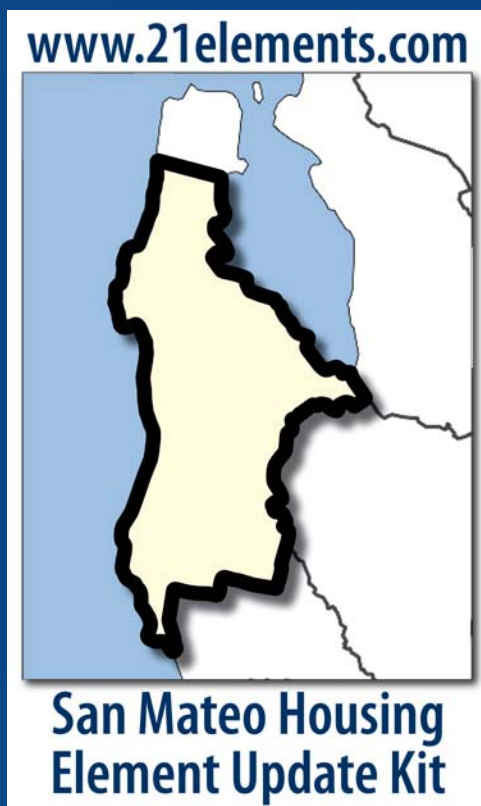


21 Elements

San Mateo Countywide Housing Element Update Kit (HEUK)



Technical Advisory Committee
(TAC) Meeting #6

December 18, 2008

Agenda

TAC Meeting #6

- I. Welcome and Meeting Purpose 10:00 am
 - II. Status Report 10:15 am
 - III. Special Topics 11:00 am
 - IV. HCD Questions and Answers 12:15 pm
- Close 12:30 pm

Status Report

- Overview of Completed Products
 - Website (Civic Engagement Tab, Schedule of Meetings, Contact Information, Searching)
 - Surveys (Zoning/Development Procedures Survey)
 - Section 8 Vouchers
 - Outreach
 - Policies and Programs – Second Units, Senior Housing
- Timing, Updating Products, Check-in

Website Review

- Civic Engagement
- Schedule of Meetings
- Contact Information

Development Procedures/Standards Survey

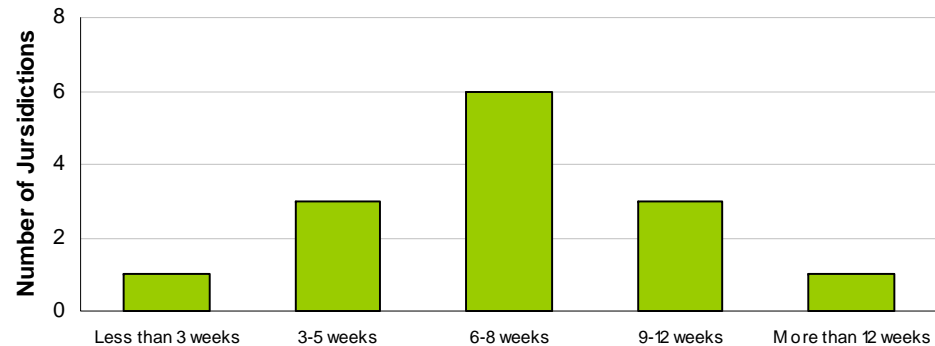
Permits / Procedures	Fast Processing (fastest quarter) (in weeks)	Median Time (in weeks)	Slow Processing (slowest quarter) (in weeks)
Ministerial Review	1	1	2
Conditional Use Permit	6	8	10
Zone Change	10	16	24
General Plan Amendment	12	16	24
Site Plan Review	2	3	5
Architectural/Design Review	4	5	9
Tract Maps	13	22	26
Parcel Maps	8	12	24
Initial Environmental Study	5	8	18
Environmental Impact Report	16	32	48

Development Procedures/Standards Survey

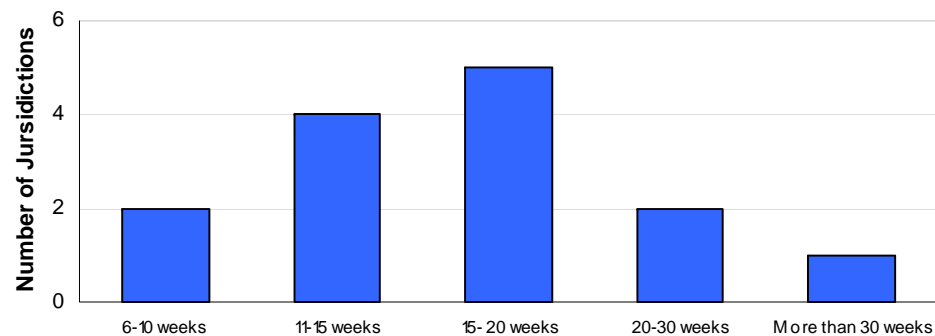
Developments	Fast Processing (fastest quarter) (in weeks)	Median Time (in weeks)	Slow Processing (slowest quarter) (in weeks)
Single Family Unit	5	8	9
Second Unit	3	5	8
Subdivision	10	20	30
Multifamily > 20 units	12	20	26
Multifamily > 20 units	16	21	33

Development Procedures/Standards Survey

**Processing Time for Single Family Units
(Straight forward Application)**



**Processing Time for Single Family Units
(Complicated Application)**



Development Procedures/Standards Survey

- Confirm data
- Comparing more sections

Additional Data

■ Second 8 voucher summary

City	Total Households
Atherton	1
Belmont	102
Brisbane	15
Burlingame	104
Colma	23
Daly City	627
East Palo Alto	466
Foster City	67
Half Moon Bay	69
Hillsborough	0

City - continued	Total Households
Menlo Park	235
Millbrae	69
Pacifica	208
Portola Valley	0
Redwood City	570
San Bruno	309
San Carlos	79
San Mateo	687
South San Francisco	571
Woodside	0
County (Unincorporated)	49

Outreach

- Newsletter
 - Editable
 - Request Form
- Stakeholder List



Policies and Programs

- Second Units
 - Two Documents –
 - Affordability
 - Best Practices/Draft Housing Element Language
 - HCD Comments on Affordability
 - Best Practices

Second Units

- Affordability
 - Extremely Low Income = 50-70%
 - Very Low Income = 5-15%
 - Low Income = 10-30%

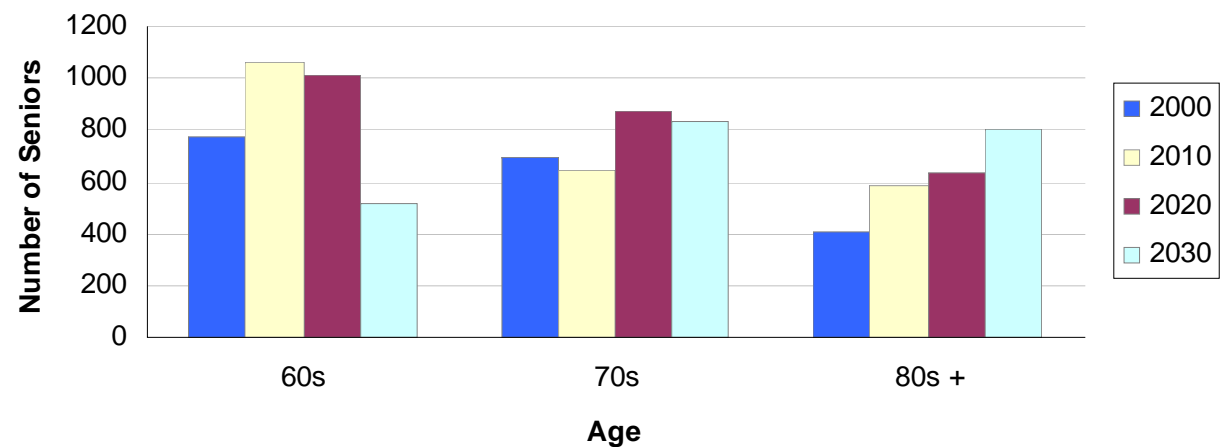
Seniors - Background

- 72 % population growth by 2030
- Increasing senior diversity
- Age in place, remain in community
- Highest senior cost of living in state, income declines with age

Seniors

- Jurisdiction specific population estimates

Change in Senior Population, Atherton (Projected)



Seniors – Best Practices

- **Density Bonus and Reduced Parking** - South San Francisco
- **Encourage Efficiency Units** - Redwood City
- **Expedited Permit Review and Fee Waiver** - San Bruno
- **Home Sharing** - East Palo Alto
- **Housing Rehabilitation and Accessibility Modification Assistance** - Redwood City
- **Reverse Mortgage (Home Equity Conversion)** – Millbrae
- **Senior Citizen Tax Postponement Program** – Woodside
- **Zoning Flexibility (Senior Housing in Non-residential Properties in Appropriate Areas)** - San Mateo
- **Others?**

Additional Special Topics

- At-risk Units
- SB 375
- Others?

Guest Speakers

- Emily Avery from Grand Boulevard Initiative
- Greg Richane from Housing Leadership Council

SB 2

- Interfaith Hospitality Network

HCD Coordination/Tours

- Tours
- Other coordination

Other Topics

- AB 1233
- SB 375
- Projections 2009
- CEQA

Next Meetings

- January 29th, 2009
- February 19th, 2009

HCD Questions