

APPENDIX F: HOUSING CHAPTER ASSESSMENT

STATUS OF POLICIES AND IMPLEMENTING ACTIONS: HOUSING CHAPTER

The following goals, policies and implementation actions address the unique affordable housing needs of North Fair Oaks. Each goal is supported by policies that promote one or more of the identified priority housing needs in North Fair Oaks, and the policies are supported by specific actions that provide more detailed implementation strategies. The following includes a summary of the status of implementation of the North Fair Oaks Community Plan (NFOCP). Information about the status of each policy and implementing action is included. Priority policies/actions are indicated by a diamond symbol (◆) and summarize on pages 68-69 of the North Fair Oaks Community Plan Review.

GOALS, POLICIES, IMPLEMENTING POLICIES AND STATUS	DESCRIPTION OF CURRENT STATUS
GOAL 6.1: Increase affordable housing options in North Fair Oaks.	
Policy 1A: Identify developable and redevelopable sites with the potential to accommodate affordable housing.	
Policy 1A.1: Work with housing developers to identify sites with the potential to accommodate affordable housing. STATUS: COMPLETE	Accomplished as a part of the development of the 2023-2031 Housing Element. SMC staff worked with developers and the community to identify all sites in North Fair Oaks with the potential to accommodate affordable housing. See Housing Element sites inventory: https://www.smcgov.org/planning/draft-housing-element-adequate-sites-inventory
Policy 1A.2: Identify and map all sites that are potentially appropriate for housing development and make parcel-specific information publicly available to developers and other members of the public on request. STATUS: COMPLETE	Accomplished as a part of the development of the 2023-2031 Housing Element. Parcel-specific information is available in an online GIS map which is an interactive tool with searchable data by parcel. Additional information about sites is provided upon request by SMC staff.
Policy 1B: Provide technical and financial support to affordable housing developers, including funding, information on available housing sites, information on regulatory requirements, information on other resources available, and other support needed to facilitate successful development of affordable housing.	
Policy 1B: Provide technical and financial support to affordable housing developers, including funding, information on available housing sites, information on regulatory requirements, information on other resources available, and other support needed to facilitate successful development of affordable housing. STATUS: ONGOING	<u>Technical Assistance</u> SMC Housing Department (DOH) provides extensive technical assistance for affordable housing projects in NFO. The DOH Housing and Community Development team includes 32 FTEs. See complete list of assisted North Fair Oaks affordable housing projects below. 105 5 th Avenue Waverly Place Apartments – Permanent supportive housing for special needs population – 16 units 2700 Middlefield Road Middlefield Junction – 100% affordable housing and childcare space – 179 rental units 2700 Middlefield Road Middlefield Junction – affordable housing and childcare space – 179 affordable units

GOALS, POLICIES, IMPLEMENTING POLICIES AND STATUS	DESCRIPTION OF CURRENT STATUS
	2949 Edison Way – 169 rental units including 34 affordable (inclusionary zoning project)
	3051 Edison Way – 70 affordable housing units including units for special needs
	2821 El Camino Real Fair Oaks Commons – 67 affordable housing project – 67 units
	Northern corner of El Camino Real and East Selby Lane Sunrise Senior Center – Residential elderly care facility – 90 units
	434 Douglass – 100% affordable housing project – 86 rental units 434 Douglass – 100% affordable housing project – 86 affordable units
	2801 El Camino Real – 51 affordable units
	St. Leo's Apartments 97 Nottingham Ave. – 16 affordable units
	Esperanza Apartments 79 Nottingham Ave. – 4 affordable units
	Veritas Apartments 121 Nottingham Ave – 4 affordable units
	Caritas Apartments 159 Buckingham Ave. – 5 affordable units
	Casa de Sobrato Apartments 180 Buckingham Ave – 48 affordable units
	20 Northumberland Ave – 5 affordable units
	St. Clare Apartments 2683 Marlborough Ave – 24 affordable units
	Alma Lea Apartments 2796 Blenheim Ave – 12 affordable units
	92 Buckingham Avenue – 5 affordable units
	<u>Funding</u> DOH releases two annual Notice of Funding opportunities for the purpose of supporting affordable housing development. Since 2014, DOH has funded over 3,000 units of affordable housing with over \$200 million in local, federal, and state funding allocated through DOH’s annual Notice of Funding Opportunities. Financial resources available for affordable housing projects are listed on the DOH website and may include Measure K and Measure A matching funds, CDBG, HOME, Affordable Housing Impact Fees, housing trust fund as well as discretionary funds.
	Policy 1C: Require and promote affordable housing as a community benefit provided in exchange for development bonuses and exemptions, such as building height in excess of normally permitted maximum height, development density in excess of maximum density, lot coverage in excess of allowed coverage, or other exceptions or bonuses.

GOALS, POLICIES, IMPLEMENTING POLICIES AND STATUS	DESCRIPTION OF CURRENT STATUS
<p>Policy 1C: Require and promote affordable housing as a community benefit provided in exchange for development bonuses and exemptions, such as building height in excess of normally permitted maximum height, development density in excess of maximum density, lot coverage in excess of allowed coverage, or other exceptions or bonuses.</p> <p>STATUS: ONGOING</p>	<p>San Mateo County currently requires 20% of the units within market rate developments to be affordable. As a result, these projects automatically qualify for concessions through the existing State Density Bonus Law. Concessions, exceptions, and bonuses are already available to developers due to state law. SMC enforces State Density Bonus Law and has fully implemented recent changes to State Density Bonus law, including changes to density bonus amounts, types, and income level calculations.</p>
<p>Policy 1D: Adopt and enhance supportive land use and zoning policies.</p>	
<p>Policy 1D.1: Continue to implement the County’s Inclusionary Housing Ordinance and continue to refine its implementation to address changing legal and market conditions.</p> <p>STATUS: INITIATED AND PARTIALLY COMPLETE</p>	<p><u>Inclusionary Housing</u> The County currently implements its existing Inclusionary Housing Ordinance (adopted 2004) which requires development proposals in unincorporated San Mateo County to reserve 20% of the total housing units within a project to be affordable. Between 2009–2017 SMC did not enforce its inclusionary housing ordinances for rental units due to changes in the interpretation of state law by the California Court of Appeals (Palmer v. City of Los Angeles).</p> <p><u>Housing Element</u> SMC included a policy in its 2023-2031 Housing Element to review and adopt administrative guidelines for the Inclusionary Housing Ordinance as a tool to guide implementation of the ordinance and provide clarity and flexibility within the ordinance requirements for situations not addressed in detail. In addition, SMC will also explore revisions to in-lieu fee, off-site, and land dedication options included in the Inclusionary Ordinance, to ensure that these options are consistent with the Ordinance’s intent to promote sufficient affordable housing, and to increase the flexibility of use of these options.</p>
<p>Policy 1D.2: Implement parking reductions appropriate for the actual parking needs of new projects and encourage “unbundling” of parking spaces in new rental developments, allowing tenants to pay for parking only if they need it.</p> <p>STATUS: ONGOING</p>	<p><u>North Fair Oaks Rezoning Project</u> All phases of North Fair Oaks Rezoning Project have been completed. The rezoning program established a higher density mixed-use district along major corridors and included significant reductions in parking standards for various types of development. This included rezonings along Middlefield Road, Redwood Junction and El Camino Real. The rezoning program allows significantly greater residential densities and mixed-use within defined priority development areas in proximity to transit corridors. San Mateo County facilitated community meetings regarding updated zoning classifications.</p> <p><u>Inclusionary Housing Ordinance and State Density Bonus</u> Most projects subject to the Inclusionary Housing Ordinance will also qualify under the State Density Bonus Law. Under the State Density Bonus Law, projects automatically qualify for reduced parking ratios. In addition, projects may use concessions under the law to further reduce on-site parking.</p>

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	<p><u>Assembly Bill 2097 (AB 2097)</u> Under AB 2097 a project that includes a minimum of 20% affordable units cannot be subject to local parking minimum requirements when the project is located within a half-mile radius of a major transit stop. Projects subject to SMC’s Inclusionary Housing Ordinance located in the AB2097 radius will not have parking minimums.</p> <p><u>Unbundling Parking</u> There have been no proposals for unbundling of parking from developers in North Fair Oaks. Senate Bill 743 (SB 743) will require unbundled parking to be provided for certain new development projects starting in 2025. Unbundled parking means that parking costs are separated from the cost of renting or owning a residential unit or commercial space, allowing individuals to pay for parking only if they need it.</p>
<p>Policy 1D.3: Modify minimum lot size requirements for multi-family attached ownership housing projects, and/or adopt waivers or exceptions to minimum lot size requirements for these projects separate from the Planned Unit Development (PUD) process. STATUS: COMPLETE</p>	<p>The North Fair Oaks Rezoning Project eliminated minimum lot size provisions for attached multifamily ownership projects.</p>
<p>Policy 1D.4: Establish allowed or required densities of housing in designated areas that ensure that housing is built to sufficient densities to significantly increase overall housing supply, provide for a variety of housing options, and provide inclusionary affordable housing. STATUS: COMPLETE</p>	<p>All phases of North Fair Oaks Rezoning Project have been completed. Residential mixed-use projects are ministerially allowed in all new zoning districts, including portions of existing industrial zoning districts. The rezoning allows significantly greater residential densities and mixed-use within defined priority development areas in proximity to transit corridors. San Mateo County facilitated community meetings regarding updated zoning classifications.</p>
<p>Policy 1D.5: Encourage legal accessory dwelling units (“second units” or “in-law units”) by streamlining approvals, adopting appropriate parking requirements, creating and making available pre-approved, neighborhood-specific architectural designs for accessory units, by promoting accessory dwelling units as an encouraged and facilitated form of residential development in North Fair Oaks, and by promoting the fact that the County will assist, facilitate, and streamline approval of accessory units to the maximum possible extent. STATUS: COMPLETE</p>	<p><u>Compliance with State ADU Laws</u> SMC has amended its accessory dwelling unit (second unit ordinance) on multiple occasions since 2014 to comply with changes to state law, and to adopt policies that are less restrictive and more encouraging of ADUs than state law in some areas.</p> <p><u>Preapproved ADU Designs</u> SMC participates in a multijurisdictional effort led by HEART to adopt preapproved ADU design templates. HEART is a nonprofit founded in 2003 to create and preserve affordable housing for low- and moderate-income families throughout San Mateo County. SMC provides technical assistance to HEART and is represented on the agency’s Board of Directors. The County has not pursued preapproved designs for substandard lots.</p> <p><u>Second Unit Center</u></p>

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	<p>The County’s Home for All initiative has launched and manages its Second Unit Center which provides information and tools to make it easier for homeowners to build second units, to help increase the housing supply in the County.</p> <p><u>ADU Amnesty Program</u> The County also adopted an ADU Amnesty Program offering relief from code enforcement, technical assistance, fee waivers, and low-cost inspection for unpermitted ADUs. The ADU Amnesty Program includes a loan program for low- to moderate-income homeowners to bring unpermitted units up to code standards and to help fund improvements required for unpermitted units to achieve safety and habitability standards. The program offers technical assistance in identifying and completing improvements, funded through the program. The program is funded through Measure K funds.</p>
<p>Policy 1E: Promote affordable homeownership opportunities for low- and moderate-income households in North Fair Oaks.</p> <p>Policy 1E.1: Provide funding assistance to housing projects that create long-term affordable homeownership housing. STATUS: NOT INITIATED</p>	<p>No projects have been proposed (townhouses/condo) for affordable homeownership. SMC focuses limited resources on highest need populations (i.e., renters that experience significant economic barriers). There is a significant financial constraint to developing affordable homeownership housing. The DOH primarily funds rental housing programs and homeownership grant funds are constrained by availability of funding.</p>
<p>Policy 1E.2: Continue to work with appropriate agencies to provide low-cost loans, grants and other resources to low- and moderate-income homebuyers in North Fair Oaks. STATUS: ONGOING</p>	<p><u>Partnerships & Technical Assistance</u> HEART is a nonprofit founded in 2003 to create and preserve affordable housing for low- and moderate-income families throughout San Mateo County. SMC provides technical assistance to HEART and is represented on the agency’s Board of Directors.</p> <p><u>First Time Home Buyer Program</u> Department of Housing and HEART offer first time home buyer loan program for lower income households countywide and available in North Fair Oaks. The program also provides technical assistance for first time home buyers.</p> <p><u>Mortgage Credit Certificate Program</u> SMC also offers potential homeowners a Mortgage Credit Certificate Program (MCC) MCC Tax Credit equal to 15% of the Mortgage Amount and is administered by the California Housing Finance Agency (CalHFA).</p>
<p>Policy 1F: In the case of conflicting or unclear regulations or policies, and in the course of discretionary approvals, interpret zoning, land use, and other policies and regulations in a manner that prioritizes creation of new residential uses, particularly affordable and special needs housing, and that discourages reduction of affordable housing stock, including demolition or conversion of residential uses.</p>	

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<p>Policy 1F: In the case of conflicting or unclear regulations or policies, and in the course of discretionary approvals, interpret zoning, land use, and other policies and regulations in a manner that prioritizes creation of new residential uses, particularly affordable and special needs housing, and that discourages reduction of affordable housing stock, including demolition or conversion of residential uses.</p> <p>STATUS: COMPLETE</p>	<ul style="list-style-type: none"> ▪ This policy has been SMC’s standard operating practice. There have been no proposals to demolish affordable housing stock in NFO. ▪ The DOH worked with the owners of the Hampshire (a historically affordable apartment with expired affordability) during a major renovation to maintain some affordable units. ▪ Following the completion of the rezoning program in North Fair Oaks, there will be few discretionary approvals for multifamily development projects.
<p>GOAL 6.2: Plan to accommodate future housing demand.</p>	
<p>Policy 2A: Promote additional multi-family housing by permitting and encouraging multi-family rental and ownership housing in appropriate areas; encouraging and permitting increased densities in mixed-use developments in selected areas; removing constraints to multi-family development, including attached homeownership development, in appropriate areas; and by revising residential parking standards as described in Chapter 3: Circulation and Parking.</p>	
<p>Policy 2A.1: Implement the land use and zoning regulations incorporated in Chapter 2: Land Use Designations, increasing permitted residential densities in appropriate areas, encouraging and facilitating mixed-use development, and expanding areas in which residential uses are allowed.</p> <p>STATUS: COMPLETE</p>	<p>All phases of North Fair Oaks Rezoning Project have been completed. Residential mixed-use projects are ministerially allowed in all new zoning districts, including portions of existing industrial zoning districts. The rezoning allows significantly greater residential densities and mixed-use within defined priority development areas in proximity to transit corridors. San Mateo County facilitated community meetings regarding updated zoning classifications.</p>
<p>Policy 2A.2: Permit “by-right” residential or residential mixed-use development in Multi-family Residential and Neighborhood Mixed-Use zones, as indicated in Chapter 2: Land Use Designations, and establish minimum densities of 30 dwelling units/acre for residential-only developments in the Commercial Mixed-Use zone.</p> <p>STATUS: INITIATED AND PARTIALLY COMPLETE</p>	<p>All phases of North Fair Oaks Rezoning Project have been completed. Residential mixed-use projects are ministerially allowed in all new zoning districts, including portions of existing industrial zoning districts. The rezoning allows significantly greater residential densities and mixed-use within defined priority development areas in proximity to transit corridors. San Mateo County facilitated community meetings regarding updated zoning classifications.</p> <p>Minimum densities of 30 dwelling units/acre for residential-only developments in the Commercial Mixed-Use zone were established. The CMU designation within 1/4 mile of Middlefield Junction has a minimum 60 unit/acre density for both residential and mixed use; the Multifamily designation has a minimum of 24 unit/acre for residential.</p>
<p>Policy 2A.3: In designated areas, as described in the Chapter 2: Land Use Designations, offer development incentives, bonuses and/or exemptions such as building height in excess of maximum baseline permitted height, allowed density in excess of maximum baseline density, and other exemptions in exchange for provision of community benefits such as provision of affordable units in excess of units required by the Inclusionary Ordinance, provision of large family units, public amenities such as recreational and</p>	<p>San Mateo County currently requires 20% of the units within market rate developments to be affordable. As a result, these projects automatically qualify for concessions through the existing State Density Bonus Law. Concessions, exceptions, and bonuses are already available to developers due to state law. SMC enforces State Density Bonus Law and has fully implemented recent changes to State Density Bonus law, including changes to density bonus amounts, types, and income level calculations.</p>

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<p>open space, or other community benefits. STATUS: NOT INITIATED</p>	
<p>Policy 2A.4: Implement parking reductions appropriate for the actual parking needs of new projects and encourage “unbundling” of parking spaces in new rental developments, allowing tenants to pay for parking only if they need it. STATUS: ONGOING</p>	<p><u>North Fair Oaks Rezoning Project</u> All phases of North Fair Oaks Rezoning Project have been completed. This included rezonings along Middlefield Road, Redwood Junction and El Camino Real. The rezoning program allows significantly greater residential densities and mixed-use within defined priority development areas in proximity to transit corridors. San Mateo County facilitated community meetings regarding updated zoning classifications. The rezoning program established a higher density mixed-use district along major corridors and included significant reductions in parking standards for various types of development.</p> <p><u>Inclusionary Housing Ordinance and State Density Bonus</u> Most projects subject to the Inclusionary Housing Ordinance will also qualify under the State Density Bonus Law. Under the State Density Bonus Law, projects automatically qualify for reduced parking ratios. In addition, projects may use concessions under the law to further reduce on-site parking.</p> <p><u>Assembly Bill 2097 (AB 2097)</u> Under AB 2097 a project that includes a minimum of 20% affordable units cannot be subject to local parking minimum requirements when the project is located within a half-mile radius of a major transit stop. Projects subject to SMC’s Inclusionary Housing Ordinance located in the AB2097 radius will not have parking minimums.</p> <p><u>Unbundling Parking</u> There have been no proposals for unbundling of parking from developers in North Fair Oaks. Senate Bill 743 (SB 743) will require unbundled parking to be provided for certain new development projects starting in 2025. Unbundled parking means that parking costs are separated from the cost of renting or owning a residential unit or commercial space, allowing individuals to pay for parking only if they need it.</p> <p>Related Policy: 1D.2</p>
<p>Policy 2A.5: Modify minimum lot size requirements for multi-family attached ownership housing projects, and/or adopt waivers or exceptions to minimum lot size requirements for these projects separate from the Planned Unit Development (PUD) process. STATUS: COMPLETE</p>	<p>The North Fair Oaks Rezoning Project eliminated minimum lot size provisions for attached multifamily ownership projects. Related Policy: 1D.3</p>
<p>Policy 2B: Promote additional housing units in existing residential areas by encouraging and facilitating legal accessory dwelling units.</p>	

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<p>Policy 2B.1: Encourage legal accessory dwelling units (“second units” or “in-law units”) by streamlining approvals, adopting appropriate parking requirements, creating and making available pre-approved, neighborhood-specific architectural designs for accessory units, by promoting accessory dwelling units as an encouraged and facilitated form of residential development in North Fair Oaks, and by promoting the fact that the County will assist, facilitate, and streamline approval of accessory units to the maximum possible extent.</p> <p>STATUS: COMPLETE</p>	<p><u>Compliance with State ADU Laws</u> SMC has amended its accessory dwelling unit (second unit ordinance) on multiple occasions since 2014 to comply with changes to state law, and to adopt policies that are less restrictive and more encouraging of ADUs than state law in some areas.</p> <p><u>Preapproved ADU Designs</u> SMC participates in a multijurisdictional effort led by HEART to adopt preapproved ADU design templates. HEART is a nonprofit founded in 2003 to create and preserve affordable housing for low- and moderate-income families throughout San Mateo County. SMC provides technical assistance to HEART and is represented on the agency’s Board of Directors. The County has not pursued preapproved designs for substandard lots.</p> <p><u>Second Unit Center</u> The County’s Home for All initiative has launched and manages its Second Unit Center which provides information and tools to make it easier for homeowners to build second units, to help increase the housing supply in the County.</p> <p><u>ADU Amnesty Program</u> The County also adopted an ADU Amnesty Program offering relief from code enforcement, technical assistance, fee waivers, and low-cost inspection for unpermitted ADUs. The ADU Amnesty Program includes a loan program for low- to moderate-income homeowners to bring unpermitted units up to code standards and to help fund improvements required for unpermitted units to achieve safety and habitability standards. The program offers technical assistance in identifying and completing improvements, funded through the program. The program is funded through Measure K funds.</p> <p>Related Policies: 1D.5 and 5B.1</p>
GOAL 6.3: Improve the quality of housing in North Fair Oaks.	
Policy 3A: Promote the maintenance and rehabilitation of affordable rental housing.	
<p>Policy 3A.1: Provide owners of rental property that serves low-income residents with assistance in code compliance, to help preserve the area’s stock of existing unregulated affordable housing.</p> <p>STATUS: ONGOING</p>	<p><u>General Code Inspection</u> San Mateo County code inspectors operate on a complaint basis and the Planning and Building Department has generally continued to offer voluntary code inspection on request.</p> <p><u>Multifamily Rental Inspection Program</u> The County has expanded its multifamily rental inspection program, implemented an emergency red tag inspection and assistance program (County Ordinance Code Chapter 3.108), to limit displacement due to unit quality and code enforcement.</p>

GOALS, POLICIES, IMPLEMENTING POLICIES AND STATUS	DESCRIPTION OF CURRENT STATUS
<p>Policy 3A.2: Publicize the Department of Housing’s rehabilitation loan programs for multi-family units serving low-income tenants and single-family homes occupied by low-income owners and provide targeted publicity and outreach in English and Spanish to North Fair Oaks.</p> <p>STATUS: COMPLETE</p>	<p>The Environmental Health Department has pursued proactive enforcement for projects with significant identifiable safety and habitability issues, outside of routine program inspections. The County has expanded its residential health and safety code enforcement efforts, which cover multifamily residential structures, to cover more buildings with more frequency.</p> <p><u>Grants & Loans for Rehabilitation of Mobile Home Parks</u></p> <p>The County has provided significant resources for code compliance for mobile home parks, including several mobile home parks in NFO. Funds have contributed to repairs including emergency repairs, infrastructure repairs and new trailers.</p> <ul style="list-style-type: none"> ▪ Information about the DOH rehabilitation loan program was distributed in English and Spanish at the Fair Oaks Library, Fair Oaks Community Center, NFO Community Council, and through an App for online complaints for code issues. The following rehabilitation assistance, provided countywide between 2014 and 2021 to residents of low-income households, addressed health and safety/accessibility improvements. ▪ Approximately \$7,700,000 towards funding the rehabilitation of 369 units located within multifamily rental housing developments. ▪ Approximately \$1,000,000 to community-based organizations that provide the rehabilitation of single-family homes, supporting the rehabilitation of 333 single-family homes for low-income households.
<p>Policy 3A.3: Pursue funding to: conduct a focused inventory of apartment buildings in North Fair Oaks that are at seismic risk and create a strategy to assist at-risk structures with seismic upgrades.</p> <p>STATUS: NOT INITIATED</p>	<p>Not initiated because of lack of staffing and resources. Recommend considering as a long-term goal.</p>
<p>Policy 3B: Expand building code monitoring and enforcement efforts in North Fair Oaks.</p>	
<p>Policy 3B.1: Adopt a program to undertake periodic external and internal residential building code inspections for multi-family rental properties.</p> <p>STATUS: COMPLETE</p>	<ul style="list-style-type: none"> ▪ Code inspectors operate on a complaint basis and the Planning and Building Department has generally continued to offer voluntary code inspection on request. ▪ The County has expanded its multifamily rental inspection program, implemented an emergency red tag inspection and assistance program (County Ordinance Code Chapter 3.108), to limit displacement due to unit quality and code enforcement. ▪ The County has expanded its residential health and safety code enforcement efforts, which cover multifamily residential structures, to cover more buildings with more frequency. ▪ The Environmental Health Department has pursued proactive enforcement for projects with significant identifiable safety and habitability issues, outside of routine program inspections.

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<p>Policy 3B.2: Provide the North Fair Oaks community with readily available information on ways to pursue code compliance, code enforcement, and health and safety complaints, and ensure that complaints are investigated and resolved expeditiously.</p> <p>STATUS: ONGOING</p>	<ul style="list-style-type: none"> ▪ In 2013 SMC developed a Code Enforcement Guide specifically for the area of North Fair Oaks in English and Spanish. SMC also provides information and resources for property clean up in NFO on their website. ▪ Information about code enforcement is distributed in English and Spanish at the Fair Oaks Library, Fair Oaks Community Center, NFO Community Council, and through an App for online complaints for code issues.
<p>Policy 3C: Expand the provision of energy efficiency retrofitting assistance to low- and moderate-income homeowners in North Fair Oaks.</p>	
<p>Policy 3C.1: Expand and target County efforts to encourage North Fair Oaks residential property owners to use various residential energy efficiency retrofitting and weatherization programs provided by the County and other sources.</p> <p>STATUS: ONGOING</p>	<p>Countywide programs are offered through the Office of Sustainability. Information about the following programs is available online in multiple languages.</p> <ul style="list-style-type: none"> ▪ The Bay Area Regional Energy Network (BayREN) is a collaboration of the 9 Bay Area Counties to promote healthy, efficient buildings. The BayREN offers rebates and assistance to homeowners and multifamily property owners for energy-efficient home improvements. ▪ To help finance energy upgrades, water conservation, and more, homeowners and commercial property owners throughout the County can take advantage of Property Assessed Clean Energy (PACE) financing. PACE is an affordable, long-term financing option that is repaid on your property taxes over a period of up to 20 years. ▪ GoGreen Financing provides funding for energy efficiency projects for residential buildings, affordable multifamily properties, and small businesses. Visit the website to see what types of projects qualify: https://gogreenfinancing.com/. ▪ SunWork provides solar installation on homes with small energy footprints; visit the website to learn more. ▪ GRID Alternatives provides job training and no-cost solar installations for low-income households; visit the website to learn more. ▪ Bay Area SunShares provides discounts on solar installations; sign up to receive announcements. ▪ Rebuilding Together Peninsula: Provides home renovation and repair services for vulnerable residents; visit the website to learn more.
<p>GOAL 6.4: Preserve existing housing and prevent and mitigate displacement of low-income homeowners and renters.</p>	
<p>Policy 4A: Provide assistance to help residents to maintain existing housing and provide assistance to residents in cases where existing housing cannot be maintained.</p>	
<p>Policy 4A.1: Work with government and nonprofit agencies to promote foreclosure prevention measures such as expanded homeowner education and consumer credit counseling for</p>	<p>SMC provides foreclosure information and referral resources online and provides funding to Project Sentinel, a nonprofit organization that provides counseling on mortgage foreclosure & delinquency, home buyer education, post purchase education, and reverse mortgages. The</p>

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<p>individuals and families. STATUS: ONGOING</p>	<p>Housing Counseling Services Department of Project Sentinel is a HUD-certified counseling provider that is monitored, audited, and funded by HUD. For example, Project Sentinel can help San Mateo County residents apply for the California Mortgage Relief Program which can help eligible homeowners with housing payments. Project Sentinel has an office location in close proximity to North Fair Oaks and provides services and counseling in English and Spanish.</p>
<p>Policy 4A.2: Expand outreach and information to local residents and community groups about available local, state or federal homeownership assistance programs. These resources should be provided in English, Spanish, and other languages as needed to meet the needs of local residents. STATUS: ONGOING</p>	<p>The County is in partnership with HEART, a nonprofit founded in 2003 to create and preserve affordable housing for low- and moderate-income families throughout San Mateo County, is developing best practices in reaching out to underserved residents. Some of the strategies to be incorporated by HEART in their outreach include:</p> <ul style="list-style-type: none"> ▪ Advertise programs in multiple languages on appropriate online channels such as websites, social media and other networks used for distributing information. ▪ Include and prioritize equity in all outreach initiatives, ensuring they reach out to disadvantaged groups in multiple languages and marketing programs in a way that reaches underrepresented communities. ▪ Develop and share data about who is being served by programs.
<p>Policy 4A.3: Provide residents with information and resources on ways to obtain assistance in preventing evictions, including information on fair housing organizations, tenant assistance organizations, and other resources. STATUS: ONGOING</p>	<p>County provides funding through federal funds and helps advertise programs and assistance in multiple languages:</p> <ul style="list-style-type: none"> ▪ The Legal Aid Society of San Mateo County helps tenants who are having problems with their landlords including legal counseling, advice and representation in evictions, disputes over the condition of the premises and illegal acts by landlords. ▪ Project Sentinel provides tenant / landlord information & referral services. The helpline provides information on all types of tenant-landlord issues and offers dispute resolution options. ▪ Bay Area Legal Aid protects families from illegal evictions, including eviction after foreclosure; substandard housing conditions; and wrongful denials and terminations of housing subsidies. Qualified low-income residents can get help through the Legal Advice Line which provides counsel and advice in all languages on a range of civil legal issues.
<p>Policy 4A.4: Provide information to residents who have been displaced from housing or are at immediate risk of displacement on available services and resources to assist with provision of temporary housing, alternative permanent housing, affordable housing resources, financial resources, relocation assistance, and other options for displaced residents. STATUS: ONGOING</p>	<p>In 2017, SMC passed Ordinance Code Chapter 5.156 (Mobile Home Park Change of Use). The Ordinance ensures that no mobile home parks will be closed or converted without fulfilling certain requirements:</p> <ul style="list-style-type: none"> ▪ All residents at risk of displacement by conversion or closure of a mobile home park will receive technical, legal, financial and other assistance required.

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	<ul style="list-style-type: none"> ▪ In the case of any potential mobile home park closures affecting parks using County CDBG/HOME funds, the County will monitor these closures to ensure that both State and federal relocation requirements are met. ▪ All residents displaced by mobile home closure or conversion will obtain equivalent or better housing at similar cost. ▪ There will be annual monitoring of mobile home status using required mobile home reporting, in addition to monitoring of proposed and/or potential closure/conversion. <p>County provides funding through federal funds and helps advertise programs and assistance in multiple languages:</p> <ul style="list-style-type: none"> ▪ The Legal Aid Society of San Mateo County helps tenants who are having problems with their landlords. ▪ Project Sentinel provides tenant / landlord information & referral services. ▪ Bay Area Legal Aid protects families from illegal evictions, substandard housing conditions, and wrongful denials and terminations of housing subsidies.
<p>Policy 4B: Preserve dedicated affordable housing stock that is at risk of conversion to market-rate housing.</p>	
<p>Policy 4B.1: Inventory all affordable housing stock in North Fair Oaks that is required to remain affordable on a long-term basis due to deed restrictions or other agreements.</p> <p>STATUS: NOT INITIATED</p>	<p>This is a program that was included in the 2023-2031 Housing Element and will be completed during housing element implementation activities (Housing Element Program 5.1).</p>
<p>Policy 4B.2: Monitor the inventory of long-term restricted affordable housing on an ongoing basis and ensure that all such housing continues to meet the terms of affordability agreements.</p> <p>STATUS: NOT INITIATED</p>	<p>This is a program that was included in the 2023-2031 Housing Element and will be completed during housing element implementation activities (Housing Element Program 5.1).</p>
<p>Policy 4B.3: Monitor the risk of conversion of long-term restricted affordable housing to market-rate housing, and if units are at risk of conversion, help preserve the units by providing resources and assistance, including partnership with nonprofit organizations, assistance to existing tenants, financial assistance, and other appropriate strategies.</p> <p>STATUS: ONGOING</p>	<p>Currently there are no identified units at-risk and requiring preservation in North Fair Oaks. DOH continues to review notices filed on assisted projects and investigate any possible opportunities to acquire at-risk properties. County invests funds into projects to extend affordability term of deed restricted housing. DOH monitors any project that receives assistance including expiration of the loan or other incentives with the intent to preserve affordability. The DOH will forecast capital requirements needed to address affordable housing retention in North Fair Oaks and will identify potential sources of financing. DOH continues to prioritize supporting existing deed-restricted units in need of additional capital dollars through our local and federal CDBG/HOME funding opportunities. There is a program addressing this issue that was included in the 2023-2031 Housing Element and will be</p>

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	completed during housing element implementation activities (Housing Element Program 1.1, 1.2, 5.1, 5.2, 5.3).
<p>Policy 4C: Promote shared housing as a strategy to provide additional housing for lower income renters, while also helping existing homeowners remain in their homes.</p>	
<p>Policy 4C.1: Work with nonprofit partners to implement a shared housing program in North Fair Oaks targeted to senior homeowners and other homeowners at-risk of losing their homes to help match at-risk homeowners with appropriate lower-income renters in need of affordable housing options. STATUS: ONGOING</p>	<p>HIP Housing is a nonprofit organization that provides home sharing, self-sufficiency, and property development to low-income individuals. DOH has supported HIP Housing’s home sharing programs since 2014. The program is available countywide and helps match individuals seeking housing with people who have a room or Accessory Dwelling Unit (ADU) to rent.</p>
<p>Policy 4D: Discourage conversions of residential property to other uses and ensure that any residential conversions provide adequate replacement of converted housing.</p>	
<p>Policy 4D.1: Encourage, at minimum, one-for-one replacement of residential uses in cases of demolition or redevelopment of existing uses. STATUS: NOT INITIATED</p>	<p><u>Housing Element Program 6.1</u> This is a program that was included in the 2023-2031 Housing Element and will be completed during housing element implementation activities. The program includes to study, and consider enacting an ordinance that would:</p> <ul style="list-style-type: none"> ▪ Require the County to assess the potential impacts of any demolitions and/or conversions of multifamily residential property to non-residential uses, on the housing need. ▪ Formally delegate authority to the Housing Department to assess impacts and determine appropriate mitigation measures. ▪ Require mitigation measures on the part of the property owner to offset the loss of housing stock and increased housing need due to demolition and/or conversion, potentially including in-lieu fees and/or other mitigation. ▪ Require the County to work with property owners, including offering rehabilitation, relocation, and other assistance when feasible, to ensure that any demolition and conversion that would adversely impact the County’s housing need is avoided or mitigated to the maximum possible extent.
	<p><u>No Net Loss State Law</u> The county has passed a no net loss provision for mobile home parks (Chapter 5.156 Mobile Home Park Change of Use, 2017) but not for multifamily projects. State law requires no net loss of residential housing units countywide. The County will need to develop guidelines on how state no net loss requirements will be implemented countywide. Since the adoption of the community plan, there have been no major demolitions of residential buildings and no major redevelopments that would cause the reduction of residential units in North Fair Oaks.</p>

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<p>Policy 4D.2: Disallow stand-alone parking lots and structures in high-density and multifamily residential neighborhoods. Prohibit conversion of residential uses to parking and make stand-alone parking a conditional use in higher density and multifamily residential neighborhoods.</p> <p>STATUS: COMPLETE</p>	<p>All phases of North Fair Oaks Rezoning Project have been completed. This included rezonings establishing a higher density mixed-use district along major corridors and included significant reductions in parking standards for various types of development. The rezoning included prohibiting conversion of residential uses to parking and making stand-alone parking a conditional use in higher density and multifamily residential neighborhoods.</p>
<p>Policy 4D.3: For new uses that result in reduction of overall housing in the community, require mitigation in the form of one-for-one replacement on-site or off-site in other parts of the community.</p> <p>STATUS: NOT INITIATED</p>	<p><u>Housing Element Program 6.1</u></p> <p>This is a program that was included in the 2023-2031 Housing Element and will be completed during housing element implementation activities. The program includes to study, and consider enacting an ordinance that would:</p> <ul style="list-style-type: none"> ▪ Require the County to assess the potential impacts of any demolitions and/or conversions of multifamily residential property to non-residential uses, on the housing need. ▪ Formally delegate authority to the Housing Department to assess impacts and determine appropriate mitigation measures. ▪ Require mitigation measures on the part of the property owner to offset the loss of housing stock and increased housing need due to demolition and/or conversion, potentially including in-lieu fees and/or other mitigation. ▪ Require the County to work with property owners, including offering rehabilitation, relocation, and other assistance when feasible, to ensure that any demolition and conversion that would adversely impact the County’s housing need is avoided or mitigated to the maximum possible extent. <p><u>No Net Loss State Law</u></p> <p>The county has passed a no net loss provision for mobile home parks (Chapter 5.156 Mobile Home Park Change of Use, 2017) but not for multifamily projects. State law requires no net loss of residential housing units countywide. The County will need to develop guidelines on how state no net loss requirements will be implemented countywide. Since the adoption of the community plan, there have been no major demolitions of residential buildings and no major redevelopments that would cause the reduction of residential units in North Fair Oaks.</p> <p>Related Policy: 4D.1</p>
<p>Policy 4D.4: Prohibit conversion of single-family residential districts to non-residential zoning, except in limited cases where such conversion provides overriding community benefit such as projects to develop parks, recreational uses, community centers, job training centers, childcare, and other entirely nonprofit, wholly community benefiting uses, to be determined and</p>	<p>There have been no conversions of single-family residential districts to other nonresidential uses since the adoption of the NFO CP.</p>

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<p>approved only on a discretionary, project-by-project basis.</p> <p>STATUS: COMPLETE</p>	
<p>Policy 4D.5: Discourage rezoning of residential districts to non-residential uses, except in cases of mixed-use projects or mixed-use zoning that will provide sufficient replacement of existing residential use; projects that will provide one-for-one replacement of residential uses in other appropriate areas of the community; or, in limited cases, projects that exclusively provide public and community benefit, such as community centers, job training centers, health clinics, childcare, and similar nonprofit uses.</p> <p>STATUS: COMPLETE</p>	<p><u>North Fair Oaks Rezoning Project</u> All phases of North Fair Oaks Rezoning Project have been completed. This included rezonings along Middlefield Road, Redwood Junction and El Camino Real. The rezoning program allows significantly greater residential densities and mixed-use within defined priority development areas in proximity to transit corridors.</p> <p><u>No Net Loss State Law</u> The county has passed a no net loss provision for mobile home parks (Chapter 5.156 Mobile Home Park Change of Use, 2017) but not for multifamily projects. State law requires no net loss of residential housing units countywide. The County will need to develop guidelines on how state no net loss requirements will be implemented countywide as a part of 2023-2031 Housing Element implementation activities.</p> <p>Related Policies: 1D.2 and 4D.3</p>
<p>Policy 4D.6: Prohibit and/or discourage residential demolitions, particularly multifamily residential demolitions, except in cases where the applicant/developer has committed to full replacement of residential uses on-site or in other parts of the community or the applicant/developer has committed to provision of another acceptable community benefit, as described above.</p> <p>STATUS: COMPLETE</p>	<p>There have been no proposals in North Fair Oaks to demolish residential buildings, including multifamily residential uses. There has been some interest in redevelopment of mobile home parks. There have been no closures of mobile home parks in North Fair Oaks since adoption of the NFO Plan. The County has strengthened its regulation of mobile home closures, mitigation of impacts on residents, and implementation of Ordinance Code Chapter 5.156, "Mobile Home Park Change of Use," adopted in 2017. The Ordinance ensures that no mobile home parks will be closed or converted without fulfilling certain requirements:</p> <ul style="list-style-type: none"> ▪ All residents at risk of displacement by conversion or closure of a mobile home park will receive technical, legal, financial and other assistance required. ▪ In the case of any potential mobile home park closures affecting parks using County CDBG/HOME funds, the County will monitor these closures to ensure that both State and federal relocation requirements are met. ▪ All residents displaced by mobile home closure or conversion will obtain equivalent or better housing at similar cost. ▪ There will be annual monitoring of mobile home status using required mobile home reporting, in addition to monitoring of proposed and/or potential closure/conversion. <p><u>Housing Element Program 6.1</u> This is a program that was included in the 2023-2031 Housing Element and will be completed during housing element implementation activities. The program includes to study, and consider enacting an ordinance that would:</p>

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	<ul style="list-style-type: none"> ▪ Require the County to assess the potential impacts of any demolitions and/or conversions of multifamily residential property to non-residential uses, on the housing need. ▪ Formally delegate authority to the Housing Department to assess impacts and determine appropriate mitigation measures. ▪ Require mitigation measures on the part of the property owner to offset the loss of housing stock and increased housing need due to demolition and/or conversion, potentially including in-lieu fees and/or other mitigation. ▪ Require the County to work with property owners, including offering rehabilitation, relocation, and other assistance when feasible, to ensure that any demolition and conversion that would adversely impact the County’s housing need is avoided or mitigated to the maximum possible extent. <p><u>No Net Loss State Law</u> State law requires no net loss of residential housing units countywide. The County will need to develop guidelines on how state no net loss requirements will be implemented countywide. Since the adoption of the community plan, there have been no major demolitions of residential buildings and no major redevelopments that would cause the reduction of residential units in North Fair Oaks.</p> <p>Related Policies: 4D.1 and 4A.4</p>
<p>Policy 4D.7: Disallow rezoning of residential properties that formerly contained active residential uses that have been demolished or that are unoccupied. In reviewing applications for rezoning, consider these properties as though they contain active residential uses, and only allow rezoning consistent with ongoing residential uses, or in cases of overriding community benefit, as described above.</p> <p>STATUS: COMPLETE</p>	<p>This policy has been SMC’s standard operating practice. Unoccupied residential uses are treated as active residential uses and have not been rezoned to nonresidential uses.</p>
<p>GOAL 6.5: Address overcrowding and demand for large family units.</p>	
<p>Policy 5A: Encourage and/or require large housing units in multifamily residential development.</p>	
<p>Policy 5A.1: Encourage developers to include large family units in multifamily rental and ownership housing projects.</p> <p>STATUS: COMPLETE</p>	<p>Large-family affordable housing projects continue to be included as a priority in DOH’s Notice of Funding Opportunities. Projects that include large family units are also prioritized for funding at the state level. SMC includes this as criteria in evaluating proposals for affordable housing. One example in North Fair Oaks is Middlefield Junction, a project that includes 3-bedroom units (of the 179 units included, 25% are 3-bedroom, 25% are 1-bedroom and</p>

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	50% are 2-bedroom units). Encouraging production of larger units as a part of the affordable units within a project aligns with the housing needs of larger families in North Fair Oaks.
<p>Policy 5A.2: Promote or, where appropriate, require a minimum percentage of larger units (two or more bedrooms) in new rental and ownership housing created with County assistance or created under the County Density Bonus ordinance, Inclusionary Housing ordinance, or other County regulations that require provision of affordable or special needs housing.</p> <p>STATUS: NOT INITIATED</p>	<p>The County has not adopted requirements but encourages the development of large family units by including it as a criterion when allocating funding and incentives for affordable housing projects.</p>
<p>Policy 5A.3: Prioritize County assistance to proposed affordable housing projects that include large units and special needs units.</p> <p>STATUS: COMPLETE</p>	<p>The County encourages the development of large family units and units that meet special needs by including it as a criterion when allocating funding and incentives for affordable housing projects. This is a policy that aligns with the implementation activities in the County's Housing Element.</p>
<p>Policy 5B: Encourage, incentivize, and facilitate accessory dwelling units (also called “second units” or “in-law units”) as a means of accommodating large and extended families.</p>	
<p>Policy 5B.1: Encourage construction of new accessory dwelling units by streamlining approvals, adopting parking requirements appropriate for second units, preparing and providing pre-approved architectural designs and design guidelines, and by publicizing accessory dwelling units as a type of housing that is encouraged and facilitated in North Fair Oaks.</p> <p>STATUS: COMPLETE</p>	<p><u>Compliance with State ADU Laws</u> SMC has amended its accessory dwelling unit (second unit ordinance) on multiple occasions since 2014 to comply with changes to state law, and to adopt policies that are less restrictive and more encouraging of ADUs than state law in some areas.</p> <p><u>Preapproved ADU Designs</u> SMC participates in a multijurisdictional effort led by HEART to adopt preapproved ADU design templates. HEART is a nonprofit founded in 2003 to create and preserve affordable housing for low- and moderate-income families throughout San Mateo County. SMC provides technical assistance to HEART and is represented on the agency’s Board of Directors. The County has not pursued preapproved designs for substandard lots.</p> <p><u>Second Unit Center</u> The County’s Home for All initiative has launched and manages its Second Unit Center which provides information and tools to make it easier for homeowners to build second units, to help increase the housing supply in the County.</p> <p><u>ADU Amnesty Program</u> The County also adopted an ADU Amnesty Program offering relief from code enforcement, technical assistance, fee waivers, and low-cost inspection for unpermitted ADUs. The ADU Amnesty Program includes a loan program for low- to moderate-income homeowners to bring unpermitted units up to code standards and to help fund improvements required for</p>

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	<p>unpermitted units to achieve safety and habitability standards. The program offers technical assistance in identifying and completing improvements, funded through the program. The program is funded through Measure K funds.</p> <p>Related Policies: 1D.5 and 2B.1</p>
<p>Policy 5B.2: Provide rehabilitation assistance for accessory dwelling units in need of repair and upgrade. STATUS: COMPLETE</p>	<p><u>ADU Amnesty Program</u> The County adopted an ADU Amnesty Program offering technical assistance and fee waivers for unpermitted ADUs. The ADU Amnesty Program includes a loan program for low- to moderate-income homeowners to bring unpermitted units up to code standards and to help fund improvements required for unpermitted units to achieve safety and habitability standards. The program offers technical assistance in identifying and completing improvements, funded through the program. The program is funded through Measure K funds. This program was effective from 2017 through 2022. Program is currently on hold because of lack of resources for implementation.</p> <p>Related Policy: 1D.5</p>
<p>Policy 5B.3: Explore a code compliance amnesty program for illegally constructed and non-coded-compliant accessory dwelling units, coupled with provision of rehabilitation assistance, to legalize illegal and non-compliant accessory dwelling units. STATUS: COMPLETE</p>	<p>The County adopted an ADU Amnesty Program offering relief from code enforcement as well as low-cost inspection for unpermitted ADUs.</p>
<p>Policy 5C: Reduce parking requirements for expansions of existing single-family residential uses, consistent with the parking standards incorporated in Chapter 3: Circulation and Parking, in order to facilitate additional residential capacity in existing residential properties.</p>	
<p>Policy 5C: Reduce parking requirements for expansions of existing single-family residential uses, consistent with the parking standards incorporated in Chapter 3: Circulation and Parking, in order to facilitate additional residential capacity in existing residential properties. STATUS: NOT INITIATED</p>	<p>Not initiated for single family residential uses. There is currently an exception process for removing parking requirements. Lack of available parking in single family neighborhoods has been identified as an issue by San Mateo County and community stakeholders.</p> <p><u>Recommendation:</u> Delay implementation until other neighborhood parking solutions have been considered.</p>
<p>GOAL 6.6: Increase availability and accessibility of housing for households of all types.</p>	
<p>Policy 6A: Increase accessibility of housing by encouraging the provision of a variety of affordable and supportive housing for special needs populations.</p>	
<p>Policy 6A.1: In provision of funding and other assistance, continue to give high priority to affordable and supportive housing that serves special needs populations. STATUS: ONGOING</p>	<p><u>Fee Waivers</u> The Planning and Building Department continues to waive fees for housing that is primarily affordable to extremely low-, very low-, and low-income households, including seniors and persons with disabilities. The waiver of fees for affordable housing is a formal policy.</p>

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	<p><u>Housing Element Program 20.3</u> Waiver of fees for special needs housing is currently implemented by the Planning Department on a discretionary basis. The County intends to pursue formal adoption of waivers for special needs housing as an implementation activity included in the 2023-2031 Housing Element.</p> <p><u>Direct Assistance</u> Since 2015, DOH has used available state, federal, and local funds to support over 600 units of supportive housing for the following populations: MHSA-eligible, veterans, seniors, frail elderly, homeless or at risk of homelessness, individuals with developmental and/or intellectual disabilities, and former foster youth. In addition, DOH has provided nearly \$5 million in local funds to support 14 group homes for sober living that serve 133 individuals.</p> <p><u>Notice of Funding Availability (NOFA)</u> DOH has been prioritizing projects that serve Extremely Low-income (ELI) households through our NOFA. DOH has increased the percentage of ELI units required in an affordable housing development to 15% over the last few NOFA cycles.</p> <p>Permanent supportive housing continues to be included as a priority in DOH’s NOFAs. Affordable projects that include 20% or more units for homeless individuals may have access to additional funds. DOH only funds permanent supportive housing and transitional housing is funded through federal dollars. In addition, the County requires all affordable housing developments to set aside 5% of affordable units for permanent supportive housing for homeless individuals.</p>
<p>Policy 6A.2: Explore allowing various kinds of special needs housing, including transitional housing, “by right” on sites with appropriate densities in North Fair Oaks. STATUS: INITIATED AND PARTIALLY COMPLETE</p>	<p>Will be accomplished as a part of implementation of the 2023-2031 Housing Element (Housing Element Program 36.2).</p>
<p>Policy 6B: Encourage cooperative or co-housing development (multiunit developments with some shared facilities, such as cooking facilities, common facilities and others), through flexibility in subdivision design, flexibility in lot coverage standards, and other incentives and streamlining. Policy 6B: Encourage cooperative or co-housing development (multiunit developments with some shared facilities, such as cooking facilities, common facilities and others), through flexibility in subdivision design, flexibility in lot coverage standards, and other incentives and streamlining. STATUS: NOT INITIATED</p>	<p><u>Recommendation:</u> Study the market feasibility and need for this type of housing. Delay implementation until market feasibility is determined.</p>
<p>Policy 6C: Increase accessibility of the housing stock by promoting universal design standards and accessibility modifications in all homes in North Fair Oaks.</p>	

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<p>Policy 6C.1: Promote and/or require universal design (design that is accessible to a wide range of users with different levels of ability) standards in all new construction projects in North Fair Oaks.</p> <p>STATUS: NOT INITIATED</p>	<p>This will be accomplished as a part of implementation of the 2023-2031 Housing Element (Housing Element Program 22.1C). The County has not adopted formal universal design standards. There are universal design standards related to ADA requirements for multifamily projects.</p>
<p>Policy 6C.2: Promote programs that provide accessibility modifications (such as ramps, grab-bars in tubs/showers, and other modifications) for seniors and others needing such modifications in their home.</p> <p>STATUS: INITIATED AND PARTIALLY COMPLETE</p>	<p><u>Exemptions</u></p> <p>The Planning and Building Department exempts features required for accessibility, in compliance with disabled access compliance laws and the ADA, from setback requirements, lot coverage restrictions, FAR restrictions, and other appropriate lot development standards, (unless these exemptions lead to other safety concerns) on a project-by-project basis. A formal policy adopting exemptions for disabled access improvements will be accomplished as a part of implementation of the 2023-2031 Housing Element.</p> <p><u>Affordable Housing Fund (AHF) Guidelines</u></p> <p>County will craft a requirement in its Affordable Housing Fund guidelines that developments that receive funding must meet disabled access compliance standards. For larger rental housing developments that SMC funds, requirements include setting aside a percentage for accessible.</p> <p><u>Minor Home Repair Program</u></p> <p>SMC has a Minor Home Repair Program that supports accessibility modifications through a vendor. As a part of the implementation activities of the 2023-2031 Housing Element, the County will prioritize funding minor home repair and modification programs for residences of a disabled households. The program will also prioritize investments in homes located in Low Resource/ High Segregation & Poverty Areas.</p>
<p>GOAL 6.7: Promote transit-accessible housing.</p>	
<p>Policy 7A: Promote affordable and other housing near transit by identifying appropriate locations and providing supportive land use and zoning policies.</p>	
<p>Policy 7A.1: Modify permitted development densities appropriately to facilitate additional housing near transit in designated areas, as described in Chapter 2: Land Use Designations.</p> <p>STATUS: COMPLETE</p>	<p>All phases of North Fair Oaks Rezoning Project have been completed. Residential mixed-use projects are ministerially allowed in all new zoning districts, including portions of existing industrial zoning districts. The rezoning allows significantly greater residential densities and mixed-use within defined priority development areas in proximity to transit corridors. San Mateo County facilitated community meetings regarding updated zoning classifications.</p>
<p>Policy 7A.2: Reduce parking requirements for all types of development that demonstrate sufficient access to public transit.</p> <p>STATUS: COMPLETE</p>	<p><u>North Fair Oaks Rezoning Project</u></p> <p>All phases of North Fair Oaks Rezoning Project have been completed. This included rezonings along Middlefield Road, Redwood Junction and El Camino Real. The rezoning program</p>

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	<p>established a higher density mixed-use district along major corridors and included significant reductions in parking standards for various types of development.</p> <p><u>Inclusionary Housing Ordinance and State Density Bonus</u> Most projects subject to the Inclusionary Housing Ordinance will also qualify under the State Density Bonus Law. Under the State Density Bonus Law, projects automatically qualify for reduced parking ratios. In addition, projects may use concessions under the law to further reduce on-site parking.</p> <p><u>Assembly Bill 2097 (AB 2097)</u> Under AB 2097 a project that includes a minimum of 20% affordable units cannot be subject to local parking minimum requirements when the project is located within a half-mile radius of a major transit stop. Projects subject to SMC’s Inclusionary Housing Ordinance located in the AB2097 radius will not have parking minimums.</p> <p>Related Policies: 1D.2 and 2A.4</p>
GOAL 6.8: Provide housing and services for residents experiencing homelessness.	
Policy 8A: Encourage the development of transitional and permanent supportive housing in North Fair Oaks.	
<p>Policy 8A.1: Explore permitting transitional and/or permanent supportive housing by right on sites identified for multifamily housing in North Fair Oaks.</p> <p>STATUS: INITIATED AND PARTIALLY COMPLETE</p>	<p>Will be accomplished as a part of implementation of the 2023-2031 Housing Element.</p> <p>Related Policy: 6A.2</p>
<p>Policy 8A.2: Work with affordable housing developers to identify sites near transit that would be suitable for transitional and/or permanent supportive housing.</p> <p>STATUS: NOT INITIATED</p>	<p>Will be accomplished as a part of implementation of the 2023-2031 Housing Element (Housing Element Program 27.5).</p>
<p>Policy 8A.3: Continue to provide financial and other assistance to homeless service providers in North Fair Oaks.</p> <p>STATUS: ONGOING</p>	<p><u>Homeless Shelters</u></p> <ul style="list-style-type: none"> ▪ In North Fair Oaks, there is one emergency shelter with support services and 15 beds which opened 1986 and is administered by the Mental Health Association of San Mateo. ▪ LifeMoves’ Redwood Family House provides interim shelter and supportive services to 10 families experiencing homelessness and is in close proximity to North Fair Oaks. ▪ In nearby Redwood City, LifeMoves Navigation Center provides Interim Supportive Housing and intensive services for individuals without shelter and will serve close to 720 people each year. <p><u>Collaboration and Advocacy</u></p>

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	<p>County Staff regularly participates in Housing our County Clients meetings, the Homelessness Interagency Committee, and the Housing and Community Development Committee (HCDC), of which members include the Commission on Disability and Commission on Aging. The County also participates in All Home, the regional collaborative addressing issues of homelessness. The County leads an intercounty collaborative on housing, called Home for All. The DOH participates in the multi-agency County collaborative - Housing our County Clients – that facilitates the provision of housing for clients of County services.</p> <p><u>Human Services Agency</u> SMC Human Services Agency Center on Homelessness coordinates homeless services throughout San Mateo County and provides SMC funds for temporary homeless shelters.</p> <p><u>Continuum of Care (CoC) Homeless Assistance Programs</u></p> <ul style="list-style-type: none"> ▪ Renewal of rental assistance programs serving 452 households (2023). ▪ Total annual value of the rental subsidy programs is \$12,783,837 towards access to rental homes for homeless households (2023). ▪ Received thirty-five (35) new HUD-VASH vouchers (2022). ▪ Allocation of 222 Emergency Housing Vouchers (EHV) (2021). <p><u>Homekey</u> The State of California Homekey Program provides grant funding for local public agencies to acquire hotels, motels, apartments, and other buildings to provide homes for people experiencing or at risk of homelessness. Over the last few years, the County has created 553 interim and permanent housing units through a mix of County CARES Act funding and Homekey funding. The following projects are located in Redwood City near the North Fair Oaks community:</p> <ul style="list-style-type: none"> ▪ Shores Landing – 93 units of permanent supportive housing. ▪ Casa Esperanza – 51 units of permanent supportive housing. ▪ Pacific Inn – 74 units of interim housing. ▪ Navigation Center – 240 units of interim housing.

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