

San Mateo County Housing Policies

Originally compiled by the Association of Bay Area Governments; last revised July 2020 by San Mateo County staff

Housing Policies and Programs	Atherton	Belmont	Brisbane	Burlingame	Colma	Daly City	East Palo Alto	Foster City	Half Moon Bay	Hillsborough	Menlo Park	Millbrae	Pacifica	Portola Valley	Redwood City	San Bruno	San Carlos	San Mateo	South San Francisco	Woodside	San Mateo County
Density Bonus Ordinances	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y
Inclusionary Zoning/Below Market Rate Housing Policy	N	Y	Y	Y (impact fee)	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y (impact fee)
In-Lieu Fees (Inclusionary Zoning)	N	N	N	N	Y	Y	Y	N	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N
Residential Impact Fee	N	Y	Y	Y	Y	Y	Y	N	N	N	Y	N	N	Y	Y	Y	Y	Y	N	N	Y
Commercial Development Impact Fee	N	Y	N	Y	Y	N	Y	Y	N	N	Y	N	N	N	Y	Y	Y	Y	Y	N	Y
Other taxes or fees dedicated to housing	N	N	N	Y	N	Y	Y	N	N	N	N	N	N	N	Y	N	Y	N	N	N	Y
Updated CA Compliant Second Unit Ordinance	N	N	N	N	N	N	N	N	N	Y	Y (Interim)	N	Y	N	N	N	N	N	Y	N	N
Reduced Parking Requirements (codified or flexible)	N	Y	Y	Y	N	Y	Y	Y	Y (mixed use)	N	Y	Y	Y	N	Y	Y	Y	Y	Y	N	Y
Housing Overlay Zones	N	N	Y	Y	N	N	N	Y (seniors)	N	N	Y	N	N	N	Y	N	N	Y	Y	N	N
Affordable Housing Fund Use Policy	N	N	N	Y	Y	Y	Y	Y	Y	N	Y	N	N	N	Y	Y	Y	Y	Y	N	Y
Acquisition/Rehabilitation/Conversion Program	N	Y	N	N	N	Y	N	Y	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	N
Rent Stabilization	N	N	N	N	N	N	Y	Y	N	N	Y	N	N	N	Y	N	N	Y	Y	N	Y
Other Renter Protections	N	N	Y	Y	N	Y	Y	Y	Y	N	Y	Y	Y	N	Y	Y	Y	Y	Y	N	Y
Tenant-Based Assistance	N	N	N	Y (condo)	N	Y (condo)	Y (demolition)	Y (conversion)	Y (mobile home)	N	Y (displacement)	Y (condo)	Y (mobile home)	N	Y (displacement)	Y (condo)	N	Y (substandard)	Y (conversion)	N	Y (substandard)
Short Term Residential Rental Ordinance**	N (Prohibited)	N (Allowed)	Y	N (Allowed)	N (Prohibited)	N (Allowed)	N (Allowed)	N (Prohibited)	N (Allowed)	N (Prohibited)	N (Allowed)	Y	Y	N (Allowed)	Y	N (Allowed)	N (Prohibited)	N (Allowed)	Y	N/A	Y (coastal zone)

Legend:

Y*: Jurisdiction started to update second unit ordinance
******: Cities that generally allow short term rentals by right with no special regulations are marked as "allowed." Such cities may still ban short term rentals in second units or in other special cases. Cities that have additional rules for short term rentals are marked as "Y." Cities that always prohibit short term rentals are marked as "prohibited."

Policies	Definition:
Density Bonus Ordinance	Allows for the development of higher-density housing (more lucrative for developers) if a certain proportion of those units are deemed affordable. Often tweaks state density bonus law to better fit local conditions.
Inclusionary/Below Market Rate Housing	When a jurisdiction requires a certain percentage of housing units in market-rate developments to be affordably priced to income-specified households.
In-Lieu Fees (Inclusionary Zoning)	Fees charged to market rate developers "in-lieu" of the construction of income-restricted ownership or rental units in new developments.
Housing Development Impact Fee	A per square foot or per unit development fee levied on market rate residential development that is used to develop or preserve affordable housing.
Commercial Development Impact (Linkage) Fee	A per square foot development fee levied on non-residential development that is used to develop or preserve affordable housing.
Other taxes or fees dedicated to housing	A local tax or fee (not specified above) dedicated to affordable housing development or preservation.
Updated CA Compliant Second Unit Ordinance	Jurisdiction has an ordinance that enumerates rules pertaining to second units and is consistent with state law
Reduced Parking Requirements (codified or flexible)	Reduced parking requirements particularly for certain types of housing developments to incentivize developers.
Housing Overlay Zones	Areas where jurisdictions provide incentives for housing development on sites that are not zoned for residential use.
Affordable Housing Fund Use Policy	Policy to appropriate funds raised from impact fees and in-lieu fees into affordable housing fund and stipulate how fund is utilized.
Acquisition/Rehabilitation/ Conversion	Programs to purchase, rehabilitate, and then convert properties from a past non-residential (or dilapidated residential) use to affordable (income-restricted) residential.
Rent Stabilization	Ordinances that regulate the percentage of annual rent increases, but allow rent to be "reset" at market-rate upon vacancy.
Other Renter Protections	Mostly legal obligations that the jurisdiction imposes on landlords to protect renters (e.g. minimum lease terms)
Tenant-Based Assistance	Locally-funded monetary assistance to tenants on a one-time or ongoing basis (e.g. relocation assistance).