**San Mateo County Housing Trends - Outline**

April 13, 2017

**Overview**

This brief report will provide a snapshot of what is happening in the county, including information on housing production, rent and prices trends and policies. The report will also discuss challenges, celebrate successes, and point to opportunities moving forward.

The report will be organized in five sections, including review of countywide and jurisdiction specific housing production, policy and planning. The intended audience will be staff, decision makers and interested stakeholders, and will be updated annually.

**Approach**

Building from the information jurisdictions recently provided as part of C/CAG’s PDA Investment and Growth Strategy update and individual Annual Housing Element Reports, 21 Elements will summarize and present data within a countywide and regional context. In some cases, follow up interviews will be conducted with some jurisdictions, especially if affiliated with a highlighted best practice/major win, etc. Each jurisdiction will have the opportunity to review the document before it is finalized.

\* = Information collected as part of the PDA Investment and Growth Strategy update and/or Annual Housing Element Reports.

**Outline**

1. Overview and Key Findings
2. The County and Regional Landscape: Planning for Housing
   1. State and regional context
   2. Housing Elements and related re-zonings\*
   3. Summary of major initiatives: 21 elements, Home for All, HEART, and GBI
3. Housing Production by Jurisdiction by AMI (2010 to present)
   1. Present production numbers by income level\*
   2. Relate housing production to jobs
   3. Relate production to zoning potential and RHNA \*
   4. Review pipeline for key jurisdictions
   5. Compare production to nearby counties
4. State of Housing Policy
   1. Highlight best practices and major wins
      1. Countywide Affordable Housing Impact Fees
      2. Major rezoning efforts
      3. Major policy directions covering such topics as affordable housing, funding, development regulations, displacements, etc.
   2. State of housing policy in the county
      1. Chart of housing policies by jurisdiction\*
      2. Highlight new policies and ongoing efforts
      3. Include a narrative for each jurisdiction: Policy, Planning, and Major Projects.
5. Looking Forward: Housing Policy and Trends
   1. ADUs
   2. Addressing displacement
   3. Other topics