A Message from The City

The search for solutions to California’s housing crisis has reached unprecedented levels of activity in the state legislature and within our local and regional communities. The ink is still drying on over a dozen housing bills recently signed by the Governor while many more remain under consideration. The aim of all this activity is to address a growing need for more housing units at all levels of affordability. Many of these laws, whether they are new or receiving renewed emphasis, have a direct impact on our local community. As these new housing laws are enacted, we will be required to respond through potential changes to our local regulations and practices.

San Carlos is not immune to the crisis and has experienced an unprecedented surge in the growth of home prices and rental rates. Many of our teachers, restaurant workers, medical care providers, and countless others who contribute to the vitality and sustainability of our community live well over an hour away. Our local employers struggle to attract and retain employees. Many young adults raised in our community cannot afford to move out on their own or are choosing to leave our region for more affordable locales.

With all these factors in mind, the City Council directed staff to prepare a Strategic Work Plan outlining how the City will achieve its short, medium, and long-term housing goals. The goal of this plan is to address the effects of the housing crisis in our local community while thoughtfully and proactively responding to public input and efforts to maintain our unique community character.

In the following pages you will see brief descriptions of short, medium and long-term housing work plans. The goal of this newsletter is to inform you of what the City is doing and to bring you into the discussion. We want to ensure that you are aware of upcoming events and provide opportunities to share your experience and voice your opinions. Be on the lookout for additional mailers offering specifics on how you can stay up to date and to make sure your voice is heard.
SENATE BILL 2 (SB2) GRANT FUNDING
WINTER 2019–2020
Council authorized the SB2 application on July 8, 2019, which qualifies San Carlos to receive $160,000 of state funding to support housing supply land use and process improvements.

COMMUNITY ENGAGEMENT STRATEGY
SUMMER 2019–FALL 2020
The City is currently working with Home for All on a comprehensive Community Engagement Program to identify housing priorities through public meetings and education opportunities.

ACCESSORY DWELLING UNIT (ADU) ORDINANCE UPDATE
SUMMER 2019–SPRING 2020
Key tasks for addressing this ordinance update include incorporating state regulation updates into City plans, following through on necessary zoning adjustments, and making unit size and design considerations.

BELOW MARKET RATE (BMR) ORDINANCE UPDATE
SUMMER 2020
Council authorized an amendment to the Affordable Housing Programs on July 8, 2019 that will require Rental Residential Multi-family Builders to build Below Market Rate (BMR) units and eliminated the BMR in lieu fee alternative. Other upcoming updates include fee waiver considerations and relevant state regulation updates.

The City will also conduct an economic study to review affordable housing requirements, such as percentage and level of affordability, and evaluate incentives and alternatives.
EVALUATE GENERAL PLAN AND DEVELOPMENT STANDARDS
FALL 2019–FALL 2022

With SB2 Grant funds, the City will hire a consultant to assess density considerations in mixed-use and multi-family areas and set minimum density requirements.

Additional key tasks include expanding the Priority Development Area (PDA), updating zoning considerations related to parking, height, and open space requirements assessment, and completing a California Environmental Quality Act General Plan/Zoning Change Environmental Impact Report.

NOTICE OF FUNDING AVAILABILITY (NOFA)
SUMMER 2020

The City will review grant limits for the Housing Assistance Program as part of the 2020 City budget development process.

HOUSING ELEMENT
SUMMER 2023

Per State law, the City will update its Housing Element by 2023.

CONTINUE TRACKING HOUSING POLICY UPDATES
SUMMER 2019–SUMMER 2023

The City will continue to track the numerous housing-related state bills and evolving regulations, including the Governor’s initiatives, as an ongoing effort to ensure the City is kept apprised of and involved in the creation of housing policies, available grant funding, and other supportive resources to help advance the City’s housing goals.
City Council Vision Statement
The City of San Carlos will continue to move with confidence into the future as a desirable, vibrant, inclusive and business friendly community, admired by all as a great place to live, learn, work and play.

Recent Activity:
The Planning Commission completed a Study Session on Accessory Dwelling Units (ADUs) on Monday, October 7, 2019. Community Development staff is currently working on addressing the comments received and will return to the Planning Commission with a draft ordinance within the next few months. Check out the Accessory Dwelling Unit resource page for updates: www.cityofsancarlos.org/ADU

General Housing Resources
Home for All
Regional Initiatives for Housing Opportunities to get involved
www.homeforallsmc.org

HIP Housing
Shared housing program
Self-sufficiency program
650-348-6660
www.hiphousing.org

C.A.L.L. Primrose
Housing resource center
650-342-2255
www.callprimrose.org

San Mateo County Housing Authority
Section 8 and other resources
650-802-3300
www.SMCHousingSearch.org

HEART
First time home buyer program
Down payment assistance program
650-558-8213
www.heartofsmc.org

Rebuilding Together Peninsula
Repairs for low income home owners
650-366-6597
www.rebuildingtogetherpeninsula.org

LifeMoves
Homelessness prevention and shelter
650-685-5880
www.lifemoves.org

Samaritan House
Homelessness prevention and shelter
650-347-3648
www.samaritanhousesanmateo.org

Affordable Housing Developers
Mid-Peninsula Housing
650-356-2900
www.midpen-housing.org

Bridge
415-267-7673
www.bridgehousing.com

Eden Housing
510-582-1460
www.edenhousing.org

First Community Housing
408-291-8650
www.firsthousing.com

Lesley Senior Communities
650-726-4888
www.lesleyseniorcommunities.org

Mercy Housing
415-355-7100
www.mercyhousing.org

Housing Resources for People with Disabilities
Center for Independence of Individuals with Disabilities
650-645-1780
www.cidsanmateo.org

PARCA
650-312-0730
www.parca.org

For other questions on housing, please contact Martin Romo, Economic Development and Housing Manager, at 650-802-4267 or at mromo@cityofsancarlos.org.