



Learning Network Housing Highlights

Belmont:

August 2017

- 105 units in pipeline on El Camino, North of Ralston Ave
- 15 units in pipeline at Firehouse Square (25% to be affordable)
- Downtown Specific Plan anticipates adding around 1,300 units
- Currently updating the General Plan (Adopted November 2017)

November 2017

- Inclusionary zoning ordinance will require 15% affordable for rental housing

Brisbane:

August 2017

- No decision on Baylands yet
- City Council adopted parkside precise plan, creating a zoning overlay, to accommodate approximately 230 infill units

April 2017

- Conducted a fiscal analysis for residential and community development in the Baylands for 1,000 to 2,000 units; there will be an update soon.

June 2018

- Working on community engagement around Baylands

Burlingame:

August 2017

- Focus on Transit Oriented Development, meeting Regional Housing Need Allocation (RHNA) numbers, and affordable development on city owned parking lots
- The Environmental Impact Report (EIR) is open for public comment and the draft General Plan update will be released soon for public comment

September 2017

- Study session on Oct. 18th to discuss how to spend funds generated by impact fees

Daly City:

June 2018

- Updating affordable housing ordinance

Foster City:

June 2018

- There will be public hearings for townhouse project of 22 workforce apartments

Half Moon Bay:

August 2017

- Cost of water connections is very costly. Half Moon Bay seeks affordable housing to be considered a priority use designation for water connections

- Upcoming project on infill site with potential for at least 125 units

November 2017

- Hosted Library Community Conversations at Half Moon Bay Library

April 2018

- Draft ADU ordinance is available

June 2018

- Planning Commission has approved the ADU (Accessory Dwelling Unit) ordinance, and it will go to Council soon

HEART:

September 2017

- Loan to Palo Alto Housing to build a development in Redwood City

Hillsborough:

June 2018

- Streamlining and incentivizing ADU production

Menlo Park:

September 2017

- Menlo Park received a gift for a new library. The city created a subcommittee to look at feasibility of building housing above the new library.

November 2017

- Continued exploration about building housing above new library

Pacifica:

August 2017

- Pacifica is exploring workforce housing for teachers and school staff

Portola Valley:

August 2017

- Portola Valley created a housing task force

- Priory school has built housing for teachers, Stanford owns land in Portola Valley that has potential for housing

- 2012 housing project did not come to fruition. However, the town sold some land and added money to inclusionary housing fund

September 2017

- Inventory report of town-owned property indicated 35 locations, some sites with potential for housing

June 2018

- continuing less restrictive ADU regulations, working on housing with affiliated partners and town owned parcels.

Redwood City

August 2017

- New regulations have been adopted for Accessory Dwelling Units. Approvals have risen from 5 per year to 27 per year
- 375 units in the downtown plan will be allocated for affordable housing
- MidPen Housing: 117-unit affordable development for seniors in pipeline.

September 2017

- Impact fees have generated \$2 million that will go toward two affordable housing projects. Allocation process will be determined as part of Community Engagement Pilot Project. Redwood City is also moving forward with minimum lease terms and relocation assistance.
- HEART to loan \$3.5 million to Palo Alto Housing to build 67 units of affordable housing in Redwood City

April 2018

- Passed rental protections including relocation assistance and lease terms.

The city is currently considering inclusionary zoning.

June 2018

- launched a housing resource guide online and print, and in multiple languages.

San Bruno

August 2017

- Implementation of Downtown Specific Plan: One project is approved and another underway
- San Bruno is working on a plan for Bayhill Office Park, two thirds of which is owned by Youtube

November 2017

- Mixed-use and new housing upcoming

San Carlos

June 2018

- the first apartments in Transit Village have opened, and there are a couple other projects coming along.

San Mateo

August 2017

- Downtown Specific Plan update is underway
- City is reviewing proposals from developers for two Downtown sites to include a range of affordability
- Planning approval for 68 units expected in December 2017 at Bay Meadows

September 2017

- \$2.7 million in impact fees collected in September 2017

April 2018

- Selected a developer for downtown site (MidPen), which will include workforce housing.

South San Francisco

August 2017

- 4,500 new units in the pipeline (1,000 of those will be in downtown)
- Seven developments near Caltrain, which will also undergo renovations
- Large public property (El Camino & Chestnut) is another development site

April 2018

- Approved eight major housing projects for 1,200 units with 10-15% affordable.

San Mateo County

September 2017

- Board of Supervisors approved mobile home protections including mobile home rent control, and requirements pertaining to conversion of a mobile home park

June 2018

- Middlefield Junction is vacant land that could be developed for mixed use.