



San Mateo County Planning & Building Division

# HOUSING NEEDS ASSESSMENT

**San Mateo County  
2000**



# Definitions



### Definition of a Housing Unit in Need of Rehabilitation

Housing units that have: (1) structurally unsound foundations, floors, walls, stairs, roofs, porches, (2) unsafe mechanical and electrical systems, (3) significant dry-rot and termite damage, and/or (4) inadequate kitchen and bathroom facilities.



### Definition of an Overcrowded Housing Unit

Housing units with more than one person per room, excluding bathrooms.



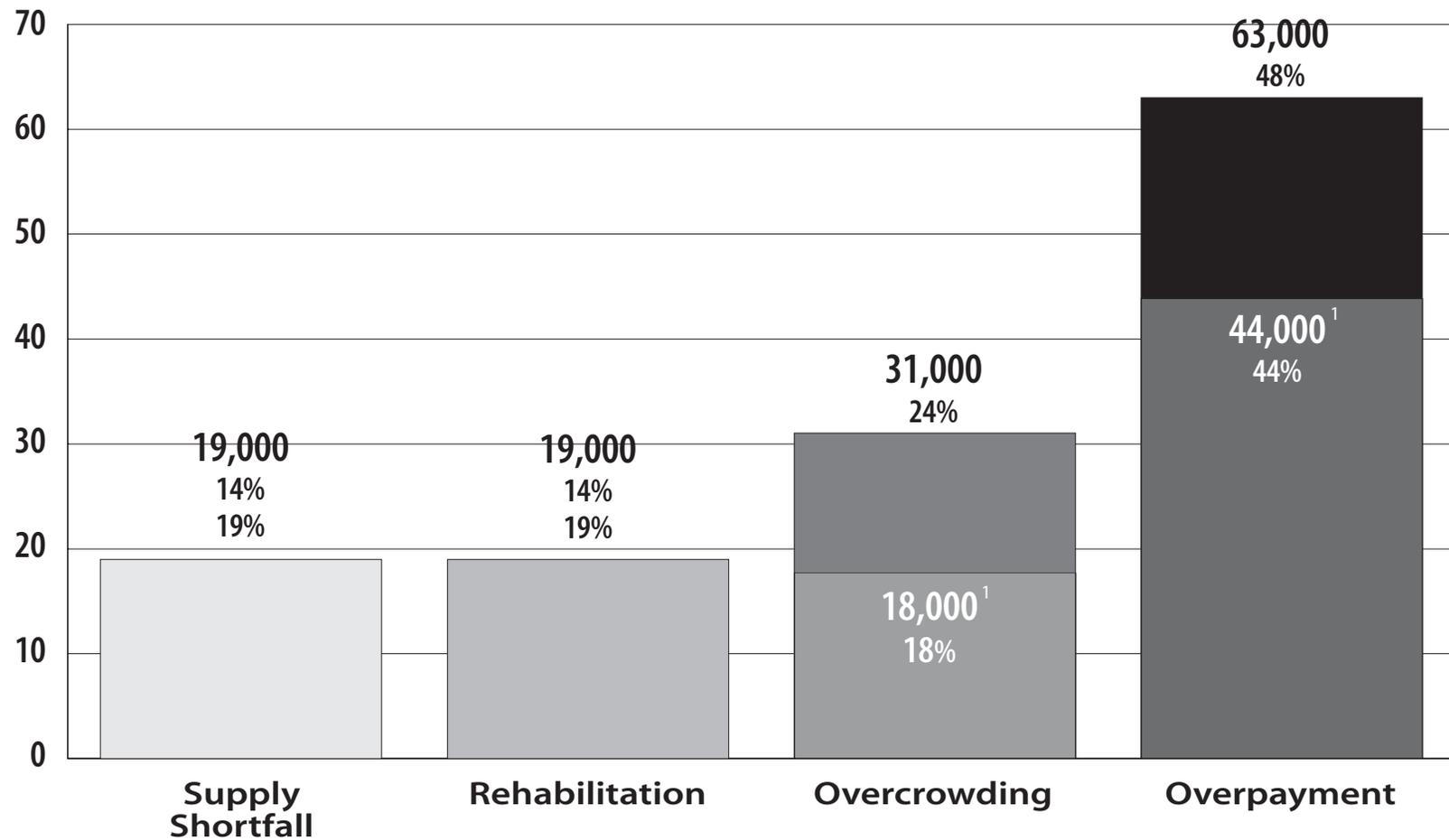
### Definition of a Household Overpaying for Housing

Extremely low, very low, low, and moderate income households who pay more than 30 percent of their income for housing.



## Housing Element

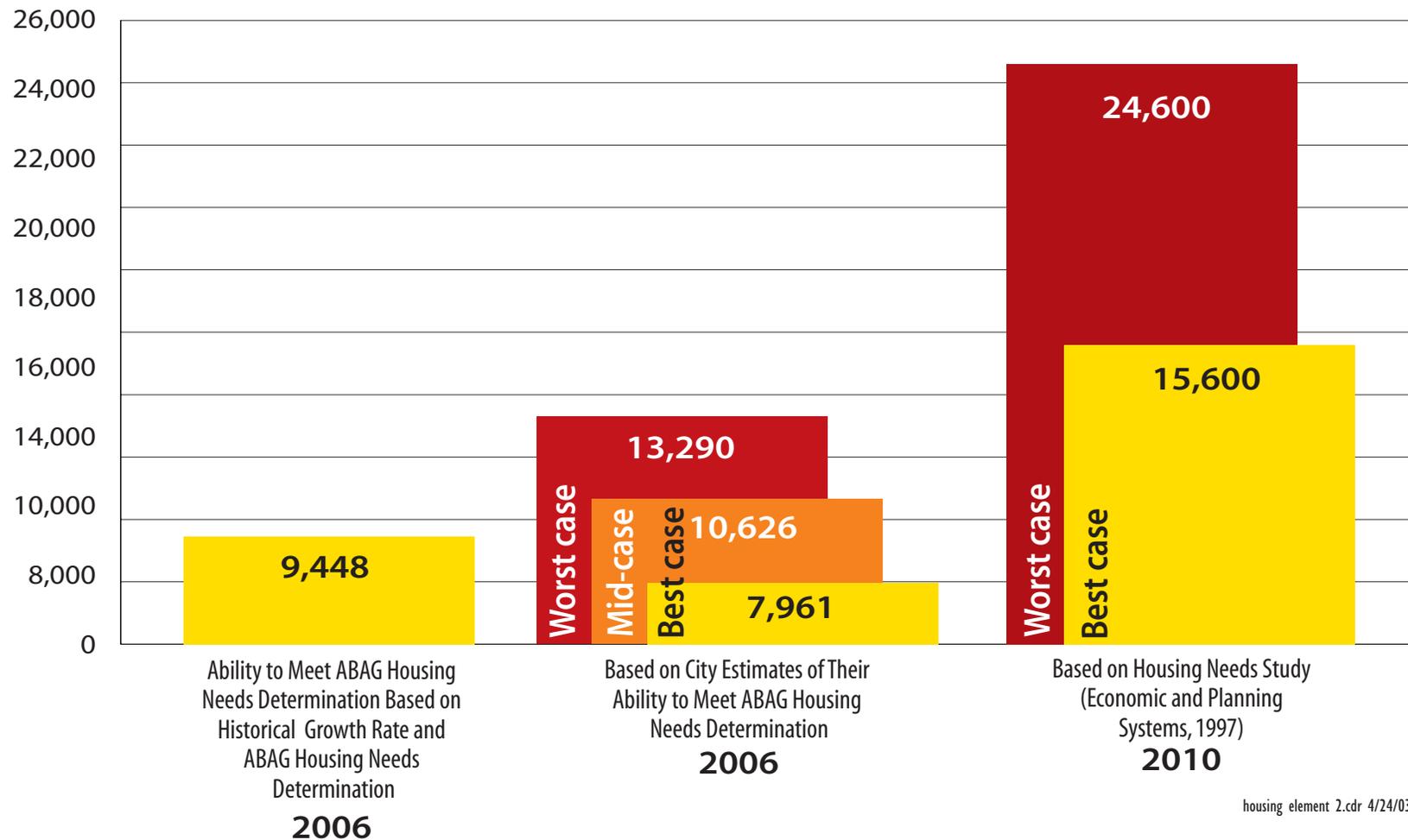
### Total Housing Need by Category of Need San Mateo County 2000



<sup>1</sup>2010

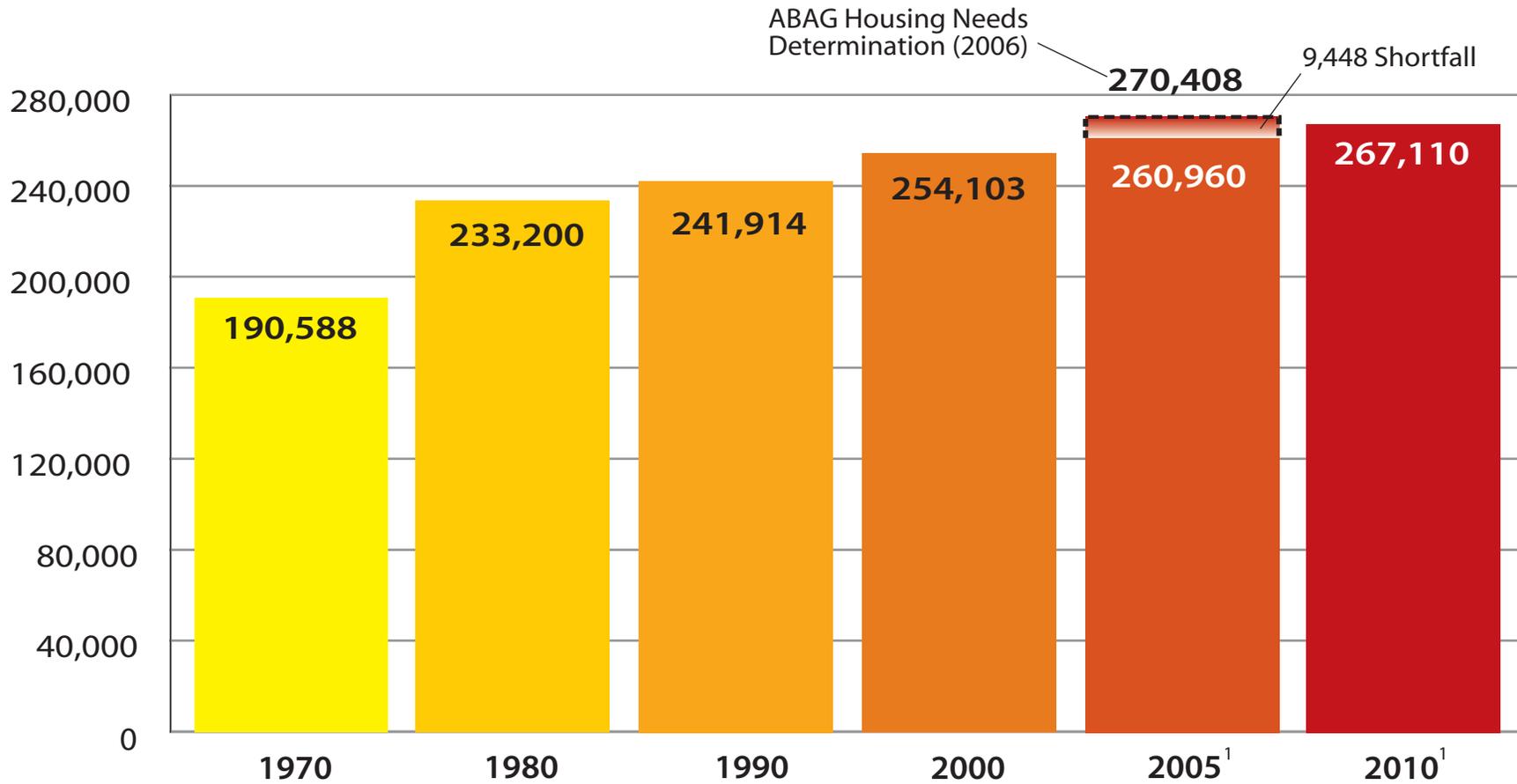


## Housing Unit Shortfalls Three Estimates San Mateo County





## Total Housing Units Historical and Projected Growth Rate San Mateo County 1970-2010

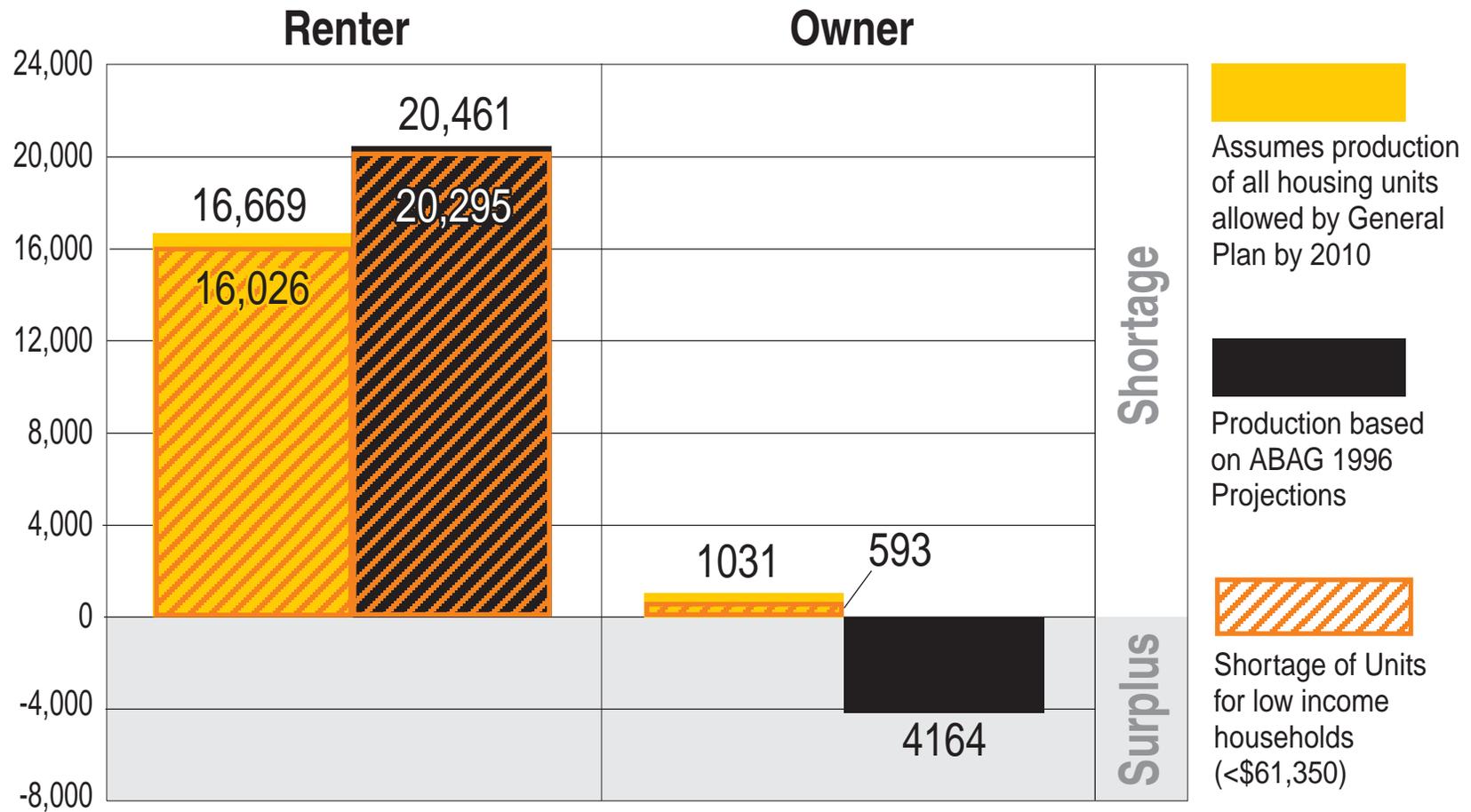


<sup>1</sup>Based on ABAG Projections 2002.



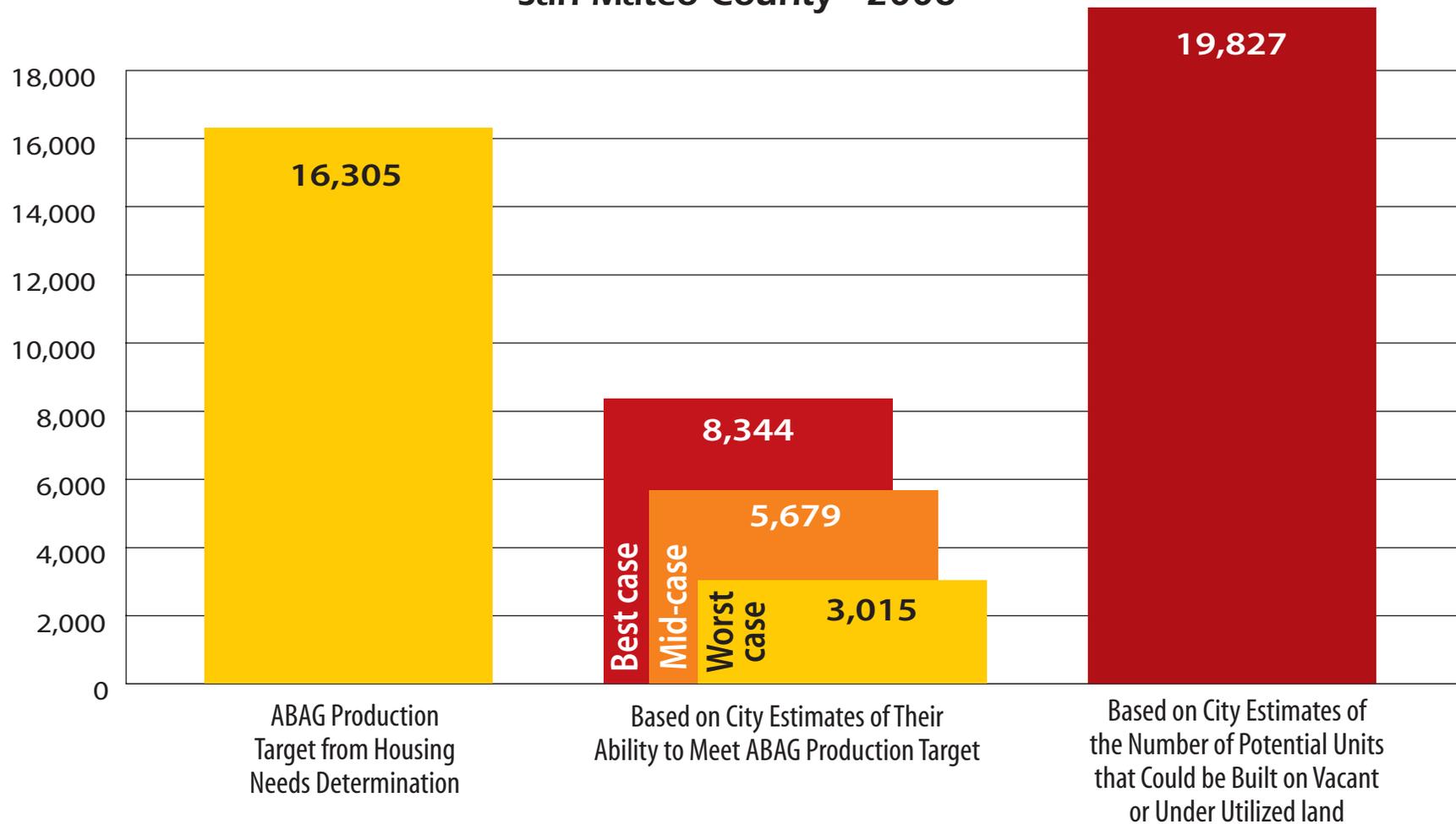
## Housing Element

### San Mateo County 2010 - Housing Units Projected Housing Shortages





## Potential New Housing Unit Yield from Vacant or Underutilized Land San Mateo County - 2006





# Rehabilitation Need Key Statistics

San Mateo County  
2000

❖ **19,000** or **7%** of County’s housing units are in need of rehabilitation.

❖ **17,000** of these or **91%** lie in **7** jurisdictions.

San Mateo	4169	<b>22%</b>
Redwood City	2975	<b>16%</b>
Daly City	2764	<b>15%</b>
South San Francisco	2380	<b>13%</b>
San Bruno	2000	<b>11%</b>
North Fair Oaks	1500	<b>8%</b>
East Palo Alto	1349	<b>7%</b>

❖ **1700** or **9%** of housing units in need of rehabilitation have been rehabilitated.

❖ **\$18** million has been spent on rehabilitation programs in the County since 1992.

❖ **\$360** million is needed to rehabilitate all housing units in need of rehabilitation.

❖ **5%** of all funds needed for rehabilitation have been expended.



## Housing Element

### REHABILITATION NEEDS AND EXPENDITURES BY CITY SAN MATEO COUNTY 2002

	No. of Units in Need of Rehabilitation	No. of Units Built Before 1940	No. of Units Rehabilitated (92-02) (with Government Assistance)	Expenditures for Rehabilitation (92-02)	Goal
Atherton	N/A	385	N/A	N/A	N/A
Belmont	N/A	360	15 <sup>2</sup>	280,000 <sup>2</sup>	NA
Brisbane	24 <sup>1</sup>	311	8 <sup>1</sup>	115,000	24 <sup>1</sup>
Burlingame	20 <sup>1</sup>	3,770	7 <sup>2</sup>	208,942 <sup>2</sup>	20 <sup>1</sup>
Colma	30 <sup>1</sup>	53	2 <sup>2</sup>	94,000 <sup>2</sup>	N/A
Daly City	2,764 <sup>1</sup>	2,457	131 <sup>3</sup>	2,650,000 <sup>1</sup>	25/yr.
East Palo Alto	1,349	440	261 <sup>2</sup>	3,529,855 <sup>2</sup>	N/A
Foster City	20 <sup>1</sup>	27	12 <sup>2</sup>	268,850 <sup>2</sup>	20 <sup>1</sup>
Half Moon Bay	N/A	218	3 <sup>2</sup>	31,800 <sup>2</sup>	N/A
Hillsborough	N/A	653	N/A	N/A	N/A
Menlo Park	N/A	960	46 <sup>2</sup>	683,500 <sup>2</sup>	N/A
Millbrae	50 <sup>1</sup>	663	14 <sup>2</sup>	372,400 <sup>2</sup>	20 <sup>1</sup>
North Fair Oaks CDP	1,500 <sup>1</sup>	422	35 <sup>2</sup>	533,500	N/A
Montara	750 <sup>1</sup>	80	12 <sup>2</sup>	302,150	N/A
Moss Beach		64			
El Granada CDP		102			
Pacifica	N/A	363	18 <sup>2</sup>	379,955	N/A
Portola Valley	0 <sup>1</sup>	152	0 <sup>2</sup>	0 <sup>2</sup>	N/A
Redwood City	2,975 <sup>1</sup>	2,860	725 <sup>4</sup>	2,650,000 <sup>1</sup>	17/yr.
San Bruno	2,000 <sup>1</sup>	1,233	81 <sup>2</sup>	868,790 <sup>2</sup>	10/yr. <sup>1</sup>
San Carlos	N/A	1,066	13 <sup>2</sup>	315,500 <sup>2</sup>	N/A
San Mateo	4,169 <sup>1</sup>	4,311	160 <sup>5</sup>	3,430,000	200
South San Francisco	2,380 <sup>1</sup>	1,275	175	930,000 <sup>1</sup>	3-5/yr.
Woodside	0 <sup>1</sup>	338	0 <sup>1,2</sup>	0 <sup>2</sup>	N/A
Other Unincorporated County	750 <sup>1</sup>	1,909	5 <sup>2</sup>	114,000 <sup>2</sup>	
<b>TOTAL</b>	<b>18,751</b>	<b>24,472</b>	<b>1,723 (9%)</b>	<b>\$17,758,242</b>	

<sup>1</sup>Housing Element

<sup>2</sup>San Mateo County Office Housing

<sup>3</sup>Since 1991

<sup>4</sup>Since 1977

<sup>5</sup>Since 1995

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# Cost Burden (Overpayment) Key Statistics

San Mateo County  
2000

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- ❖ **63,000** or **27%** of the County’s households are overpaying for housing.
- ❖ **48,000** of these or **76%** lie in **7** jurisdictions.

San Mateo	10347	<b>16%</b>
Daly City	9147	<b>15%</b>
Redwood City	8657	<b>14%</b>
South San Francisco	7640	<b>12%</b>
San Bruno	4560	<b>7%</b>
Pacifica	4295	<b>7%</b>
Menlo Park	3630	<b>6%</b>

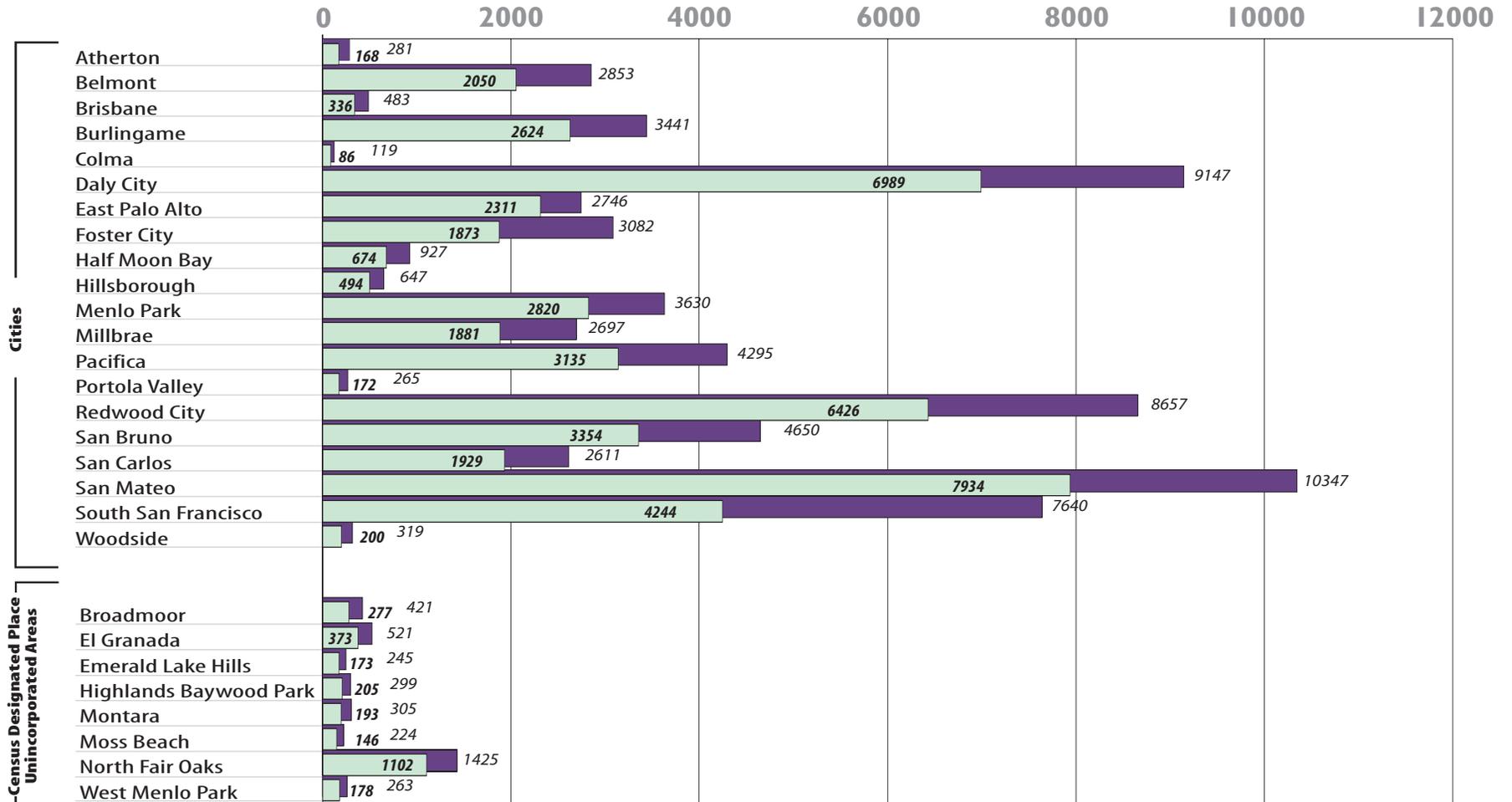
- ❖ Of all overpaying households **54%** are owners and **46%** are renters.
- ❖ **25%** of all owner households overpay.
- ❖ **30%** of all renter households overpay.



# Housing Element

## Cost Burden of Households

San Mateo County 2000



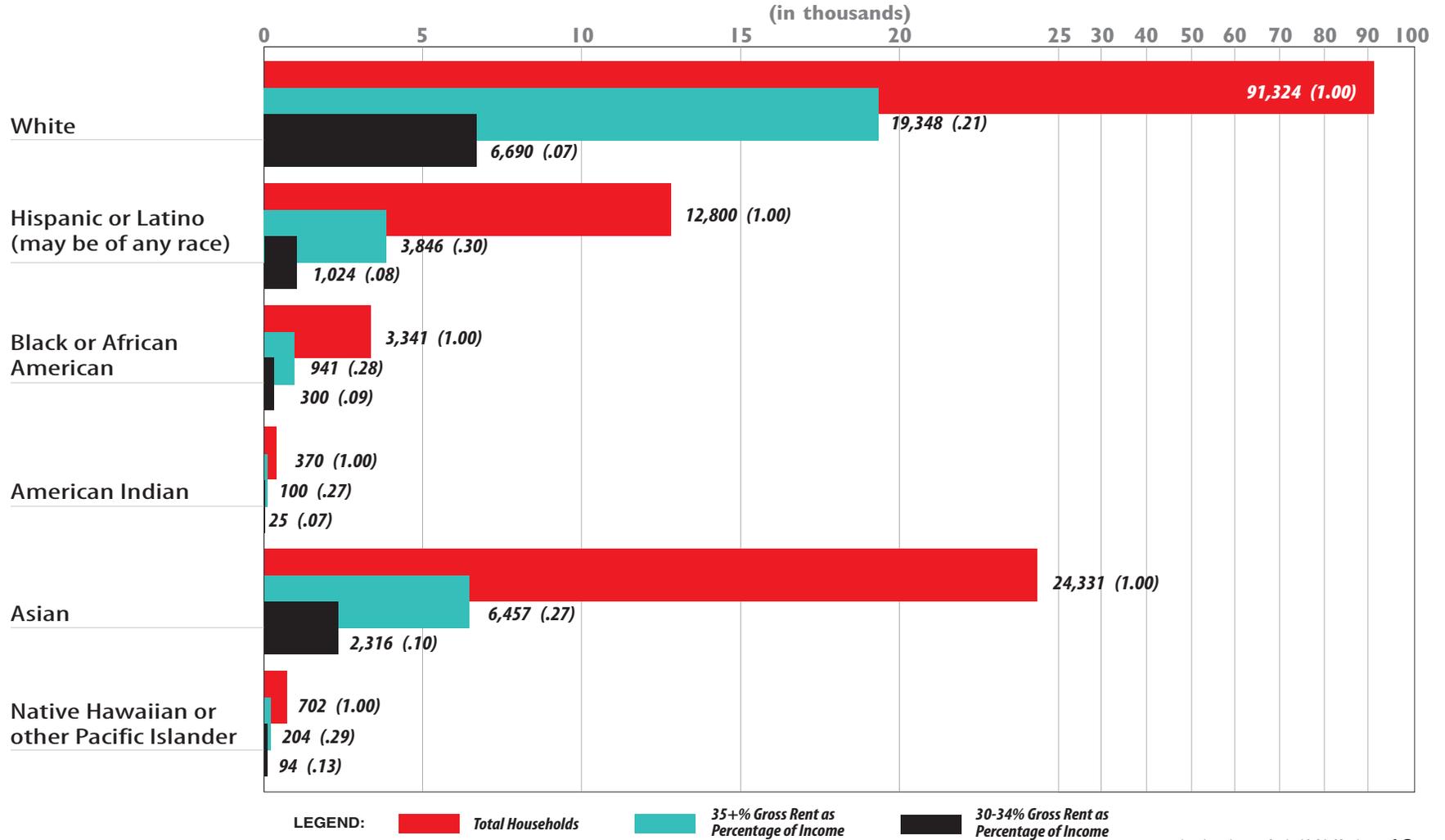
**LEGEND:**  Extremely Low, Very Low, and Low Income households who pay 35 percent or more of income for housing.  Extremely Low, Very Low, Low and Moderate Income households who pay 30 percent or more of income for housing.



# Housing Element

## Cost Burden of Owner Households by Race

San Mateo County 2000

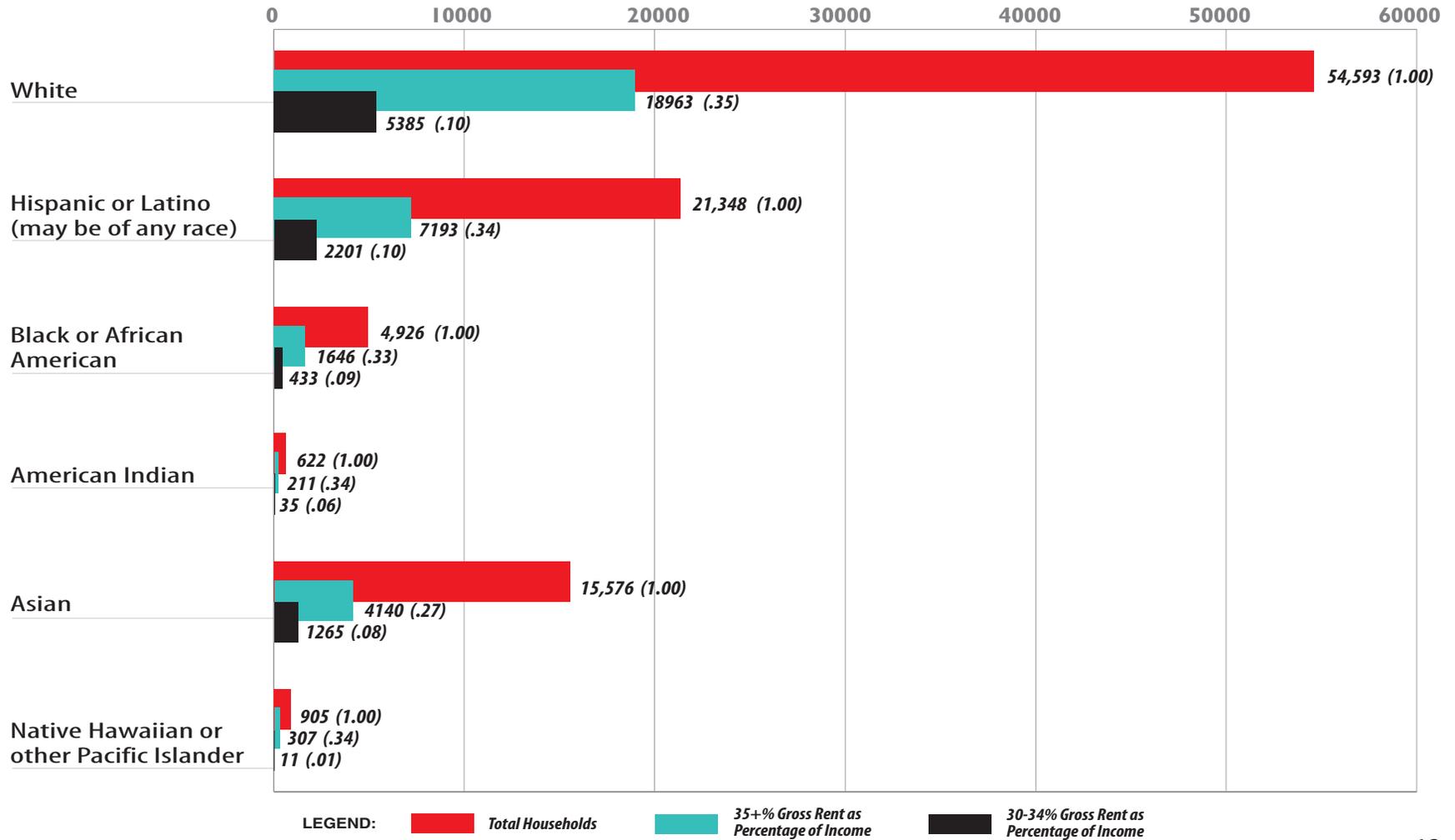




# Housing Element

## Cost Burden of Renter Households by Race

San Mateo County 2000





# Overcrowding Key Statistics

San Mateo County  
2000

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- ❖ **31,000** or **12%** of the County’s housing units are overcrowded.
- ❖ **26,000** of these or **84%** lie in **6** jurisdictions.

Daly City	7448	<b>24%</b>
North Fair Oaks	4003	<b>15%</b>
Redwood City	3877	<b>15%</b>
San Mateo	3663	<b>14%</b>
South San Francisco	3450	<b>13%</b>
East Palo Alto	3099	<b>12%</b>

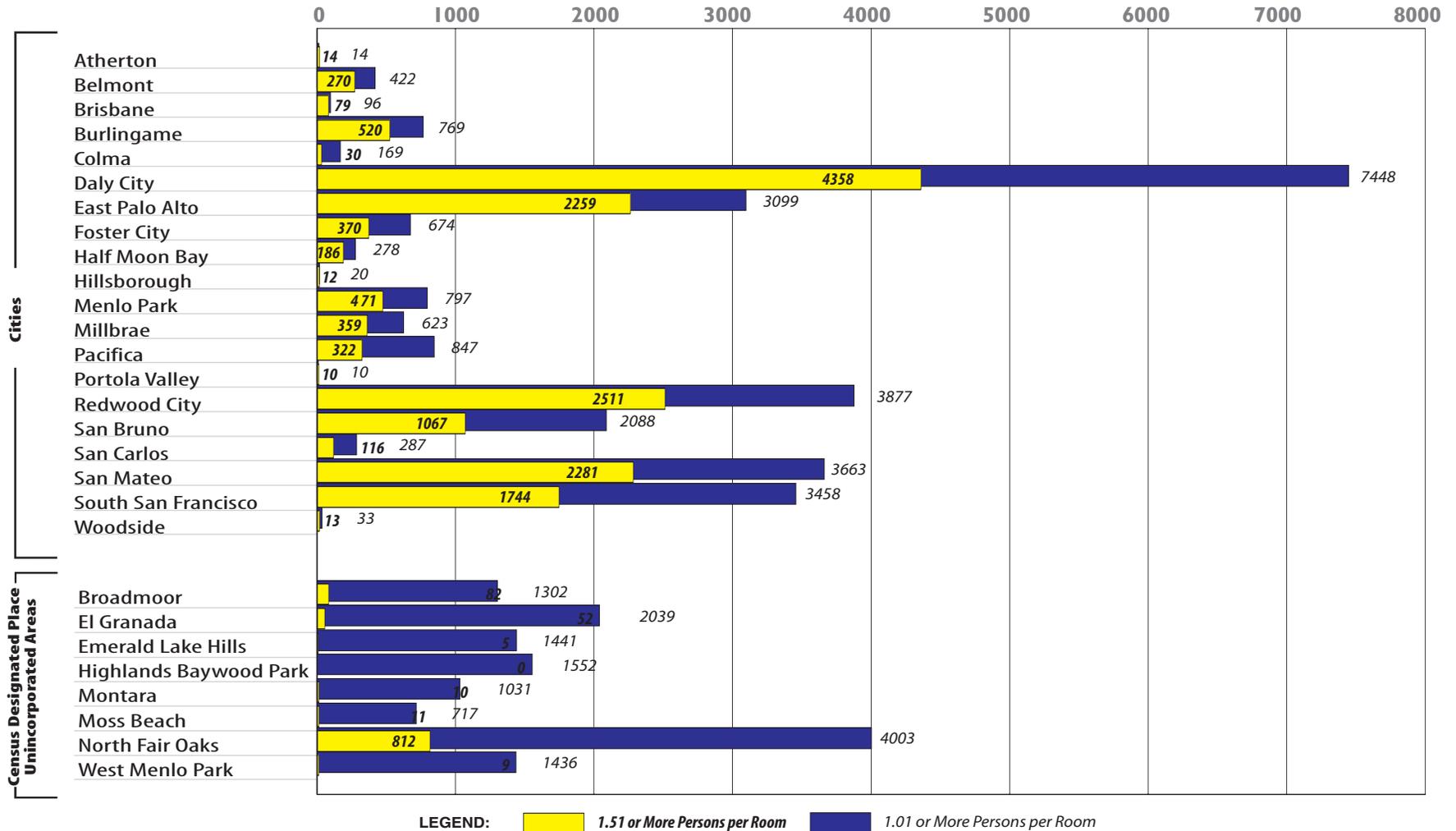
- ❖ Of all overcrowded units **34%** are owned and **66%** are rented.
- ❖ **7%** of all owner units are overcrowded.
- ❖ **21%** of all renter units are overcrowded.



# Housing Element

## Overcrowded Housing Units

San Mateo County 2000

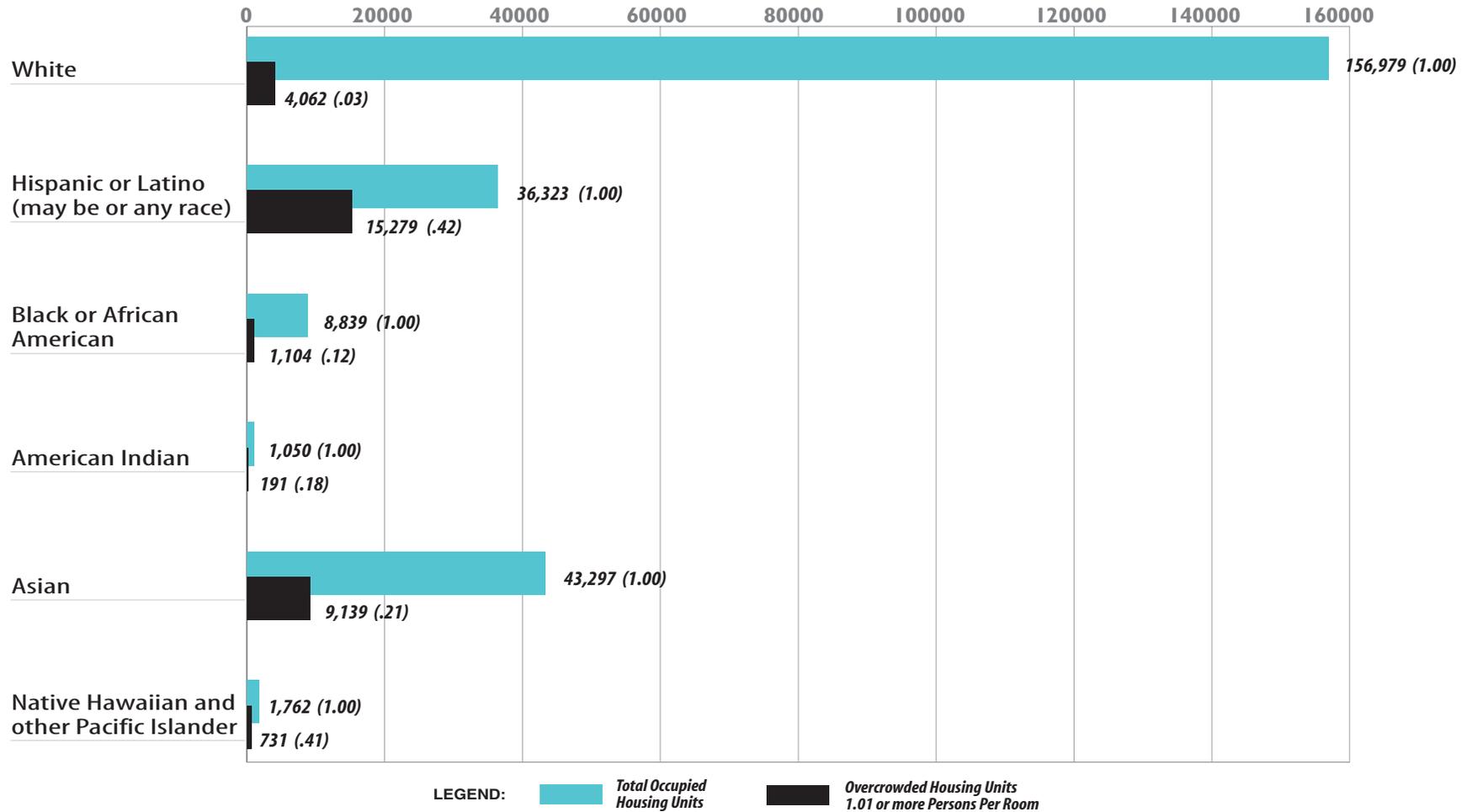




# Housing Element

## Overcrowded Housing Units by Race

San Mateo County 2000





## Housing Element

# Special Housing Needs for Specific Populations

San Mateo County 2000

Population Group	1990	2000	Percent of Total Population
Seniors (65 yrs. or more)	79,998	88,112	12.0
Disabled	---	107,440	15.0
Homeless	---	4,545	00.6
Farm Workers	---	1,603	00.2
Single Female Householders with children in poverty	2,357	2,372	00.3



## Housing Element

### Jurisdictions with the Greatest Housing Needs

San Mateo County 2000

	Rehabilitation	Overcrowding	Overpayment	Score
Daly City	15	24	15	54
San Mateo	22	14	16	52
Redwood City	16	15	14	45
South San Francisco	13	13	12	38
San Bruno	11	7	10	28
North Fair Oaks	8	15	2	25
East Palo Alto	7	12	4	23