

## 21 Elements

San Mateo Countywide Housing Element Update Kit (HEUK)

www.21elements.com



San Mateo Housing  
Element Update Kit

Technical Advisory Committee  
(TAC) Meeting #4

August 21, 2008

## Agenda TAC Meeting #3

- I. Welcome and Meeting Purpose 10:00 am
- II. Status Report 10:10 am
- III. Special Topics 10:50 am  
Break 11:30
- IV. Small Group Discussions 11:40 pm
- V. HCD Questions and Answers 12:10 pm  
Close 12:30 pm

## Status Report

- Overview of Completed Products
  - Website Review ([www.21elements.com](http://www.21elements.com))
  - Reviewing Current Housing Elements
  - Existing Housing Needs Data
  - Surveys
  - EPS Housing Need Study (moved to Special Topics)

## Website Review



## Reviewing Current Housing Elements

- Jurisdiction Specific Reports
- Master Database
  - Keywords
  - Countywide Reports
  - Fully Searchable

## Countywide Surveys

- Parking Standards
- Development Fees
- Inclusionary Zoning

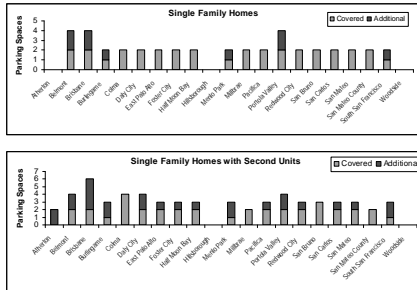
# Parking Standards

**Single Family Homes**

City	Covered	Additional
Albany	0	0
Belmont	0	0
Bellingham	0	0
Berkeley	0	0
Carls	0	0
Davis City	0	0
East Palo Alto	0	0
Fremont City	0	0
Hayward City	0	0
Hillsborough	0	0
Milpitas	0	0
Milpitas	0	0
Palo Alto	0	0
Pleasanton	0	0
Redwood City	0	0
San Jose	0	0
San Carlos	0	0
San Mateo	0	0
San Ramon	0	0
Sunnyvale	0	0
Woodside	0	0

**Single Family Homes with Second Units**

City	Covered	Additional
Albany	0	0
Belmont	0	0
Bellingham	0	0
Berkeley	0	0
Carls	0	0
Davis City	0	0
East Palo Alto	0	0
Fremont City	0	0
Hayward City	0	0
Hillsborough	0	0
Milpitas	0	0
Milpitas	0	0
Palo Alto	0	0
Pleasanton	0	0
Redwood City	0	0
San Jose	0	0
San Carlos	0	0
San Mateo	0	0
San Ramon	0	0
Sunnyvale	0	0
Woodside	0	0



## Parking Standards

- **Shared Parking** - Most municipalities allow shared parking requirements by nearby or adjacent sites.
- **Bike Parking** - More than half of jurisdictions require bike parking
- **In-Lieu Fees** – Many jurisdictions are interested in studying the issue.
- **Reducing Parking Requirements** – Roughly half of jurisdictions reduce parking for developments with TDM or near Transit Stations
- **Please Review Your Answers**

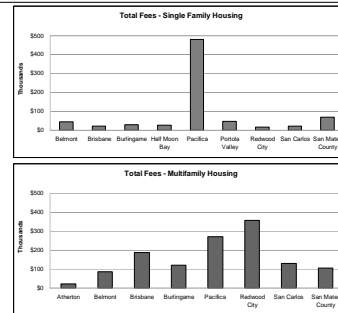
- **Shared Parking** - Most municipalities allow shared parking requirements by nearby or adjacent sites.
- **Bike Parking** - More than half of jurisdictions require bike parking
- **In-Lieu Fees** – Many jurisdictions are interested in studying the issue.
- **Reducing Parking Requirements** – Roughly half of jurisdictions reduce parking for developments with TDM or near Transit Stations
- **Please Review Your Answers**

## Development Fees

	<b>Planning &amp; Building Fees</b>	<b>Impact Fees</b>	<b>Total Fees</b>
<b>Single Family Home</b>	9,982	12,649	32,631
<b>Multifamily (10 units)</b>	106,719	97,764	204,484

	Planning & Building Fees	Impact Fees	Total Fees
Single Family Home	9,982	12,649	32,631
Multifamily (10 units)	106,719	97,764	204,484

# Development Fees - Total



# Development Fees - Parks

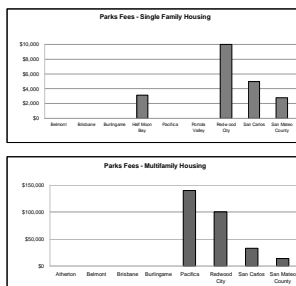
The image contains two bar charts. The top chart, titled 'Parks Fees - Single Family Housing', shows fees for single-family homes. The bottom chart, titled 'Parks Fees - Multifamily Housing', shows fees for multi-family units. Both charts compare fees across nine locations: Belmont, Brisbane, Burlingame, Half Moon Bay, Pacifica, Redwood Valley, Redwood City, San Carlos, and San Mateo County. The y-axis for both charts represents the fee amount in dollars, ranging from \$0 to \$100,000 in increments of \$20,000.

**Parks Fees - Single Family Housing**

Location	Fee (\$)
Belmont	0
Brisbane	0
Burlingame	0
Half Moon Bay	25,000
Pacifica	0
Redwood Valley	0
Redwood City	95,000
San Carlos	55,000
San Mateo County	25,000

**Parks Fees - Multifamily Housing**

Location	Fee (\$)
Atherton	0
Belmont	0
Brisbane	0
Burlingame	0
Pacifica	135,000
Redwood City	100,000
San Carlos	30,000
San Mateo County	10,000



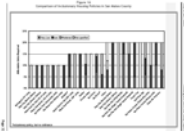
## Development Fees

- **Next Steps**
  - **Add additional cities**
  - **Confirm data**

- **Next Steps**
  - Add additional cities
  - Confirm data

## Inclusionary Zoning

- **San Mateo/EPS Study on Website (under Programs)**
  - Graph
  - Detailed chart



A detailed chart showing a breakdown of inclusionary housing units. It includes a table with columns for 'Category', 'Units', and 'Percentage'. The data is organized into several rows, providing a comprehensive overview of the distribution.

## Additional Surveys

- **Basic Zoning Rules**
- **Other Ideas?**

## Timeline/Products/Check-in