

SECTION I. Fair Housing Enforcement and Outreach Capacity

Figure I-1.
Fair Housing Assistance Organizations, San Mateo County

Name	Service Area	Address	Phone	Website
Project Sentinel	Northern California	1490 El Camino Real, Santa Clara, CA 95050	(800) 339-6043	https://www.housing.org/
Legal Aid Society of San Mateo County	San Mateo County	330 Twin Dolphin Drive, Suite 123, Redwood City, CA 94065	(650) 558-0915	https://www.legalaidsmc.org/housing-resources
Community Legal Services of East Palo Alto	East Palo Alto, Menlo Park, Burlingame, Mountain View, Redwood City, and San Francisco	1861 Bay Road, East Palo Alto, CA 94303	(650)-326-6440	https://clsepa.org/services/#housing

Source: Organization Websites

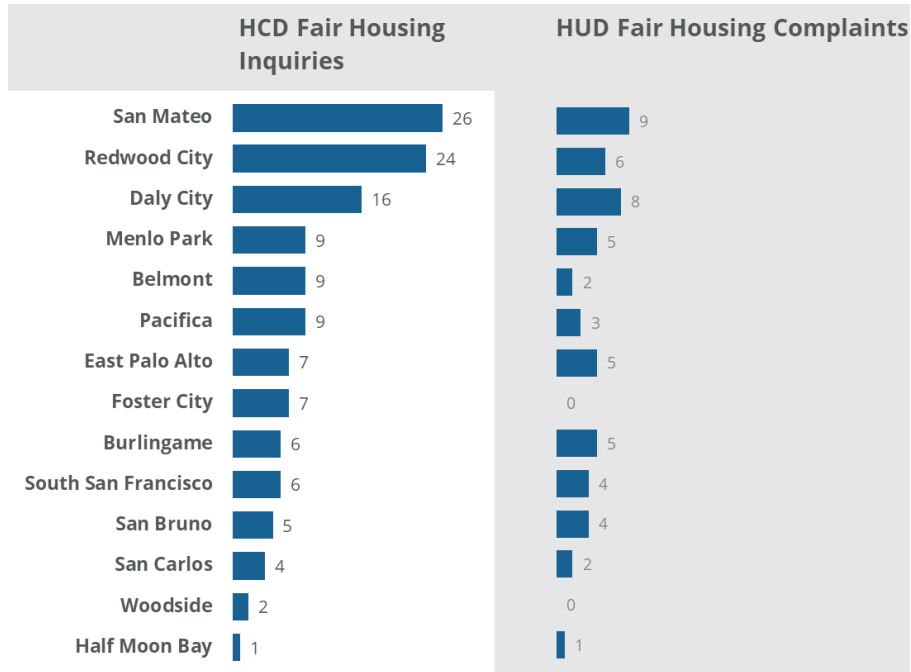
Figure I-2.
Fair Housing Complaints Filed with HUD by Basis, San Mateo County, 2017-2021

Source:
HUD

	2017	2018	2019	2020	2021	2017-2021 Total	
						Cases	% of Total
Disability	8	9	3	9	3	32	56%
Race	3	5	2	1		11	19%
Familial Status	4	3			1	8	14%
National Origin	2				1	3	5%
Religion		1		1		2	4%
Sex					1	1	2%
Total cases	17	18	5	11	6	57	100%

Appendix B: Colma Map and Data Packet AFFH

Figure I-3.
HCD Fair Housing Inquiries (2013- 2021) and HUD Fair Housing Complaints (2017- 2021)

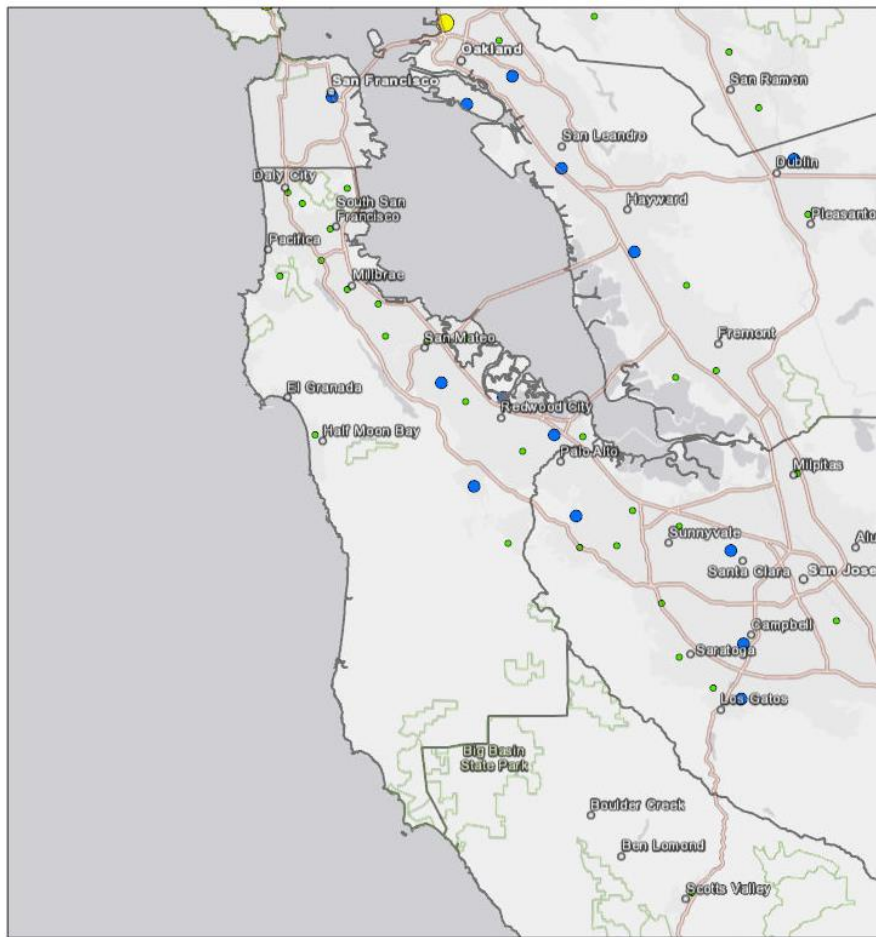


Source: Organization Websites.

Commented [AJ1]: @Leila Carver Referring to your comment about fair housing complaints in Fair Housing Assessment doc.

Appendix B: Colma Map and Data Packet AFFH

Figure I-4.
FHEO Inquiries by City to HCD, San Mateo County, 2013-2021

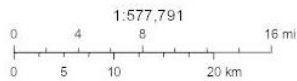


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County Boundaries

(R) FHEO Inquiries by City (HUD, 2013-2021)

- < .25 Inquiries
- < .5 Inquiries
- < 1 Inquiry



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Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and

Source: California Department of Housing and Community Development AFFH Data Viewer

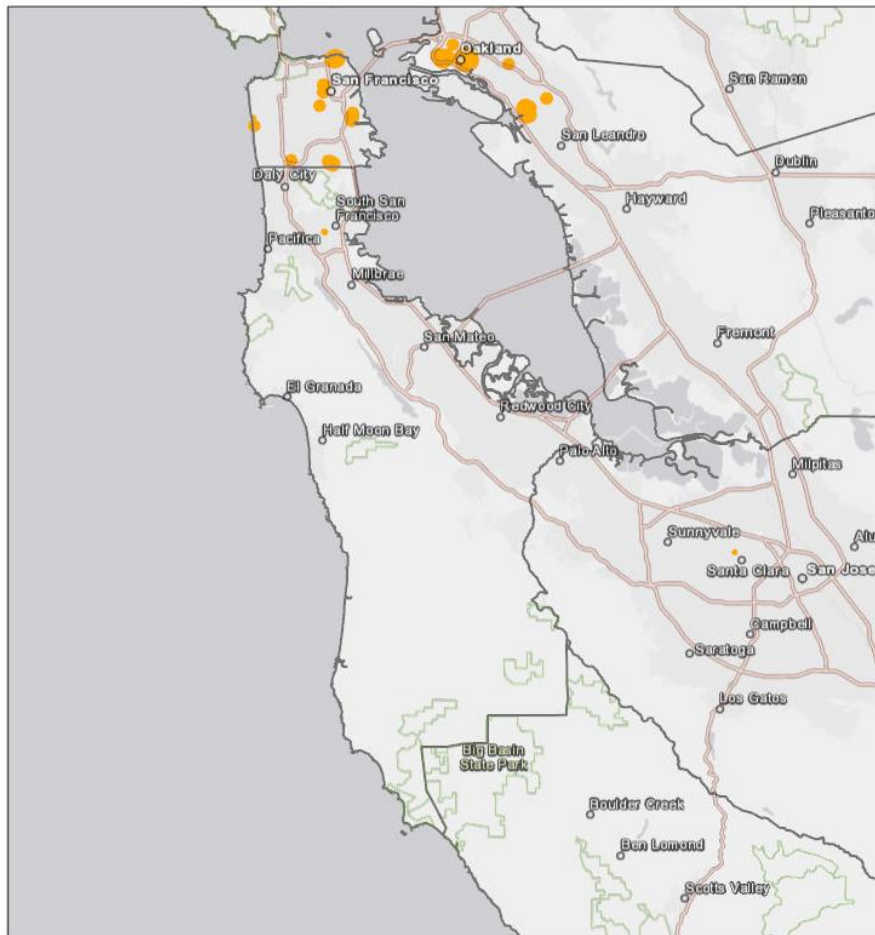
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Figure I-5.
HCD Fair Housing Inquiries by Bias, January 2013-March 2021

Jurisdiction	Disability	Race	Familial Status	National Origin	Religion	Sex	Color	None Cited	Total
Atherton	0	0	0	0	0	0	0	0	0
Belmont	2	0	1	0	0	0	0	6	9
Brisbane	0	0	0	0	0	0	0	0	0
Burlingame	3	0	2	0	0	0	0	1	6
Colma	0	0	0	0	0	0	0	0	0
Daly City	1	2	1	3	0	0	0	9	16
East Palo Alto	1	1	0	0	0	0	0	5	7
Foster City	4	0	0	0	0	0	0	3	7
Half Moon Bay	0	0	0	0	0	0	0	1	1
Hillsborough	0	0	0	0	0	0	0	0	0
Menlo Park	3	0	0	0	0	1	0	5	9
Millbrae	0	0	0	0	0	0	0	0	0
Pacifica	3	0	0	1	0	1	0	4	9
Portola Valley	0	0	0	0	0	0	0	0	0
Redwood City	5	1	1	1	0	1	0	15	24
San Bruno	0	0	0	0	0	0	0	5	5
San Carlos	1	0	1	0	0	0	0	2	4
San Mateo	4	2	2	2	0	0	0	16	26
South San Francisco	0	0	0	1	0	0	0	5	6
Woodside	0	0	0	0	0	0	0	2	2

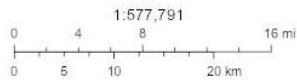
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure I-6.
Public Housing Buildings, San Mateo County



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- County Boundaries
- (R) Public Housing Buildings
- ≤ 7 Units
- 8 - 35 Units
- 36 - 89 Units
- 90 - 160 Units

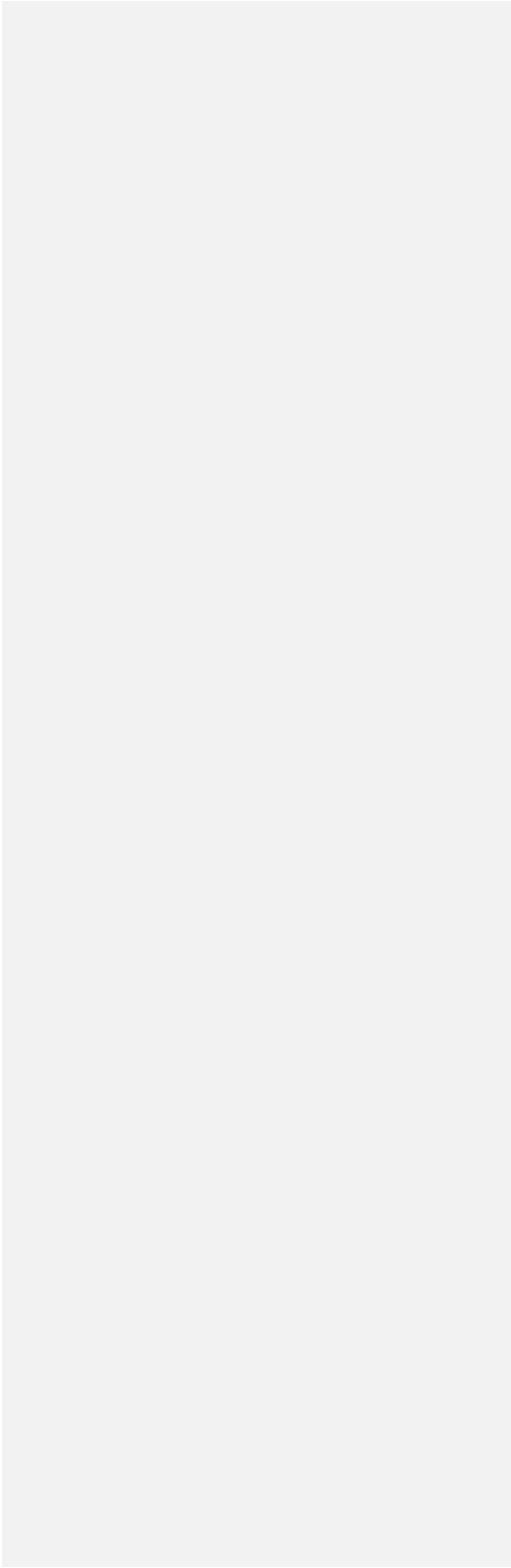


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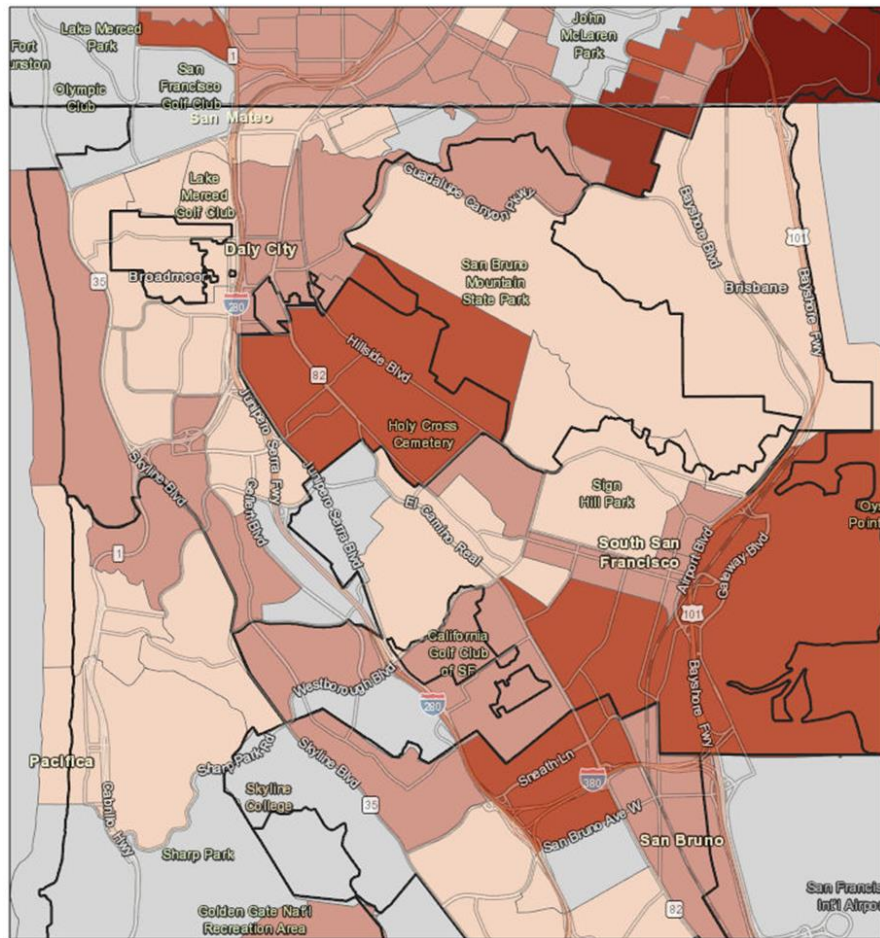
Appendix B: Colma Map and Data Packet AFFH

Source: California Department of Housing and Community Development AFFH Data Viewer

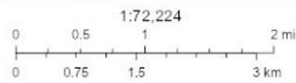
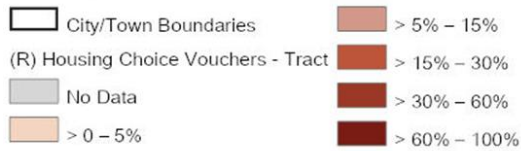


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Figure I-7.
Housing Choice Vouchers by Census Tract



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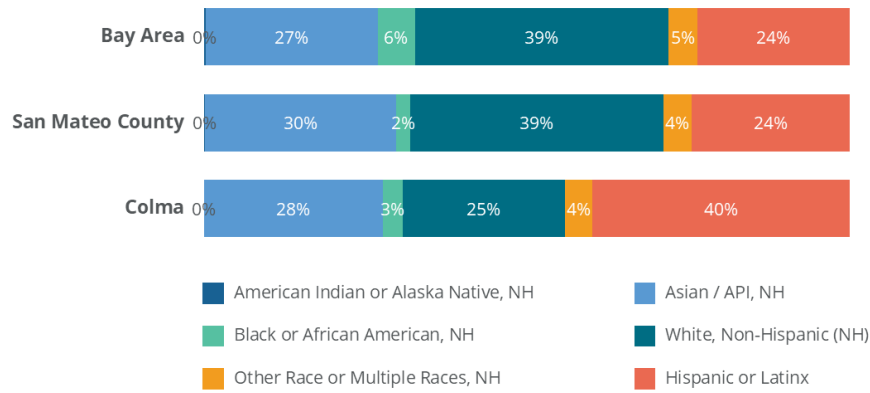
Source: California Department of Housing and Community Development AFFH Data Viewer

SECTION II. Integration and Segregation

Race and ethnicity.

Figure II-1.

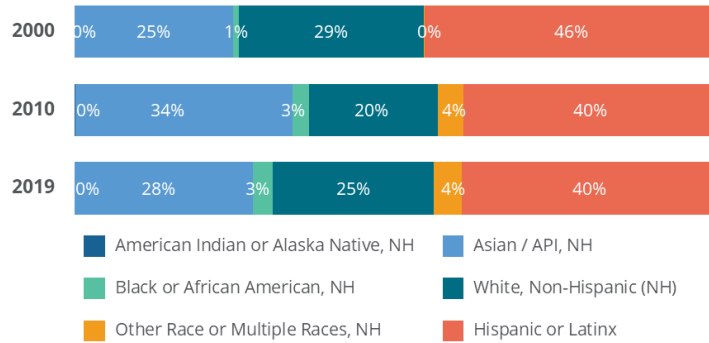
Population by Race and Ethnicity, 2019



Source: ABAG Housing Needs Data Workbook

Figure II-2.

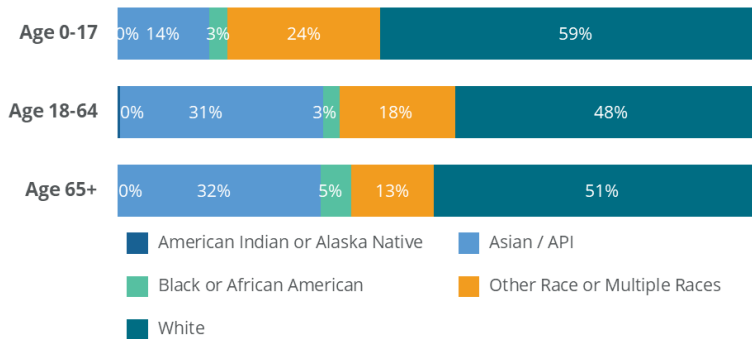
Population by Race and Ethnicity, Town of Colma, 2000-2019



Source: ABAG Housing Needs Data Workbook

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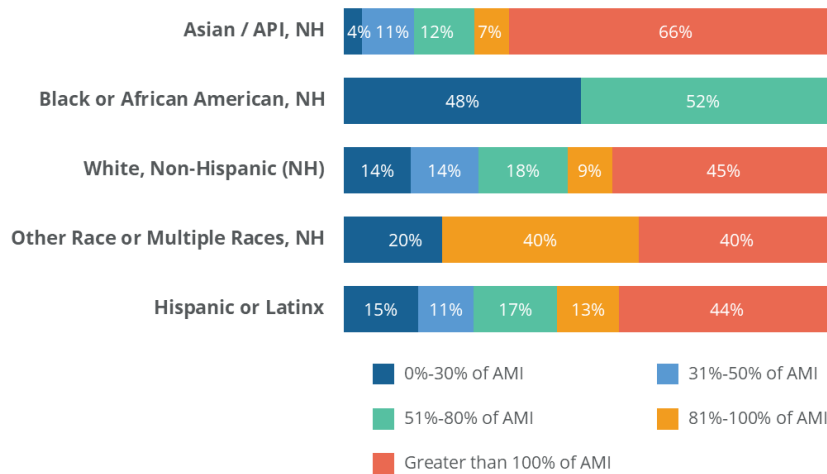
Figure II-3.
Senior and Youth Population by Race, Town of Colma, 2000-2019



Source: ABAG Housing Needs Data Workbook

Figure II-4.
Area Median Income by Race and Ethnicity, Town of Colma, 2019

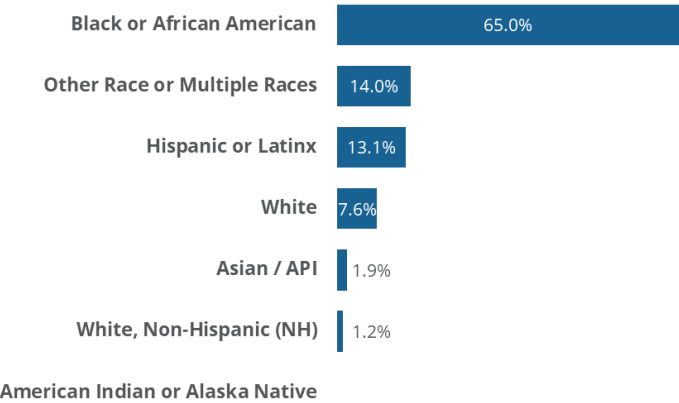
American Indian or Alaska Native, NH



Source: ABAG Housing Needs Data Workbook

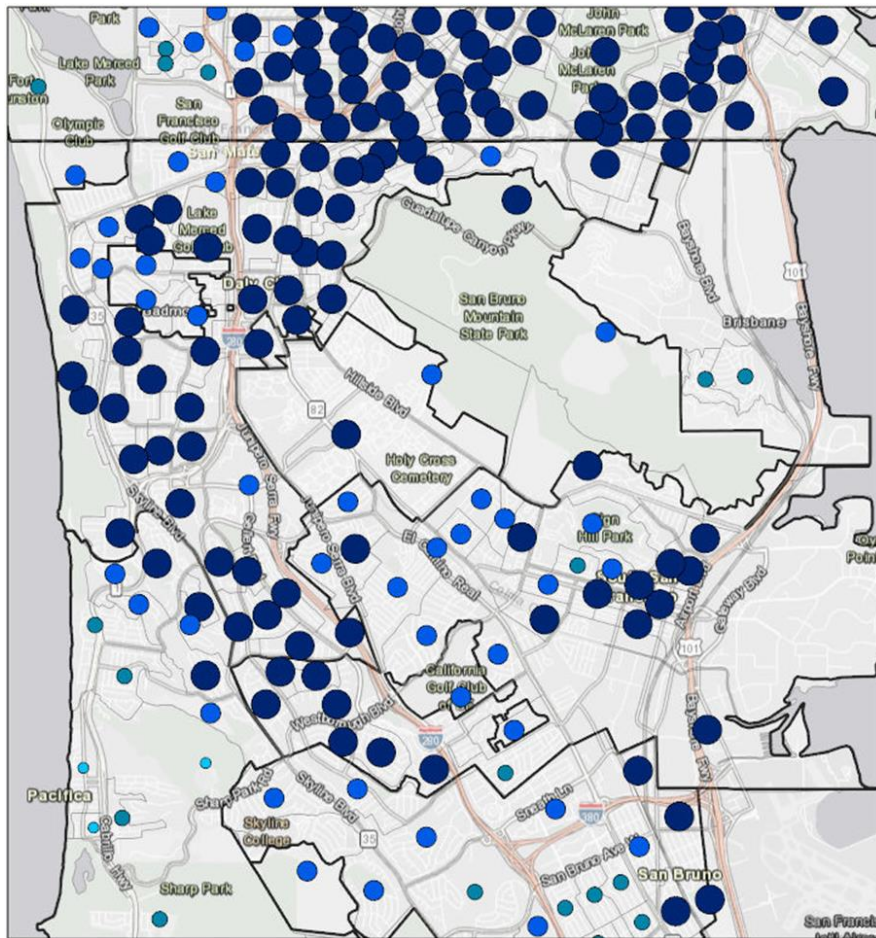
Appendix B: Colma Map and Data Packet AFFH

Figure II-5.
Poverty Rate by Race and Ethnicity, Town of Colma, 2019



Source: ABAG Housing Needs Data Workbook

Figure II-6.
% Non-White Population by Census Block Groups, 2018

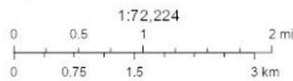


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City/Town Boundaries

(R) Racial Demographics (2018) - Block Group - Graduated Dots

- 20% - 40%
- 40% - 60%
- 60% - 80%
- 80% - 100%



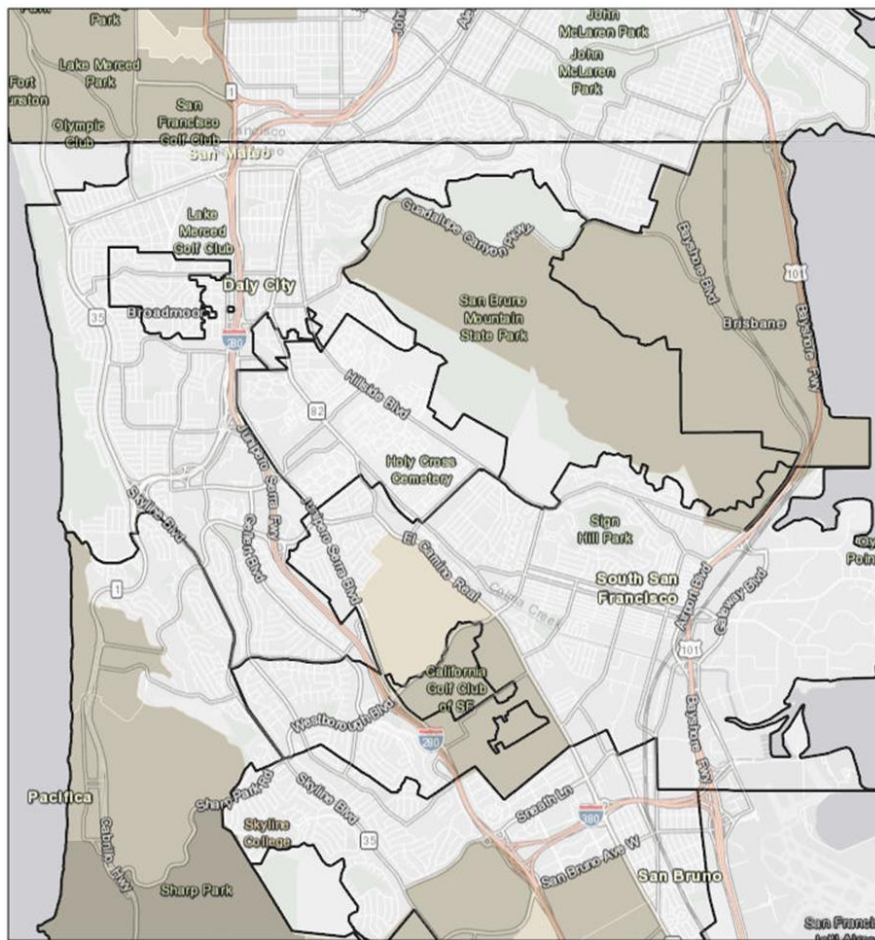
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Source: California Department of Housing and Community Development AFFH Data Viewer

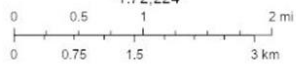
Figure II-7.
White Majority Census Tracts



11/17/2021, 8:54:28 AM

1:72,224

City/Town Boundaries



(R) Predominant Population - White Majority Tracts

- Slim (gap < 10%)
- Sizeable (gap 10% - 50%)
- Predominant (gap > 50%)

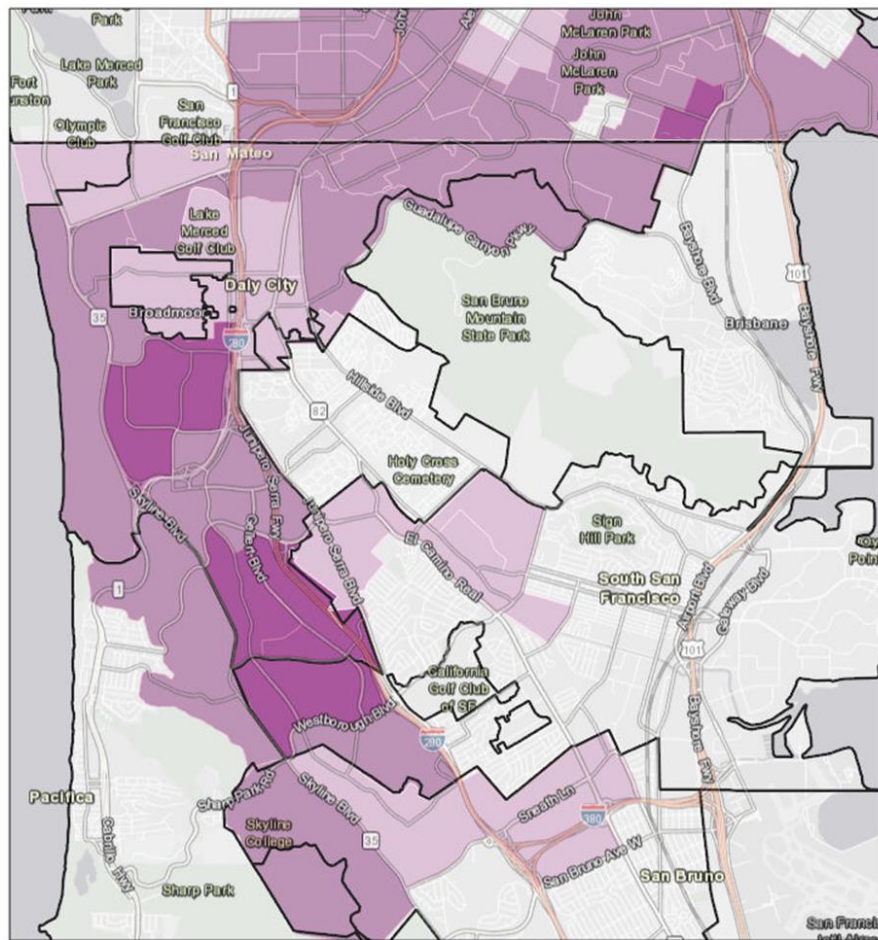
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Source: California Department of Housing and Community Development AFFH Data Viewer

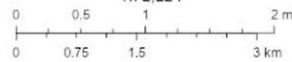
Figure II-8.
Asian Majority Census Tracts



11/17/2021, 8:36:39 AM

1:72,224

City/Town Boundaries



(R) Predominant Population - Asian Majority Tracts

- Slim (gap < 10%)
- Sizeable (gap 10% - 50%)
- Predominant (gap > 50%)

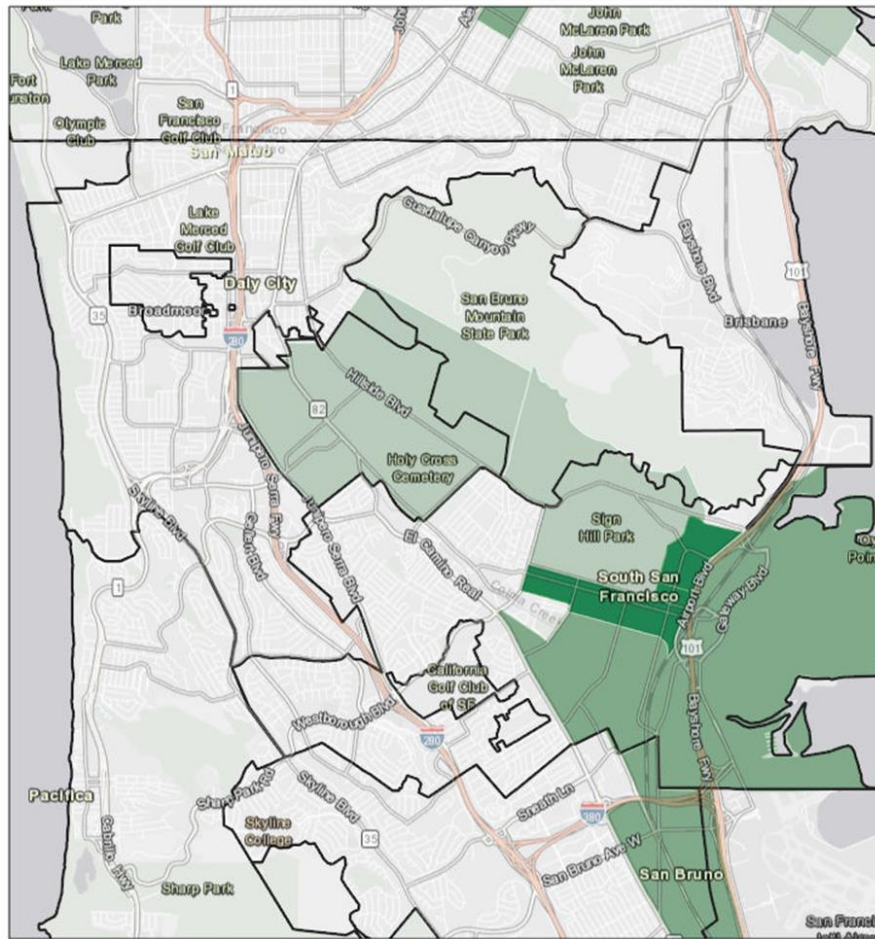
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Source: California Department of Housing and Community Development AFFH Data Viewer

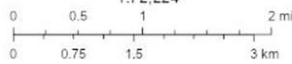
Figure II-9.
Hispanic Majority Census Tracts



11/17/2021, 8:39:25 AM

1:72,224

City/Town Boundaries



(R) Predominant Population - Hispanic Majority Tracts

- Slim (gap < 10%)
- Sizeable (gap 10% - 50%)
- Predominant (gap > 50%)

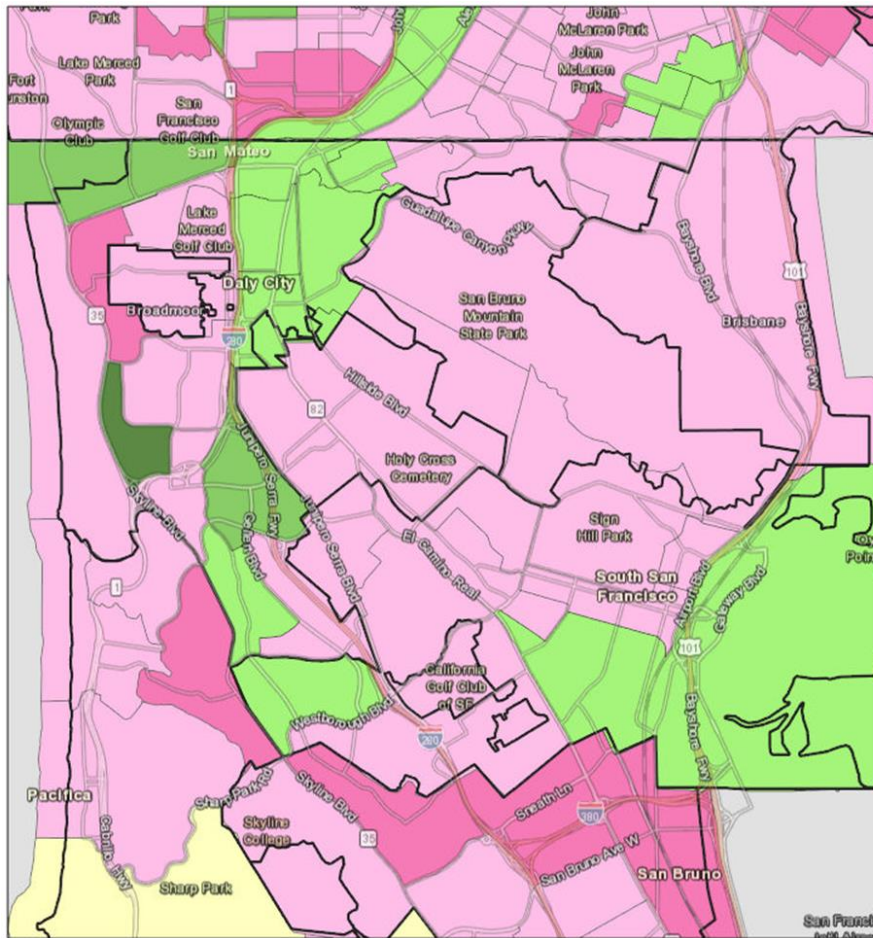
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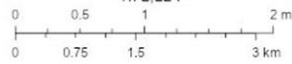
Figure II-10.
Neighborhood Segregation by Census Tract, 2019



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- City/Town Boundaries
- Latinx-White
- Asian-Latinx
- 3 Group Mix
- Asian-White
- 4 Group Mix
- Mostly Asian
- Unpopulated Tract

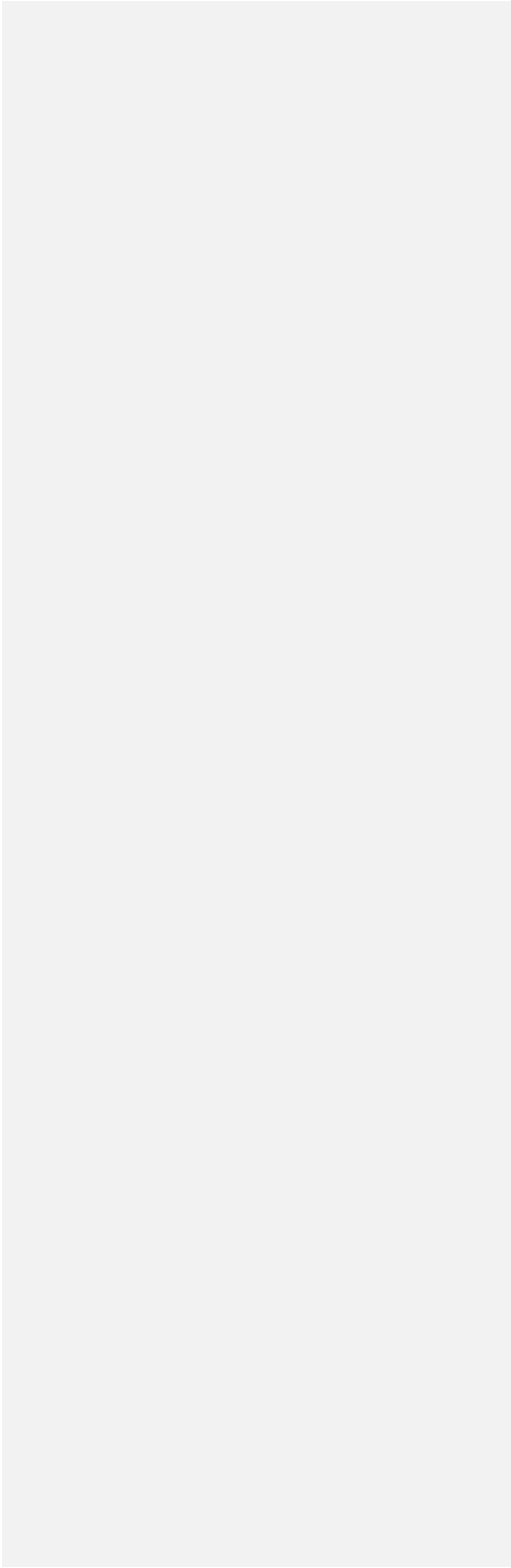


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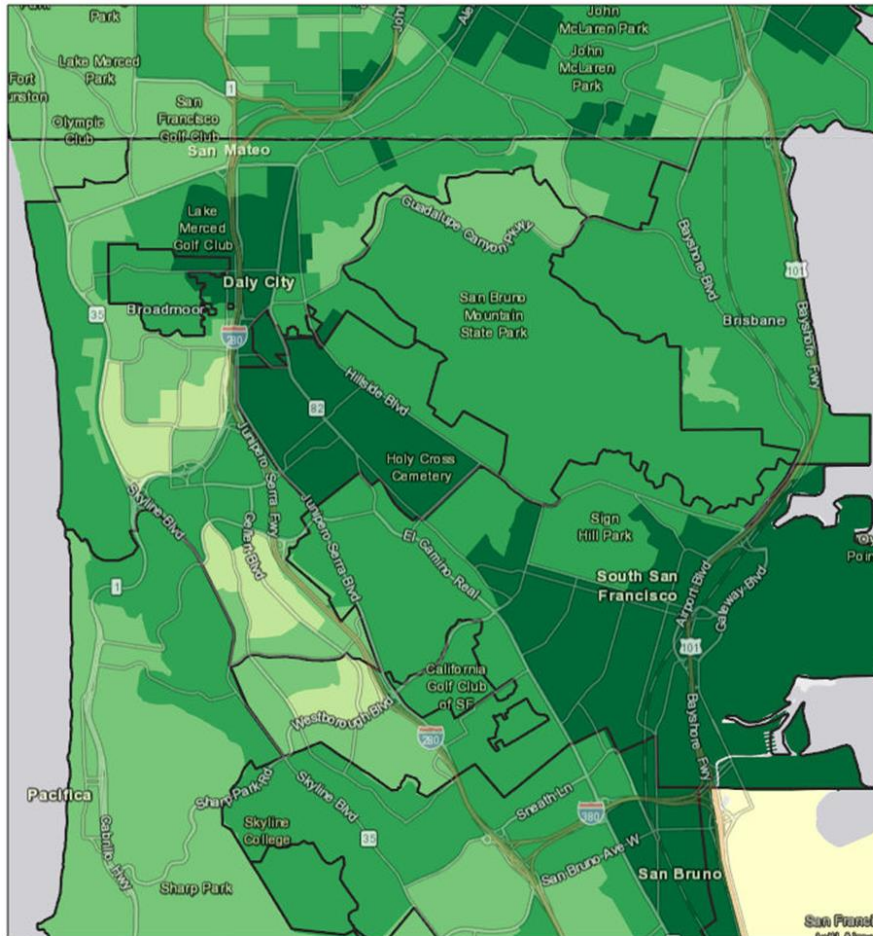
Appendix B: Colma Map and Data Packet AFFH

Source: California Department of Housing and Community Development AFFH Data Viewer
Figure II-11.



Appendix B: Colma Map and Data Packet AFFH

Diversity Index by Block Group, 2010

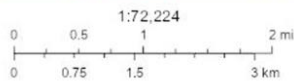


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City/Town Boundaries

(A) Diversity Index (2010) - Block Group

Lower Diversity



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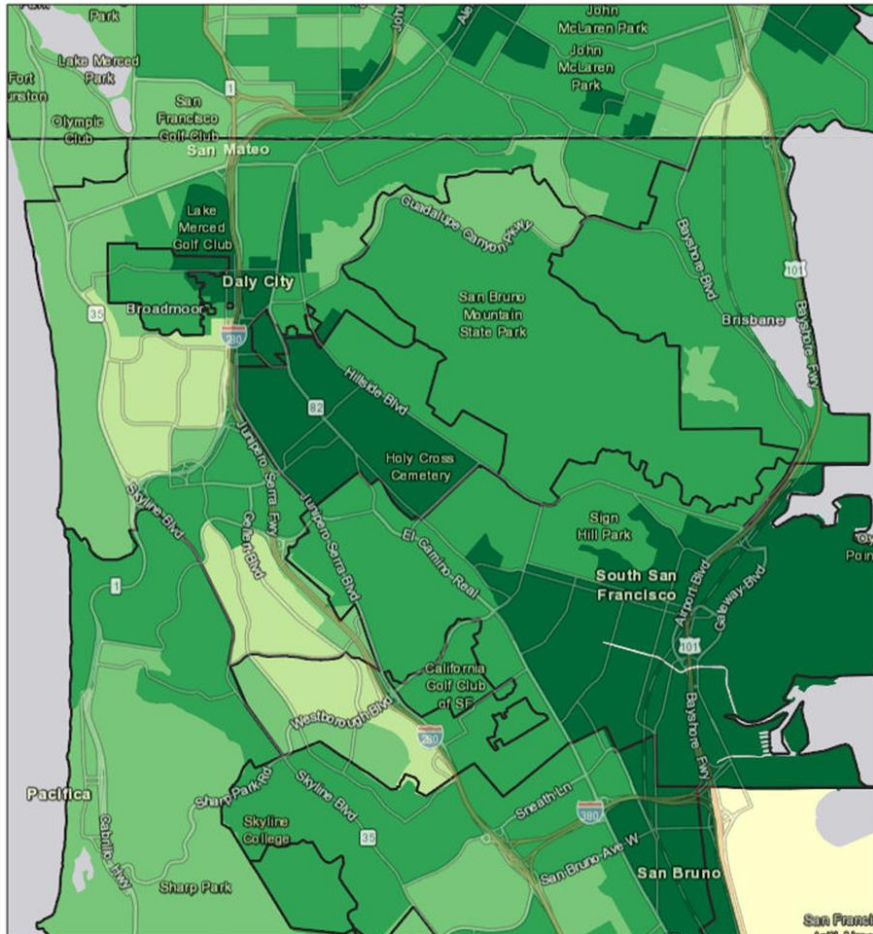
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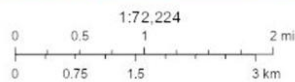
Figure II-12.

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Diversity Index by Block Group, 2018



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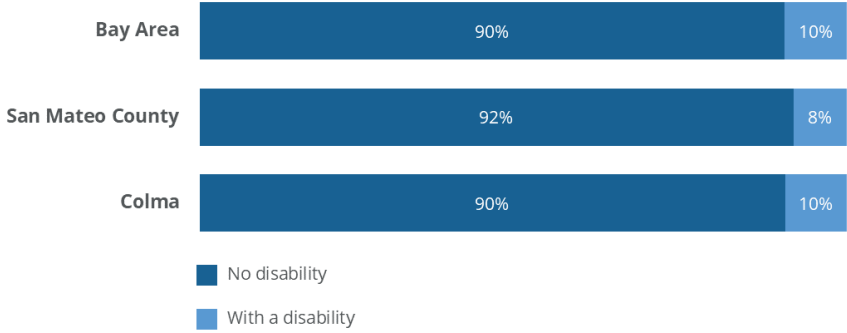
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Source: California Department of Housing and Community Development AFFH Data Viewer

Disability status.

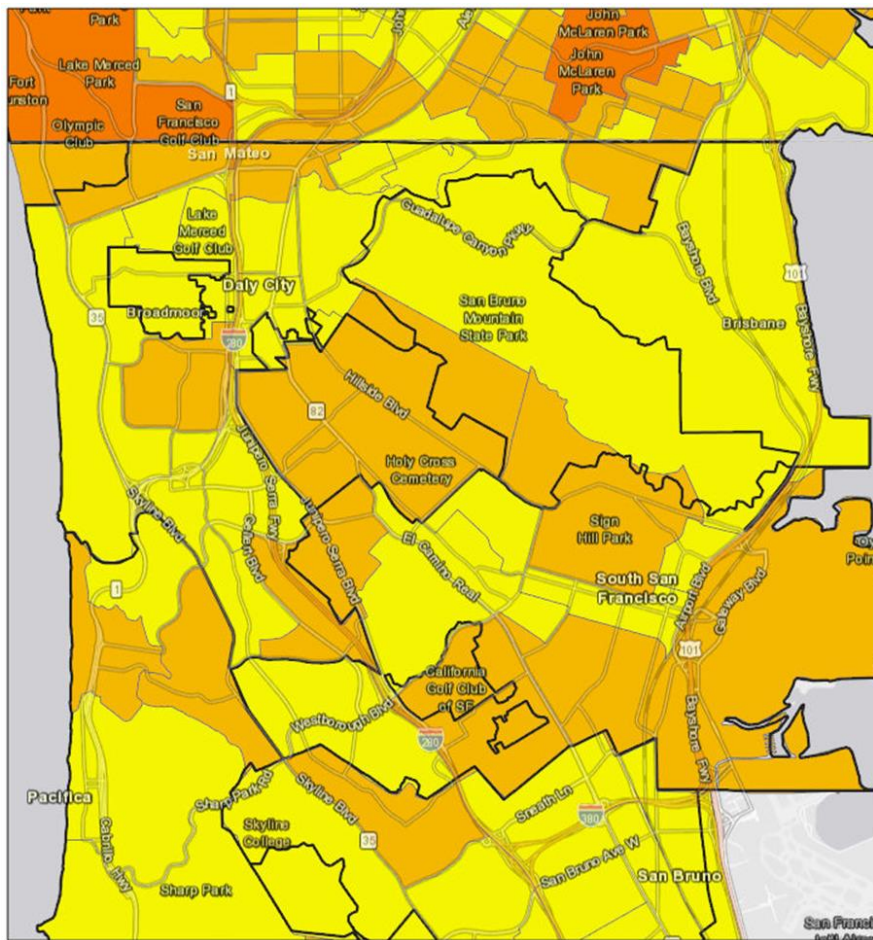
Figure II-13.
Share of Population by Disability Status, 2019



Source: ABAG Housing Needs Data Workbook

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Figure II-14.
% of Population with a Disability by Census Tract, 2019

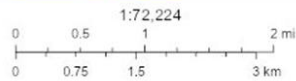


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City/Town Boundaries

(R) Population with a Disability (ACS, 2015 - 2019) - Tract

- < 10%
- 10% - 20%
- 20% - 30%



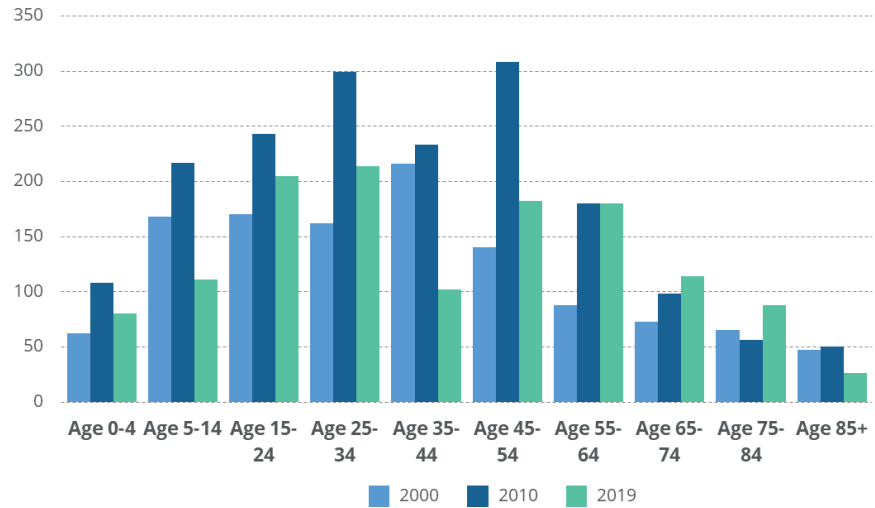
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Source: California Department of Housing and Community Development AFFH Data Viewer

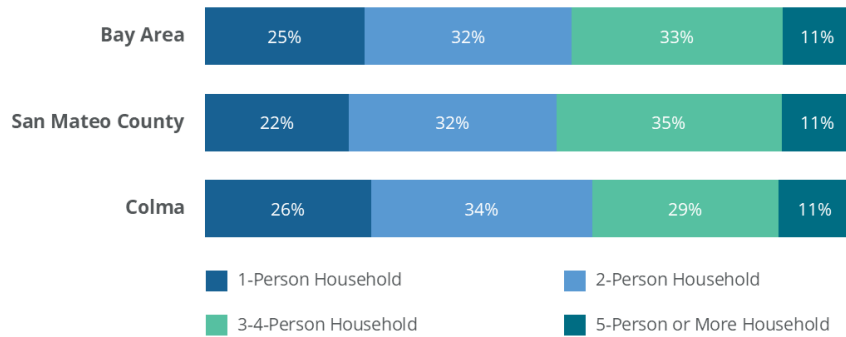
Familial status.

Figure II-15.
Age Distribution, Town of Colma, 2000-2019



Source: ABAG Housing Needs Data Workbook

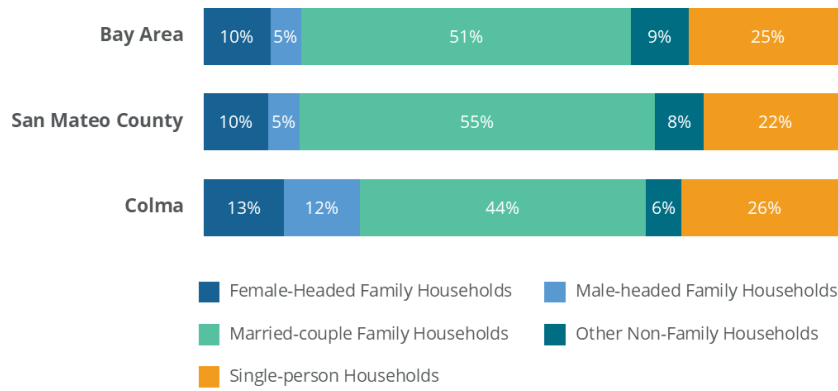
Figure II-16.
Share of Households by Size, 2019



Source: ABAG Housing Needs Data Workbook

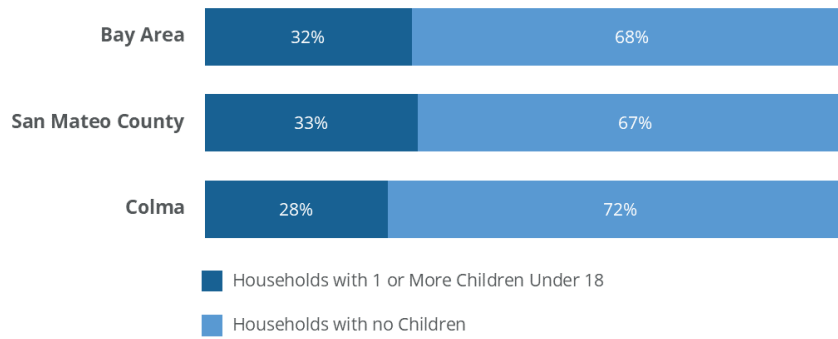
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Figure II-17.
Share of Households by Type, 2019



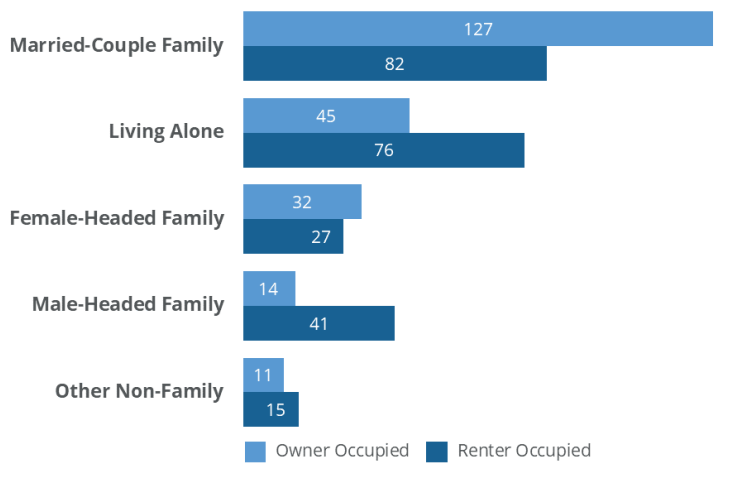
Source: ABAG Housing Needs Data Workbook

Figure II-18.
Share of Households by Presence of Children (Less than 18 years old), 2019



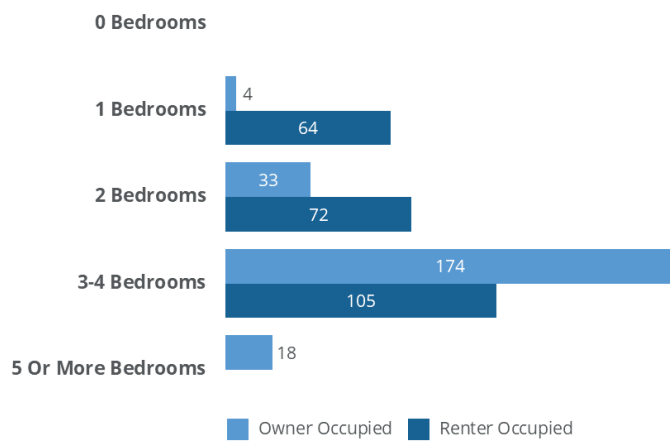
Source: ABAG Housing Needs Data Workbook

Figure II-19.
Housing Type by Tenure, Town of Colma, 2019



Source: ABAG Housing Needs Data Workbook

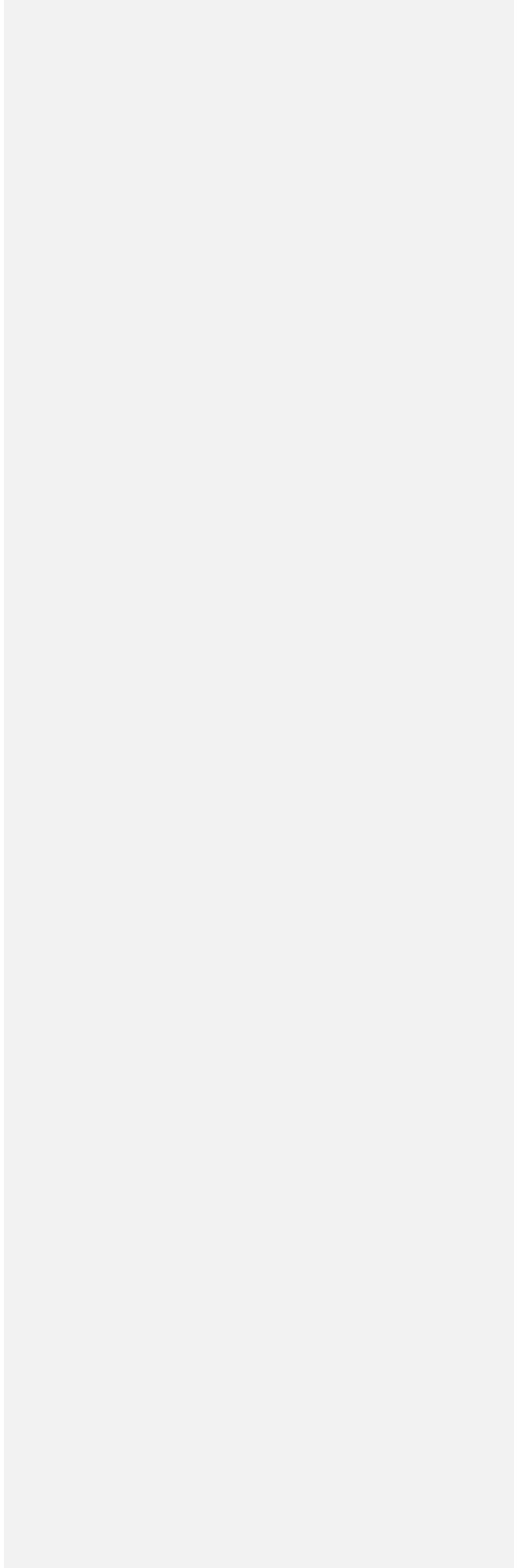
Figure II-20.
Housing Units by Number of Bedrooms and Tenure, Town of Colma, 2019



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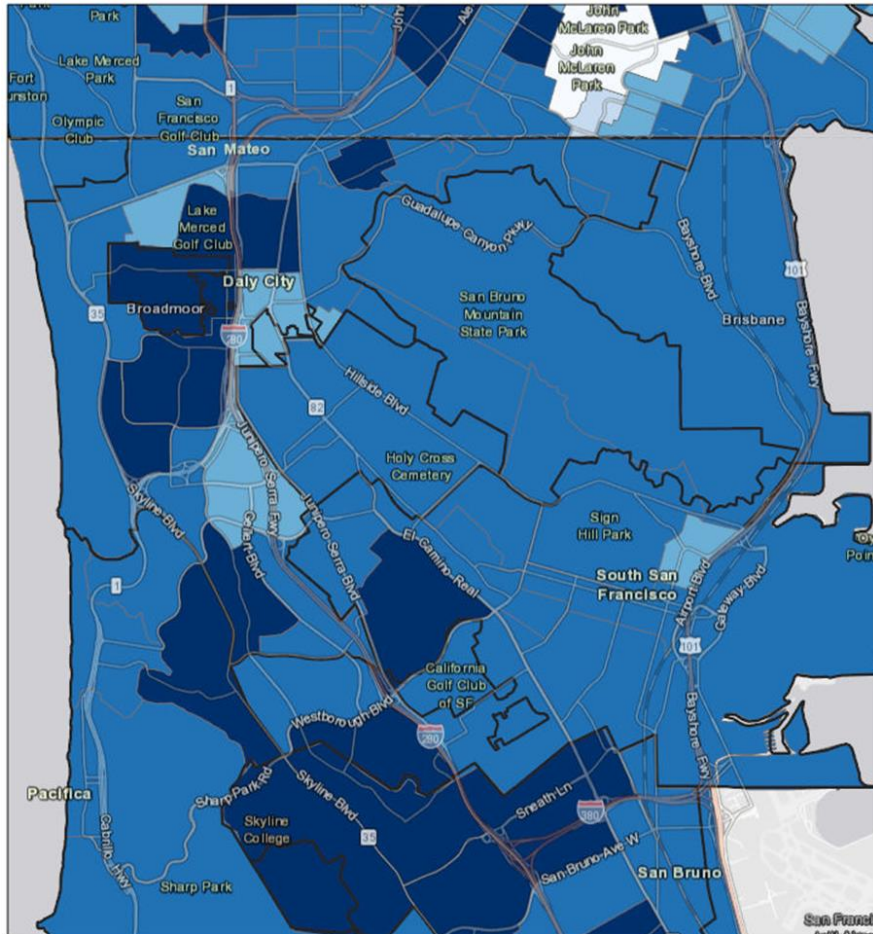
Source: ABAG Housing Needs Data Workbook

Figure II-21.



Appendix B: Colma Map and Data Packet AFFH

% of Children in Married Couple Households by Census Tract, 2019

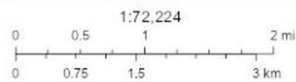


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City/Town Boundaries

(R) Percent of Children in Married - Couple Households (ACS, 2015-2019) - Tract

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%



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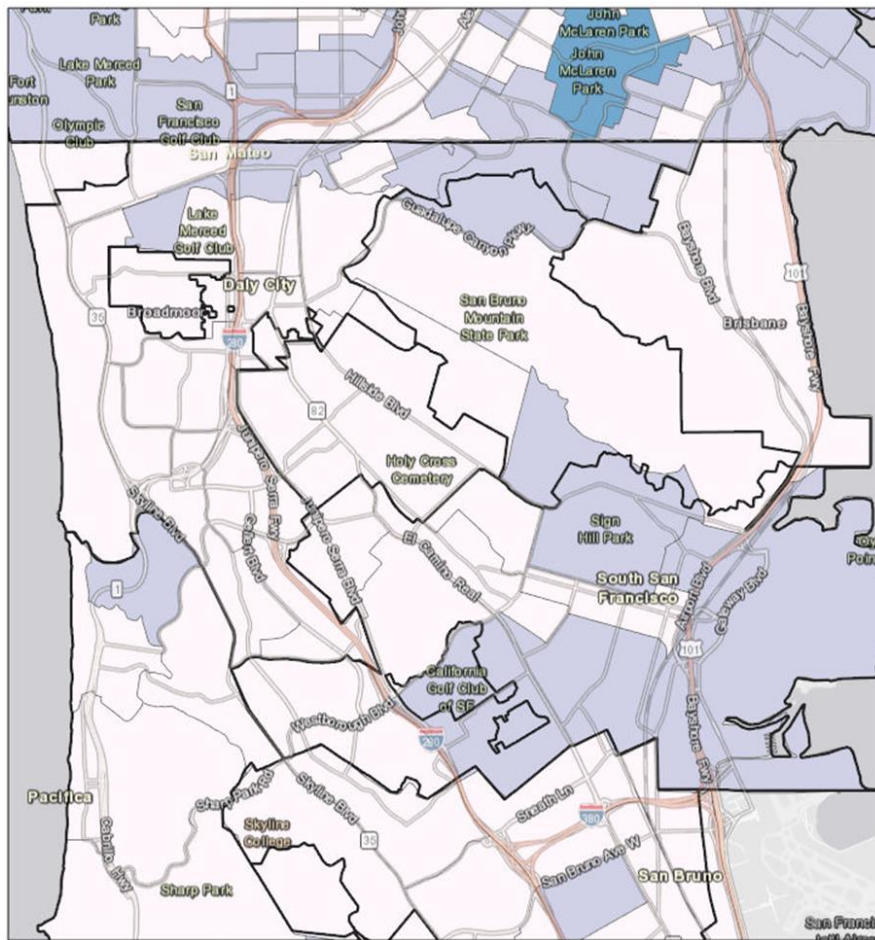
CA HCD
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Figure II-22. [legend missing in HCD provided map]

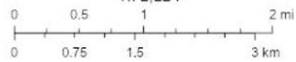
% Households with Single Female with Children by Census Tract, 2019



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City/Town Boundaries

1:72,224



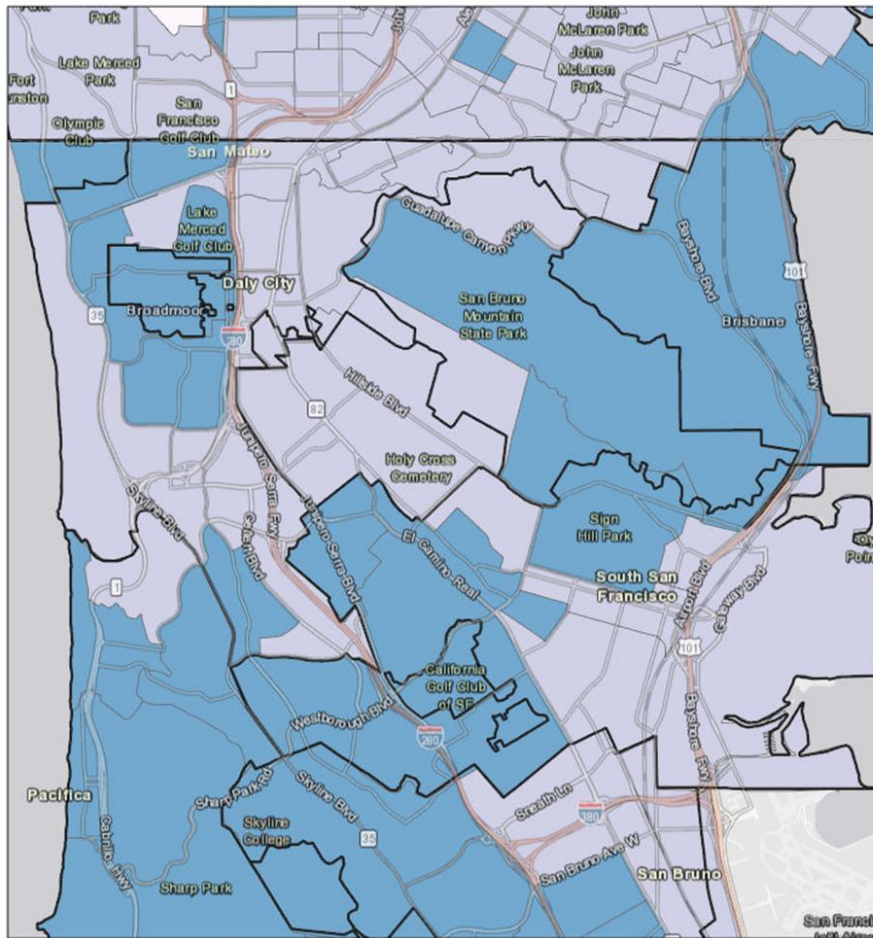
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Appendix B: Colma Map and Data Packet AFFH

Source: California Department of Housing and Community Development AFFH Data Viewer

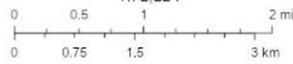
Figure II-23. [legend missing in HCD provided map]
% of Married Couple Households by Census Tract, 2019



11/17/2021, 8:43:13 AM

City/Town Boundaries

1:72,224



County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

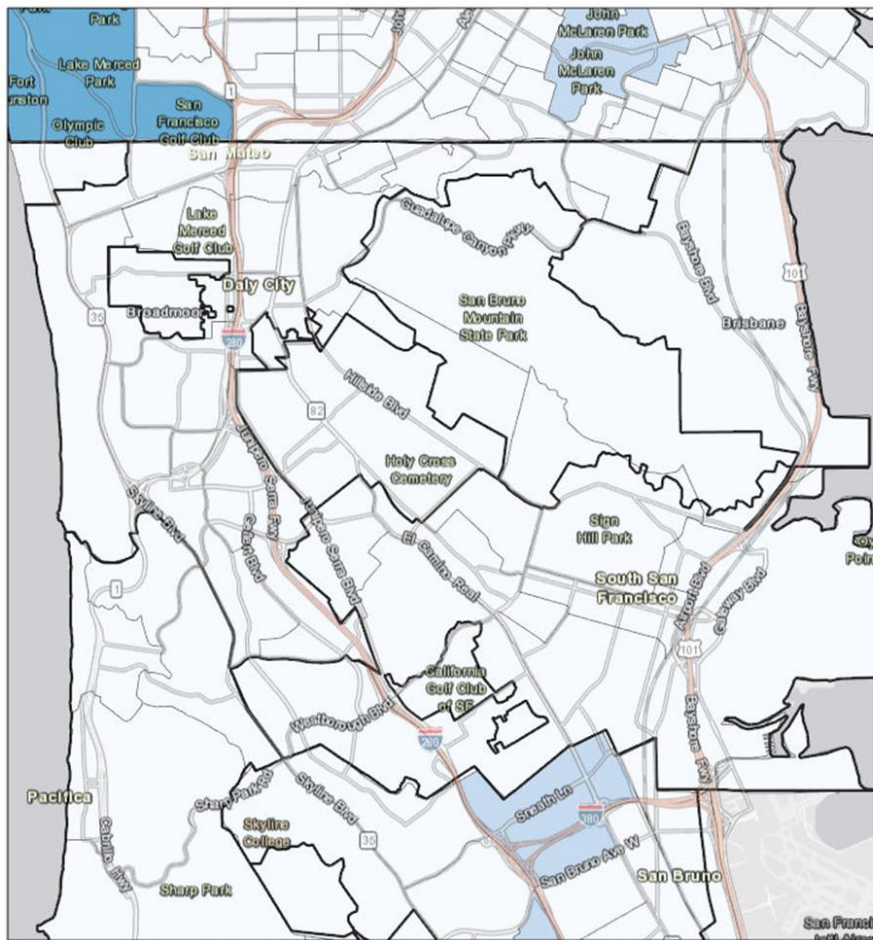
CA HCD
 County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks

Appendix B: Colma Map and Data Packet AFFH

Source: California Department of Housing and Community Development AFFH Data Viewer

Figure II-24. [legend missing in HCD provided map]

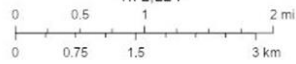
% of Adults Living Alone by Census Tract, 2019



11/17/2021, 8:34:21 AM

1:72,224

City/Town Boundaries



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County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks

Commented [LC2]: @Jonathan Kwan @Alvin Jen can we reach out for copy of this map with legend?

Commented [AJ3R2]: @Leila Carver @Jonathan Kwan Yes, however, I'm not sure it will be included in the first draft.

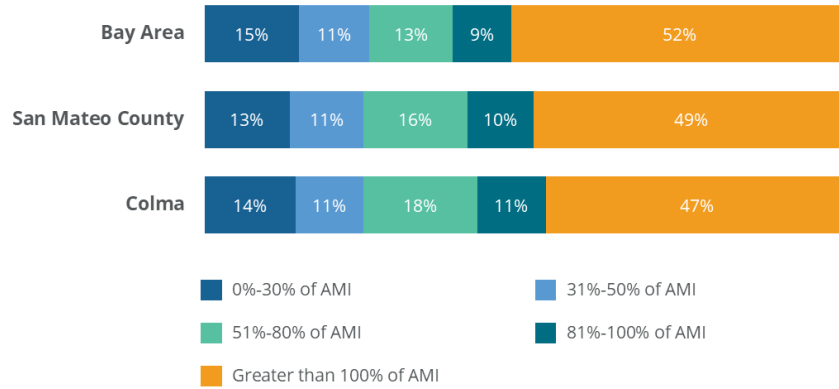
Appendix B: Colma Map and Data Packet AFFH

Source: California Department of Housing and Community Development AFFH Data Viewer

Household income.

Figure II-25.

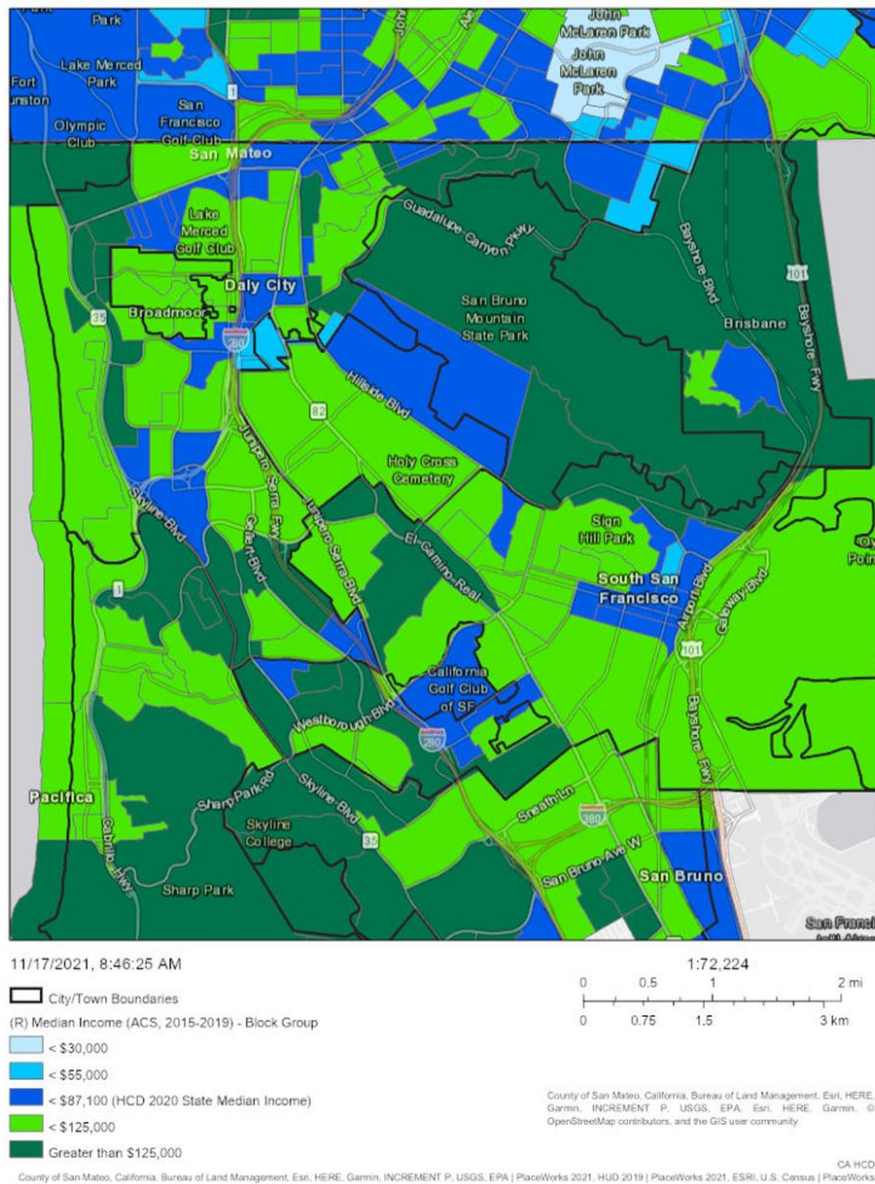
Share of Households by Area Median Income (AMI), 2019



Source: ABAG Housing Needs Data Workbook

Appendix B: Colma Map and Data Packet AFFH

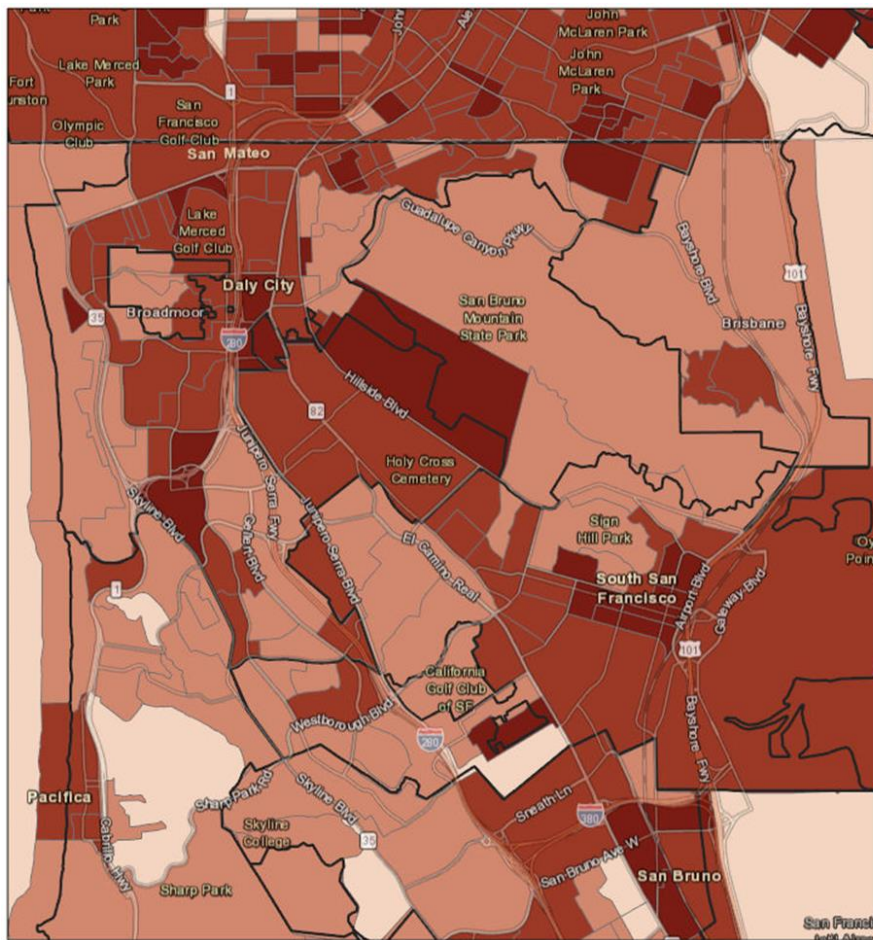
Figure II-26.
Median Household Income by Block Group, 2019



Source: California Department of Housing and Community Development AFFH Data Viewer

Appendix B: Colma Map and Data Packet AFFH

Figure II-27.
Low to Moderate Income Population by Block Group

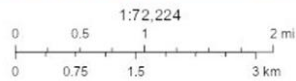


11/17/2021, 8:45:02 AM

City/Town Boundaries

(A) Low to Moderate Income Population (HUD) - Block Group

- < 25%
- 25% - 50%
- 50% - 75%
- 75% - 100%



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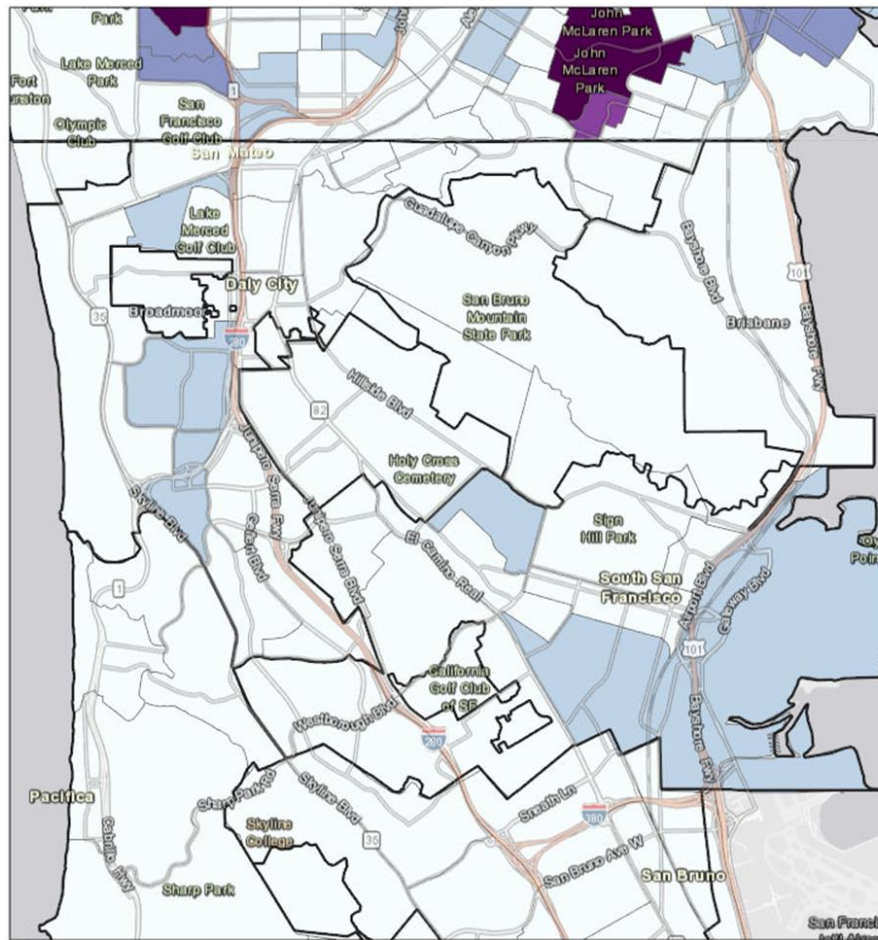
CA HCD

County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks

Source: California Department of Housing and Community Development AFFH Data Viewer

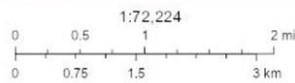
Appendix B: Colma Map and Data Packet AFFH

Figure II-28.
Poverty Status by Census Tract, 2019



11/17/2021, 8:52:12 AM

- City/Town Boundaries
- (R) Poverty Status (ACS, 2015 - 2019) - Tract
 - < 10%
 - 10% - 20%
 - 20% - 30%
 - 30% - 40%
 - > 40%

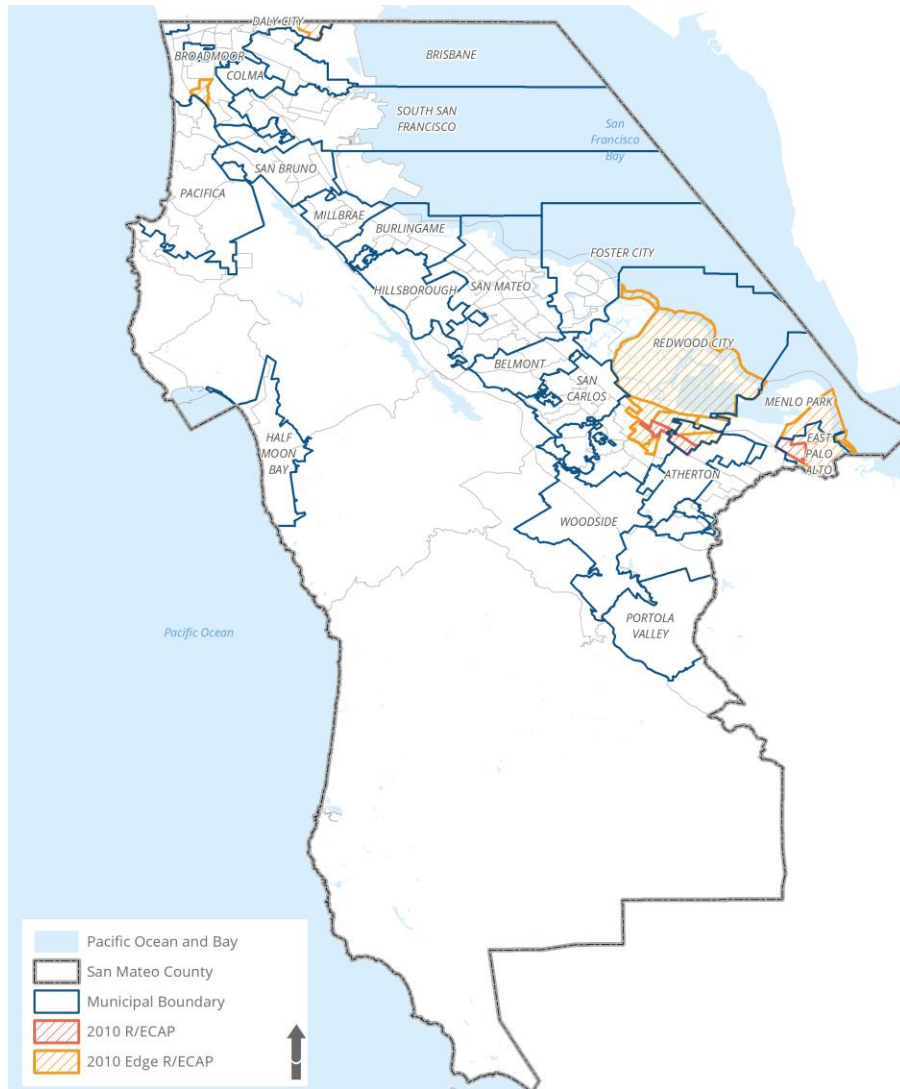


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CA HCD
Source: California Department of Housing and Community Development AFFH Data Viewer

Appendix B: Colma Map and Data Packet AFFH

Figure II-29.
R/ECAPs and Edge R/ECAPs, 2010

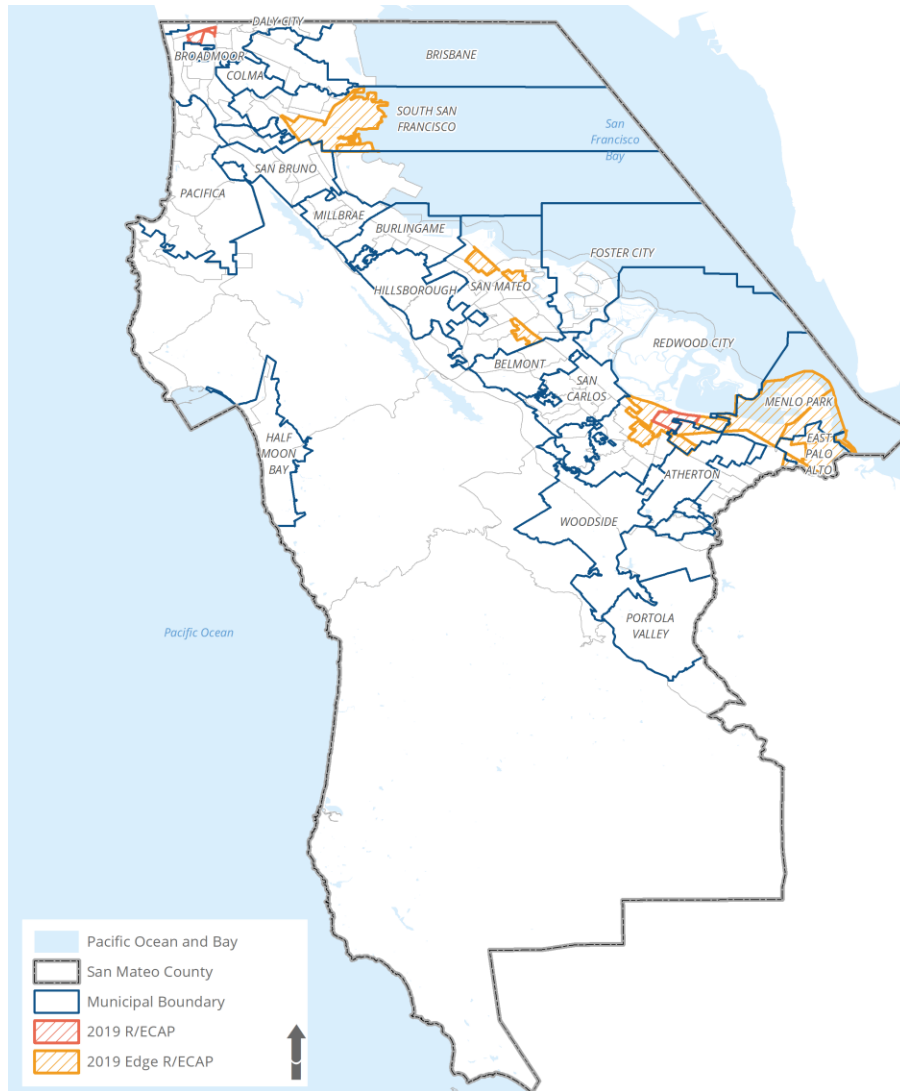


Note: R/ECAPs are census tracts that have a non-white population of 50 percent or more (majority-minority) AND the poverty rate is three times the average tract poverty rate for the County (19.4% in 2010). Edge R/ECAPs are census tracts that have a non-white population of 50 percent or more (majority-minority) AND the poverty rate is two times the average tract poverty rate for the County (13% in 2010).

Source: California Department of Housing and Community Development AFFH Data Viewer

Appendix B: Colma Map and Data Packet AFFH

Figure II-30.
R/ECAPs and Edge R/ECAPs, 2019



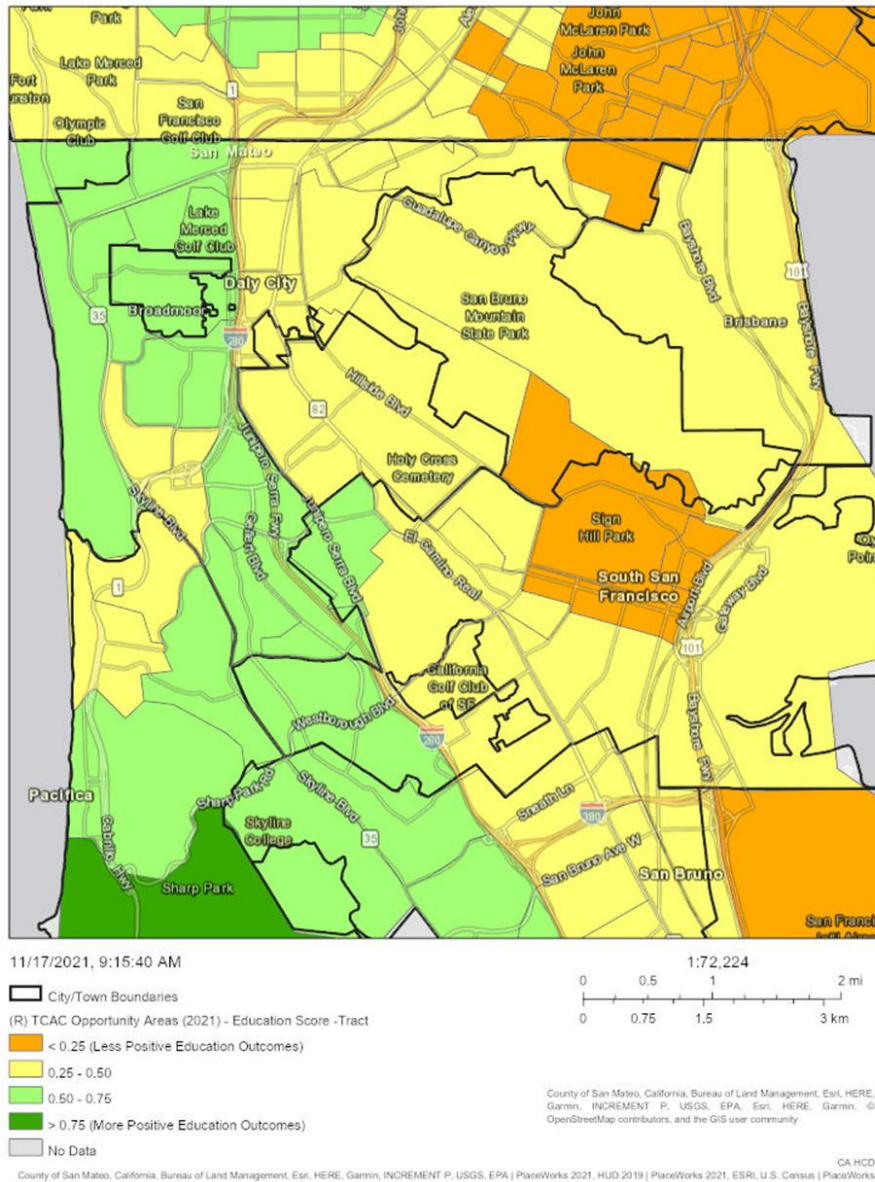
Note: R/ECAPs are census tracts that have a non-white population of 50 percent or more (majority-minority) AND the poverty rate is three times the average tract poverty rate for the County (19.1% in 2010). Edge R/ECAPs are census tracts that have a non-white population of 50 percent or more (majority-minority) AND the poverty rate is two times the average tract poverty rate for the County (12.8% in 2019).

Source: California Department of Housing and Community Development AFFH Data Viewer

SECTION III. Access to Opportunity

Appendix B: Colma Map and Data Packet AFFH

Figure III-1.
The California Tax Credit Allocation Committee (TCAC) Opportunity Areas Education Score by Census Tract, 2021



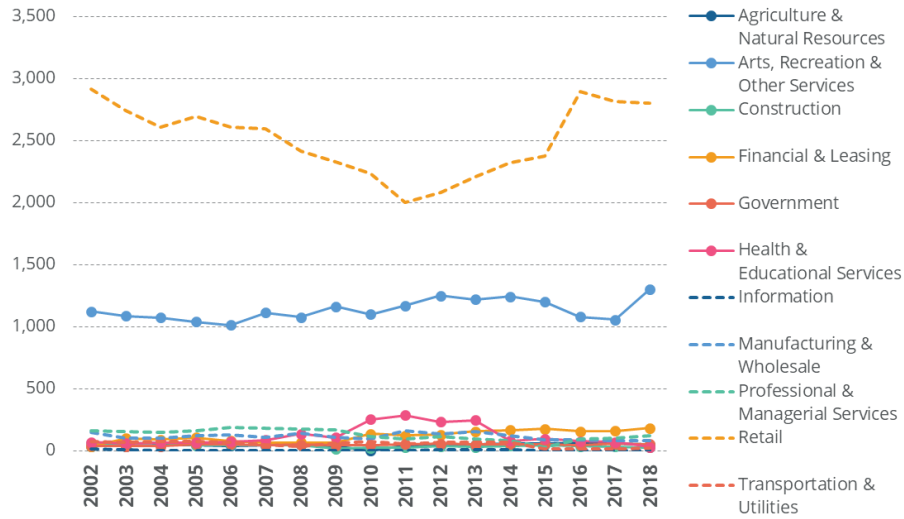
Appendix B: Colma Map and Data Packet AFFH

Source: California Department of Housing and Community Development AFFH Data Viewer

Employment

Figure III-2.

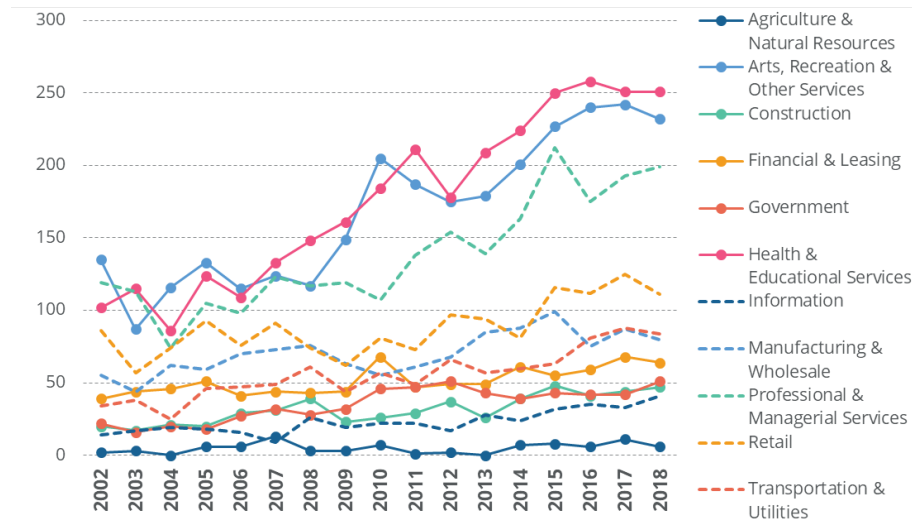
Jobs by Industry, Town of Colma, 2002-2018



Source: ABAG Housing Needs Data Workbook

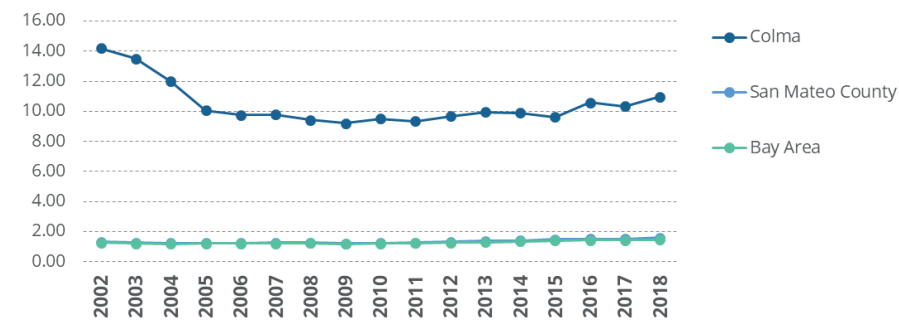
Appendix B: Colma Map and Data Packet AFFH

Figure III-3.
Job Holders by Industry, Town of Colma, 2002-2018



Source: ABAG Housing Needs Data Workbook

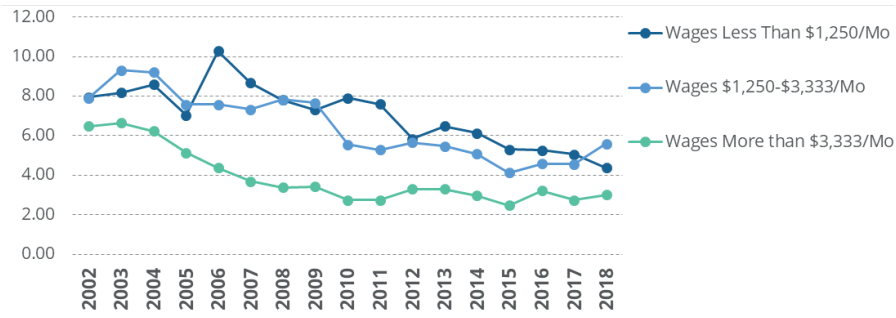
Figure III-4.
Jobs to Household Ratio, Town of Colma, 2002-2018



Source: ABAG Housing Needs Data Workbook

Appendix B: Colma Map and Data Packet AFFH

Figure III-5.
Jobs to Worker Ratio by Wage, Town of Colma, 2002-2018



Source: ABAG Housing Needs Data Workbook

Figure III-6.
Unemployment Rate, 2010-2021

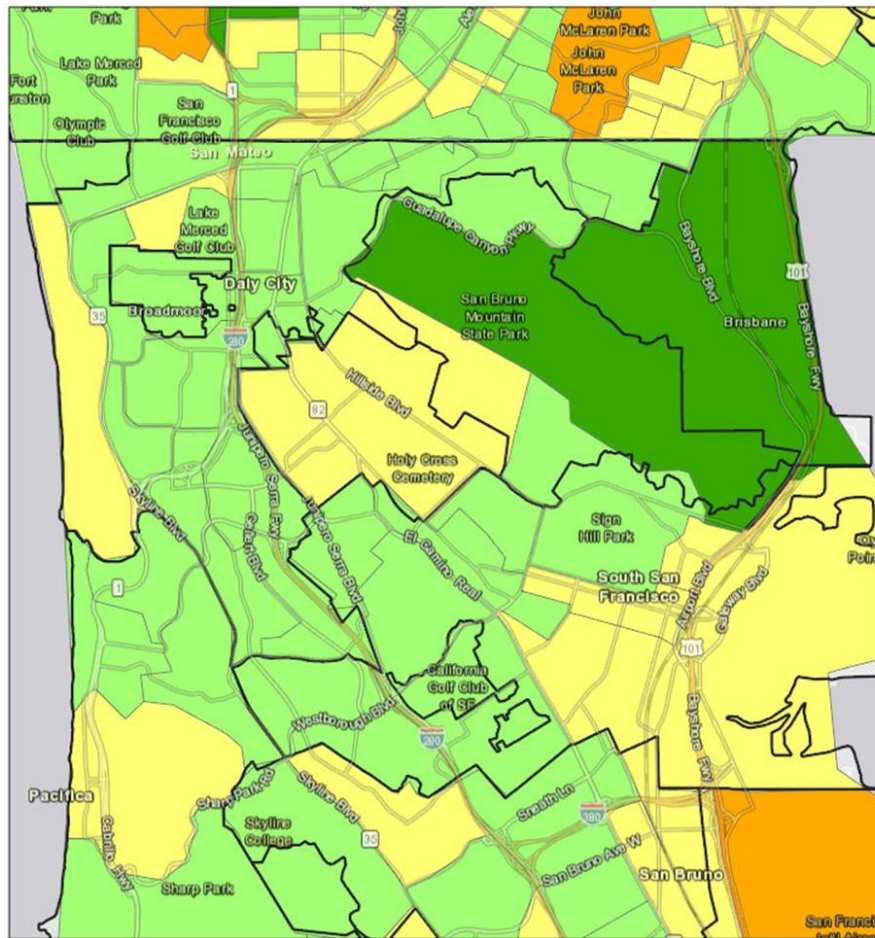
The Local Area Unemployment Statistic (LAUS) program is a Federal-State cooperative effort in which monthly estimates of total employment and unemployment are prepared for approximately 7,300 areas, including counties, cities and metropolitan statistical areas. Colma was not one of these areas that the LAUS program provided data for.

Source: ABAG Housing Needs Data Workbook

Commented [FL4]: No data provided for the Town of Colma by ABAG.

Appendix B: Colma Map and Data Packet AFFH

Figure III-7.
TCAC Opportunity Areas Economic Score by Census Tract, 2021



11/17/2021, 9:14:48 AM

City/Town Boundaries

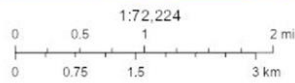
(R) TCAC Opportunity Areas (2021) - Economic Score - Tract

< 0.25 (Less Positive Economic Outcome)

0.25 - 0.50

0.50 - 0.75

> 0.75 (More Positive Economic Outcome)



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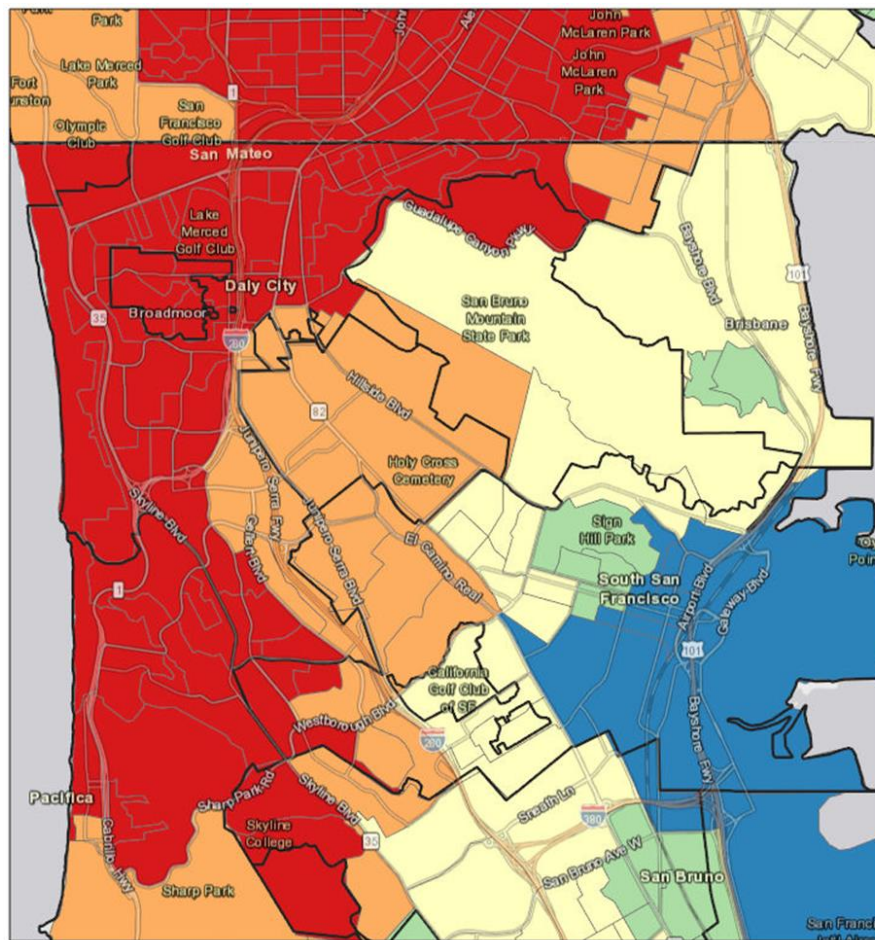
CA HCD

County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks

Source: California Department of Housing and Community Development AFFH Data Viewer

Appendix B: Colma Map and Data Packet AFFH

Figure III-8.
Jobs Proximity Index by Block Group, 2017



11/17/2021, 9:18:11 AM

City/Town Boundaries

(A) Jobs Proximity Index (HUD, 2014 - 2017) - Block Group

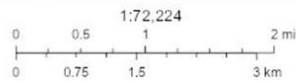
< 20 (Furthest Proximity)

20 - 40

40 - 60

60 - 80

> 80 (Closest Proximity)



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Appendix B: Colma Map and Data Packet AFFH

Source: California Department of Housing and Community Development AFFH Data Viewer

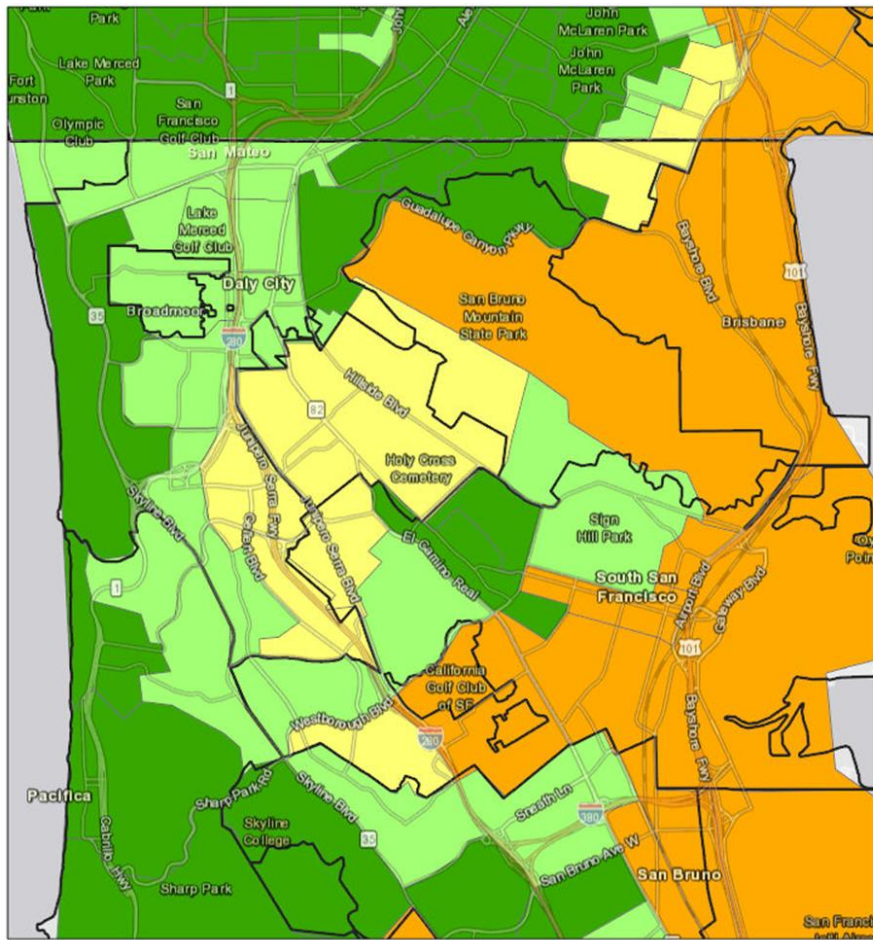
Transportation

[TCAC's transportation opportunity score and maps were not available at the time of this report]

Environment

Appendix B: Colma Map and Data Packet AFFH

Figure III-9.
TCAC Opportunity Areas Environmental Score by Census Tract, 2021



11/17/2021, 9:22:51 AM

City/Town Boundaries

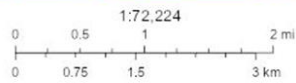
(R) TCAC Opportunity Areas (2021) - Environmental Score - Tract

< .25 (Less Positive Environmental Outcomes)

.25 - .50

.50 - .75

.75 - 1 (More Positive Environmental Outcomes)



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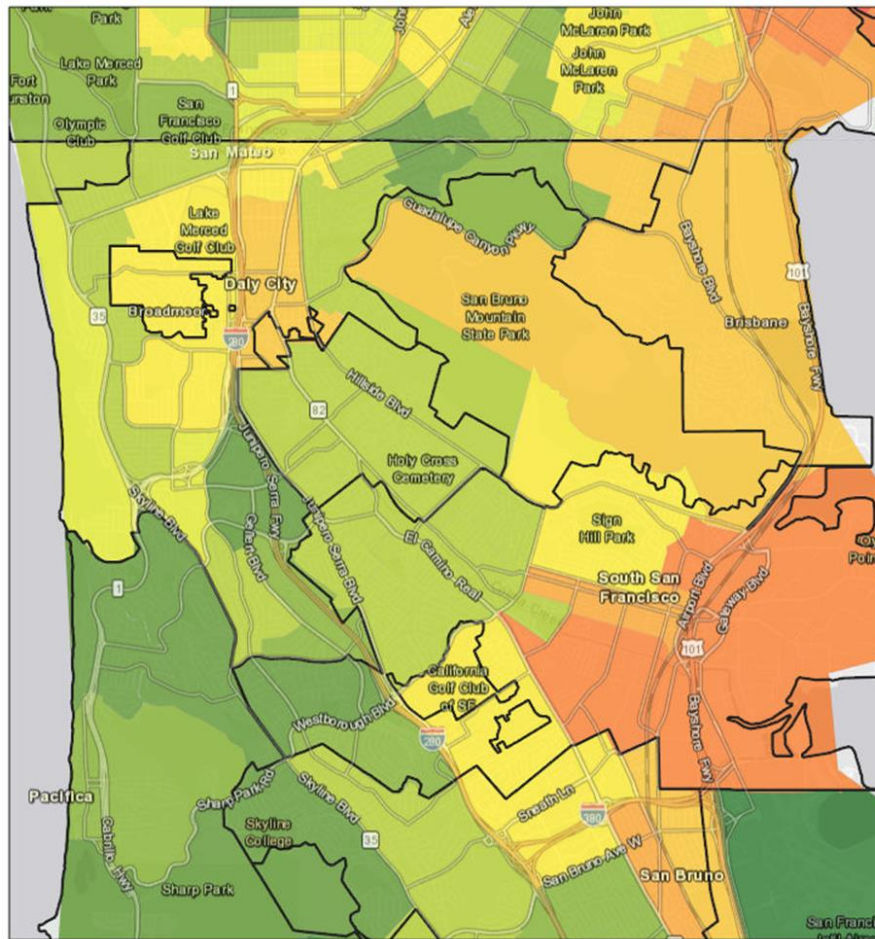
CA HCD

County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks

Source: California Department of Housing and Community Development AFFH Data Viewer

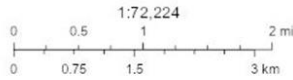
Appendix B: Colma Map and Data Packet AFFH

Figure III-10.
CalEnviroScreen by Census Tract, 2021



11/17/2021, 8:57:15 AM

- City/Town Boundaries
- (A) CalEnviroScreen 4.0, 2021 - Tract
 - 1 - 10% (Lowest Scores)
 - 11 - 20%
 - 21 - 30%
 - 31 - 40%
 - 41 - 50%
 - 51 - 60%
 - 61 - 70%
 - 71 - 80%
 - 81 - 90%
 - 91 - 100% (Highest Scores)



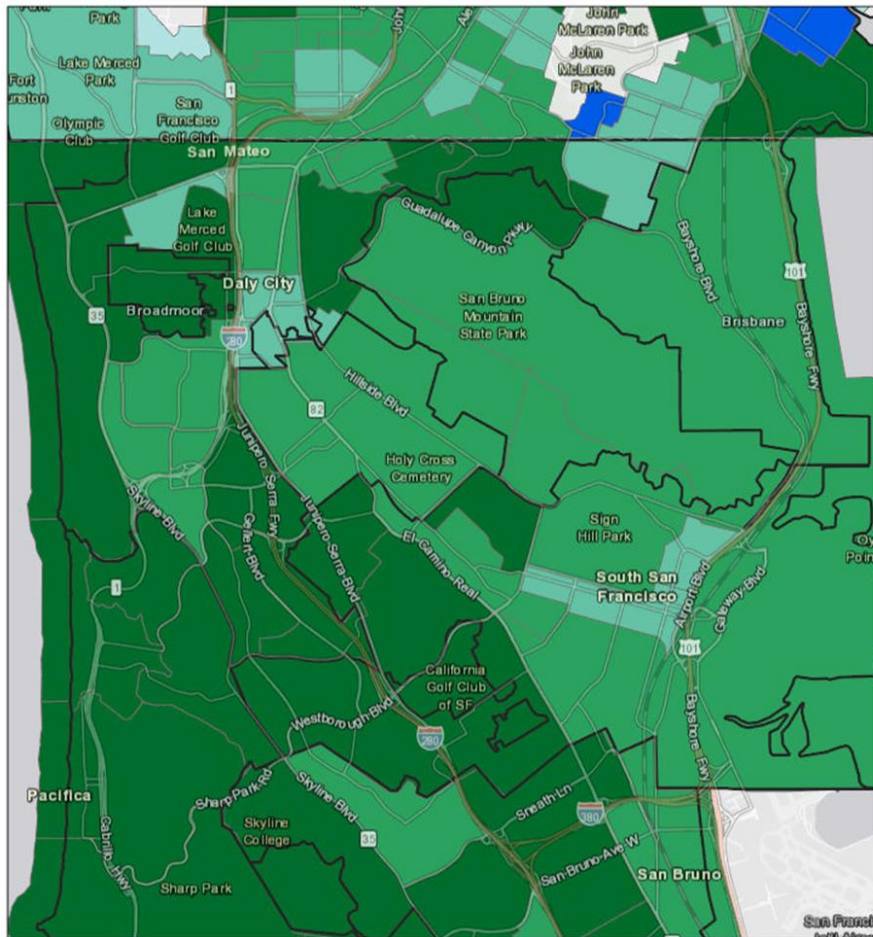
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CA HCD
County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks

Appendix B: Colma Map and Data Packet AFFH

Source: California Department of Housing and Community Development AFFH Data Viewer

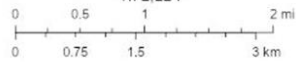
Figure III-11.
Healthy Places Index by Census Tract, 2021



11/17/2021, 10:08:07 AM

1:72,224

- City/Town Boundaries
- (A) Healthy Places Index (PHASC, 2021) - Tract
- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- 80% - 100%



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CA HCD
 County of San Mateo, California. Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks

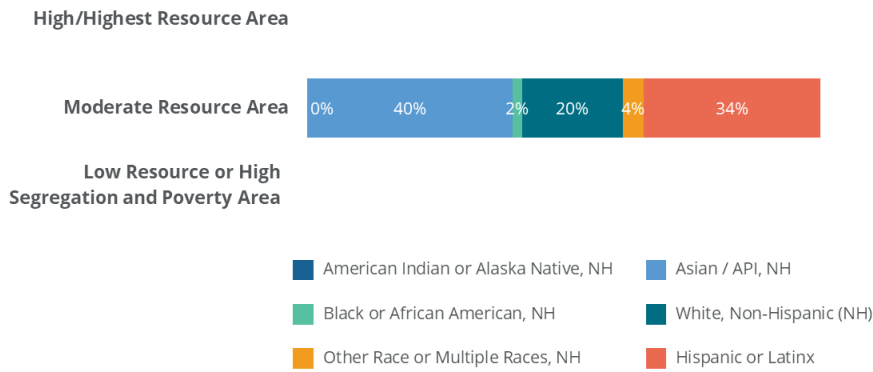
Appendix B: Colma Map and Data Packet AFFH

Source: California Department of Housing and Community Development AFFH Data Viewer

Patterns in disparities in access to opportunity.

Figure III-12.

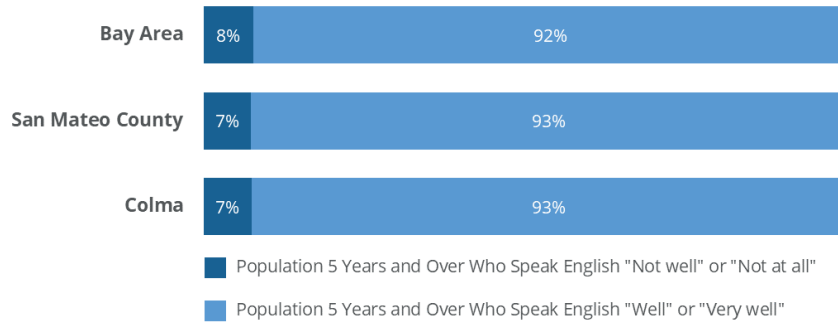
Population Living in Moderate and High Resource Areas by Race and Ethnicity, Town of Colma, 2019



Source: ABAG Housing Needs Data Workbook

Figure III-13.

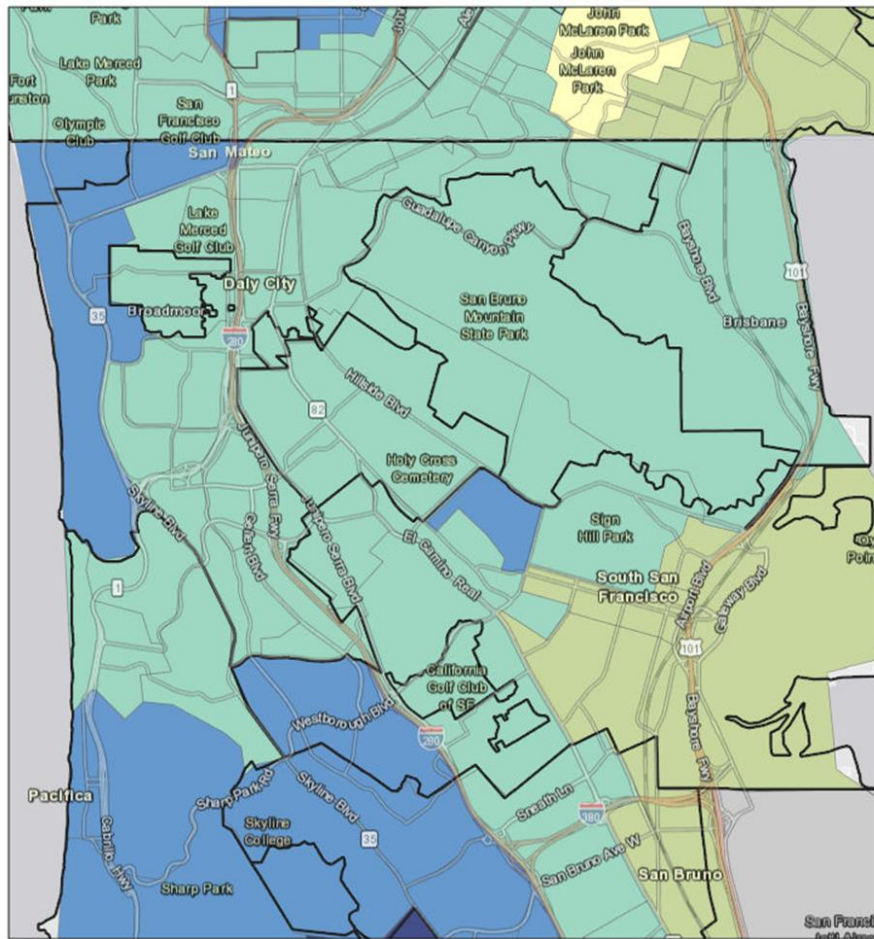
Population with Limited English Proficiency, Town of Colma, 2019



Source: ABAG Housing Needs Data Workbook

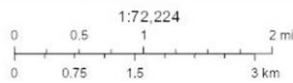
Appendix B: Colma Map and Data Packet AFFH

Figure III-14.
TCAC Opportunity Areas Composite Score by Census Tract, 2021



11/17/2021, 9:06:44 AM

- City/Town Boundaries
- (R) TCAC Opportunity Areas (2021) - Composite Score - Tract
- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource
- Low Resource



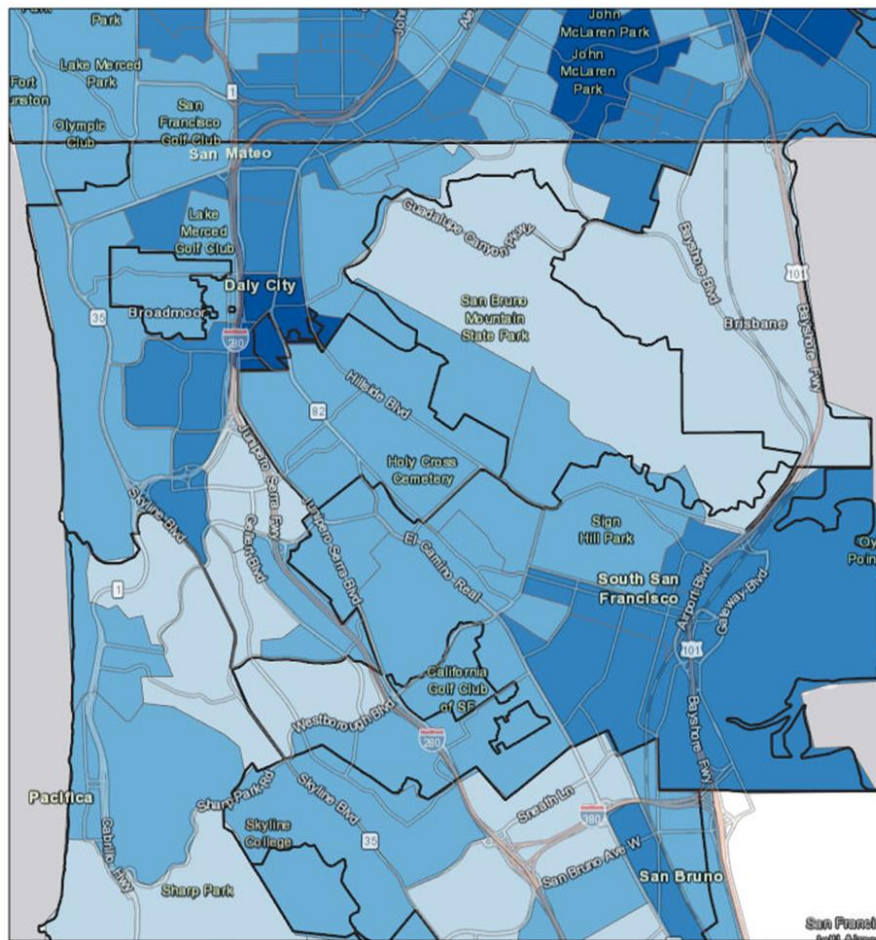
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CA HCD

Source: California Department of Housing and Community Development AFFH Data Viewer

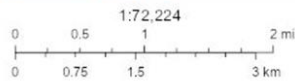
Appendix B: Colma Map and Data Packet AFFH

Figure III-15.
Social Vulnerability Index by Census Tract, 2018



11/17/2021, 9:20:28 AM

- City/Town Boundaries
- (A) Social Vulnerability Index (CDC, 2018) - Tract
- No Data
- Lower Vulnerability
- Higher Vulnerability
- Higher Vulnerability

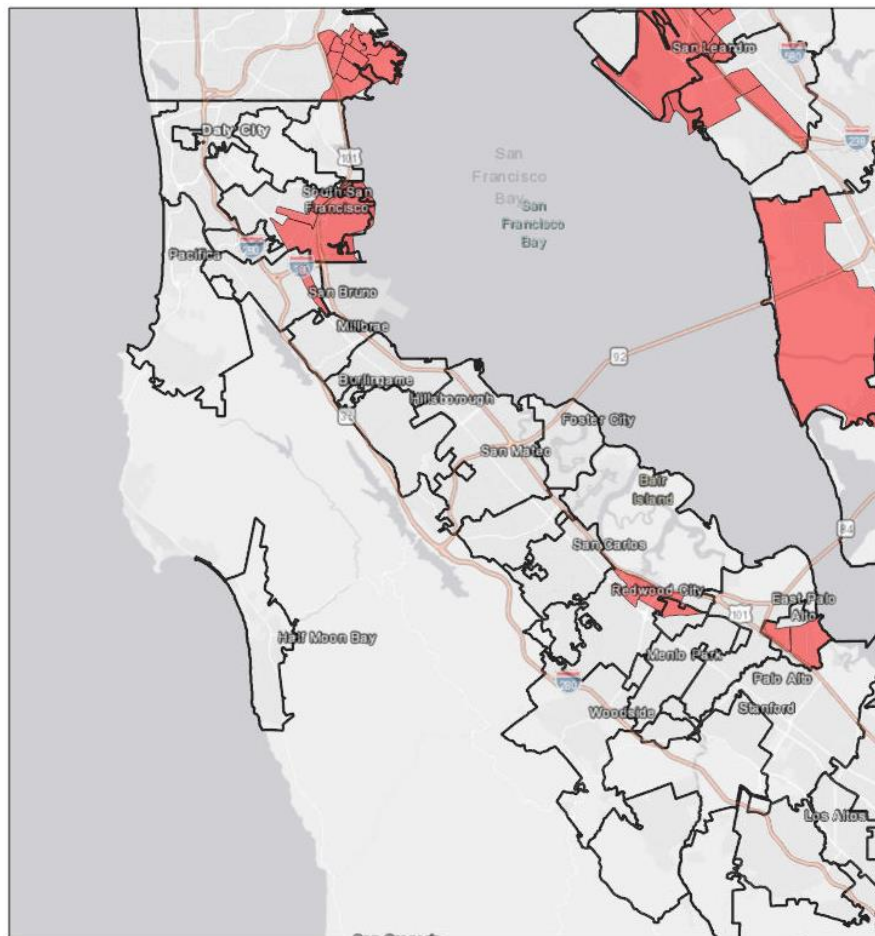


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
Source: California Department of Housing and Community Development AFFH Data Viewer

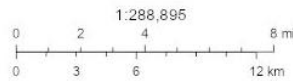
Appendix B: Colma Map and Data Packet AFFH

Figure III-16.
SB 535 Disadvantaged Communities



10/4/2021, 3:07:03 PM

-  City/Town Boundaries
-  (A) SB 535 Disadvantaged Communities

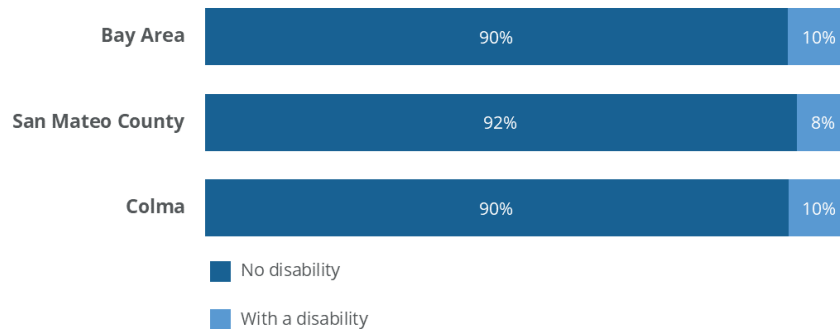


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CA HCD
County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021,

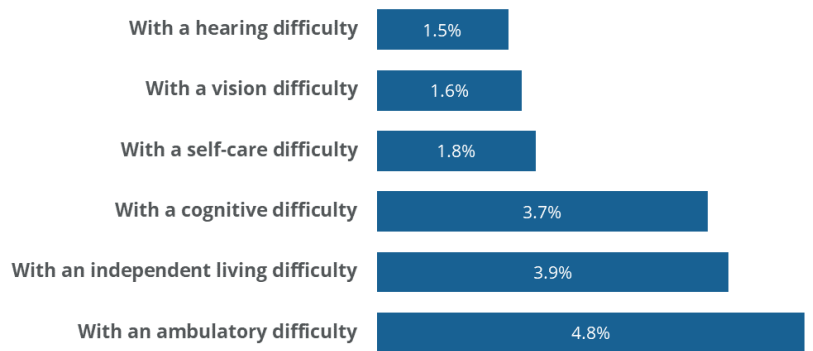
Source: California Department of Housing and Community Development AFFH Data Viewer

Disparities in access to opportunity for persons with disabilities.
Figure III-17.
Population by Disability Status, Town of Colma, 2019



Source: ABAG Housing Needs Data Workbook

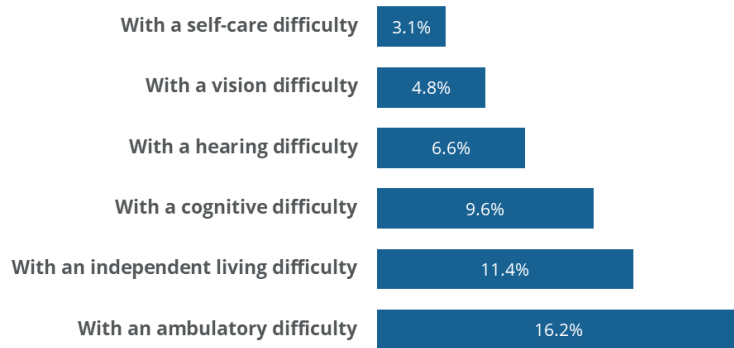
Figure III-18.
Disability by Type for the Non-Institutionalized Population 18 Years and Over, Town of Colma, 2019



Source: ABAG Housing Needs Data Workbook

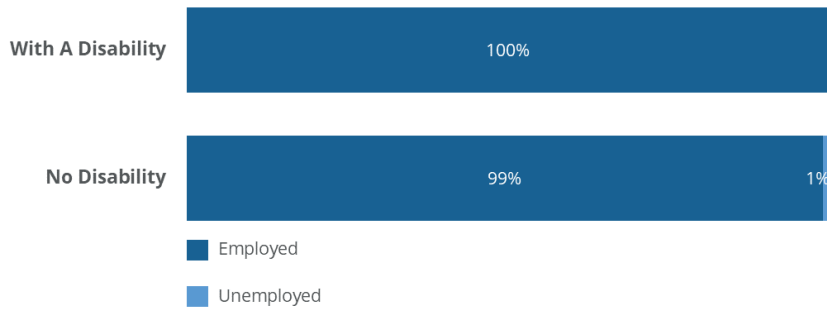
Appendix B: Colma Map and Data Packet AFFH

Figure III-19.
Disability by Type for Seniors (65 years and over), Town of Colma, 2019



Source: ABAG Housing Needs Data Workbook

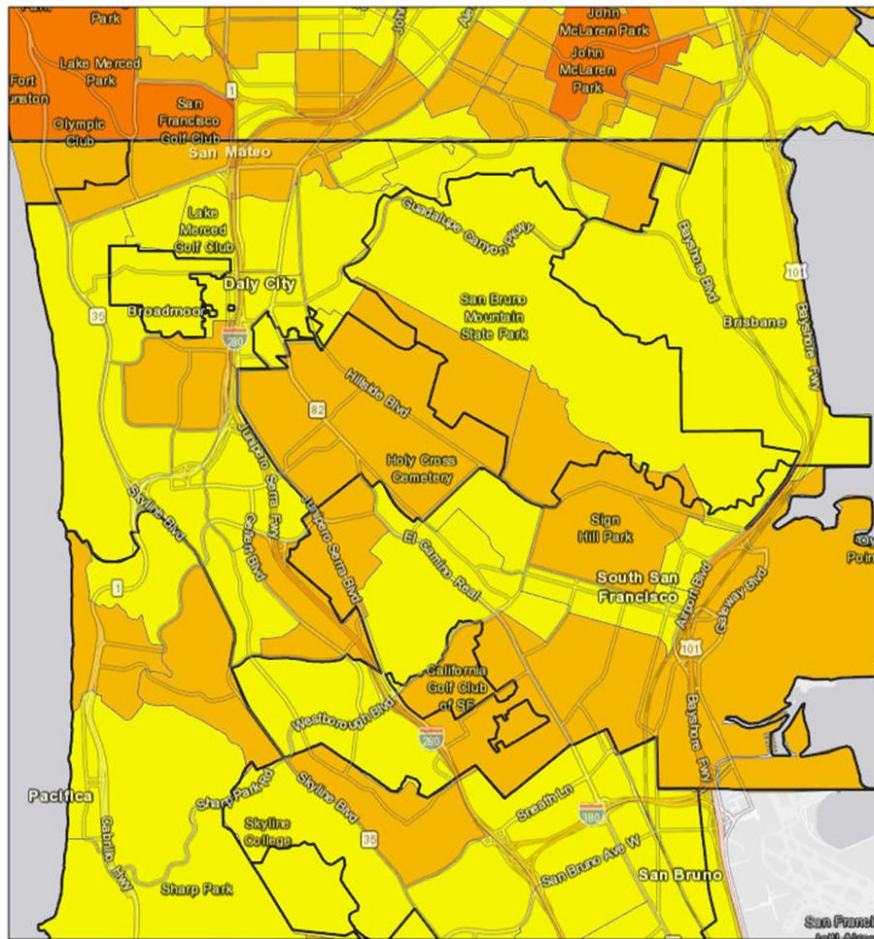
Figure III-20.
Employment by Disability Status, Town of Colma, 2019



Source: ABAG Housing Needs Data Workbook

Appendix B: Colma Map and Data Packet AFFH

Figure III-21.
Share of Population with a Disability by Census Tract, 2019

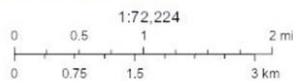


11/17/2021, 8:51:25 AM

City/Town Boundaries

(R) Population with a Disability (ACS, 2015 - 2019) - Tract

- < 10%
- 10% - 20%
- 20% - 30%



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CA HCD

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Source: California Department of Housing and Community Development AFFH Data Viewer

Figure III-22
Colma Housing Policies and Programs Analysis

Commented [FL5]: This section is based on answers to the staff survey, please double check.

Local policies in place to encourage housing development.

- In-Lieu Fees (Inclusionary Zoning)
- Inclusionary/Below Market Rate Housing Policy
- Housing Development Impact Fee
- Commercial Development Impact Fee
- Second Unit Ordinance
- Reduced Parking Requirements
- Streamlined Permitting
- Density Bonus Ordinance
- Homeowner Rehabilitation Program
- Home sharing programs

Local barriers to affordable housing development.

- No barriers identified.

Local policies that are NOT in place but would provide the best outcomes in addressing housing shortages.

- Policies that encourage multimodal mixed use development and focused housing development at opportunity sites

Local policies in place to mitigate or prevent displacement of low income households.

- Affordable housing impact/linkage fee on new residential and commercial development
- Inclusionary zoning

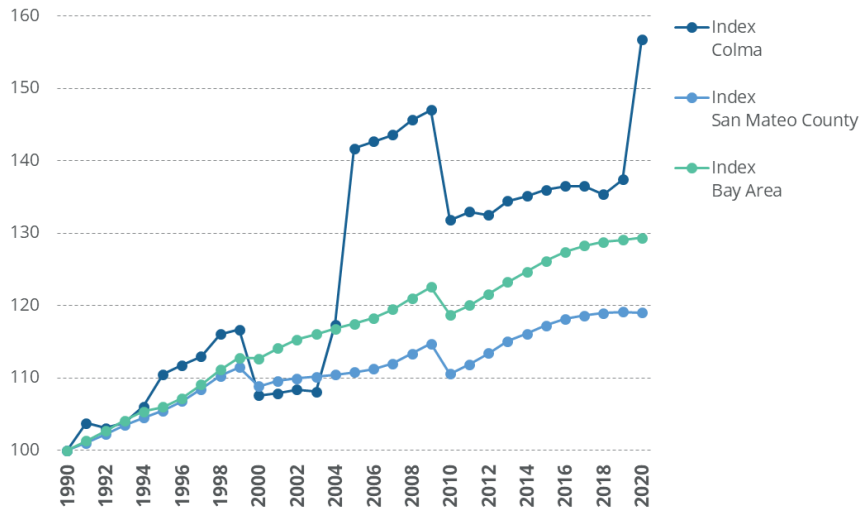
Source: ABAG.

SECTION IV. Disproportionate Housing Needs

Housing needs.

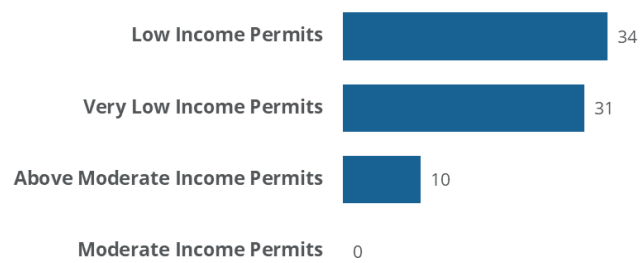
Figure IV-1.

Population Indexed to 1990



Source: ABAG Housing Needs Data Workbook

Figure IV-2.
Housing Permits Issued by Income Group, Town of Colma, 2015-2019

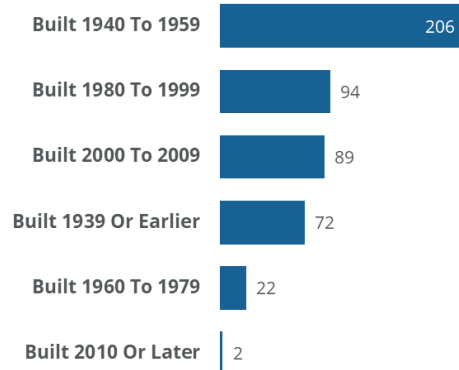


Source:
ABAG Housing Needs Data
Workbook

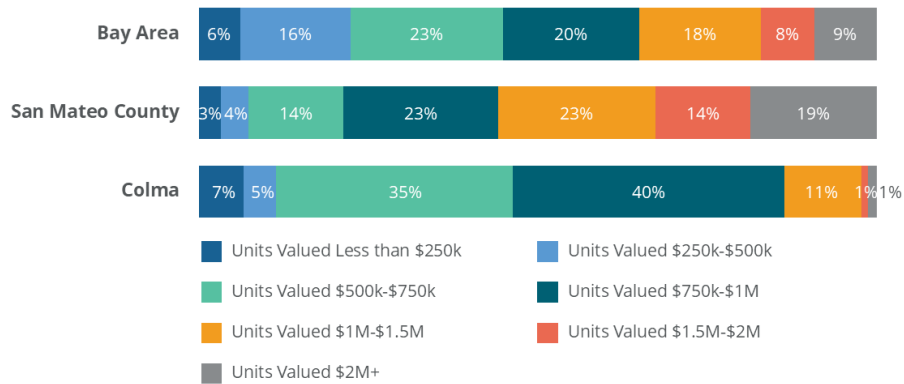
Appendix B: Colma Map and Data Packet AFFH

**Figure IV-3.
Housing Units by Year
Built, Town of Colma**

Source:
ABAG Housing Needs Data Workbook



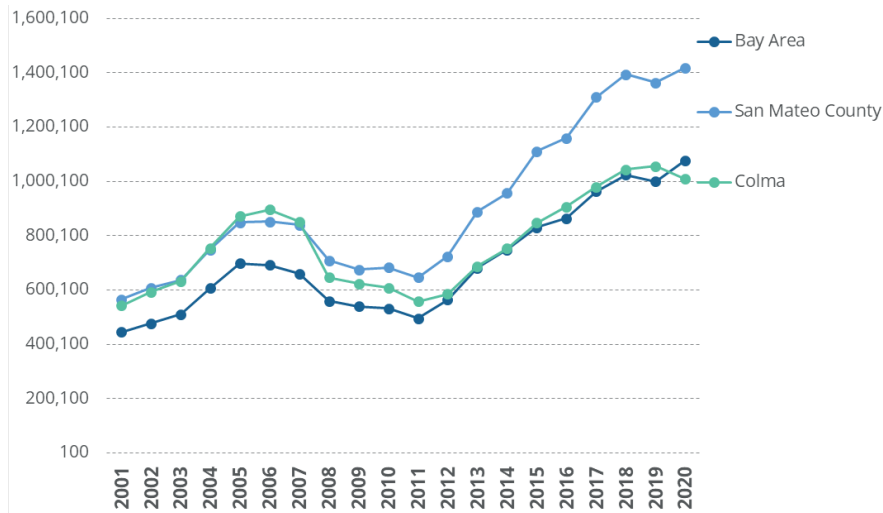
**Figure IV-4.
Distribution of Home Value for Owner Occupied Units, 2019**



Source: ABAG Housing Needs Data Workbook

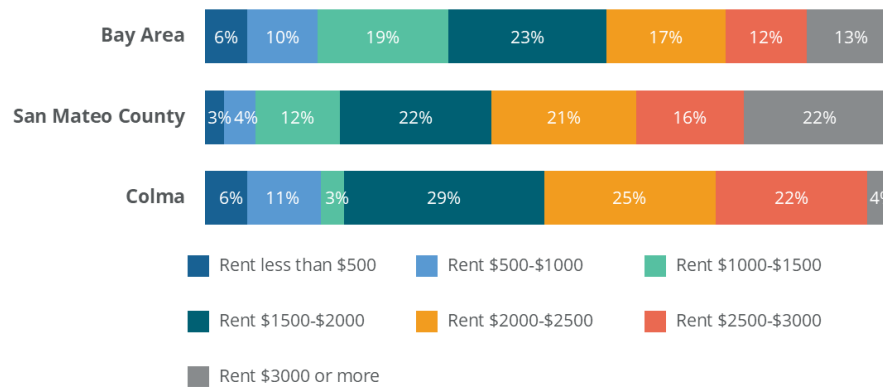
Appendix B: Colma Map and Data Packet AFFH

Figure IV-5.
Zillow Home Value Index, 2001-2020



Source: ABAG Housing Needs Data Workbook

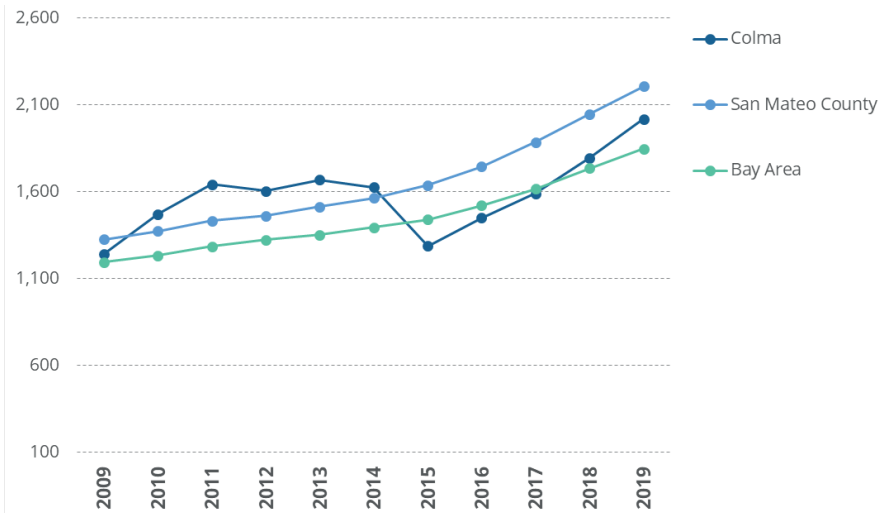
Figure IV-6.
Distribution of Contract Rents for Renter Occupied Units, 2019



Source: ABAG Housing Needs Data Workbook

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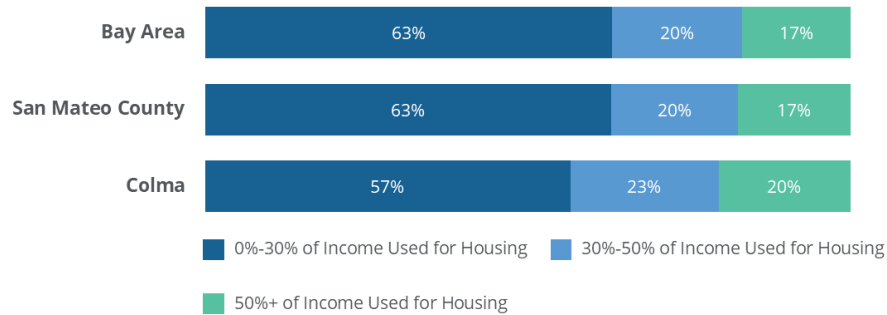
Figure IV-7.
Median Contract Rent, 2009-2019



Source: ABAG Housing Needs Data Workbook

Cost burden and severe cost burden.

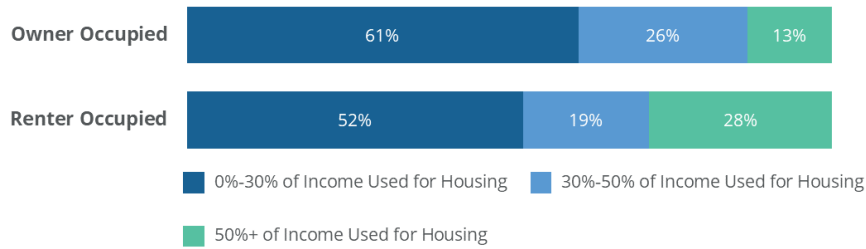
Figure IV-8.
Overpayment (Cost Burden) by Jurisdiction, 2019



Source: ABAG Housing Needs Data Workbook

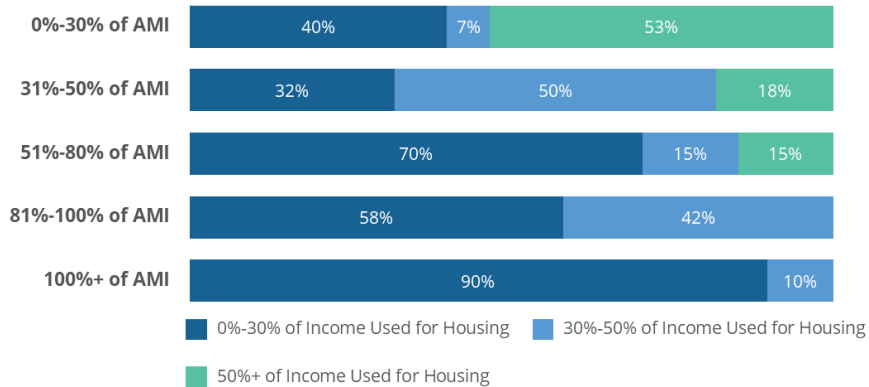
Appendix B: Colma Map and Data Packet AFFH

Figure IV-9.
Overpayment (Cost Burden) by Tenure, Town of Colma, 2019



Source: ABAG Housing Needs Data Workbook

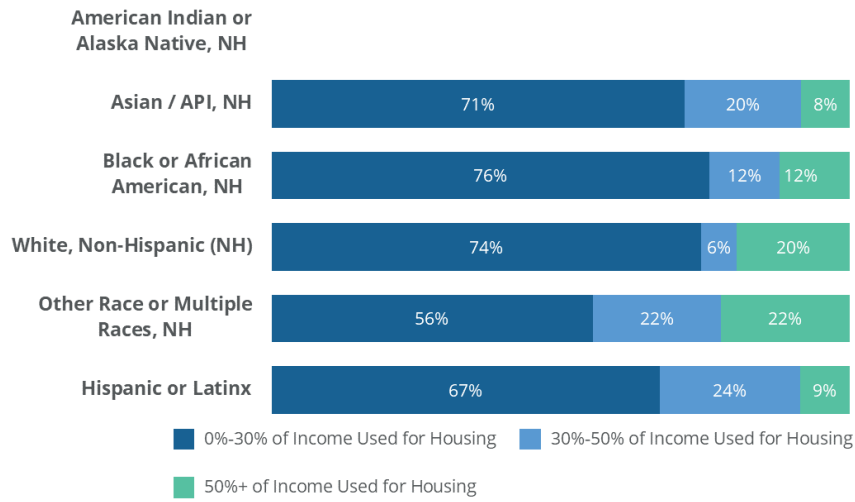
Figure IV-10.
Overpayment (Cost Burden) by Area Median Income (AMI), Town of Colma, 2019



Source: ABAG Housing Needs Data Workbook

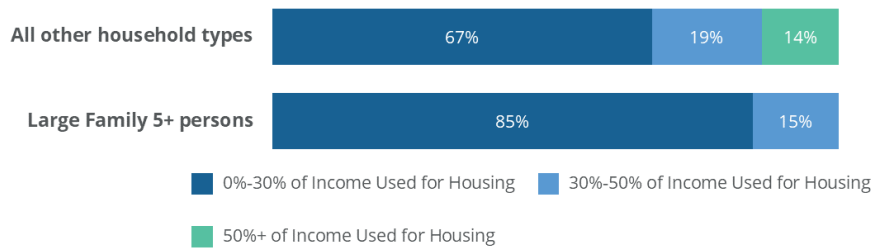
Appendix B: Colma Map and Data Packet AFFH

Figure IV-11.
Overpayment (Cost Burden) by Race and Ethnicity, Town of Colma, 2019



Source: ABAG Housing Needs Data Workbook

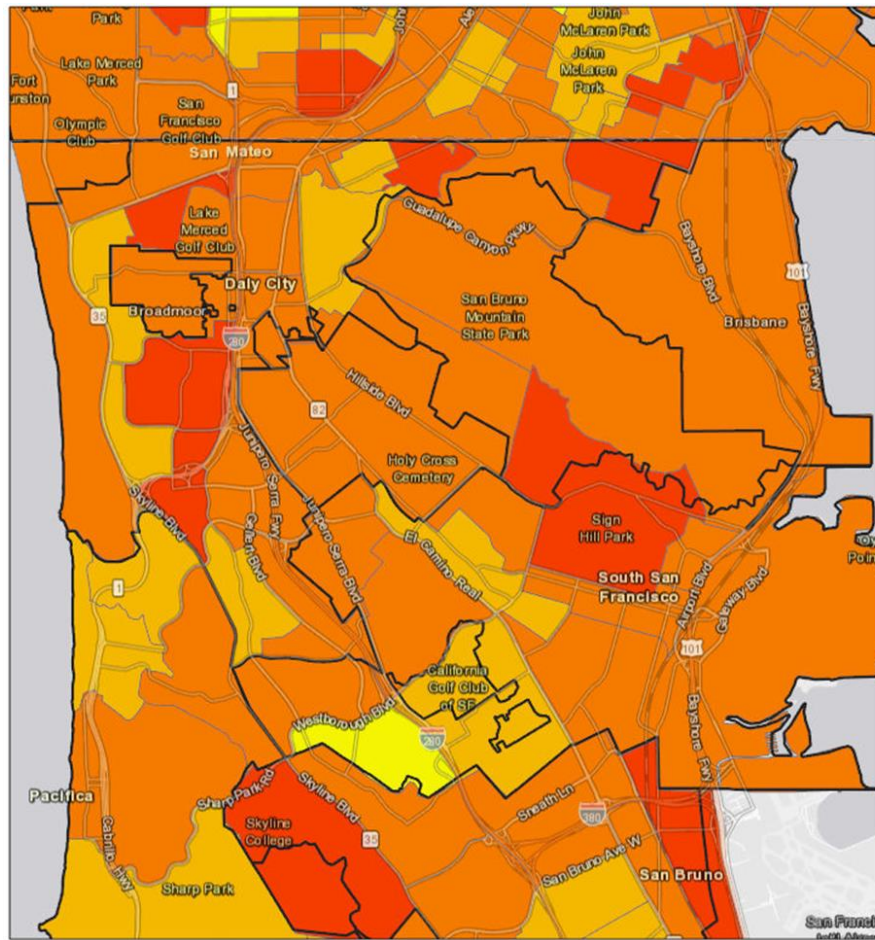
Figure IV-12.
Overpayment (Cost Burden) by Family Size, Town of Colma, 2019



Source: ABAG Housing Needs Data Workbook

Appendix B: Colma Map and Data Packet AFFH

Figure IV-13.
Overpayment (Cost Burden) for Renter Households by Census Tract, 2019

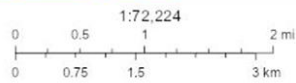


11/17/2021, 9:34:32 AM

City/Town Boundaries

(R) Overpayment by Renters (ACS, 2015 - 2019) - Tract

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%



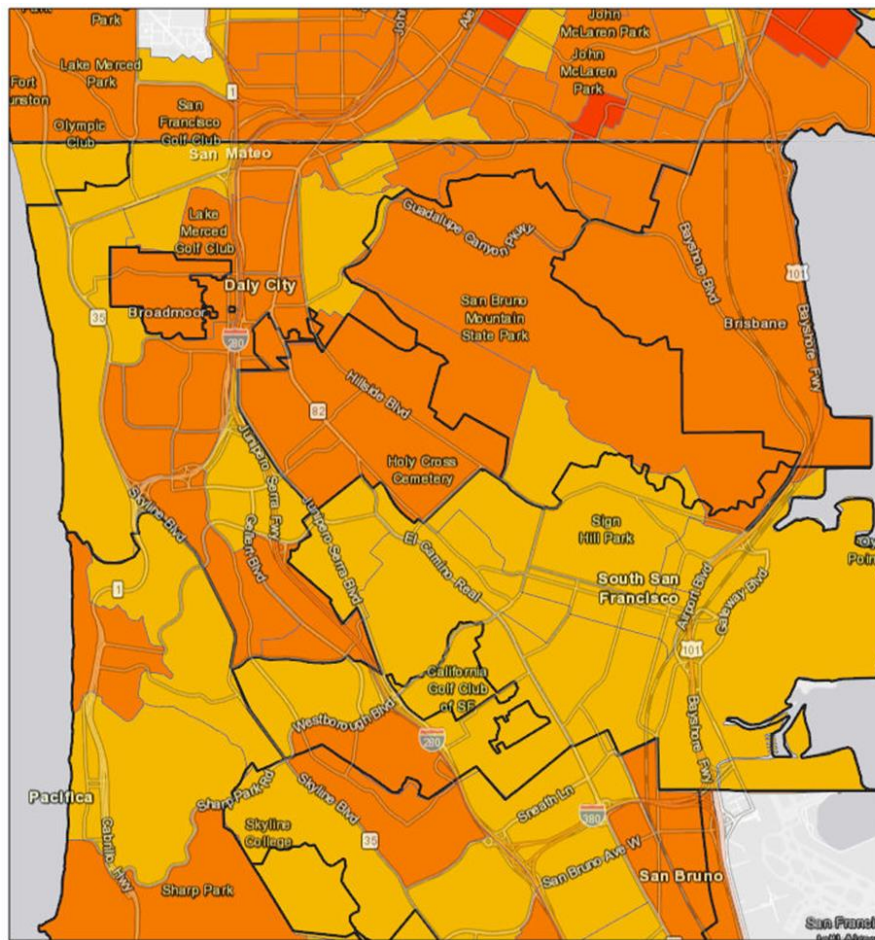
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County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks

Source: California Department of Housing and Community Development AFFH Data Viewer

Appendix B: Colma Map and Data Packet AFFH

Figure IV-14.
Overpayment (Cost Burden) for Owner Households by Census Tract, 2019



11/17/2021, 9:33:57 AM

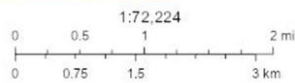
City/Town Boundaries

(R) Overpayment by Home Owners (ACS, 2015 - 2019) - Tract

20% - 40%

40% - 60%

60% - 80%



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CA HCD

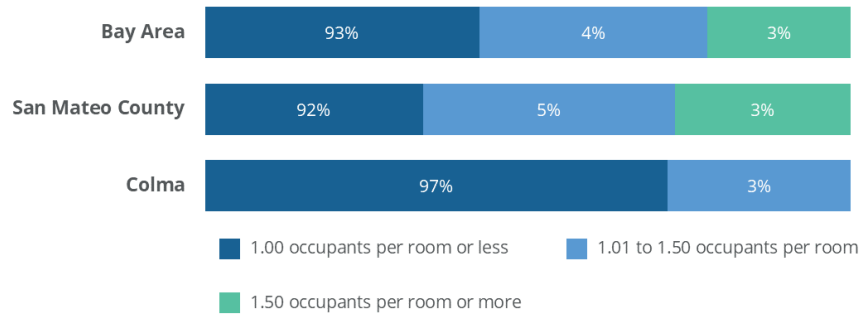
Source: California Department of Housing and Community Development AFFH Data Viewer

Appendix B: Colma Map and Data Packet AFFH

Overcrowding.

Figure IV-15.

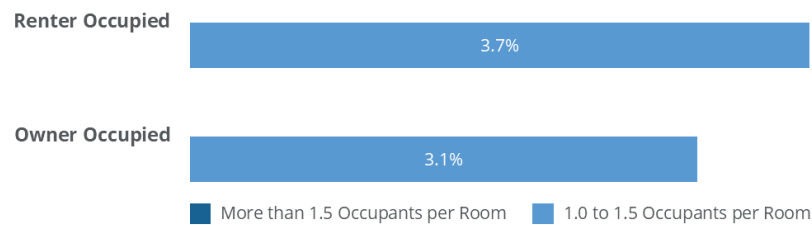
Occupants per Room by Jurisdiction, 2019



Source: ABAG Housing Needs Data Workbook

Figure IV-16.

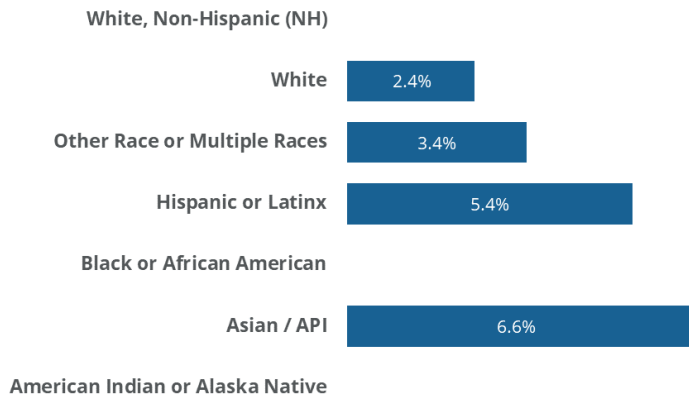
Occupants per Room by Tenure, Town of Colma, 2019



Source: ABAG Housing Needs Data Workbook

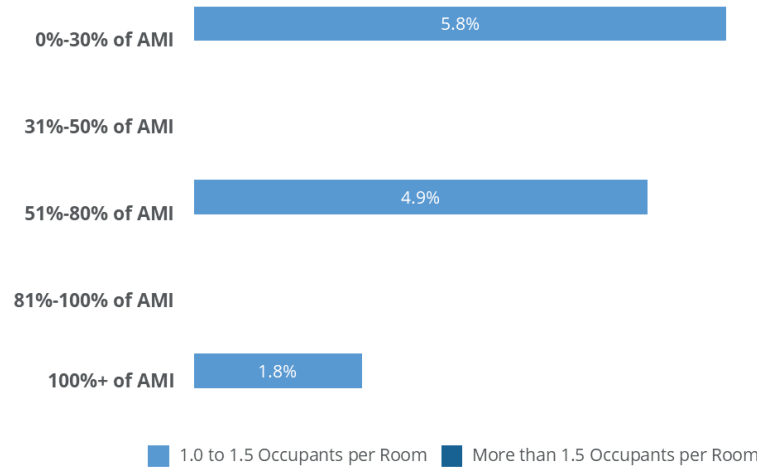
Appendix B: Colma Map and Data Packet AFFH

Figure IV-17.
Overcrowding by Race and Ethnicity, Town of Colma, 2019



Note: Overcrowding is indicated by more than 1 person per room.
Source: ABAG Housing Needs Data Workbook

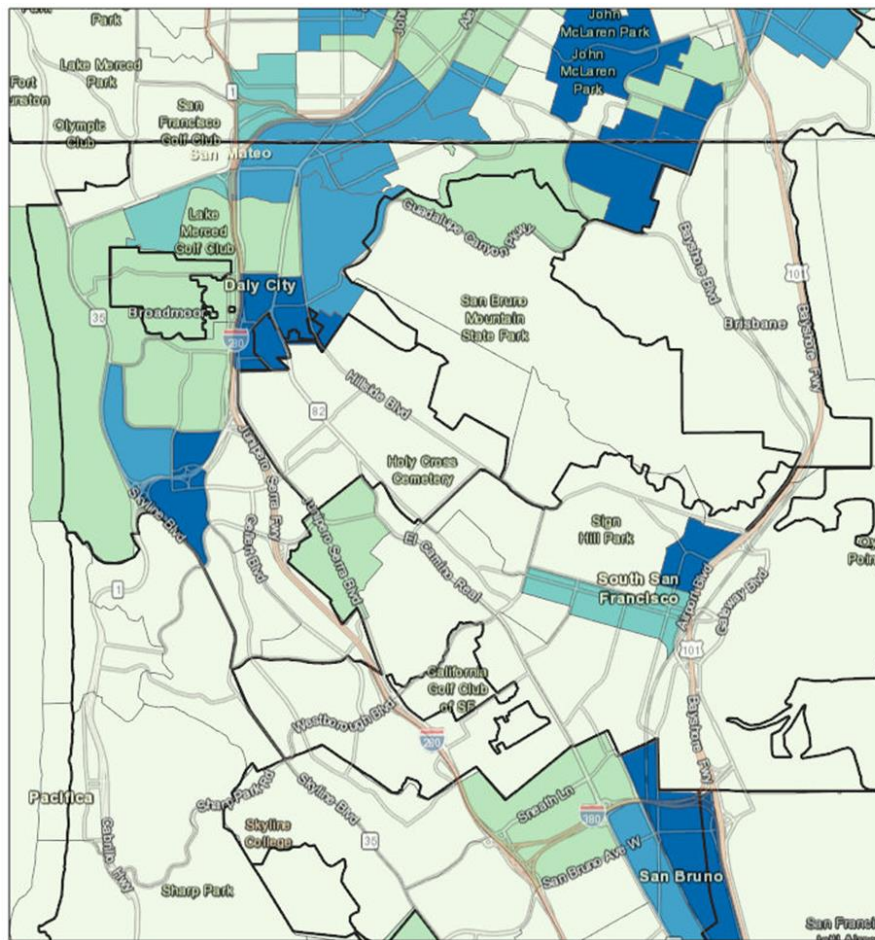
Figure IV-18.
Occupants per Room by AMI, Town of Colma, 2019



Source: ABAG Housing Needs Data Workbook

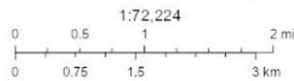
Appendix B: Colma Map and Data Packet AFFH

Figure IV-19.
Overcrowded Households by Census Tract, 2019



11/17/2021, 9:33:25 AM

- City/Town Boundaries
- (R) Overcrowded Households (CHHS) - Tract
- ≤ 8.2% (Statewide Average)
- 8.3% - 12%
- 12.01% - 15%
- 15.01% - 20%
- > 20%



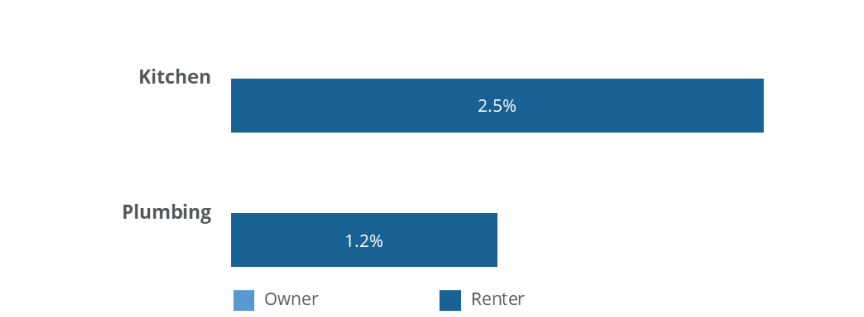
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Source: California Department of Housing and Community Development AFFH Data Viewer

Substandard housing.

Figure IV-20.

Percent of Units Lacking Complete Kitchen and Plumbing Facilities, Town of Colma, 2019



Source: ABAG Housing Needs Data Workbook

Homelessness.

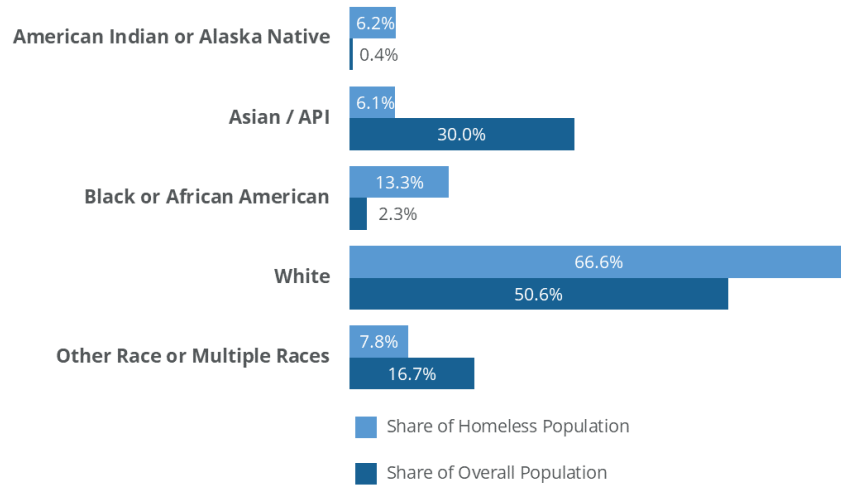
Figure IV-21.

Homelessness by Household Type and Shelter Status, San Mateo County, 2019

Source:
ABAG Housing Needs Data
Workbook

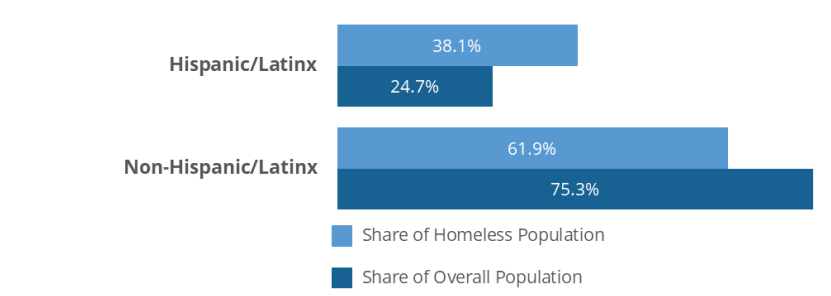
	People in Households Solely Children	People in Households with Adults and Children	People in Households Without Children
Sheltered - Emergency Shelter	0	68	198
Sheltered - Transitional Housing	0	271	74
Unsheltered	1	62	838

Figure IV-22.
Share of General and Homeless Populations by Race, San Mateo County, 2019



Source: ABAG Housing Needs Data Workbook

Figure IV-23.
Share of General and Homeless Populations by Ethnicity, San Mateo County, 2019



Source: ABAG Housing Needs Data Workbook

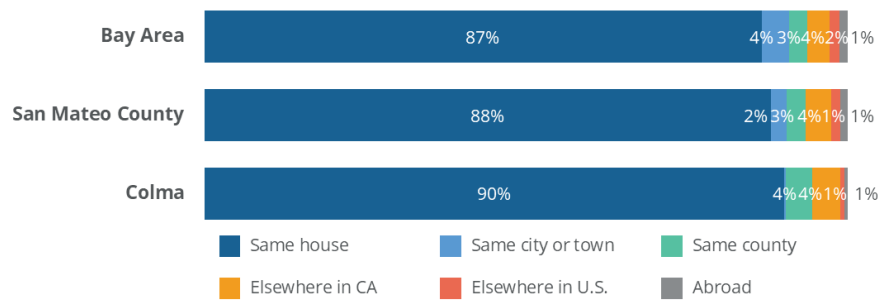
Appendix B: Colma Map and Data Packet AFFH

Figure IV-24.
Characteristics of the Population Experiencing Homelessness, San Mateo County, 2019

	Chronic Substance Abuse	HIV/AIDS	Severely Mentally Ill	Veterans	Victims of Domestic Violence
Sheltered - Emergency Shelter	46	0	70	31	10
Sheltered - Transitional Housing	46	3	46	4	14
Unsheltered	20	0	189	34	103

Source: ABAG Housing Needs Data Workbook

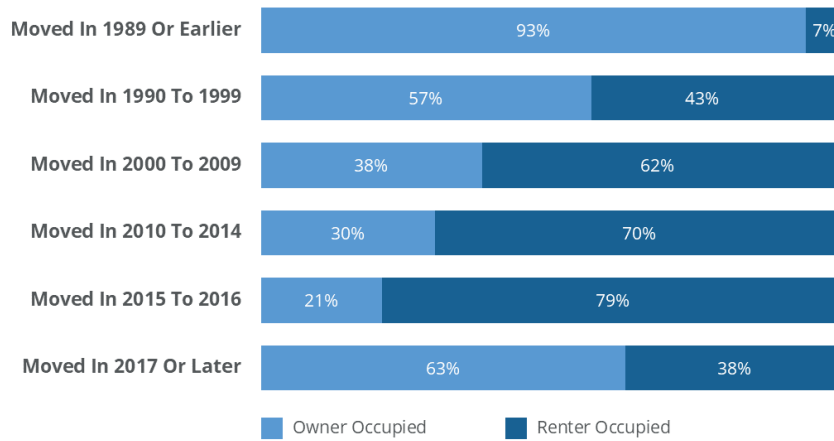
Displacement.
Figure IV-25.
Location of Population One Year Ago, Town of Colma, 2019



Source: ABAG Housing Needs Data Workbook

Appendix B: Colma Map and Data Packet AFFH

Figure IV-26.
Tenure by Year Moved to Current Residence, Town of Colma, 2019



Source: ABAG Housing Needs Data Workbook

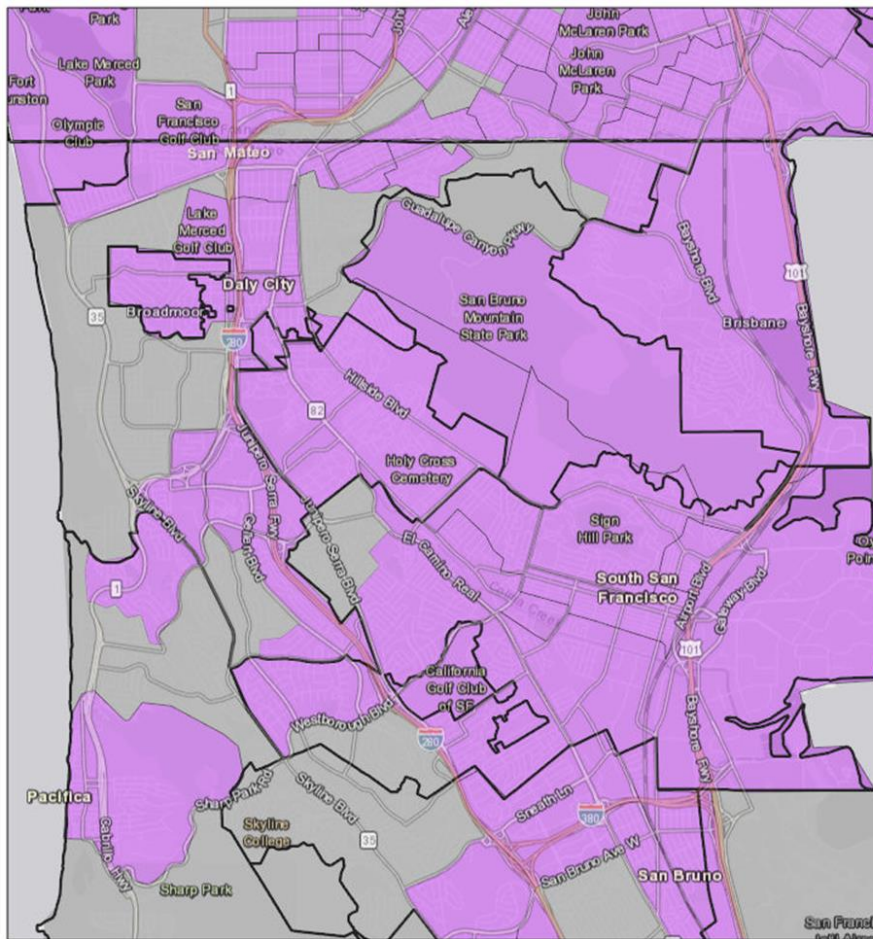
Figure IV-27.
Assisted Units at Risk of Conversion, Town of Colma, 2019

	Low	Moderate	High	Very High	Total Assisted Units in Database
Colma	65	0	0	0	65
San Mateo County	4,656	191	359	58	5,264
Bay Area	110,177	3,375	1,854	1,053	116,459



Source: ABAG Housing Needs Data Workbook

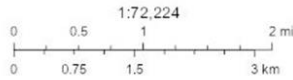
Appendix B: Colma Map and Data Packet AFFH

Figure IV-28.
Census Tracts Vulnerable to Displacement



11/17/2021, 9:36:33 AM

-  City/Town Boundaries
- (A) Sensitive Communities (UCB, Urban Displacement Project)
-  Vulnerable
-  Other



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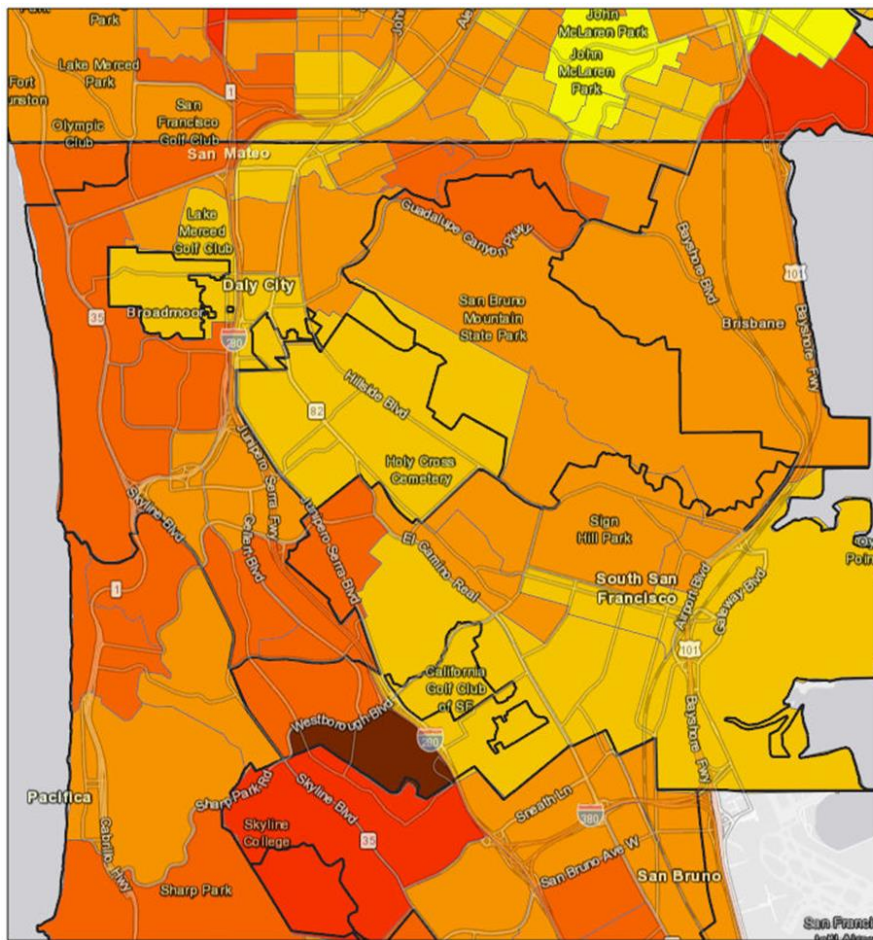
CA HCD

County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks

Source: California Department of Housing and Community Development AFFH Data Viewer

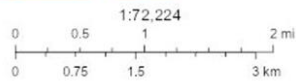
Appendix B: Colma Map and Data Packet AFFH

Figure IV-29.
Location Affordability Index by Census Tract



11/17/2021, 9:32:27 AM

- City/Town Boundaries
- (R) Location Affordability Index (HUD) - Tract
- <\$1,000
- <\$1,500
- <\$2,000
- <\$2,500
- <\$3,000
- Greater than \$3,000

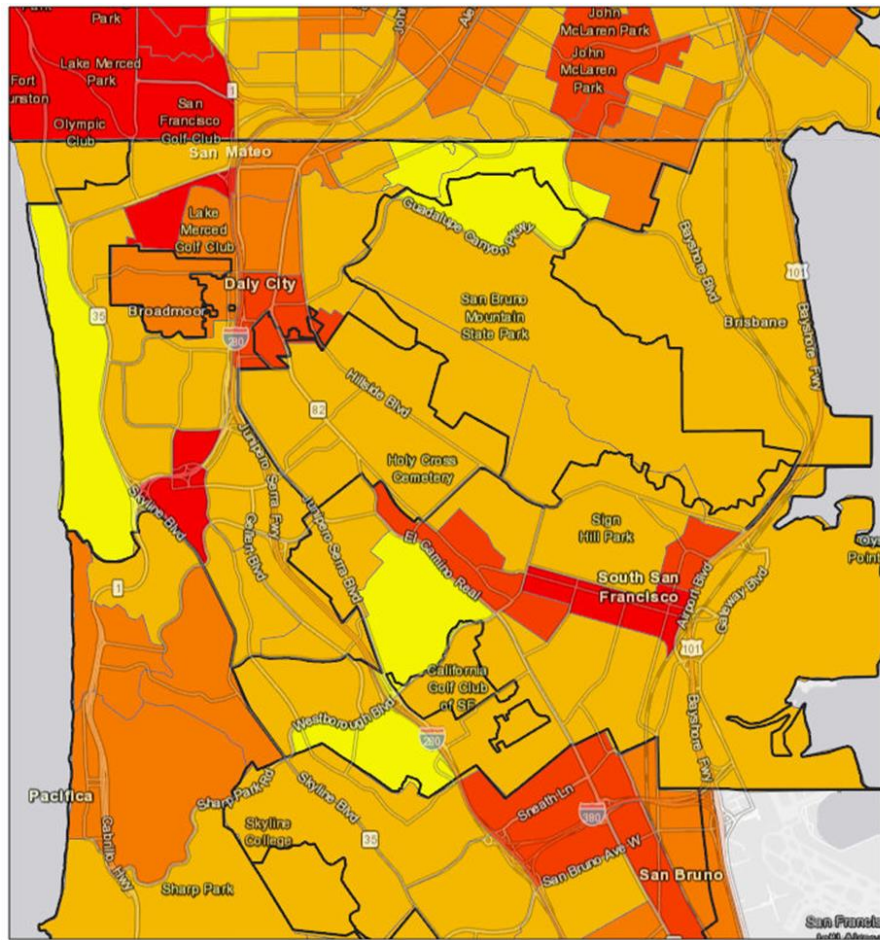


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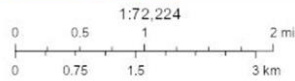
Source: California Department of Housing and Community Development AFFH Data Viewer

Appendix B: Colma Map and Data Packet AFFH

Figure IV-30.
Share of Renter Occupied Households by Census Tract, 2019



11/17/2021, 9:26:50 AM



City/Town Boundaries
(R) Percent of households in renter-occupied housing units (HUD) - Tract

- ≤ 20 %
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

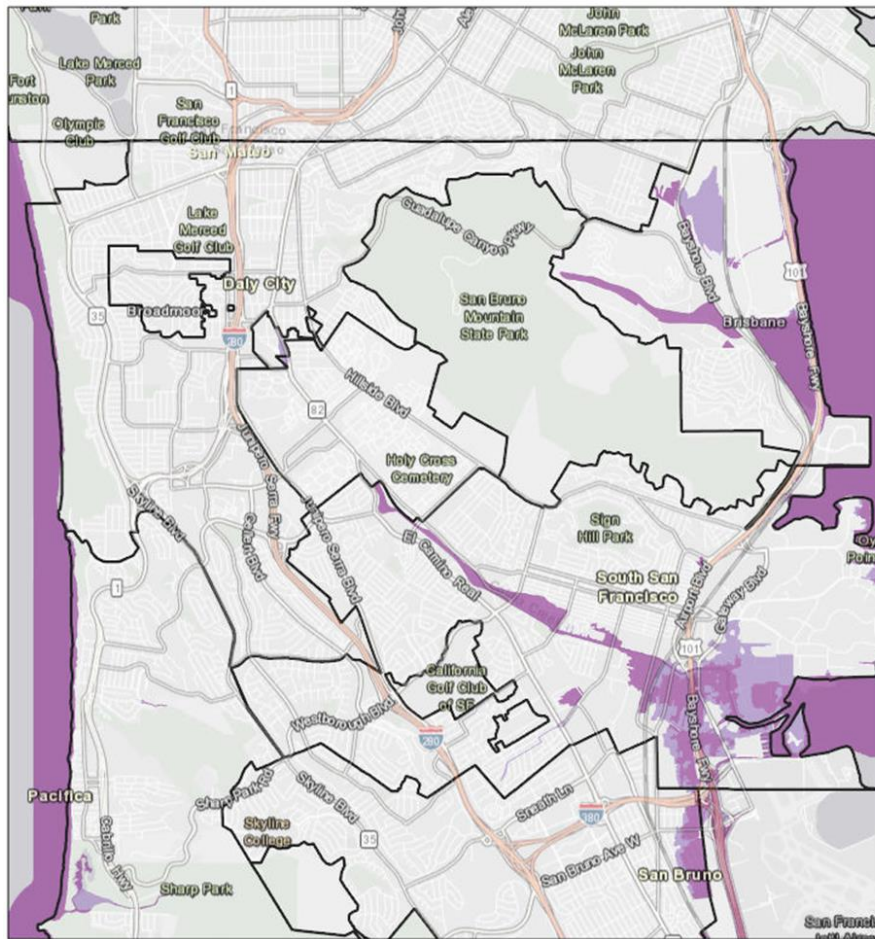
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Source: California Department of Housing and Community Development AFFH Data Viewer

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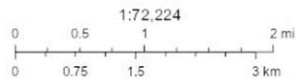
Figure IV-31.
Special Flood Hazard Areas, 2000



11/17/2021, 9:28:05 AM

(A) Special Flood Hazard Areas (FEMA, 2020)

- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard
- City/Town Boundaries



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County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks

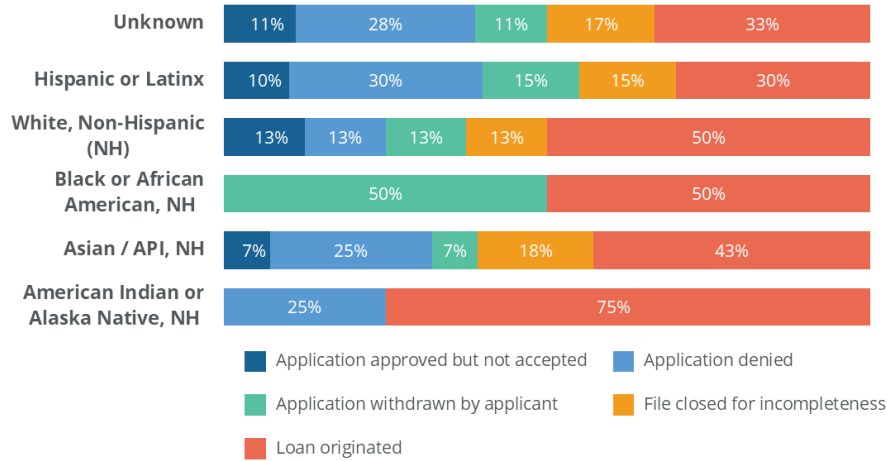
Source: California Department of Housing and Community Development AFFH Data Viewer

Appendix B: Colma Map and Data Packet AFFH

Other considerations.

Figure IV-32.

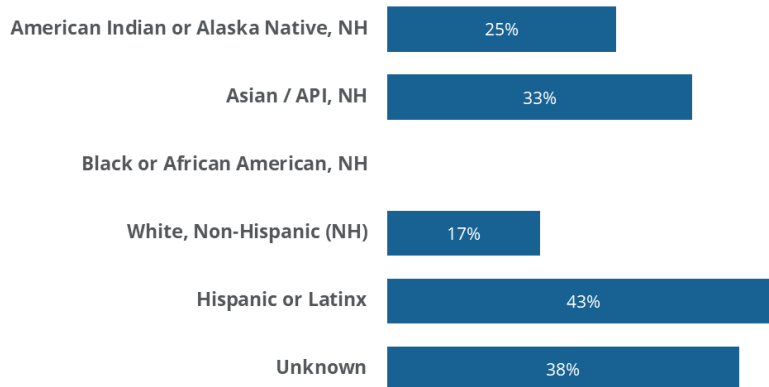
Mortgage Applications by Race and Ethnicity, Town of Colma, 2018-2019



Source: ABAG Housing Needs Data Workbook

Figure IV-33.

Mortgage Application Denial Rate by Race and Ethnicity, Town of Colma, 2018-2019



Source: ABAG Housing Needs Data Workbook