

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of San Bruno
Reporting Period 1/1/2017 - 12/31/2017

Table A
Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
	ADU	R		1			1	1			2nd units tend to have rents affordable to low income households in San Bruno. For example, a one-person low-income household can afford \$1,725 per month in rent, which is sufficient for most second units, found in online listings.
	ADU	R		1			1	1			
	ADU	R		1			1	1			
	ADU	R		1			1	1			
	ADU	R		1			1	1			
	ADU	R		1			1	1			
	ADU	R		1			1	1			
	ADU	R		1			1	1			
	ADU	R		1			1	1			
	ADU	R		1			1	1			
	ADU	R		1			1	1			
	ADU	R		1			1	1			
	ADU	R		1			1	1			
	ADU	R		1			1	1			
(9) Total of Moderate and Above Moderate from Table A3				0	1		1				
(10) Total by income Table A/A3				14		1	15	14			
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate	1					1	1

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	358											358
	Non-deed restricted												
Low	Deed Restricted	161										19	142
	Non-deed restricted		1	4	14								
Moderate	Deed Restricted	205										42	163
	Non-deed restricted		1	41									
Above Moderate		431	9	42	1							52	379
Total RHNA by COG. Enter allocation number:		1,155										113	1,042
Total Units ▶ ▶ ▶			11	87	15								
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Housing Programs Progress Report - Government Code Section 65583.			
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element			
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Goal 1	Protect the quality and stability of existing neighborhoods through the conservation, rehabilitation, and improvement of the existing housing supply		
Program 1-A: Support infrastructure upgrades.	Continue to seek funding to upgrade and maintain infrastructure needed by San Bruno's housing supply.	Ongoing	The City is working with an economic consultant to assist in formulating a development impact fee to finance the upgrade and maintenance of infrastructure related to new residential and commercial development in the Transit Corridors Plan area. Work commenced on design, construction and repair of water and sewer mains in the TCP area to support existing and future development needs. Last phase of infrastructure improvements in Crestmoor neighborhood to repair damage from 2010 PG&E gas line explosion and fire, funded through the \$50 million PG&E trust agreement.
Program 1-B: Maintain and expand the supply of small lots	Conserve and expand the city's supply of small residential lots, where compatible with surrounding neighborhood character	2 years	City supports small lot subdivisions through Planned Development zoning, including Skyline College Residential Project.
Program 1-C: Conserve second units in R-1 and R-2 zones.	Continue to legalize second units in R-1 and R-2 zones that were constructed prior to June 30, 1977 and that met the Uniform Building Code at time of construction.	2 years	Accessory Dwelling Unit ordinance adopted in 2017 with design and development standards consistent with state law.
Program 1-D: Pursue and promote resources for preservation and rehabilitation	Publicize federal, State, and local resources, both financial and programmatic, to assist homeowners in preventative maintenance and to preserve and rehabilitate the City's existing housing supply	ongoing	San Mateo County performs this service. No available funding in 2017.
Program 1-E: Ensure replacement housing	Develop a comprehensive program to replace housing throughout the City to accommodate all income levels	1 year	N/A in 2017
Program 1-F: Ensure replacement housing.	Require replacement of any legal housing unit that is demolished within San Bruno.	1 year.	N/A in 2017
Program 1-G: Support historic preservation	Support preservation and reuse of properties with historic character	ongoing	N/A in 2017
Program 1-H: Allow fee waivers for affordable rehabilitation	Waive permit fees for affordable housing rehabilitation achieved through the Community Development Block Grant (CDBG) program as well as through other San Mateo County programs or through non-profit agencies	ongoing	N/A in 2017
Program 1-I: Continue lead-based paint abatement.	Provide information on local lead-based paint abatement programs to ensure safe and healthy living environments for all residents	Ongoing	Informational handouts are available on the City's website, and provided to customers at the planning and building counter.
Program 1-J: Ensure renovations are compatible with neighborhood character.	Maintain design standards to ensure that residential additions and renovations are compatible with overall neighborhood character.	1 year	Residential additions and renovations must be consistent with the City's adopted Residential Design Guidelines and TCP Design Guidelines. The guidelines are available on the City's website.

Goal 2	Accommodate regional housing needs through a community-wide variety of residential uses by size, type, tenure, affordability, and location. (GC 65583(c)(1))		
Program 2-A: Update the Zoning Ordinance to make available adequate sites to accommodate San Bruno's share of regional housing need.	Revise the Zoning Ordinance to reflect the San Bruno 2025 General Plan and Transit Corridors Plan (2013), including land use designations allowing mixed-use development	3 years	The comprehensive zoning code update is in progress. The updated code will rezone the El Camino Real corridor and the TCP area to allow mixed-use residential/commercial, providing capacity for the City meet its RHNA obligation.
Program 2-B: Transit Corridors Plan Implementation.	Develop strategies to implement the adopted Transit Corridors Plan with the goal, amongst others, of increasing residential options in Downtown and transit corridors in the vicinity of the San Bruno Avenue Caltrain Station completed in 2014.	1 year.	TCP implementation in support of residential development are in ongoing. The City is preparing a comprehensive downtown parking management plan funded by a grant from C/CAG, and preparing to issue an RFP for a downtown streetscape plan. The Plaza mixed-use project with 83 residential units began construction in 2017.
Program 2-C: Support identified housing opportunities	Work with property owners and the community to support and encourage the redevelopment of identified opportunity sites into mixed uses with affordable housing components.	Ongoing	The City works with property owners, school districts and developers to identify housing opportunity sites throughout the City with a particular focus on the TCP area.
Program 2-D: Reuse former school sites	Facilitate the reuse of former school sites to accommodate affordable housing.	2 years	The San Mateo County Community College District and Summerhill Homes submitte an application to construct 70 units (40 single family homes and 30 units of affordable faculty and staff housing) on an 8-acre site at Skyline College. The City worked with local school districts to plan for reuse of three school sites (Crestommor HS, El Crystal ES, Rollingwood ES) as potential future housing sites.
Program 2-E: Consolidate Lots.	Use City funds to facilitate lot consolidation in support of the redevelopment of housing opportunity sites with affordable housing	2 years	N/A in 2017
Program 2-F: Ensure compatibility of new housing with neighborhood character.	Use Residential Design Guidelines and Transit Corridors Plan Design Guidelines to ensure that new housing development proposals are compatible with existing neighborhood character.	1 year	Ongoing with planning review of each project
Program 2-G: Provide senior housing for a range of income levels.	Identify opportunities for the creation of affordable units for seniors who do not qualify for deed-restricted units due to equity in their current homes	Ongoing	N/A in 2017
Program 2-H: Encourage moderate-income for-sale housing.	Encourage moderate-income for-sale housing within the Multi Use-Residential Focus area along El Camino Real.	Ongoing	The City requires all project of 5 units or more to comply with the Affordable Housing Ordinance to promote moderate income housing in new developments.
Program 2-I: Provide affordable housing education.	Develop and implement an ongoing voter education program to inform residents of the need for affordable housing and ways the electorate can support its development	2 years	City provides information about affordable housing and the affordable housing impact fee ordinance on the City website.
Program 2-J: Conduct annual performance evaluations and ensure consistency with the General Plan and Transit Corridors Plan.	During annual review of the General Plan, monitor, evaluate, and document housing program performance and consistency with General Plan goals and policies	Ongoing	Staff performs planning review of each project, and Housing Element APR on an ongoing basis
Goal 3	Expand the variety of construction and financing techniques available to achieve new affordable housing and maintain it over time.		
Program 3-A: Publicize affordable housing financing strategies.	Publicize the various financing strategies for development and expansion of affordable housing	Ongoing	Information about the City's Affordable Housing Program is posted on the City website
Program 3-B: Support the Housing Choices Voucher Program.	Continue to participate in San Mateo County Housing Authority's Housing Choices Voucher program (formerly Section 8).	Ongoing	The signed an agreement with County to administer CDBG and HOME funds on behalf of the City.
Program 3-C: Monitor compliance with financing terms.	Ensure that units built with long-term affordability requirements are actually occupied by lower-income households. (See also Program 5-E)	Ongoing	Staff monitors certificates of compliance for 325 affordable rental units at the Crossing to ensure compliance with income limits. AvalonBay apartments include 97 very low income units, and illage Senior Apartments include 228 apartments affordable to extremely low, very low and low income units seniors.
Program 3-D: Promote the Mortgage Credit Certificate Program.	The City will continue to participate in and promote San Mateo County's Mortgage Credit Certificate (MCC) program for first-time homebuyers	Ongoing	N/A in 2017
Program 3-E: Facilitate reasonable accommodations.	Facilitate the development, maintenance and improvement of housing for persons with disabilities by implementing Reasonable Accommodations program.	1 year	Completed. Ordinance adopted in 2015
Program 3-F: Accommodate manufactured housing.	Continue to permit manufactured housing in single family zones.	1 year	Manufactured housing permitted as second units.

Program 3-G: Permit child care by right in residential districts	Permit child care by right in residential zoning districts. Ensure that land use regulations consistently allow childcare services by right in all residential zones in accordance with State law	1 year	Municipal Code allows child care by right in residential zoning districts
Program 3-H: Reduce parking requirements.	Reduce parking requirements for new or reuse housing projects along transit corridors and adjacent to transit stations, as well as within the Medium Density (R-3) and High Density (R-4) zones.	1 year	Zoning code update is in progress. See Program 2-A. TCP recommends reduced parking ratio standards near transit facilities.
Program 3-I: Support condominium conversions, cooperatives, and other affordable housing ownership options.	Support condominium conversions, cooperatives, and other affordable housing ownership options. Facilitate condominium conversions, limited equity stock cooperatives, and community apartments to ensure affordable ownership choices within the housing supply.		N/A in 2017
Program 3-J: Adopt an affordable housing impact fee.	Conduct a nexus study that demonstrates the relationship between new housing or jobs and the need for affordable housing in San Bruno and determine a permissible and reasonable fee level for both residential and commercial development.	1 year	Completed. The City adopted an Affordable Housing Impact Fee ordinance for new residential and commercial development in 2016. In combination with fees previously collected through the Below Market Rate Housing Program, the affordable housing fund contains approximately \$3.5 million. The City is developing a strategy to create and preserve affordable housing in the community.
Goal 4	Achieve energy and environmental conservation in residential design—particularly techniques that would also reduce noise impacts on housing—while maintaining the affordability of housing units		
Program 4-A: Promote energy conservation.	Continue to publicize and encourage energy conservation programs, including weatherization programs.	2 years	Adopted expedited review process for residential rooftop solar permits. Information and applications are posted on the Building Division webpage.
Program 4-B: Support household and business participation in energy conservation and efficiency programs through PG&E and the State.	City Staff will work to promote and support participation energy efficiency and conservation programs described in Chapter 2 in order to help reduce long-term housing costs for residents (including low-income residents), help meet local greenhouse gas reduction targets under AB 32, and increase the sustainability of the local energy supply	1 year	Information is posted on the City website and provided to customers at the building counter.
Program 4-C: Facilitate noise insulation retrofits.	Continue to pursue funding for noise insulation from the San Francisco International Airport and educate residents about program benefits.	4 years	The noise insulation program is winding down. Funding for the final phase includes 29 homes in San Bruno.
Program 4-D: Ensure adequate water and sewer service and reduce water waste.	Work with the San Francisco Public Utilities Commission (SFPUC) and local departments to ensure that there are adequate water and sewer services for new development, affordable housing receives priority for these services, and new development uses best management practices to reduce water waste.	1 year	Water and sewer upgrades are ongoing in the downtown and transit corridors area. Preparation for replacement and upsizing of water and sewer mains occurred in 2017, and construction began in winter 2018.
Program 4-E: Encourage drought-resistant landscaping.	Implement water conservation and drought-resistant landscaping guidelines and standards	1 year	Zoning code update is in progress. See Program 2-A. All new projects must comply with Municipal Code standards for planting or replanting of drought tolerant landscaping
Goal 5	Ensure the continued availability of affordable housing for very-low, low-, and moderate-income households, seniors, persons with disabilities, single-parent households, large families, and other special needs groups		
Program 5-A: Support the Below Market Rate Housing Ordinance.	Through education and enforcement of the Below Market Rate Housing Ordinance (adopted 2008), provide guidelines for developers to comply with the City's inclusionary housing requirements	Once a year	The Affordable Housing Impact Fee ordinance adopted in 2016 replaces the Below Market Rate Housing program. See program 3-J.
Program 5-B: Implement San Bruno's density bonus regulations.	Offer a density bonus of up to 35 percent and incentives or concessions based on the number of affordable units in the development and a flat density bonus of 20 percent for all senior housing in accordance with State density bonus regulations (Government Code 65915)	1 year	Completed. Ordinance adopted in 2015
Program 5-C: Provide financial incentives for affordable condominium conversions.	Create incentives for condominium conversions that provide affordable housing	1 year	No application for condominium conversions received in 2017.
Program 5-D: Provide financial assistance to facilitate affordable housing development.	Use the Below Market Rate Housing Fund to increase, improve, and preserve the community's supply of low- and moderate-income housing in San Bruno	Once a year	No applications received in 2017. The City looks for opportunities to assist affordable housing projects.
Program 5-E: Increase the supply of housing for large families.	Encourage diversity in unit size to ensure that 3- and 4-bedroom affordable rental housing units are provided for large families.	Ongoing	City encourages larger units in TCP area.

Program 5-F: Expedite review and waive fees for affordable housing.	Continue to expedite review and waive planning and building fees for developers of affordable housing and housing for seniors and persons with disabilities	Ongoing	N/A in 2017
Program 5-G: Modify regulations to encourage affordable housing.	Modify development regulations in specific zoning districts to encourage housing affordable to very-low, low-, and moderate-income households	1 year	Zoning code update is in progress. See Program 2-A. The Affordable Housing Impact Fee ordinance requires new for-sale residential to include units on site, and payment of fees for rental units. However, the City strongly encourages inclusion of affordable units in rental projects.
Program 5- H: Prevent Potential displacement of existing lower-income residents within San Bruno's Priority Development Area (PDA).	Quantify, develop and evaluate potential strategies to address displacement of lower income residents. Displacement might be direct, caused by the redevelopment of sites with existing residential properties, or indirect, caused by increased market rents as an area becomes more desirable.	2 years	The City requires new housing projects to provide at least 15% of units as affordable to lower and moderate income households. Staff provides information about resources available in San Mateo County to people seeking affordable housing and promotes the the HIP Housing Shared Housing Program.
Program 5-I: Promote the Second Unit Ordinance.	Continue to inform homeowners about the Second Unit Ordinance which permits second units by-right on appropriate residential sites.	Once a year	ADU ordinance adopted in 2017. 14 ADUs approved in 2017.
Program 5-J: Explore and consider new strategies to increase affordable housing.	Given the loss of redevelopment agencies and the state court decision in Palmer v. City of Los Angeles (2009), which invalidated San Bruno's BMR program for rental housing, the City will explore new opportunities and strategies to facilitate financing and development of affordable housing	2 years	Affordable Housing Impact Fee ordinance was adopted in 206 and ADU ordinance was adopted in 2017.
Goal 6	Support the needs of those with extremely-low incomes, including access to counseling, referrals, dispute resolution, supportive housing, and emergency shelter.		
Program 6-A: Promote fair housing.	Continue to adhere to State and federal fair housing and non-discrimination laws to ensure that housing opportunities are provided for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, family status, or disability	1 year	The 2017 Affordable Housing Impact Fee ordinance requires adherence to federal fair housing laws.
Program 6-B: Support organizations that provide housing services.	Cooperate with and support organizations providing housing information, counseling, and referral services, and handling complaints of housing discrimination	Ongoing	The City continues to provide financial assistance to support non-profit housing agencies that provide services benefiting San Bruno. In 2017, HIP Housing received \$30,000 for its home-sharing program and Shelter Network received \$7,500 for its emergency shelter program.
Program 6-C: Support shared housing programs.	Continue to support shared housing programs and to promote such programs through the Senior Center and other local agencies	Ongoing	The City provides support to the HIP Housing homesharing program. See Program 6-B.
Program 6-D: Accommodate city's share of emergency (homeless) shelter need.	Complete the process to amend the Zoning Ordinance to permit emergency (homeless) shelter facilities by right (that is, as a permitted use, without requiring a conditional use permit) to meet the City's identified need for 32 beds, in accordance with State law	1 year	Completed. City adopted an ordinance 2015 creating an emergency shelter overlay zone.
Program 6-E: Address identified need for extremely-low income and supportive housing.	Evaluate and amend the Zoning Ordinance as appropriate to comply with state law (GC Section 65583(a)(5) and investigate opportunities to create supportive housing units in accordance with the City's share of countywide need identified in the San Mateo County HOPE Plan	Once a year	Completed. Ordinance adopted in 2015.
Program 6-F: Participate in regional coordination on homelessness.	Work with other cities, agencies, and the County to address needs of the homeless.	Ongoing	City Council requested City staff to gather information and recommend strategies to address on this issue for discussion in a Study Session.

General Comments:

Progress in Removing Constraints to Housing Development

This section describes local efforts to remove governmental constraints to the maintenance, improvement, and development of housing.

Funding Sources for Affordable Housing. San Bruno lost a significant source of affordable housing funds with the elimination of Redevelopment agencies in 2012. The 325 affordable units at The Crossing were made possible through redevelopment. City staff monitors new legislation that may restore some state funding for affordable housing. For example, SB2 passed by the state legislature in 2017, will generate permanent funding for affordable housing through real estate recording fee.

Ordinance 1284 Constraints. Ordinance 1284, adopted in 1977, restricts higher density residential development in San Bruno. Ordinance 1284 requires approval by a majority of voters to allow: buildings exceeding fifty feet or three stories, whichever is less, projects in residential districts at a density above what was permitted by the City's zoning code and map in 1974, and multi-story parking structures. In 2014, San Bruno voters approved Measure N, which increased maximum building heights, permits ground parking structures, and increased residential densities in the TCP area to facilitate the residential densities envisioned in the TCP.

SFO Constraints. San Bruno lies within the San Francisco International Airport (SFO) influence area, and is affected by state-mandated airport land use compatibility policies described in the 2012 Airport Land Use Compatibility Plan (ALUCP). Northeastern portions of San Bruno are within the 70 decibel aircraft noise contour, where new residential uses are not considered compatible with the ALUCP. This includes large areas east of San Mateo Avenue in proximity to the BART and Caltrain Stations. Development is also constrained by FAA height restrictions.

The City promotes noise mitigation from SFO to the fullest extent possible through participation in the SFO/Community roundtable and ongoing coordination with the County Airport Land Use Commission. However, development must comply with ALUCP policies.

Palmer v. City of Los Angeles (2009). The California Court decision in Palmer v City of Los Angeles invalidated local inclusionary zoning regulations that require new rental residential to include a percentage of affordable units. San Bruno adopted an affordable housing impact fee ordinance in 2016, which allows the City to impose impact fees on new residential rental projects. In addition, a new state housing law adopted in 2017, AB1505, restores the ability of localities to adopt inclusionary policies for rental project. Staff will discuss the implications of this new law with the City Council.

In conclusion, San Bruno is diligently pursuing implementation the Housing Element, and has made progress in several areas, including approval of the Plaza apartments and Skyline College Residential Project, ongoing implementation of the Transit Corridors Specific Plan, updating local housing policies, and the zoning code. Although only 15 residential projects were approved in 2017, staff anticipates that as implementation of the Transit Corridors Plan progresses, the City will have the opportunity to produce significantly more housing. In addition, the affordable housing impact fee program will ensure that new residential projects in the coming years will include units affordable to lower income households.
