	Remove

		<p>requirements include provisions to ensure new multi-family developments are designed to transition to nearby single-family residences through tiered building heights and massing. In multi-family zoned properties that abut single-family zones, there are increased setbacks and buffers to ensure that the impact to single family neighborhoods is reduced. Additional buffering above and beyond the quantitative requirements outlined in the Zoning Code is considered during the design review process.</p> <p><i>Timeline: Ongoing</i></p>	
H 1.3 Housing Rehabilitation	<p>Continue funding for a free minor home repair program with a goal of 125 minor home repairs for Low-Income Households. Encourage energy and water retrofits in existing housing stock through this program.</p>	<p>2015: Rehabs = 38 2016: Rehabs = 53 2017: Rehabs = 38 2018: Rehabs = 30 2019: Rehabs = 36 2020: Rehabs = 23 2021: Rehabs = 28 <i>Running Total: Rehabs = 246</i> <i>Timeline: Ongoing, current goal 16/year.</i></p>	<p>Retain, amend as appropriate</p>
H 1.4 Code Enforcement	<p>Continue code enforcement efforts and provide staff as needed to improve residential areas. Continue use of administrative citations and fees, civil penalties, and civil and criminal litigation to bring about compliance.</p>	<p>The City continues its enforcement efforts and provides staff to improve residential areas through abatement, administrative citations and fees, civil penalties, and civil litigation to bring about compliance. The City also uses court ordered inspection and abatement warrants to enter, inspect, and clean up hoarders and residential junkyards that present immediate health and safety</p>	<p>Move to Land Use Element, amend as appropriate</p>

		violations. <i>Timeline: Ongoing</i>	
H 1.5 Building Bulk	Through plan check review of single-family dwellings and duplex buildings, ensure compliance with both the single family and duplex regulations and design guidelines that control the bulk of and height of buildings.	Plan checking of single-family dwellings is ongoing. Second-story additions to single-family dwellings, new single-family dwellings, and duplexes require design review. Adopted Single Family Design guidelines to help control the bulk and height of second-story additions and new single-family dwellings. These guidelines help protect against over-sized additions and new construction in R-2 zoning districts. <i>Timeline: Ongoing</i>	Move to Urban Design Element, as appropriate
H 1.6 Variances and Lot Divisions	Consider existing neighborhood character during variance and subdivision review.	Existing neighborhood character continues to be considered in the review of all variance and lot split applications. Property and building characteristics of properties in the vicinity of any variance or lot split application become the basis of findings and recommendations for these types of applications. <i>Timeline: Ongoing</i>	Remove
H 1.7 Retention of Existing Lower Income Units	1) Monitor Lesly Park Towers to ensure refinance, guaranteeing affordability upon the expiration of existing covenants. 2) Coordinate extension of existing City Loan terms and affordability requirements for Humboldt House. 3) Support regional and local efforts to address renter displacement. Examine issues	Accomplishments: 1) Lesley Towers was able to secure a loan from HUD to complete full upgrades of the building and to preserve the building as senior affordable housing for an additional 40 years. 2) Affordability extension for Humboldt House for 2021-2041 approved.	Completed - update and retain

	for City Council review and establish strategies as warranted.	3) The City continues communications with the County Housing Authority and Department of Housing for ongoing opportunities. During Spring 2016 the City's Housing Task Force finalized its report to Council. The task force was not able to agree on recommending any specific renter displacement policies to Council. During November 2016, City voters rejected Measure Q, a rent stabilization and just-cause for eviction measure on the ballot. In November 2017, the City adopted its Assessment of Fair Housing. In 2019 the City adopted Relocation Assistance Ordinance for tenants displaced due to unsafe conditions, as determined by Code Enforcement. The City also budgeted funds to front relocation assistance in urgent situations. <i>Timeline: 1) 2015; 2) 2020; 3) 2016</i>	
H 1.8 Condominium Conversion	Continue the existing policy of protecting existing residents by offering purchase opportunities, long-term leases, and relocation assistance.	There were zero (0) condo conversions in 2018. There were two (2) condo conversions in 2019. There were zero (0) condo conversions in 2020 and 2021. <i>Timeline: Ongoing</i>	Retain, amend as appropriate
H 1.9 Demolitions	Prohibit the demolition of existing residences until a building permit for new construction has been issued unless health and safety problems are present. Prevent housing stock from becoming health and safety hazards through code enforcement.	Demolition ordinance will continue to be implemented. Code enforcement will continue to be implemented. <i>Timeline: Ongoing</i>	Retain and revise

Goal 2: Encouraging New Housing Construction

H 2.1 Fair Share Housing	Monitor housing production against ABAG Fair Share Allocation. (Regional Housing Need Allocation: RHNA)	See Table B and LEAP of the San Mateo Annual Progress Report for detail. <i>Timeline: Ongoing (Annual)</i>	Retain
H 2.2 Jobs/Housing Balance	Monitor housing production against new job creation.	The City continues to work toward addressing the jobs-housing balance. The jobs-housing ratio is based upon number of jobs per employed resident and is considered balanced the closer the ratio is to 1.00. <i>Timeline: Ongoing (Annual)</i>	Move to land use element, amend as appropriate
H 2.3 Public Funding of Low/Moderate Income Housing	<p>Set aside 20% of general fund property tax revenues from former RDA areas, aka "boomerang funds"</p> <p>Assist:</p> <ol style="list-style-type: none">1) 50 Extremely Low units2) Assist 85 Very Low units3) 10 Low Income units4) 60 Moderate income units	<p>City set aside "boomerang funds" for housing from 2015-19, but not in 2020 due to fiscal constraints of the General fund.</p> <ol style="list-style-type: none">1) The lease-up of 60 units designated as moderate income was completed at the 2000 S. Delaware project in 2015.2) City executed Development Agreement with BRIDGE Housing to construct 68 family rental units targeted to households 30-60% AMI. Planning approvals were obtained January 2018, project completed in August 2020, and move-ins began September 2020.3) City has also entered into development agreement with MidPen for 225 units of AH in downtown San Mateo. Entitlements were granted in 2020 with construction estimated to start in December 2021, and construction commenced in Jan 2022. <p><i>Timeline Targets:</i></p> <p>1) 60 units, July 2015; 2) 60 units, July 2017;</p>	Completed - retain

3) 60 Units, July 2019; 4) 25 Units, July 2022			
H 2.4 Private Development of Affordable Housing	<p>1) Maintain Inclusionary Housing Requirements on ownership and rental residential developments.</p> <p>2) Implement Commercial Linkage Fee.</p>	<p>1) City increased the minimum inclusionary requirement from 10% to 15% for its BMR program in February 2020.</p> <p>2) The City participated in a County-wide Nexus study that was completed September 2015, and City Council adopted Commercial Linkage Fee ordinance in 2016. All non-housing projects with net-new construction of 5,000SF or greater are required to pay the fee. So far, the linkage fee has generated \$6-7m.</p> <p><i>Timeline: Ongoing</i></p>	Completed - revise
H 2.5 Distribution of Low/Moderate Income Housing	Consider distribution of income level during the review of applications for the funding of affordable housing projects.	<p>The City's current Below Market Rate program ensures that affordable housing is developed throughout the City rather than in specific areas, since it is applied on all new housing projects that contain 11 or more units. Additionally, staff tries to avoid concentration of new affordable housing in any given neighborhood.</p> <p><i>Timeline: Ongoing</i></p>	Retain and revise
H 2.6 Rental Housing	Consider during review of applications for multi-family housing.	<p>The decision to develop rental vs. for-sale units in multi-family projects varies with the market. Some developers do not decide whether to sell or rent units until the units are under construction and the market is evaluated at that time.</p> <p><i>Timeline: Ongoing</i></p>	Complete - remove

H 2.7 Secondary Units	Ensure compliance with regulations, architectural standards, and design guidelines that promote design compatibility with both the principal residence and the neighborhood, provide required parking on-site, and minimize privacy impacts on adjoining properties.	Consistent with 2016 state housing legislation, the City Council adopted a new Accessory Dwelling Unit ordinance in March 2017, which allows for one Accessory Dwelling Unit as of right within residential zoning districts. Prior to the 2017 ordinance, an average of 2-3 permits were issued each year. Between April and December 2017, a total of 16 applications for ADU permits were submitted, of which seven projects were issued building permits. By 2019 numbers had increased substantially, with 45 permits issued. In 2020, 52 were issued permits and 35 were completed. The city is working on another revision of the ADU Ordinance to further streamline production in 2020. A One-stop webpage was designed to provide a user-friendly resource regarding development standards. The City developed a flat fee for ADU planning applications to limit costs. In 2021, 68 were issued building permits and 51 were completed. <i>Timeline: Ongoing</i>	Retain and update
H 2.8 Single Room Occupancy	Adopt a Single Room Occupancy ordinance to allow the development of new SRO projects.	The City does not have a Single Room Occupancy (SRO) ordinance. There were no applications for SRO developments during this reporting period. An SRO ordinance will be developed in conjunction with any request for development of an SRO project. <i>Timeline: 2018.</i>	Remove

H 2.9 Multi-Family Location	Maintain multi-family zoning on specified sites consistent with the Land Use Map or Land Use Element policies.	The locations designated in this policy have been designated as multi-family residential on the Land Use Map and have been reclassified to a multi-family zoning designation. The City has maintained existing land zoned for multi-family use. Multi-family projects have been developed at Bay Meadows and throughout the Rail Corridor Plan area. <i>Timeline: Ongoing</i>	Complete - remove
H 2.10 Housing Densities	Consider density policy during the development review process.	Regulations to provide for greater density upon provision of public benefits and comprehensive multi-family guidelines have not yet been developed. Measure H (1991), Measure P (2004) and Measure Y (2020) voter initiatives established density ranges in the City. Project-specific amenities are analyzed on a case-by-case basis during the public review process. <i>Timeline: Ongoing</i>	Retain and revise
H 2.11 Senior Project Location	Consider during review of reclassification applications to the Senior Citizen Overlay district and Residential Care Facility Special Use Permits.	The City allows Senior Projects within multi-family and commercially zoned properties. The City continues to promote the development of senior housing through its use of the Senior Citizen Overlay District. The Kimochi Senior Care Facility, approved in 2013, was completed during 2016. The City will continue to identify sites which meet appropriate criteria for Senior housing, especially with a focus on proximity to transit	Complete - remove

		<p>routes and commercial services.</p> <p><i>Timeline: Ongoing</i></p>	
H 2.12 Mixed Use	<p>Permit the construction of housing or mixed-use projects in commercial areas. Encourage mixed use in specific area plans, the El Camino Real Master Plan, and the San Mateo Rail Corridor Transit-Oriented Development Plan. Consider designation in the future plans for 42 Avenue.</p>	<p>Construction of mixed-use buildings are permitted in all commercial zoning districts. Applicants developing in specific areas such as the El Camino Real Master Plan and San Mateo Corridor Plan areas are encouraged to develop mixed-use buildings.</p> <p><i>Timeline: Ongoing</i></p>	Retain and revise
H 2.13 Transportation Oriented Development (TOD)	<p>Encourage TOD in locations near transit nodes. Ensure that proposals conform to the TOD and the San Mateo Rail Corridor TOD Plan.</p>	<p>The San Mateo Rail Corridor TOD Plan, and a subsequent TOD ordinance, was adopted by the City Council in 2005. This document and the subsequent specific plan and design guidelines have regulated development in rezoned properties. As of 2021, Bay Meadows has completed 927 units with 67 units approved for MU 2 & MU3, Station Park Green has built 492 units with 107 units under construction (Certificate of Occupancy anticipated in 2022).</p> <p><i>Timeline: Ongoing</i></p>	Retain and revise
H 2.14 The Homeless	<p>1) Continue support where feasible for programs and facilities to prevent homelessness.</p> <p>2) Allow shelters a permitted use designation in Regional/Community Commercial zones. Review Buffer zones and amend code if necessary.</p> <p>3) Support home-sharing as alternative to homelessness.</p>	<p>1) The City provides continuous representation and participation on the County Continuum of Care focusing on programs for prevention of homelessness and services to homeless families & individuals. The City actively participated in development of HOPE San Mateo County, the 10-year plan to end homelessness. The HOT Program (Housing Outreach Team)</p>	Retain, amend as appropriate

started as a first-year pilot project in 2006 focused on developing a Housing First model for chronically homeless persons in Downtown San Mateo, now replicated throughout the county. The Vendome, located downtown, provides 16 units of permanent supportive housing for formerly chronically homeless individuals. First Step for Families provide 39 units for emergency and transitional shelter for families with children. Starting in 2021, The City began providing assistance for client services for formerly homeless individuals living at the Montara Affordable Housing Development as well as starting a rapid-rehousing program for individuals and families at risk of homelessness.

2) Zoning Code was amended in 2009 to allow emergency shelters in C2 and C3 Districts as a permitted use. Emergency shelters were also made a permitted use for religious institutions located in residentially zoned areas. The City's Zoning Code designates a 300ft buffer from parks and schools which will be removed during this Housing Element, in coordination with the next update to the City's Zoning Code.

3) The City supports home sharing, through funding Human Investment Project (HIP) Housing, a local non-profit whose main service is matching home-seekers with those offering space for home-sharing.

Timeline: Ongoing

H 2.15 Open Choice	Continue implementation of the Fair Housing Resolution, affirmative marketing of city-subsidized housing projects, and provision of available funding for private non-profit organizations that monitor and aid those experiencing discrimination in housing choice.	The City contracts with Project Sentinel to provide Fair Housing services, monitoring, and investigation. All housing related projects or services funded by the City include affirmative marketing guidelines and are monitored on a regular basis. The City began the Assessment of Fair Housing process alongside San Mateo County and other entitlement Cities within the county in 2016. The report was completed and approved in 2017. <i>Timeline: Ongoing</i>	Retain/Update
H 2.16 Special Need Groups	1) Continue to support programs particularly designed to accommodate special needs groups. 2) Consider requests for Reasonable Accommodations to City zoning code in accordance with appropriate ordinance.	1) 2015: The City provided financial assistance to three non-profit organizations that provided housing, rental assistance and/or housing-related services to variety of special needs populations. 2) Reasonable Accommodation Ordinance was adopted on 6/16/14. <i>Timeline: Ongoing</i>	Retain/Update
Goal 3: Incorporate Sustainability into Housing Development			
H 3.1 Sustainable Housing Development	Ensure future housing developed in sustainable manner.	The City has had a Green Building Ordinance since 2009 and adopted the latest state Cal-Green code effective January 2020, as well as new reach codes effective January 2021 that go beyond state building codes. In 2020, the City updated its 10-year Climate Action Plan to implement programs to increase energy and water efficiency, and to decrease auto	Retain/Update

use, lowering greenhouse gas emissions.

Timeline: Ongoing

Goal 4: Increase Energy and Water Efficiency in Existing Residential Units

H 4.1 Energy and Water Efficiency

Coordinate countywide marketing efforts to promote Property Assessed Clean Energy (PACE) financing programs to residents.

The City joined 5 PACE programs including California First, HERO, Figtree, Ygrene, and Open PACE to provide financing options to homeowners. Information about the PACE programs is being promoted through local contractors.

Timeline: July 2015

Retain/Update
