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City of San Mateo Adopts 2023-2031 Housing Element *Plan Provides for Over 10,000 New Housing Units*

San Mateo, CA – On Monday, May 20th, the San Mateo City Council adopted a new Housing Element, which provides a plan for over 10,000 new housing units from 2023-2031. The Housing Element identifies over 200 housing opportunity sites with the capacity for more than 10,286 new housing units, significantly exceeding its legally required housing allocation of 7,015 units.

The California Department of Housing and Community Development (HCD), which oversees the development of housing elements statewide, found San Mateo's draft Housing Element substantially compliant with the State Housing Element law in January 2024. This paves the way for formal certification by HCD at a later date.

The plan for new housing locations, called a Sites Inventory, was reviewed by an economic consultant to confirm that the approach was aligned with current market and industry trends, and that the redevelopment of the housing sites was realistic and likely to occur during this housing cycle.

This comprehensive plan focuses on production of new housing, preservation of low and middle-income housing within the City, protection of current residents from displacement, affirmatively furthering fair housing citywide, and promoting social resilience through accessible information, education, and outreach.

"I'm very pleased with the path this pro-housing plan sets out for the City," said San Mateo City Manager Alex Khojikian. "San Mateo is a thriving and vibrant city, and it's essential that we have housing opportunities not only for new residents, but for current residents who might otherwise be priced out of their community. This plan is very progressive and complies with state law requirements."

Adoption of the Housing Element comes in addition to other significant plans for additional housing. In March 2024, the City Council adopted its new General Plan 2040, which would create additional capacity beyond the Housing Element for 19,700 new housing units, subject to voter approval this fall. Voter approval is necessary to alter a prior ballot measure that restricts the height and density of development.

While the Housing Element is now the subject of a lawsuit filed against the City by the Housing Action Coalition one day after its passage, the plan will be submitted to HCD for formal review to confirm compliance with state law.

The Housing Element was developed with significant community engagement through five rounds of public reviews, community workshops, pop-up events, developer and stakeholder roundtables, and input from housing advocacy groups.

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