



COMMUNITY CONVERSATIONS

HOUSING IN SAN MATEO

May 19, 2019

Housing Glossary



HOMESHARING is a living arrangement among two or more unrelated people. Home owners or renters (Home Providers) who have a residence with one or more bedrooms are matched with persons seeking housing (Home Seekers).



ACCESSORY DWELLING UNIT is a small unit added into the lot of a single family house. It could be a separate building, an addition to the existing home or garage, or conversion of space within a home such as a master bedroom. It includes a food preparation area and separate entrance.



MIXED USE refers to a combination of residential and non-residential space within a given property (either one building or one development area).



TRANSIT ORIENTED DEVELOPMENT (TOD) refers to the clustering of homes, jobs, shops and services near (within 1/2 mile) rail stations, or bus stops with high-frequency service.



INCLUSIONARY ZONING policy requires developers to set aside a certain percentage of housing units in new market rate developments to be affordable to income levels determined by the city. City of San Mateo refers to this as its Below Market Rate Program. Developers have the choice to set aside 10 or 15% depending on the income target group or whether the project contains rental or ownership units.



DENSITY is the amount of residential units per acre.
DENSITY BONUS provide developers the option to obtain extra density above the normal zoning requirements in exchange for a certain level of affordable units in a project. State of California law sets out minimum density bonus provisions (up to 35%), and cities can expand on the state minimum by adopting local Density Bonus ordinance to allow more than 35% density bonus.



San Mateo Residential Zoning Categories include the following :

- R-1 single family
- R-2 two family dwellings
- R-3 and R-4 Multifamily: development standards vary depending on location and lot size, but in general buildings cannot exceed 55 Ft in height, and density ranges between 35 to 50 units to the acre (before density bonus)



CO-HOUSING is a community of private homes clustered around shared space such as a large kitchen and dining area, laundry, recreational spaces, and gardens. Neighbors collaboratively plan and manage community activities and shared spaces, such as shared meals, meetings, social events and workdays.