DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
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July 23, 2024

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 Housing Element

Thank you for submitting the City of San Mateo's (City) housing element, which was adopted May 20, 2024 and received for review May 24, 2024. Pursuant to Government Code section 65585, HCD is reporting the results of the review. In addition, HCD considered comments from the Housing Action Coalition and Housing Leadership Council of San Mateo County pursuant to Government Code section 65585, subdivision (c).

HCD is pleased to find the adopted housing element in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq) as of the date of this letter. The adopted element was found to be substantially the same as the revised draft element that HCD's January 19, 2024 review determined met statutory requirements. This finding is based on, among other items, completion of Program H1.10 (Establish By-Right Designation for Prior Housing Sites) to make prior identified sites available and permit housing developments with 20 percent affordability without discretionary action.

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

- Program H1.2 (Public Funding)
- Program H1.4 (Accessory Dwelling Unit (ADU))
- 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 H1.17 (Fee Review)

- Program H1.20 (General Plan Update)
- Program H2.4 (Capital Improvements in Lower-Resourced Neighborhoods)
- Program H3.1 (Prevent Homelessness)
- 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.

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, Prohousing Program and Prohousing Incentive 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 now meets housing element requirements for these and other funding sources.

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 assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: https://www.opr.ca.gov/planning/general-plan/guidelines.html.

HCD appreciates the cooperation and dedication provided throughout the housing element update and review process. 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 assistance in implementing the housing element, please contact Weston Starbird, of our staff, at weston.starbird@hcd.ca.gov with any questions or assistance.

Sincerely,



Paul McDougall
Senior Program Manager