

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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May 18, 2026

Steve Monowitz, Director
Community Development Department
County of San Mateo
455 County Center, 2nd floor
Redwood City, CA 94063

Dear Steve Monowitz:

RE: County of San Mateo's 6th Cycle (2023-2031) Adopted Housing Element and Rezone Review

Thank you for submitting the County of San Mateo's (County) adopted housing element, received for review and adopted on April 21, 2026. In addition, the California Department of Housing and Community Development (HCD) received Resolution Number 081788 and Ordinance Number 4917 (Rezoning Documents) related to meeting rezoning and accommodating the regional housing need allocation (RHNA). Pursuant to Government Code section 65585, HCD is reporting the results of its review.

On March 7, 2025, HCD found the County's revised draft housing element met the statutory requirements of State Housing Element Law (Gov. Code, § 65580 et seq.). However, the housing element could not be found in substantial compliance until the housing element was adopted and the County had completed necessary rezones and met all statutory requirements pursuant to Government Code sections 65583, subdivision (c)(1)(A) and 65583.2, subdivisions (c), (h) and (i). Further, on March 30, 2026, HCD found that draft amendments to the housing element did not impact HCD's March 7, 2025 finding that the housing element meets statutory requirements.

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 along with subsequent draft amendments that HCD's March 7, 2025 and March 30, 2026 reviews determined met statutory requirements. Further, the County has completed rezoning actions to address the requirements that were described in HCD's March 7, 2026 review. Specifically, HCD finds the Rezoning Documents meet statutory requirements pursuant to Government Code sections 65583, subdivision (c) (1) and 65583.2, subdivisions (h) and (i).

Among other programs, Programs to rezone sites are essential to housing element compliance. While the County has completed some rezoning related to Program HE 11.2 (Rezoning Program), as part of near-term implementation, the County must take immediate action to complete the remaining rezoning actions within the Coastal Zone. HCD is available to provide technical assistance and the County should expeditiously submit documentation of the remaining rezones upon completion. Finally, the County should revise documents as appropriate to better reflect affordability requirements (i.e., 20 percent affordability to lower-income households) and closely monitor development standards (such as maximum building height limits and objective design standards) and make adjustments as appropriate to facilitate achieving maximum densities and address constraints to development.

Importantly, in addition to Program HE 11.2 (Rezone Program) above, the County must continue timely and effective implementation of all programs, including but not limited to the following:

- Program HE 1.2 (CDBG Funding)
- Program HE 4.1 (Inventory and Monitor Affordable Housing Stock)
- Program HE 4.4 (Extending Affordability Terms)
- Program HE 4.5 (At-Risk Housing)
- Program HE 5.1 (Study Residential to Non-Residential Conversions)
- Program HE 6.4 and 6.5 (Housing Voucher Outreach and Education)
- Program HE 7.6 and 7.7 (Study Mobile Homes)
- Program HE 11.1a (North Fair Oaks Community Plan)
- Program HE 11.1b (Zoning Updates)
- Program HE 11.3 (Housing Production Monitoring and Response)
- Program HE 11.4 (Objective Design Standards)
- Program HE 11.5 (Identification of Additional Rezoning Strategies)
- Program HE 11.6 (Monitoring and Assessment of Urban Midcoast Permit Limit)
- Program HE 15.1 and 19.1 (County-Owned Sites)
- Program HE 17.1 (Housing Sites Mapping)
- Program HE 17.2 (Expedite Permit Review for Affordable Housing)
- Program HE 18.1 (Support Infrastructure)
- Program 20.2 (Density Bonus Law)
- Program 22.1 (Supportive Services)
- Program HE 22.3 (Affordable Housing with Childcare Funding)
- Program HE 22.4, 22.6, and 22.8 (Farmworker Housing)
- Program HE 22.5 (Rural South Coast Housing Assessment and Strategy)
- Program HE 22.7 (Preliminary Pescadero Community Plan Assessment)
- Program HE 22.12 (Zoning for Variety of Housing Types)
- Program HE 24.2 (Inclusionary Housing Ordinance Updates)
- Program HE 25.1 (Affordable Housing Impact Fees)
- Program HE 26.5 (Preapproved ADU Design Templates)
- Program HE 26.6 (Preapproved ADU Approval Process)

- Program HE 26.7 (Updates to ADU Ordinance/Compliance with State Law)
- Program HE 26.8 (ADU Production and Affordability Monitoring)
- Program HE 31.1 (Parking Requirements)
- Program HE 35.3 (Implementation of Transportation Programs)
- Program HE 39.1 (Green Infrastructure Implementation Plan)
- Program HE 42.1 (General Plan Consistency)

The County 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 Affordable Housing and Sustainable Communities 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 County now meets housing element requirements for these and other funding sources.

HCD appreciates the effort and cooperation that you, Will Gibson (Planner III), and Bharat Singh (Planning Services Manager), provided throughout both the housing element update and ordinance adoption processes. HCD wishes the County success in implementing its housing element and looks forward to following its progress through the required Annual Progress Report (APR) (Government Code section 65400). If HCD can provide technical assistance in implementing the housing element, please contact Anthony Errichetto, of our staff, at Anthony.Errichetto@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager