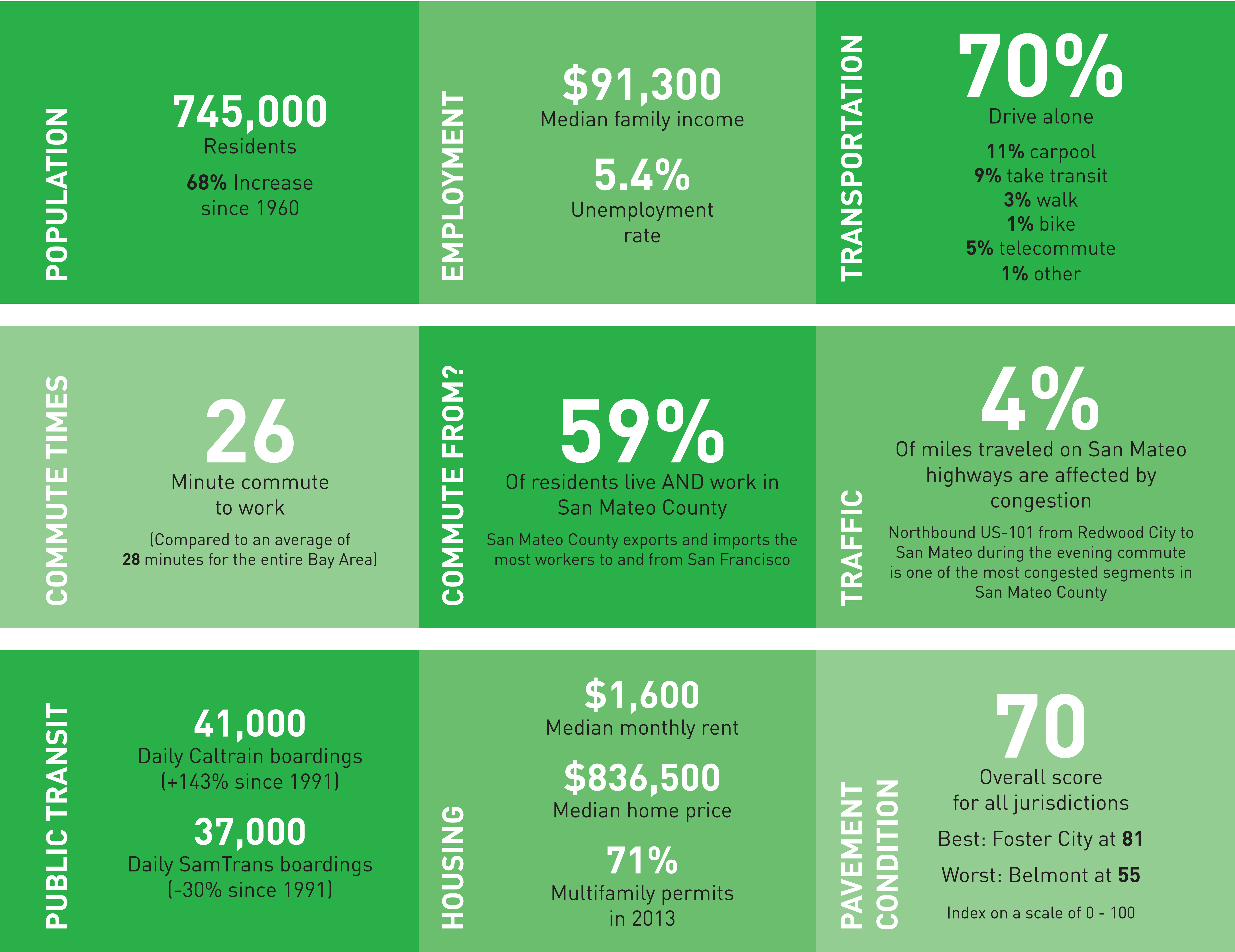


COUNTY FOCUS

San Mateo County Today

Plan BayArea
2040



Data Sources: Population–California Department of Finance, 2014; Employment–U.S. Census Bureau: American Community Survey, 2013; California Employment Development Department, 2013; Transportation–U.S. Census Bureau: American Community Survey, 2013; Commute Times–U.S. Census Bureau: American Community Survey, 2013; Traffic–Caltrans Performance Monitoring System, 2013; Metropolitan Transportation Commission, 2013; Public Transit–Federal Transit Administration: National Transit Database, 2012; Housing– U.S. Census Bureau: American Community Survey, 2013; Multiple Listing Service Homes Sales Records, 2014; California Homebuilding Foundation/Construction Industry Research Board, 2013; Metropolitan Transportation Commission, 2013 Regional Pavement Condition Report.

What are the current trends in San Mateo County?

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

Understanding what’s happening in San Mateo County now helps us recognize what issues may become most important as we plan for the future. Here’s a brief snapshot of San Mateo County and some key issues to consider for these communities as we update Plan Bay Area.



TRANSPORTATION: There are many transportation options in San Mateo County, but last-mile alternatives remain a challenge in many areas.



DIVERSITY: 2.5% of San Mateo County residents are African-American, 25.1% are Asian, 25.3% are Latino, 41.9% are White, and 5.2% are other or multiple races.

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PDAs in San Mateo

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Locally Nominated Priority Development Areas and Priority Conservation Areas

San Mateo County is strategically located between San Francisco and Silicon Valley. The Coast Range divides the county into two distinct parts: the bayside and coast. Ninety percent of development in the county is located on the bayside. The communities along the bayside of the Peninsula are home to Fortune 500 headquarters, globally significant firms and research entities as well as many charming town centers and residential neighborhoods. Jobs and housing growth is expected to concentrate in bayside communities, which will reduce growth pressures on the coast and allow the county to retain its agricultural, scenic and natural resource areas in the hills and coastside.

San Mateo County is home to 28 locally nominated PDAs and 7 PCAs.

Priority Development Areas (PDAs)

Priority Development Areas (PDAs) are locally designated areas within existing communities that provide infill development opportunities, and are easily accessible to transit, jobs, shopping and services.

Priority Conservation Areas (PCAs)

Priority Conservation Areas (PCAs) are regionally significant open spaces for which there exists a broad consensus for long-term protection and for which public and private funds may be invested to promote their protection. The purpose for identifying Priority Conservation Areas is to highlight near-term opportunities for land conservation in the San Francisco Bay Area that are supported by local consensus.



A Map of San Mateo County PDAs



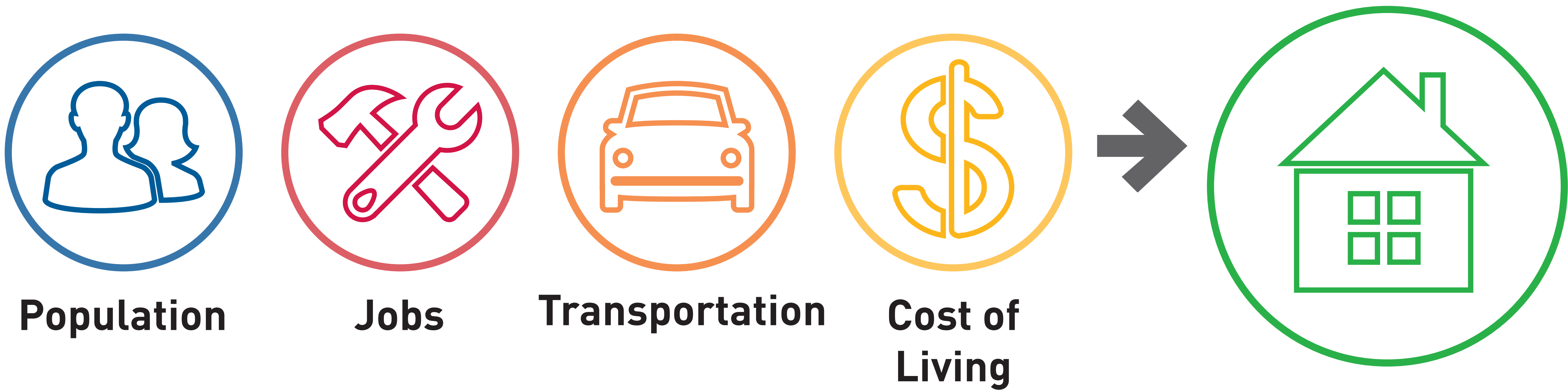
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San Mateo Housing

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What Housing is Being Built?

Housing reflects the unique values and lifestyles of a community. Factors that influence types of housing include General Plans, zoning, population growth, household size, job availability, access to transportation, income and the cost of living.



Multifamily Homes Grow as Primary Housing Choice in San Mateo County

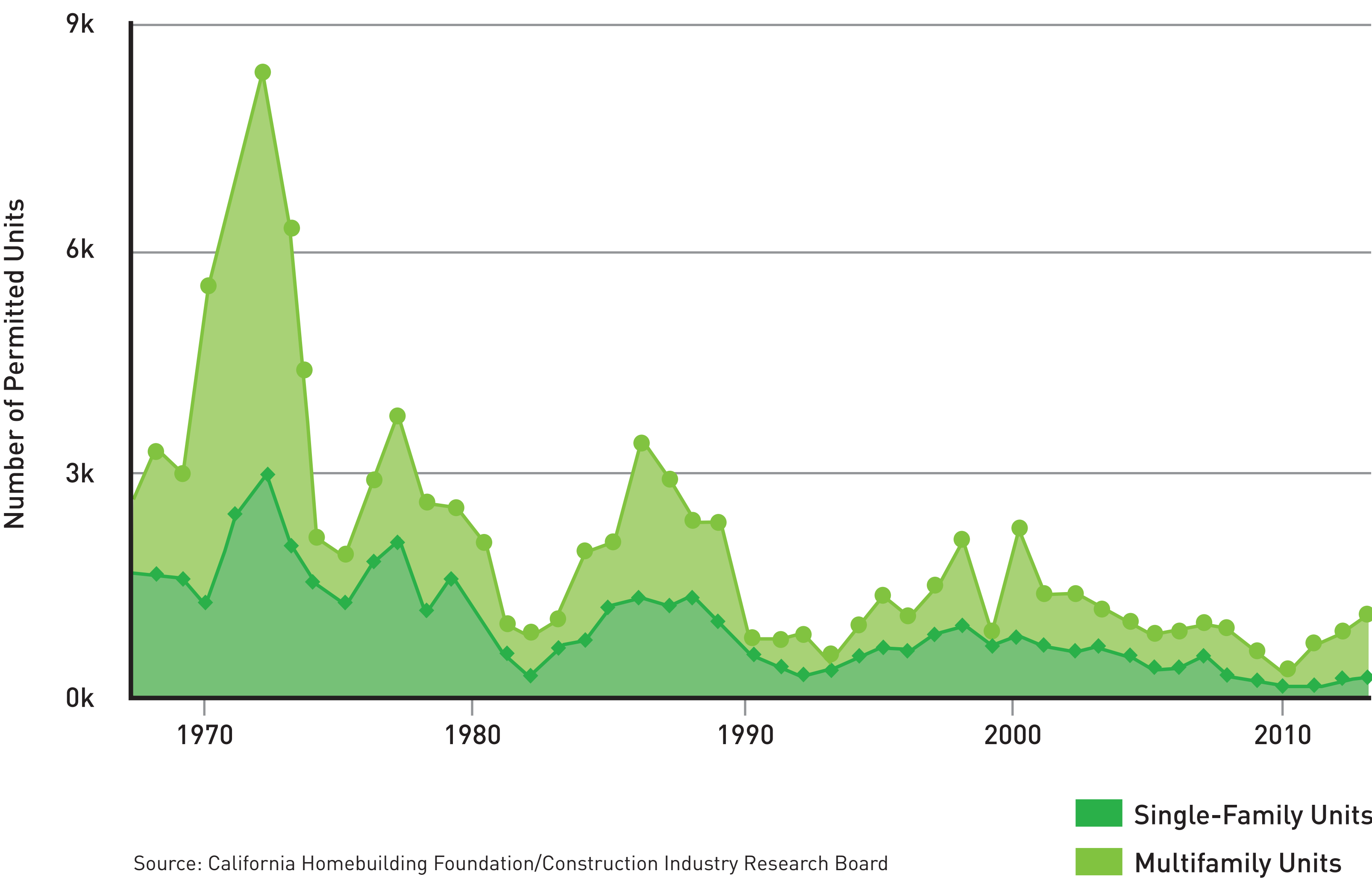
During the period of expansive growth across the Bay Area over the last half-century, most new units were single-family homes. Some parts of the region, by contrast, are shifting more toward multifamily homes, including apartments and duplexes in Priority Development Areas. This is the trend in San Mateo County, with 71 percent of new housing permitted as multifamily homes.

1,190
housing units permitted
in San Mateo County in
2013. Of these...

840
[71%] were multifamily

Source: California Homebuilding Foundation/Construction Industry Research Board

Historical Trends for Housing Growth in San Mateo County



70%
of permits are now
for multifamily homes
across the Bay Area,
compared to

40%
25 years ago

Source: California Homebuilding Foundation/Construction Industry Research Board