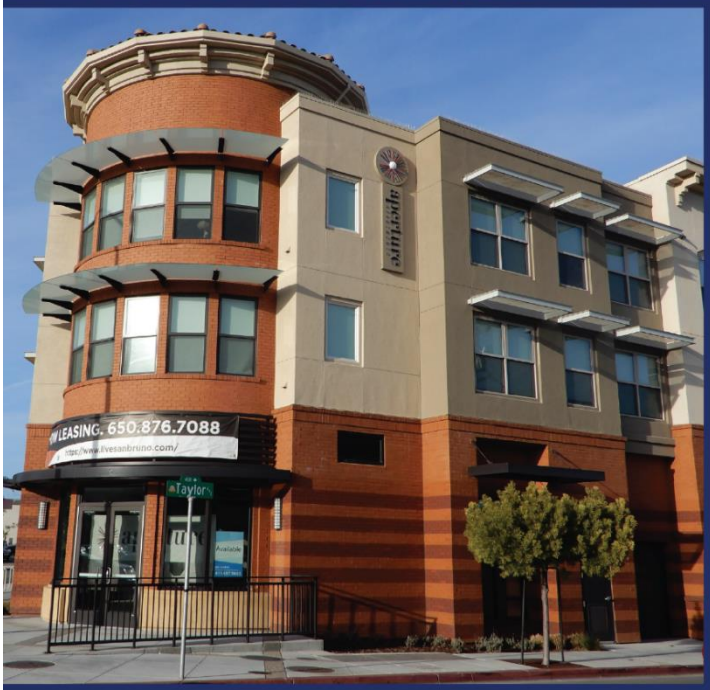

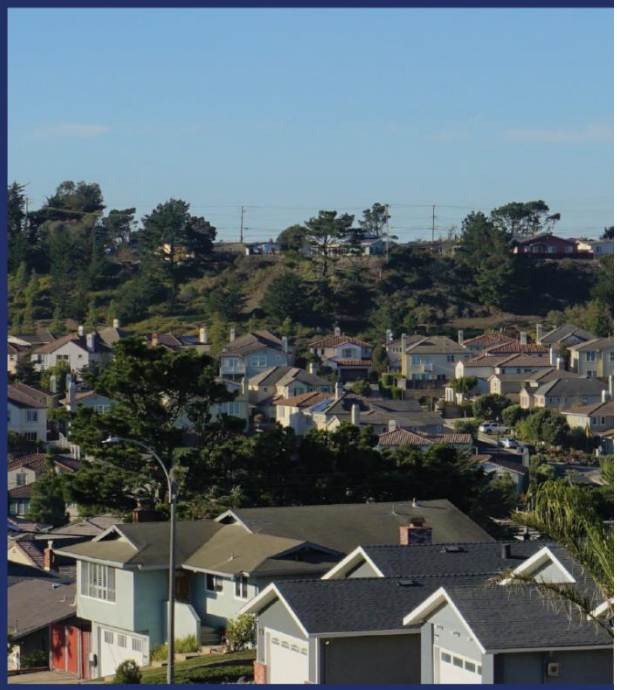

City of San Bruno

2023-2031 Housing Element

Adopted Month XX, 2023

San Bruno Housing Element

2023 - 2031

Adopted by
San Bruno City Council
January 24, 2023

City of San Bruno

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1 Introduction

A. PURPOSE

The Housing Element of the General Plan is designed to provide the City of San Bruno with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing within the community. A priority of both state and local governments, Government Code Section 65580 states the intent of creating housing elements: The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.

Per state law, the Housing Element has two main purposes:

1. To provide an assessment of both current and future housing needs and constraints in meeting these needs; and
2. To provide a strategy that establishes housing goals, policies, and programs.

In accordance with California Government Code (Title 7, Division 1, Chapter 3, Article 10.6), this Housing Element, presents a comprehensive set of housing policies and actions to address identified housing needs for the next eight years, from January 31, 2023, to January 31, 2031.

The Housing Element builds on an assessment of San Bruno's housing needs (including the City's regional housing needs allocation) and an evaluation of existing housing programs, available land, and constraints on housing production. Initiatives proposed to facilitate ongoing provision of affordable and market-rate housing in the city include conservation of residential neighborhoods, reuse of former school sites, redevelopment of transit corridors into mixed-use areas with residential components, and reduction of parking standards for housing units along transit corridors. All of these major initiatives are consistent with San Bruno's adopted General Plan, Transit Corridors Plan (TCP), U.S. Navy Site Specific Plan, and Bayhill Specific Plan.

B. ORGANIZATION

This Housing Element addresses all of the topics required by state law (Government Code sections 65583 through 65589.7). Specifically, the Element describes:

- population and employment trends (Chapter 2);
- household characteristics and housing stock characteristics (Chapter 2);
- existing assisted housing and potential risk of conversion to market rates (Chapter 2);
- energy conservation (Chapter 2);
- special housing needs (Chapters 2 and 4);
- governmental and non-governmental constraints (Chapter 3);
- affirmatively furthering fair housing (Chapter 4);
- public engagement to all segments of the community and description of how input will be incorporated into the housing element (Chapter 5);
- a detailed site inventory addressing availability and suitability for affordable housing development (Chapter 6);
- quantified objectives that estimate the maximum number of units, by income level, to be constructed, rehabilitated or conserved over the planning period (Chapter 6);
- a new eight-year housing program with goals, programs, and implementation actions (Chapter 7); and
- detailed accomplishments during the last Housing Element cycle (Appendix A).

C. REGIONAL HOUSING NEEDS DETERMINATION

The Bay Area continues to see growth in both population and jobs, which means more housing of various types and sizes is needed to ensure that residents across all income levels, ages, and abilities have a place to call home. While the number of people drawn to the region over the past 30 years has steadily increased, housing production has ~~stalled~~not kept pace, contributing to the housing shortage that communities are experiencing today. In many cities, ~~this~~ the limited housing supply has resulted in residents being priced out, increased traffic congestion caused by longer commutes, and fewer people across incomes being able to purchase homes or meet ~~surging~~ rising rents.

The Plan Bay Area 2050 Final Blueprint forecasts that the nine-county Bay Area will add 1.4 million new households between 2015 and 2050.[1] For the eight-year timeframe covered by this Housing Element (2023-2031), the California Department of Housing and Community Development (HCD) has identified the ~~region~~Bay Area region's housing need as 441,176 units. The total number of housing units assigned by HCD for a region is separated into four income categories that cover housing types for all income levels, from very low-income households to market rate housing.[2] This ~~calculation~~total number of housing units assigned to

[1] Plan Bay Area 2050 is a long-range plan charting the course for the future of the nine-county San Francisco Bay Area. The Plan was adopted in October 2021 by the Metropolitan Transportation Commission. It covers four key issues: the economy, the environment, housing, and transportation.

[2] HCD divides the RHND into the following four income categories:

the region, known as the Regional Housing Needs Determination (RHND), is based on population projections produced by the California Department of Finance as well as adjustments that result from recent legislation requiring HCD to incorporate the region's existing housing need and additional adjustment factors to the baseline growth projection to get closer to healthy housing markets. To this end, adjustments focus on the region's vacancy rate, level of overcrowding and the share of cost burdened households, and seek to bring the region more in line with comparable regions New laws governing the methodology for how HCD calculates the RHND resulted in a significantly higher number of housing units for which the Bay Area must plan compared to previous Regional Housing Needs Allocation or RHNA cycles.

D. REGIONAL HOUSING NEEDS ALLOCATION

A starting point for the Housing Element process for every California jurisdiction is ~~the Regional Housing Needs Allocation or~~ RHNA~~—~~ or the share of the ~~RHND~~ number of regional housing units needed assigned to each jurisdiction by the Association of Bay Area Governments (ABAG), the Bay Area's regional planning agency[3]. State Housing Element Law requires ABAG to develop a methodology that calculates the number of housing units assigned to each city and county and distributes each jurisdiction's housing unit allocation among ~~-~~four affordability levels (Very Low-Income, Low-Income, Moderate-Income, and Above Moderate-Income). For this ~~RHNA~~ cycle, the RHND for the Bay Area increased by 135%, from 187,990 to 441,176. ~~For more information on the RHNA process this cycle, see ABAG's website: https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation~~

In December 2021, ABAG adopted a Final RHNA Methodology, which was subsequently approved by HCD in January 2022.[4] For San Bruno, the proposed RHNA is 3,165 units, an increase from the previous cycle which proposed 1,155 units in San Bruno. The total number of housing units and the distribution by income category requires the city choices, types and densities. ~~The~~ Table 1-1 identifies the RHNA that San Bruno ~~received is broken down by income category as follows~~must provide by affordability level:

TABLE 1-1 REGIONAL HOUSING NEEDS ALLOCATION

Income Group	San Bruno Units	San Mateo County Units	Bay Area Units	San Bruno Percent	San Mateo County Percent	Bay Area Percent
Very Low-Income (<50% of AMI)	704	12,196	114,442	22.2%	25.6%	25.9%
Low-Income (50%-80% of AMI)	405	7,023	65,892	12.8%	14.7%	14.9%
Moderate-Income (80%-120% of AMI)	573	7,937	72,712	18.1%	16.6%	16.5%
Above Moderate-Income (>120% of AMI)	1,483	20,531	188,130	46.9%	43.1%	42.6%
Total	**3,165**	**47,687**	**441,176**	**100.0%**	**100.0%**	**100.0%**

Source: Association of Bay Area Governments.

Very Low-income: 0-50% of Area Median Income
Low-income: 50-80% of Area Median Income
Moderate-income: 80-120% of Area Median Income
Above Moderate-income: 120% or more of Area Median Income

[3] For more information on the RHNA process this cycle, see ABAG's website: https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation

[4] Methodology was approved by ABAG's Executive board on December 16, 2021 (Resolution No. 02-2021). HCD approved the ABAG Regional Housing Needs Allocation (RHNA) Plan on January 12, 2022.

E. SUMMARY OF ACCOMPLISHMENTS IN THE LAST CYCLE

1. MEETING THE 2015-2023 REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

The most recent cycle (fifth cycle) covers the 2015 to 2023 period. The City's most recent ~~fifth cycle of the~~ Housing Element, which covered the fifth cycle, identified adequate sites available to satisfy its RHNA obligation as well as policies and programs to help encourage and facilitate housing production at all income levels. However, the ~~city~~ City fell short of meeting its RHNA ~~allocation~~obligation, even while removing several critical housing constraints. Many more housing development projects were entitled but few received building permits during the time period. Several major projects that submitted development applications and received approvals did not move forward with processing of building permits or construction contributing to the RHNA obligation shortage. ~~As a result, the total production and permitting that occurred during the last cycle fell short of the city's RHNA allocation.~~

Through 2021, San Bruno has issued building permits for 286 dwelling units over the fifth planning cycle. The summary table below shows the City's current housing production against the ~~RHNA allocation~~RHNA obligation of 1,155 new units for the eight-year period from 2015-2023. Leaving a remaining obligation of 868 housing units. ~~The t~~Table 1-2 details how many building permits were issued by each income level against the RHNA target. It is worth noting the City has entitled 521 additional housing units over the course of the planning cycle which are not reflected in the housing production table below because only issued building permits count towards the ~~RHNA allocation~~RHNA obligation.

TABLE 1-2 SAN BRUNO'S RHNA

Income Level	RHNA	2015	2016	2017	2018	2019	2020	2021	Total	Remaining
Very Low	358	0	0	0	0	0	0	20	20	338
Low	161	1	4	14	6	42	7	23	97	64
Moderate	205	1	41	0	0	5	0	21	68	135
Above Moderate	431	9	42	1	0	2	28	18	100	331
Total Units	**1,155**	**11**	**87**	**15**	**6**	**49**	**35**	**82**	**286**	**868**

Source: Association of Bay Area Governments

Although San Bruno did not satisfy its ~~RHNA allocation~~RHNA obligation, the ~~city~~ City entitled 521 new residential units during the fifth planning cycle. These projects are listed below and are currently pending building permit issuance.

- **111 San Bruno Avenue** – 62 for-sale dwelling units in a mixed-use project. Since project entitlement, the applicant has submitted a revised project for 46 dwelling units in a mixed-use building. The City is currently reviewing the application.
- **500 Sylvan Avenue** – Nine multi-family rental units. This project was approved in May 2019. The project was first extended in 2020 and then qualified for an automatic entitlement extension pursuant to Assembly Bill (AB) 1561. Building permits for the project are ready for issuance.
- **Mills Park Center (601-611 and 643-799 El Camino Real; 701-751 Camino Plaza; 711-777 Kains Avenue)** – 427 multi-family residential units in a mixed-use building. The project with a ground floor commercial space was approved in August 2020. The project includes a total of 64 on-site affordable units, including 26 very-low-income units, 19 low-income units and 19 moderate units. Building permits have yet to be submitted.

- **271 El Camino Real** – 23 multi-family for-sale condominium units. The project was approved in September 2021 and is pending building permit submittal. The project will provide three affordable units on-site and pay a partial in-lieu affordable housing fee.

The Sites Inventory and Analysis in Chapter 6 provides a more detailed discussion of the housing production accomplished during the last Housing Element cycle.

2. REMOVING CONSTRAINTS

During the last Housing Element cycle, San Bruno made important progress in removing governmental constraints to the production of housing. Examples include:

- Amended the Zoning Ordinance to permit housing in areas of the city that were once reserved for commercial uses.
- Amended the Zoning Ordinance to classify transitional and supportive housing as residential care facilities, which are allowed by right in residential zones, in accordance with Senate Bill (SB) 2.
- Amended the Zoning Ordinance to implement state density bonus regulations.
- Amended the Zoning Ordinance to implement state accessory dwelling unit regulations.
- Adopted the Bayhill Specific Plan (BSP) in 2021 that includes a housing overlay within a portion of the Bayhill Office Park to allow for new housing units to promote residential uses near a major employment center.
- Amended the Zoning Ordinance to adopt affordable housing impact fees in 2016.

A program-by-program account of accomplishments of the last Housing Element, as well as recommendations for keeping, modifying, or removing programs based on staff's experience with implementation over the last eight years is included in Chapter 3 Governmental and Nongovernmental Constraints and in Appendix A. The evaluation was used as the basis for the housing programs contained in this Element.

F. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS AND RELATED PLANS AND PROGRAMS

1. GENERAL PLAN 2025

The San Bruno 2025 General Plan was adopted on March 24, 2009. This updated Housing Element for 2023-2031 is fully consistent with the other elements in the San Bruno 2025 General Plan, and in fact is designed as an integral step in the implementation of General Plan goals and policies.

For instance, Chapter 3: Governmental and Nongovernmental Constraints describes the General Plan Land Use Designations, provides maps of both the General Plan land uses and existing zoning, and explains how the designations work hand-in-hand with Housing Element programs. Several General Plan policies are consistent with and support the goals of the Housing Element. Some examples include General Plan Policy LUD-F: Promote infill and revitalization of the City's shopping centers—including the continued improvement of The Shops at Tanforan and Towne Center—to attract shoppers from through-out the region using convenient BART and Caltrain access. Another example is General Plan Policy LUD-I: Promote development of single-family housing on former school sites owned by public school districts. Retain existing recreation facilities for public use, whenever possible. As these examples highlight, this Housing Element is carefully tuned to the policy priorities of the General Plan, and whenever possible the programs provided

herein refer to the General Plan and other important guidance documents such as the Residential Design Guidelines and the Transit Corridors Plan, when describing implementation. ~~These examples and more in the coming pages are the means by which General Plan consistency will be achieved and maintained (Government Code Section 65583(c)(6)(B)).~~ The City will continue to review and revise the Housing Element as necessary to maintain General Plan consistency. Concurrently with the Housing Element update, the City is amending the Health and Safety Element of the General Plan to resolve an inconsistency between the policy and the planning for housing within the 70-75 dB noise contour from the San Francisco International Airport. The City is also working on an environmental justice element, consistent with Government Code Section 65302(h).

2. RELATED PLANS AND PROGRAMS

~~Related Plans and Programs~~

TRANSIT CORRIDORS SPECIFIC PLAN (TCP)

The San Bruno Transit Corridors Plan (TCP) was adopted on February 12, 2013, following extensive public engagement, including the work of a 17-member Steering Committee and several community workshops. The TCP builds on the General Plan vision for mixed-use transit-oriented development in proximity to the new San Bruno Caltrain station and a revitalized downtown. The TCP seeks to promote economic development and private investment while implementing measures to transition new projects into the existing City. The majority of new residential development in San Bruno will likely occur in the TCP area during the housing element cycle, with plans for up to 1,610 new units.

The approximately 155-acre TCP area includes San Bruno's principal streets of El Camino Real, San Bruno Avenue, Huntington Avenue, and San Mateo Avenue within about ½-mile of the new San Bruno Avenue Caltrain station. The TCP vision and development framework were crafted during two community workshops. The TCP development standards and design guidelines were refined in response to public comments about the impacts of new projects on existing low-density residential uses. To minimize these potential impacts, "Mixed-use to Residential Transition Measures" were included in the adopted plan.

BAYHILL SPECIFIC PLAN

The Bayhill Specific Plan, adopted on September 28, 2021, is a regulatory long-range planning document that outlines a cohesive, long-term plan for the Bayhill Office Park, which is home to the largest cluster of offices in San Bruno, including Walmart.com, the Police Credit Union, the headquarters of YouTube, and other commercial uses. The City anticipates that adoption of the Specific Plan will result in further intensification of land uses beyond what currently exists today. The Specific Plan allows for the following land uses: commercial/retail, office, residential, hotel, civic, and open space.

URBAN WATER MANAGEMENT PLAN

San Bruno updated its Urban Water Management Plan (UWMP) in 2021 in accordance with the requirements of the California Urban Water Management Act. San Bruno receives water from three supply sources: wholesale surface water from the San Francisco Public Utilities Commission (SFPUC), retail surface water purchased from the North Coast County Water District, and local groundwater from the South Westside Groundwater Basin. San Bruno owns and operates a water utility that supplies approximately 50% of water needs annually to the homes and businesses in San Bruno. The primary infrastructure constraint for new housing in San Bruno is related to the availability of water.

The UWMP estimated future water demand using population and employment projections from the General Plan including growth attributable to the Transit Corridors Plan. The UWMP quantifies projected water demands to the year 2035, and the existing and planned sources of water available to the City to meet those demands. San Bruno has a contracted water allotment with the SFPUC but has the ability to purchase additional required supply as a result of other customers not using their full contractual supply. In recent years, San Bruno has purchased less than the contractually allowed amount of water from SFPUC, largely due to successful water conservation efforts and the implementation of the City's recycled water project. Based on SFPUC and City projections of future potable water demands, San Bruno is not expected to exceed its available water supply by 2035.

PRIORITY DEVELOPMENT AREAS

Priority Development Areas (PDAs) are places near public transit planned for new homes, jobs and community amenities. Located in downtowns, along main streets and around rail stations, PDAs are planned to help the Bay Area reduce greenhouse gas emissions while increasing the supply of housing. All PDAs are created and planned by local governments, which nominate eligible areas to ABAG for adoption.

PDAs promote greater equity for all by increasing access to housing, economic and cultural opportunities, regardless of race or income. With a variety of mobility options, PDAs enable residents to live a car-free or car-light lifestyle. PDAs are located in places served by existing infrastructure, making the most of public investments and minimizing development impacts on communities and the environment.

The City's TCP Area is designated as a PDA under the ABAG FOCUS program. The types of development envisioned in the TCP will contribute to the regional strategy to promote development near transit stations and enhancements to existing neighborhoods.

PLAN BAY AREA 2050

Plan Bay Area 2050 is a long-range regional plan that was adopted in 2021 by the Metropolitan Transportation Commission and the Association of Bay Area Governments (ABAG). The plan charts the course for the future of the nine-county San Francisco Bay Area, focusing on four key elements — housing, the economy, transportation, and the environment — and identifies a path to make the Bay Area more equitable for all residents and more resilient in the face of unexpected challenges. The plan builds on the work of ABAG's the Horizon initiative, a regional plan which explored the challenges and opportunities the Bay Area is likely to face between 2018 and 2050. Plan Bay Area outlines strategies for growth and investment through the year 2050 through 35 strategies, which are public policies or investments that can be implemented in the Bay Area at the city, county, regional or state level over the next 30 years.

GRAND BOULEVARD INITIATIVE

The Grand Boulevard Initiative (GBI) is a coordinated effort of 19 cities (including San Bruno), San Mateo County and Santa Clara County, as well as local and regional agencies united to improve the performance, safety, and aesthetics of El Camino Real. Starting at the northern Daly City boundary (where it is named Mission Street) and ending near the Diridon Caltrain Station in central San Jose (where it is named The Alameda), the initiative brings together for the first time all of the agencies having responsibility for the condition, use, and performance of the street. The Grand Boulevard Initiative looks to transform El Camino Real from a suburban, low-density strip commercial highway to vibrant, mixed-use pedestrian-friendly boulevard and destination that links regional transportation improvements and local economic development efforts. San Bruno has been an active participant in the GBI task force and working committee and is one of

four case study cities for the preliminary design of complete streets improvements along a segment of El Camino Real. San Bruno has also incorporated the GBI Guiding Principles in its General Plan. The GBI is relevant to the Housing Element because it seeks to target housing and job growth in strategic areas along the corridor.

21 ELEMENTS

21 Elements is a collaboration of San Mateo County jurisdictions to share resources and work together to update local housing elements. 21 Elements is co-sponsored and coordinated by the San Mateo County Department of Housing and City/County Association of Governments. 21 Elements provides opportunities for municipalities to share resources, successful strategies, and best practices, and has resulted in stronger local partnerships as well as higher-quality certified Housing Elements. 21 Elements has hired the planning firm of Baird & Driscoll to provide assistance to jurisdictions in preparing the Housing Element and coordination with HCD. In addition, this group is working together to complete a County-Wide Housing Nexus Study to inform future policies as they relate to the City's housing needs and requirements.

G. DATA SOURCES

The housing and demographic data reported in this Housing Element has been collected from a variety of sources, including:

- United States Census and American Community Surveys (ACS)
- Association of Bay Area Governments (ABAG)
- Metropolitan Transportation Commission (MTC)
- State of California, Departments of Finance, Employment Development, Social Services, and Developmental Services
- United States Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS)
- Specific data sources used are identified in each table or figure.
- California Department of Housing and Community Development (HCD)
- City of San Bruno
- County of San Mateo

H. SUMMARY OF CHANGES TO STATE HOUSING LAWS

The following items represent substantive changes to state housing law since the City's last Housing Element was adopted and certified in 2015. The development of the 2023–2031 Housing Element included an analysis of changes to state housing laws which were incorporated into the process and applied throughout the following chapters.

Affordable Housing Streamlined Approval Process: Senate Bill 35 (2017), Assembly Bill 168 (2020), and Assembly Bill 831 (2020) – SB 35 created a streamlined, ministerial review process for qualifying multifamily, urban infill projects in jurisdictions that have failed to approve housing projects sufficient to meet their state-mandated RHNA. Among other requirements, to qualify for streamlining under SB 35, a project must

incorporate specific threshold levels of affordable housing based on a jurisdiction's inability to approve housing projects sufficient to meet their RHNA at the specified affordability levels or have failed to submit an annual progress report as required under state law. AB 168 added a requirement to provide a formal notice to each California Native American tribe that is affiliated with the area of the proposed project. The Housing Element must describe the City's processing procedures related to SB 35.

Additional Housing Element Sites Analysis Requirements: Assembly Bill 879 (2017) and Assembly Bill 1397 (2017) – These bills require additional analysis and justification of the sites included in the sites inventory of the City's Housing Element. The Housing Element may only count non-vacant sites included in one previous housing element inventory and vacant sites included in two previous housing elements if the sites are subject to a program that allows affordable housing by right. Additionally, the bills require additional analysis of non-vacant sites and additional analysis of infrastructure capacity, and place size restrictions on all sites.

Affirmatively Furthering Fair Housing: Assembly Bill 686 (2017) – AB 686 requires the City to administer its housing programs and activities in a manner to affirmatively further fair housing and not take any action that is inconsistent with this obligation. The Housing Element must include an assessment of fair housing practices, an examination of the relationship of available sites to areas of high opportunity, and actions to affirmatively further fair housing.

No-Net-Loss Zoning: Senate Bill 166 (2017) – SB 166 amended the No-Net-Loss rule to require that the land inventory and site identification programs in the Housing Element include sufficient sites to accommodate the unmet RHNA. When a site identified in the Housing Element as available to accommodate the lower-income portion of the RHNA is actually developed for a higher income group, the City must either (1) identify and rezone, if necessary, an adequate substitute site; or (2) demonstrate that the land inventory already contains an adequate substitute site.

Safety Element to Address Adaptation and Resiliency: Senate Bill 1035 (2018) – SB 1035 requires the General Plan Safety Element to be reviewed and revised to include any new information on fire hazards, flood hazards, and climate adaptation and resiliency strategies with each revision of the housing element.

By Right Transitional and Permanent Supportive Housing: Assembly Bill 2162 (2018) and Assembly Bill 101 (2019) – AB 2162 requires the City to change its zoning to provide a "by right" process and expedited review for supportive housing. The bill prohibits the City from applying a conditional use permit or other discretionary review to the approval of 100% affordable developments that include a percentage of supportive housing units, either 25% or 12 units, whichever is greater. The change in the law applies to sites in zones where multifamily and mixed uses are permitted, including in nonresidential zones permitting multifamily use. Additionally, AB 101 requires that a Low Barrier Navigation Center development be a use by right in mixed-use zones and nonresidential zones permitting multifamily uses if it meets specified requirements.

Accessory Dwelling Units (ADU): Assembly Bill 2299 (2016), Senate Bill 1069 (2016), Assembly Bill 494 (2017), Senate Bill 229 (2017), Assembly Bill 68 (2019), Assembly Bill 881 (2019), Assembly 587 (2019), Senate Bill 13 (2019), Assembly Bill 670 (2019), Assembly Bill 671 (2019), Assembly Bill 3182 (2020) – In recent years, multiple bills have added requirements for local governments related to ADU ordinances. The 2016 and 2017 updates to state law included changes pertaining to the allowed size of ADUs, permitting ADUs by right in at least some areas of a jurisdiction, and limits on parking requirements related to ADUs. More recent bills reduce the time to review and approve ADU applications to 60 days, remove lot size requirements and replacement parking space requirements and require local jurisdictions to permit junior ADUs. AB 68 allows an ADU and a junior ADU to be built on a single-family lot, if certain conditions are met. The state has also removed owner-occupancy requirements for ADUs, created a tiered fee structure that charges ADUs based on their size and location, prohibits fees on units of less than 750 square feet, and permits ADUs at existing multi-family developments. AB 671 requires the Housing Element to include plans to incentivize and

encourage affordable ADU rentals. AB 3182 prohibits homeowner's associations from imposing rental restrictions on ADUs.

Density Bonus: Assembly Bill 1763 (2019) and Assembly Bill 2345 (2020) – AB 1763 amended California's density bonus law to authorize significant development incentives to encourage 100% affordable housing projects, allowing developments with 100% affordable housing units to receive an 80% density bonus from the otherwise maximum allowable density on the site. If the project is within ½-mile of a major transit stop the City may not apply any density limit to the project, and it can also receive a height increase of up to three additional stories (or 33 feet). In addition to the density bonus, qualifying projects will receive up to four regulatory concessions. Additionally, the City may not impose minimum parking requirements on projects with 100% affordable housing units that are dedicated to special needs or supportive housing. AB 2345 created additional density bonus incentives for affordable housing units provided in a housing development project. It also requires that the annual report include information regarding density bonuses that were granted.

Housing Crisis Act of 2019: Senate Bill 330 (2019) – SB 330 enacts changes to local development policies, permitting, and processes that will be in effect through January 1, 2025. SB 330 places new criteria on the application requirements and processing times for housing developments; prevents localities from decreasing the housing capacity of any site, such as through downzoning or increasing open space requirements, if such a decrease would preclude the jurisdiction from meeting its RHNA housing targets; prohibits localities from imposing a moratorium or similar restriction or limitation on housing development; prevents localities from establishing non-objective standards; and requires that any proposed demolition of housing units be accompanied by a project that would replace or exceed the total number of units demolished. Additionally, any demolished units that were occupied by lower-income households must be replaced with new units affordable to households with those same income levels. The Housing Element must describe the City's processing procedures related to SB 330.

Surplus Land Act Amendments: Assembly Bill 1486 and AB 1255 (2019) – AB 1486 refines the Surplus Land Act to provide clarity and further enforcement to increase the supply of affordable housing. The bill requires the City to include specific information relating to surplus lands in the Housing Element and Housing Element Annual Progress Reports, and to provide a list of sites owned by the city or county that have been sold, leased, or otherwise disposed of in the prior year. AB 1255 requires the City to create a central inventory of surplus and excess public land each year. The City is required to transmit the inventory to the Department of Housing and Community Development and to provide it to the public upon request.

Housing Impact Fee Data: Assembly Bill 1483 (2019) – AB 1483 requires the City to publicly share information about zoning ordinances, development standards, fees, exactions, and affordability requirements. The City is also required to update such information within 30 days of changes. This Housing Element describes governmental constraints on the production of housing, including a look at zoning requirements, development standards, fees, exactions, and affordability requirements. Changes in requirements made during the Housing Element planning period will also be reported as part of the City's annual Housing Element Progress Report.

Standardization of Sites Inventory Analysis and Reporting: Senate Bill 6 (2019) – SB 6 requires the City to electronically submit the sites inventory to HCD starting in 2021. The bill further provides streamlined, ministerial approval processes for certain housing developments and further makes housing an allowable use on "neighborhood lots".

"Just Cause" Eviction: Assembly Bill 1482 (2019) – AB 1482 restricts rents from being increased more than 5% plus inflation annually for the next 10 years and requires landlords to demonstrate "just cause" prior to

evicting tenants of at least one year. Property owners evicting tenants for renovations or condo constructions must provide relocation fee equal to one month's rent.

Housing Discrimination: Senate Bill 329 (2019) – SB 329 prohibits discrimination against tenants paying for housing with public assistance, such as Section 8 vouchers.

Navigation Centers: Assembly Bill 101 (2019) – AB 101 requires jurisdictions to approve navigation centers by-right in mixed use and nonresidential zones that allow multifamily uses. Additionally, if a locality has been designated "prohousing" by HCD—compliant with housing element requirements and enacted policies that advance the planning, approval, and construction of housing—extra points will be given on IIG, AHSC and TTC grant program applications. Awards will be based on categories including favorable zoning, faster processing, reducing costs and financial subsidies.

Additional Density Bonus: Assembly Bill 1763 (2019) – AB 1763 provides enhanced density bonus for 100% affordable developments including 80% density bonus and no density limit if within ½-mile of a major transit stop under State Density Bonus Law.

Evacuation Routes: Senate Bill 99 and Assembly Bill 747 (2019) – Two recent bills, AB 747 and SB 99, require the General Plan Safety Element to be updated to identify evacuation routes and their capacity, safety, and viability under a range of emergency scenarios and to include information identifying residential developments in hazard areas that do not have at least two emergency evacuation routes. The bill requires these updates to occur with this Housing Element.

Housing Crisis Act Clean-up Bill: Senate Bill 8 (2021) – SB 8 is a clean-up bill impacting several previous housing initiatives. Notably, it extends key provisions of SB 330, also known as the Housing Crisis Act of 2019 (previously set to expire in 2025), until January 1, 2030. The bill further states that affordable and market rate residential projects with two or more units; mixed-use projects of which two-thirds of the square footage is residential; emergency shelters; and transitional or supportive housing may qualify for review pursuant to the Housing Accountability Act.

SB 8 further amends the Government Code to state that with respect to land where housing is an allowable use, an affected jurisdiction, as defined by HCD, cannot change the general plan land use designation, specific plan land use designation, or zoning of a parcel or parcels of property to a less intensive use or reducing the intensity of land use within an existing general plan land use designation, specific plan land use designation, or zoning district in effect at the time of the proposed change. "Reducing the intensity of land use" includes, but is not limited to, reductions to height, density, or floor area ratio, new or increased open space or lot size requirements, new or increased setback requirements, minimum frontage requirements, or maximum lot coverage limitations, or any other action that would individually or cumulatively reduce the site's residential development capacity.

Additionally, SB 8 provides that a city or county may not approve a housing development project that will require the demolition of occupied or vacant protected rental units unless all requirements are met. These requirements include that the project will replace all existing or demolished protected units and that the housing development project will include at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the project site within the last five years.

Duplexes and Urban Lot Splits: Senate Bill 9 (2021) – This bill allows property owners to subdivide a single-family residential property into two lots, where two units can be built on each newly created lot. This would allow up to a total of four units in an existing R-1 zoned property with a ministerial review process.

CEQA Streamlining for Rezoning up to 10 Units: Senate Bill 10 (2021) – This legislation creates a voluntary process for local governments to pass ordinances prior to January 1, 2029, to zone any parcel for up to 10

residential units if located in transit rich areas and urban infill sites. Adopting a local ordinance or a resolution to amend a general plan consistent with such an ordinance would be exempt from review under the California Environmental Quality Act (CEQA). This provides cities an increased ability to upzone property for housing without the processing delays and litigation risks associated with CEQA. However, if the new housing authorized by the general plan would require a discretionary approval to actually build the housing (for example, a subdivision map or design review), CEQA review would be required for those subsequent approvals.

Housing Element Regional Housing Need Relative Progress Determination: Assembly Bill 215 (2021) – This bill would require a local government to make the first draft revision of a housing element available for public comment for at least 30 days and, if any comments are received, take at least 10 additional business days to consider and incorporate public comments into the draft revision before submitting it to HCD for review. Furthermore, a jurisdiction is required to post any subsequent draft revision on its internet website and to email a link to the draft revision to individuals and organizations that have requested notices relating to the local government's housing element, as specified. This bill also expands the attorney general's authority to independently seek action and grants HCD the ability to hire or appoint other counsel if the attorney general does not pursue action against a local agency that has violated certain housing laws, inclusive of the HCA, AFFH policies (AB 686), SB 35 Streamlining, Permanent Supportive Housing streamlining (AB 2162) and Low Barrier Navigation Center streamlining (AB 101). As such, this law strengthens the enforcement tools that may be used against noncompliant jurisdictions. As a result of this bill, HCD established the Housing Accountability Unit and the Attorney General established the Housing "Strike Force" to actively monitor compliance with state housing laws.

2 Housing Needs Assessment

The 2023-2031 Housing Element provides a roadmap for how to meet San Bruno's growth and housing challenges. The Housing Needs Assessment identifies what the existing housing conditions and community needs are. This chapter provides demographic and housing market information to evaluate existing and future housing needs. The COVID-19 Pandemic has resulted in unprecedented changes in many data series, making analysis and predictions for the economy and housing markets more challenging. The main purpose of this assessment is to provide a basic profile of existing conditions and historical trends in San Bruno as a starting point for identifying housing needs. It will also identify population groups with the greatest housing needs and to provide direction and focus for future housing initiatives.

A. Population Growth

The Bay Area is the fifth-largest metropolitan area in the nation and has seen a steady increase in population since 1990, except for a dip during the 2007-~~2008~~ 2009 Great Recession and the recent unprecedented impacts of the COVID-19 Pandemic. Many cities in the region have experienced a strong economy drawing new residents ~~to the region~~ and significant growth in jobs and population. While these trends have led to a corresponding increase in demand for housing across the region, the regional housing production ~~of housing~~ has not kept pace with job and population growth.

In 2020, the population of San Bruno was estimated to be 45,454 and made-up 6% of the population in San Mateo County. While the population of San Bruno, San Mateo County and the Bay Area has steadily increased over the last two decades, the rate of growth has been cyclical and most recently slowing (Figure 2-1), with a slight decline during the COVID-19 pandemic. The graph below and the table that follows, show population trends in San Bruno in comparison to the rate of population growth in San Mateo County and the Bay Area.

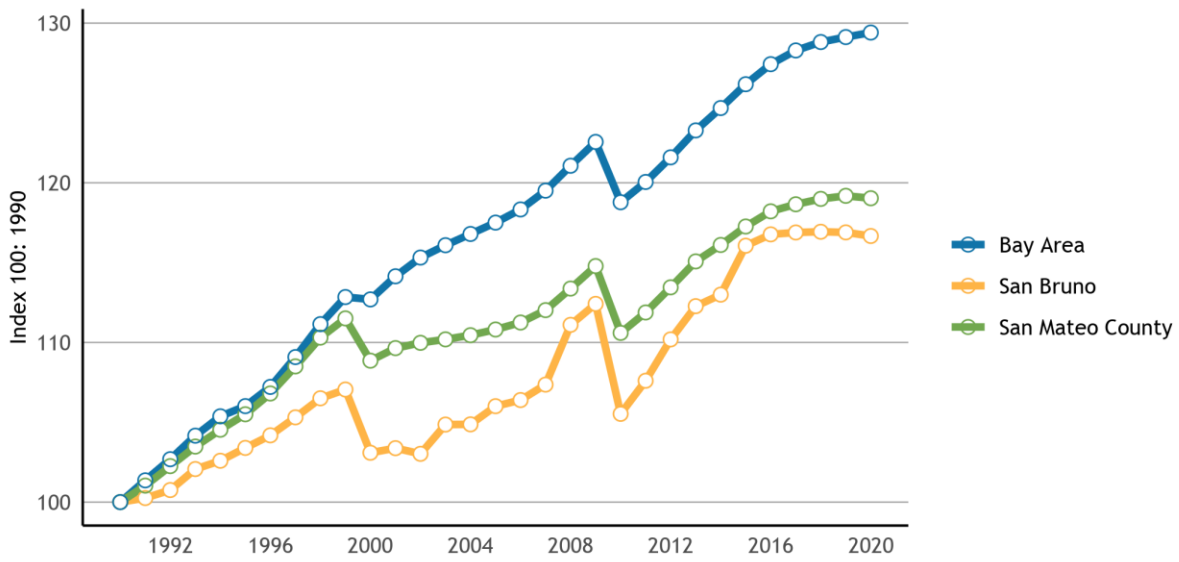


Figure 2-1 Population Growth Trends

Source: California Department of Finance, E-5 series.

TABLE 2-1 POPULATION GROWTH TRENDS

	Number			Percent Change		
	San Bruno	San Mateo County	Bay Area	San Bruno	San Mateo County	Bay Area
1990	38,961	649,623	6,020,147			
2000	40,165	707,163	6,784,348	3%	9%	13%
2010	41,114	718,451	7,150,739	2%	2%	5%
2020	45,454	773,244	7,790,537	11%	8%	9%

Source: California Department of Finance, E-5 series.[1]

In the last two decades, the fastest rate of population growth across the region occurred from 2010 to 2016 in the aftermath of the 2007-~~2010~~ 2009 Great Recession. ~~From~~ Following the recession from 2011 through 2019, the economy recovered strongly ~~from the recession~~, in part due to the rapid growth of the Silicon Valley technology sector. In addition to the strong job growth, lower housing prices following the 2007 ~~2010~~ housing ~~crisis~~ crash ~~and recession~~ fueled new in-migration. After 2016, population growth began to gradually slow throughout the region. Both San Mateo County and San Bruno saw a population decline between 2018 and 2019. Despite strong economic conditions, population growth has slowed significantly since the mid-2010s, as rising housing costs have resulted in increased numbers of domestic residents relocating to more affordable housing markets.

[1] To compare the rate of growth across various geographic scales, Figure 2-1 shows population for the jurisdiction, county, and region indexed to the population in the year 1990. This means that the data points represent the population growth (i.e., percent change) in each of these geographies relative to their populations in 1990.

Because of the COVID-19 Pandemic, the region has experienced significant net out-migration to more affordable areas, spurred by an increase in remote working arrangements.[2] According to the California Department of Transportation, approximately 4,000 net migrants left the San Mateo County in 2020 and an average of 2,800 will leave between 2021 and 2026.[3] In the "San Francisco-San Mateo-Redwood City, California Comprehensive Housing Market Analysis as of December 1, 2020;", the U.S. Department of Housing and Urban Development (HUD), estimates population growth is expected to continue during the 3--year forecast period (2021-2023), but at a significantly slower rate given weak economic conditions and continued net out-migration due to continued high housing costs.

B. AGE

The distribution of age groups in a city shapes what types of housing the community may need in the future. An increase in the older population may mean there is a developing need for more senior housing options, while higher numbers of children and young families can point to the need for more family housing options and related services. There has also been a move by many to age-in-place or downsize to stay within their communities, which can mean more multi-family and accessible units are also needed.

San Bruno, like other cities in San Mateo County, can expect to see a dramatic increase in the number of seniors as the baby boomer generation ages. In 2019, San Bruno's senior population 65 and older made-up 15% of the population. From 2000 to 2019, the 85-and-over population increased by 36% and the 65 to 74 population increased by 66% (Table 2-2). A key challenge in the coming years will be how to accommodate the housing needs of aging residents. In 2019, San Bruno's youth population under the age of 18 made up 19% of the city and from 2000 to 2019, the population of those under 24 has decreased by 6-12% depending on the age group (Table 2-2). As a result of these demographic shifts, the median age in San Bruno increased from 36.2 in 2000 to 39 in 2019.

TABLE 2-2 SAN BRUNO POPULATION BY AGE

Age Group	2000 % of Total	2010 % of Total	2019 % of Total	% Increase 2000–2019
Age 0-4	6%	6%	5%	-10%
Age 5-14	13%	11%	11%	-12%
Age 15-24	12%	12%	11%	-6%
Age 25-34	16%	15%	17%	11%
Age 35-44	18%	14%	15%	-13%
Age 45-54	15%	16%	15%	8%
Age 55-64	9%	13%	12%	57%
Age 65-74	6%	7%	9%	66%
Age 75-84	4%	4%	4%	8%
Age 85+	1%	2%	2%	36%
Totals	**100% (40,165)**	**100% (41,114)**	**100% (43,083)**	

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002.

[2] Comprehensive Housing Market Analysis for San Francisco-San Mateo-Redwood City, California (huduser.gov).
[3] California Department of Transportation: San Mateo County Economic Forecast.

C. RACE AND ETHNICITY

Understanding the racial makeup of a city and region is important for designing and implementing effective housing policies and programs. These patterns are shaped by both market factors and government actions, such as exclusionary zoning, discriminatory lending practices and displacement that has occurred over time and continues to impact communities of color today.

According to the American Community Survey, approximately 33% of San Bruno residents are White, declining from about half of residents in the last two decades. The percentage of Asian San Bruno residents has grown from 22% to 34% in the same period. The Hispanic or Latino population has remained more stable, growing from 25% to 27% in the same period (Figure 2-2).

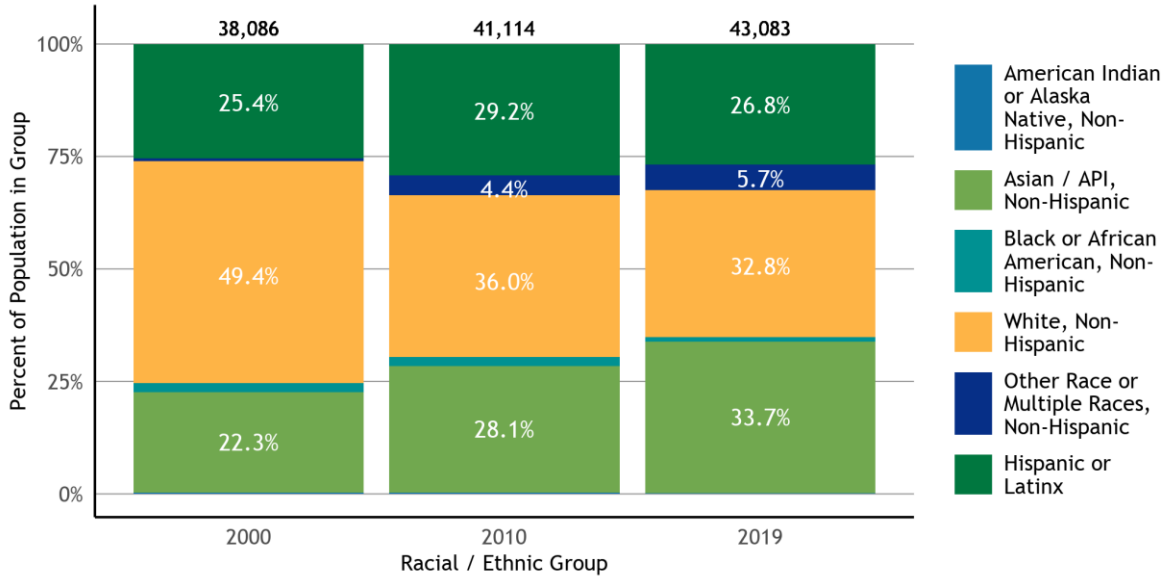


Figure 2-2 San Bruno Population by Race, 2000-2019

Source: U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002.

The overall racial and ethnic composition of San Bruno, San Mateo County and the Bay Area are similar with small differences between them (Table 2-3). San Bruno has a slightly larger proportion of Asian and Hispanic residents as well as a smaller proportion of White and Black residents than the county and region.

TABLE 2-3 REGIONAL COMPARISON – POPULATION BY RACE

	American Indian or Alaska Native, Non-Hispanic	Asian/API, Non-Hispanic	Black or African American, Non-Hispanic	White, Non-Hispanic	Other Race or Multiple Races, Non-Hispanic	Hispanic or Latino~~x~~	Total Population
San Bruno	<1%	34%	1%	33%	6%	27%	43,083
San Mateo County	<1%	30%	2%	39%	4%	24%	767,423
Bay Area	<1%	27%	6%	39%	5%	24%	7,710,026

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002.

Looking at the senior and youth population by race can add an additional layer of understanding, as families and seniors of color are even more likely to experience challenges finding affordable housing. In San Bruno, people of color (non-white racial groups) make up 38% of seniors and 60% of youth under 18 (Figure 2-2-).

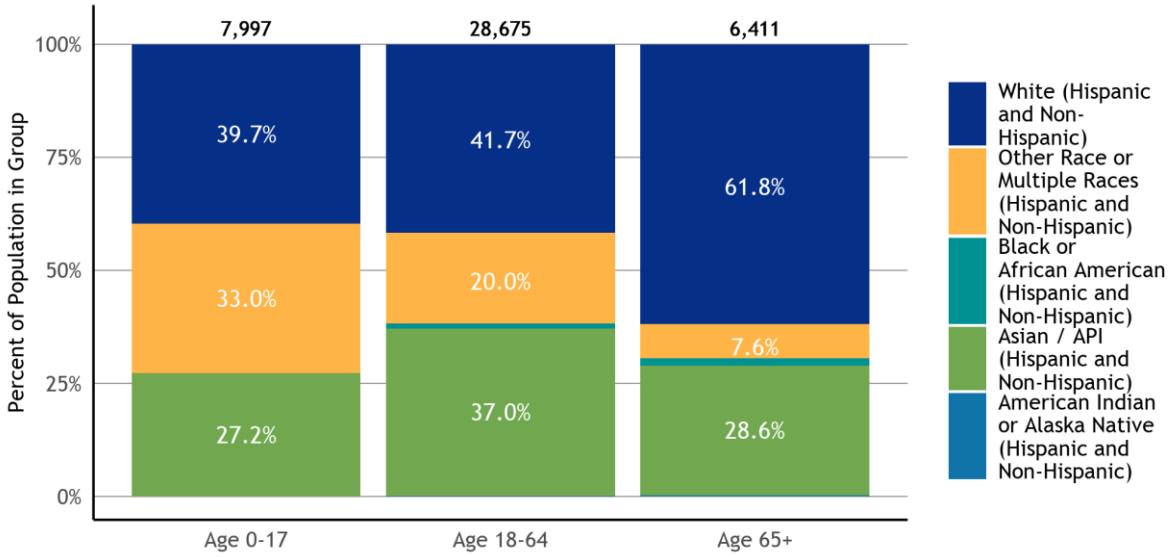


Figure 2-3 San Bruno Senior and Youth Population by Race

Universe: Total population.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-G).

KEY POINTS: POPULATION GROWTH AND DEMOGRAPHICS

- While population growth has significantly increased throughout the Bay Area, San Mateo County, and San Bruno over the last two decades, the rate of growth has been cyclical and began to slow down in 2016.
- Despite strong economic conditions, population growth has begun to slow partly due to rising housing costs as residents relocate to more affordable housing markets. The COVID-19 Pandemic has contributed to slower population growth in recent years.
- In San Bruno, from 2000 to 2019, the population of those under 14 has decreased by 11%, while the 65-and-over population has increased by 36%. These trends are mirrored in the region. A key challenge in the coming years will be how to accommodate the needs of aging residents.
- From 2000 to 2019, the fastest growing race/ethnic group in San Bruno was Asian. San Bruno also has a large Hispanic population which has remained stable over the same period. The White population has steadily decreased from half in 2000 to 33% in 2019.
- In San Bruno, people of color (non-white racial groups) make up 38% of seniors and 60% of youth under 18.

D. INCOME CHARACTERISTICS

The U.S. Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD) use household income categories to help standardize analysis

of housing needs. HCD divides the Regional Housing Needs Determination (RHND) into the ~~following~~ four income categories identified in Table 2-4.~~.~~

TABLE 2-4 INCOME CATEGORY DEFINITIONS

Extremely Low-Income	0% - 30% of area median income
Very Low-Income	30% - 50% of area median income
Low-Income	50% - 80% of area median income
Moderate-Income	80% -120% of area median income
Above Moderate-Income	>120% of area median income

The income categories are summarized below and are based on a household's percentage of San Mateo County's Area Median Income (AMI). HCD uses these categories to establish the annual income limits for San Mateo County, as shown in the ~~table~~Table 2-5~~ below~~.[4]

TABLE 2-5 SAN MATEO COUNTY INCOME LIMITS (2022)

	Number of Persons Per Household (Maximum Income)				
Income Category	**1**	**2**	**3**	**4**	**5**
Extremely Low	$39,150	$44,750	$50,350	$55,900	$60,400
Very Low	$65,250	$74,600	$83,900	$93,200	$100,700
Low-Income	$104,400	$119,300	$134,200	$149,100	$161,050
Median-Income	$116,200	$132,800	$149,400	$166,000	$179,300
Moderate-Income	$139,450	$159,350	$179,300	$199,200	$215,150

Source: HCD State Income Limits 2022 and State CDBG and HOME Income Limits.

The graph below shows the distribution of households by income in San Bruno, San Mateo County and the Bay Area.[5] Almost half San Bruno's households are lower income (45%): approximately 14% are extremely low-income, 11% are very low-income, and 20% are low-income. In San Bruno, 42% of households earn more than 100% of the AMI, compared to 14% making less than 30% of AMI, which is considered extremely low-income (Figure 2-4). These residents are particularly at risk for overpaying for housing.

Similar trends occur regionally, for example, in San Mateo County and the Bay Area, approximately half of all households make more than 100% AMI, while 13%-15% make less than 30% AMI. In San Mateo County, 30% AMI is the equivalent to the annual income of $54,800 for a family of four. Many households with multiple wage earners – including food service workers, full-time students, teachers, farmworkers, and healthcare professionals – can fall into lower AMI categories due to relatively stagnant wages in many

[4] According to the U.S. Census Bureau, Population Estimates Program, the overall median household income in San Bruno is $113,100, lower than the countywide median of $128,090 (2020 estimates). Estimate is based on Income in the Past 12 Months and based on data collected in the American Community Survey (ACS).

[5] Income groups are based on HUD calculations for Area Median Income (AMI). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. Households making between 80 and 120 percent of the AMI are moderate-income, those making 50 to 80 percent are low-income, those making 30 to 50 percent are very low-income, and those making less than 30 percent are extremely low-income. This is then adjusted for household size.

industries. Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation.[6]

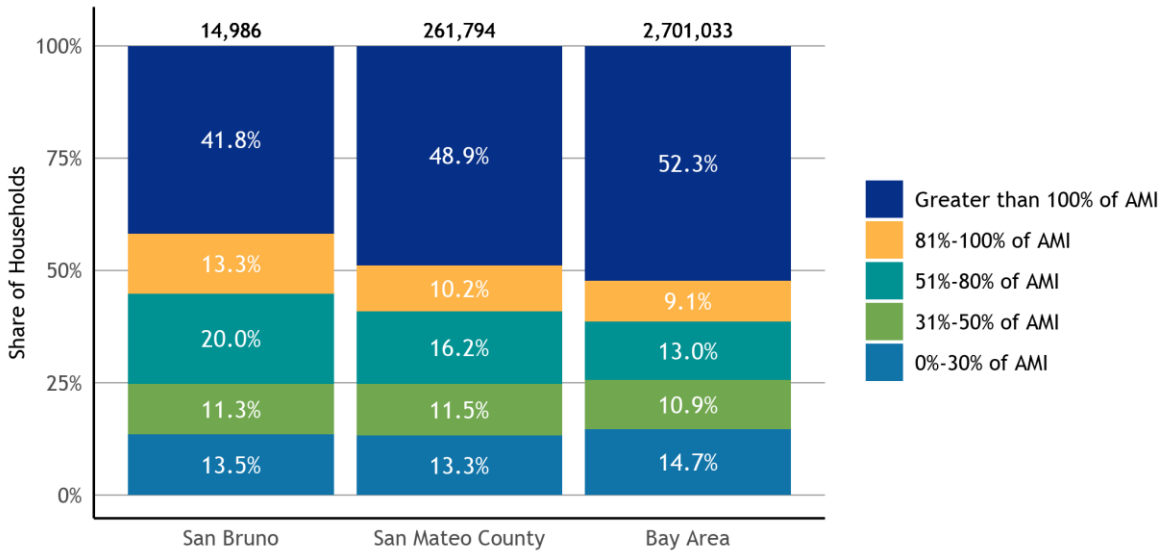


Figure 2-4 Households by Household Income Level

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents.[7] These economic disparities also leave communities of color at higher risk for housing insecurity, displacement or homelessness. In San Bruno, American Indian or Alaska Native (Hispanic and Non-Hispanic) residents experience the highest rates of poverty, followed by Black or African American (Hispanic and Non-Hispanic) residents (Figure 2-5).

[6] Bohn, S.et al. 2020. Income Inequality and Economic Opportunity in California. *Public Policy Institute of California*.
[7] Moore, E., Montojo, N. and Mauri, N., 2019. Roots, Race & Place: A History of Racially Exclusionary Housing the San Francisco Bay Area. *Hass Institute*.

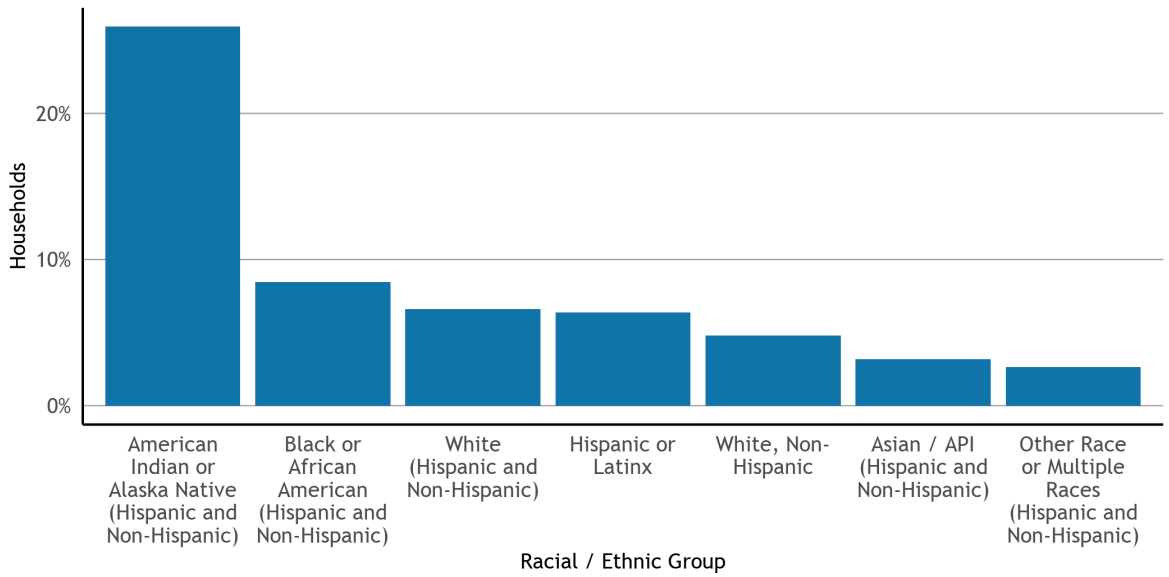


Figure 2-5 Poverty Status by Race

Universe: Population for whom poverty status is determined
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17001(A-I).

E. HOUSING TENURE

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity – ability for individuals to stay in their homes – in a city and region. Generally, renters may be displaced more quickly if prices increase. In San Bruno there are a total of 15,063 housing units, and fewer residents rent than own their homes: 41% versus 59% (Figure 2-6). This trend is similar in the overall region where 40% of San Mateo County households and 45% of Bay Area households rent their homes.

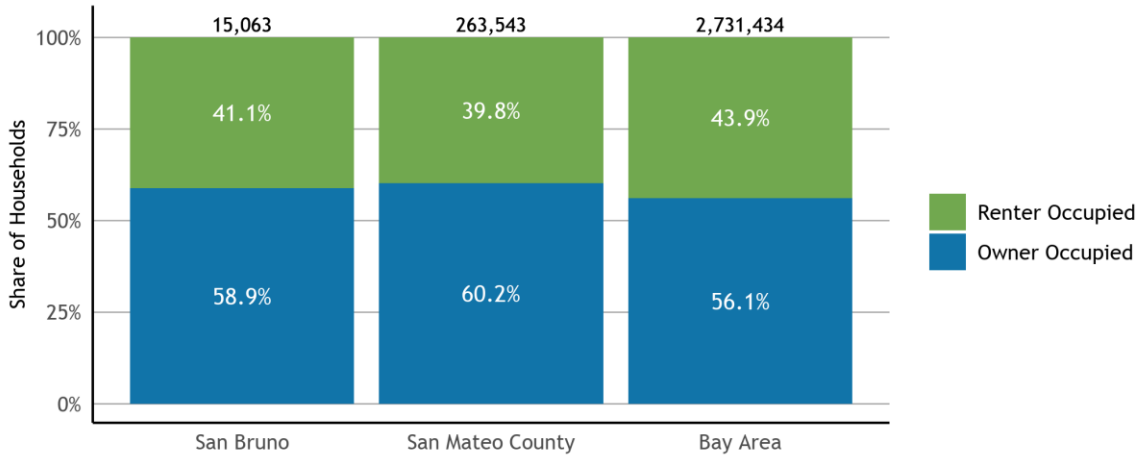


Figure 2-6 Housing Tenure

Universe: Occupied housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003.

Table 2-6 compares the City of San Bruno distribution of owner and renter housing in 2000 and 2011 and 2019 with San Mateo County and the Bay Area. The proportion of homeowners to renters in San Bruno, San Mateo County and the Bay Area has remained relatively stable over the last two decades.

TABLE 2-6 TENURE OF HOUSING (2000, 2011 AND 2019)

		City of San Bruno	San Mateo County	Bay Area
2000	Percent Owners	63%	61%	58%
	Percent Renters	37%	39%	42%
2011	Percent Owners	58%	59%	56%
	Percent Renters	42%	41%	43%
2019	Percent Owners	59%	60%	56%
	Percent Renters	41%	40%	44%

Source: 2010 US Census SF1, 2009-2011 American Community Survey.

Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. These disparities not only reflect differences in income and wealth but also stem from federal, state, and local policies that limited access to homeownership for communities of color while facilitating homebuying for white residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Bay Area communities.[8] In San Bruno, 35% of Black households owned their homes, while homeownership rates were 60% for Asian households, 64% for White households and 52% for Latino households (Figure 2-7).

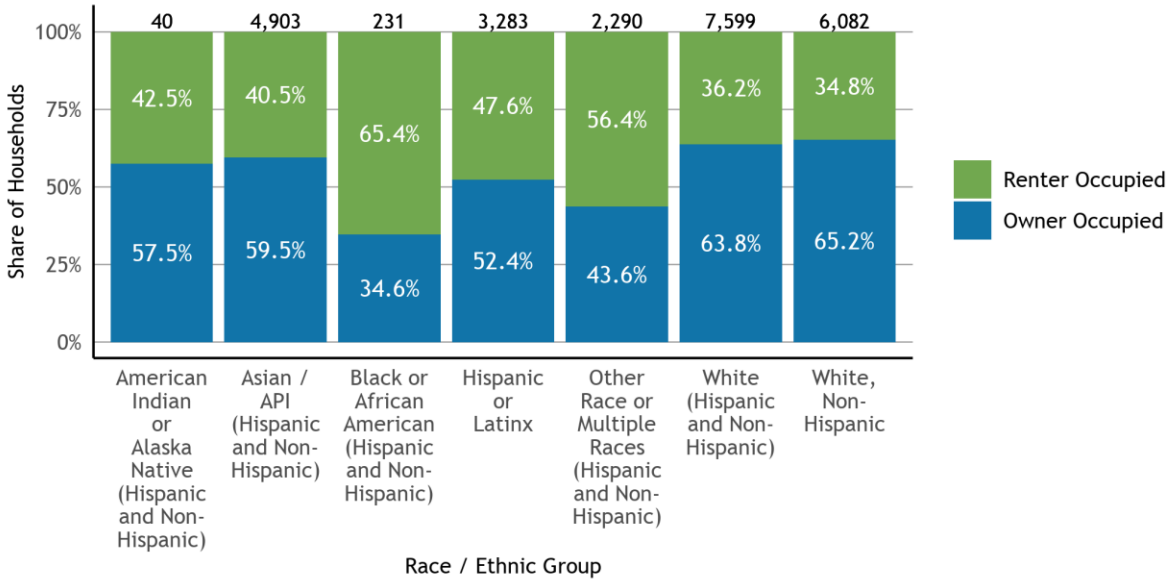


Figure 2-7 Housing Tenure by Race of Householder

Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003(A-I).

[8] See, for example, Rothstein, R. (2017). The color of law: a forgotten history of how our government segregated America. New York, NY & London, UK: Liveright Publishing.

F. TENURE BY INCOME AND POVERTY

Throughout the region, there are disparities between the incomes of homeowners and renters. Typically, the number of low-income renters greatly outpaces the amount of housing available that is affordable for these households. Because of the high cost of housing for both renters and homeowners in the Bay Area, San Mateo County, and San Bruno, most renters and homeowners earn above 100% AMI to afford housing at all ($149,600 for a family of four) (Figure 2-8). Specifically, 49% of owner-occupied housing units and 33% of renter occupied housing units in San Bruno are occupied by households that earn more than 100% of AMI. In San Bruno, low-income households that are below 80% AMI are just as likely to include renters as well as homeowners. However, lower income renters are more likely to be impacted when rents increase due to their income and the limited availability of choices in the rental housing market. There are 2,023 extremely low-income households in San Bruno. Of these, 893 are owner-occupied and 1,130 renter-occupied extremely low-income households. Fifty-six percent of extremely low-income households are renter-occupied and 44% are owner-occupied. Local jurisdictions are required to provide an estimate for their projected extremely low-income households. San Bruno projects that the city's extremely low-income households will be 50% of its very low-income RHNA or 352 housing units over the next housing element cycle.

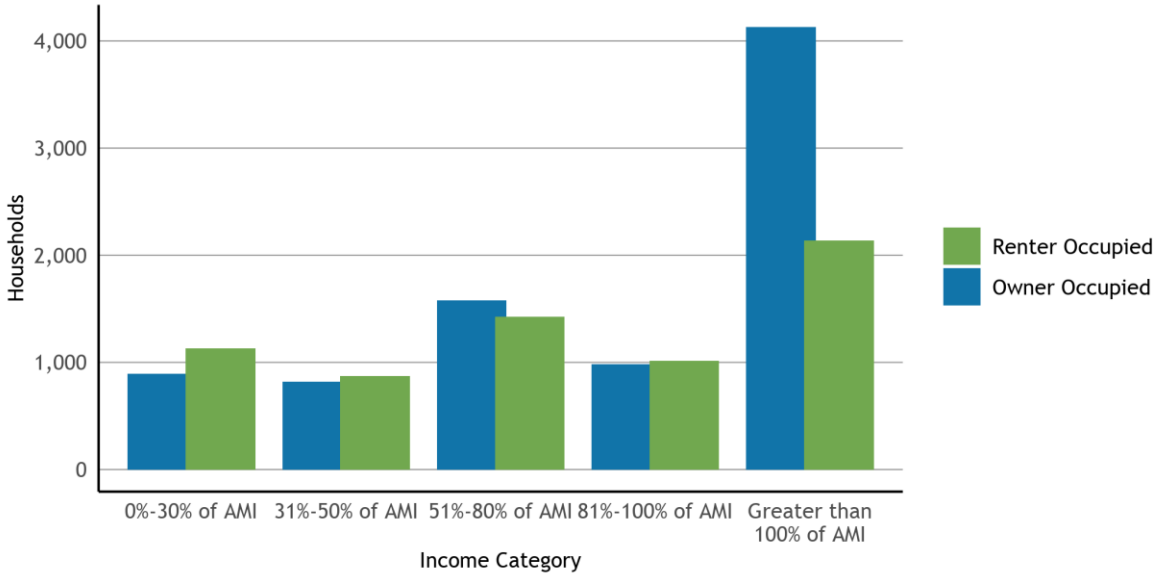


Figure 2-8 Household Income Level by Tenure

Universe: Occupied housing units
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

The age of residents who rent or own their home can also signal the housing challenges a community is experiencing. Younger households tend to rent and may struggle to buy a first home in the Bay Area due to high housing costs. At the same time, senior homeowners seeking to downsize may have limited options in an expensive housing market. In San Bruno, 62% of householders between the ages of 25 and 44 are renters, while only 17% of householders 65-74 are renters (see Figure 2-9).

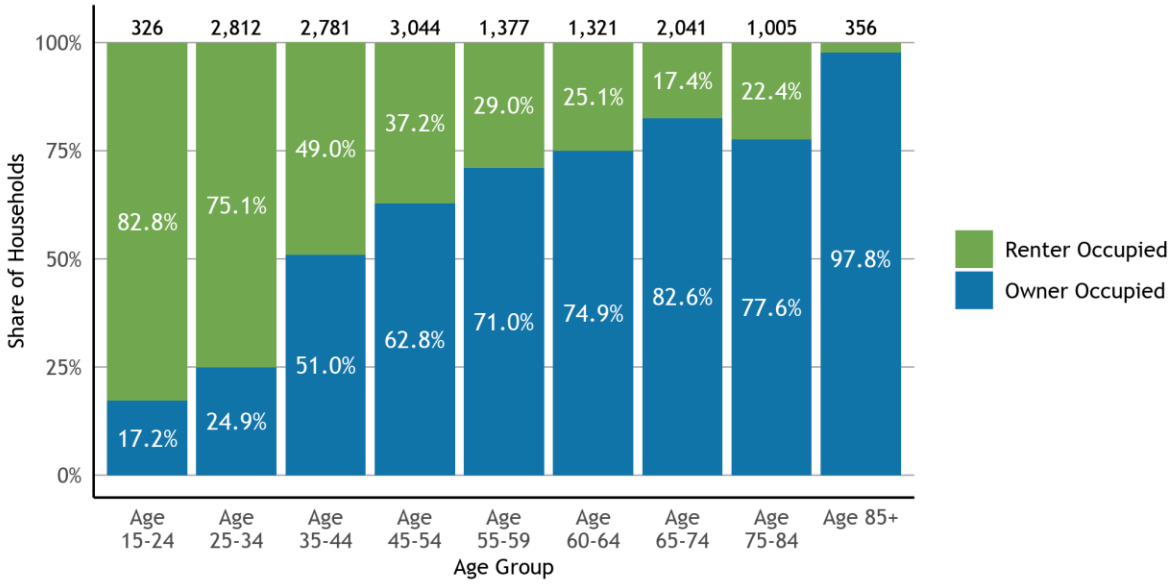


Figure 2-9 Housing Tenure by Age

Universe: Occupied housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007.

In many cities, homeownership rates for households in single-family homes are substantially higher than the rates for households in multi-family housing. In San Bruno, 83% of households in detached single-family homes are homeowners, while 19% of households in multi-family housing are homeowners (Figure 2-10).

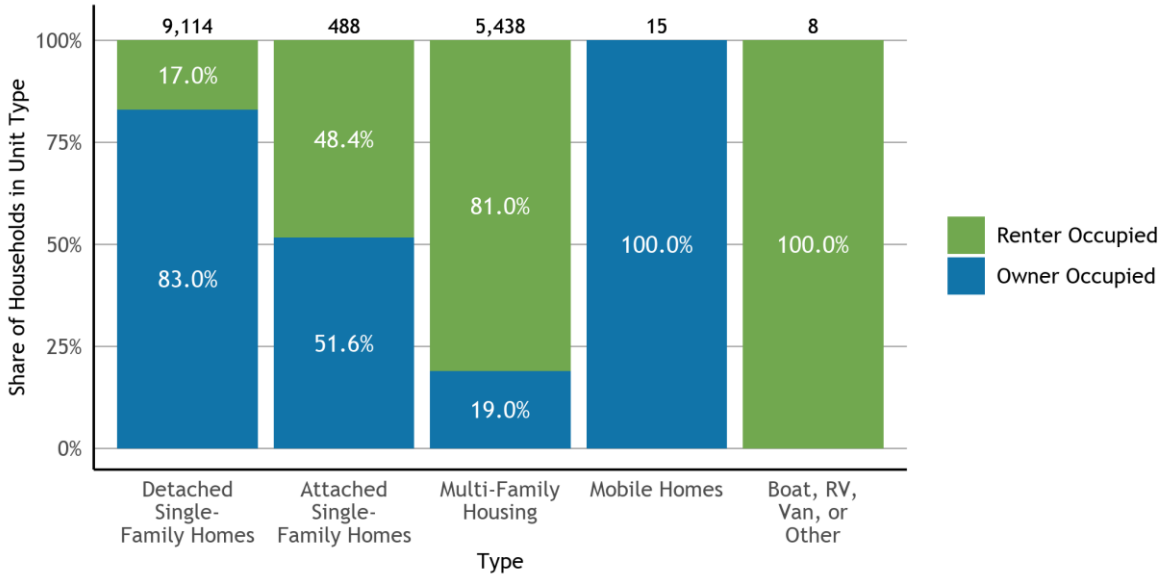


Figure 2-10 Housing Tenure by Housing Type

Universe: Occupied housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032.

KEY POINTS: INCOME, TENURE AND POVERTY

- Almost half San Bruno's households are lower income (45%).
- In San Bruno, 42 percent of households earn more than 100 percent AMI and 14 percent make less than 30 percent of AMI, which is considered extremely low-income. Similar trends occur regionally.
- Many households fall into lower AMI categories due to relatively stagnant wages in many industries. Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen.
- In San Bruno, American Indian or Alaska Native (Hispanic and Non-Hispanic) residents experience the highest rates of poverty, followed by Black or African American (Hispanic and Non-Hispanic) residents.
- In San Bruno fewer residents rent than own their homes: 41 percent versus 59 percent. This trend is similar in the overall region and has remained stable over the last two decades.
- In San Bruno, 35 percent of Black households, 60 percent of Asian households, 64 percent of White households and 52 percent for Latinx households owned their homes. These disparities reflect differences in income and wealth stemming from federal, state, and local policies that limited access to homeownership for communities of color while facilitating homebuying for white residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Bay Area communities.
- Low-income households that are below 80 percent AMI are just as likely to include renters as well as homeowners, but lower income renters are more likely to be impacted when rents increase due to their income and the limited availability of choices in the rental housing market.
- In San Bruno, 83 percent of households in detached single-family homes are homeowners, while 19 percent of households in multi-family housing are homeowners.

G. HOUSING

1. HOUSING UNITS

According to California Department of Finance (DOF) estimates, San Bruno had a total of 16,159 housing units as of 2019, which is a 5% increase since 2010 (Table 2-7).

TABLE 2-7 TOTAL HOUSING UNITS (2000, 2010, AND 2019)

	City of San Bruno		San Mateo County		Bay Area	
	Number	% Change	Number	% Change	Number	% Change
2000	14,980		260,576		2,552,402	
2010	15,356	2.5%	271,031	4.0%	2,785,948	9.2%
2019	16,159	5.2%	277,773	2.5%	2,904,094	4.2%

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25002 and California Department of Finance, E-5 series.

Production has not kept up with housing demand for several decades in the Bay Area, as the total number of units built and available has not yet come close to meeting the population and job growth experienced throughout the region. In San Bruno, the largest proportion of the housing stock was built 1940 to 1959, with 6,203 units constructed during this period (Figure 2-11). Since 2010, 2.4% of the current housing stock was built, a total of 379 units.

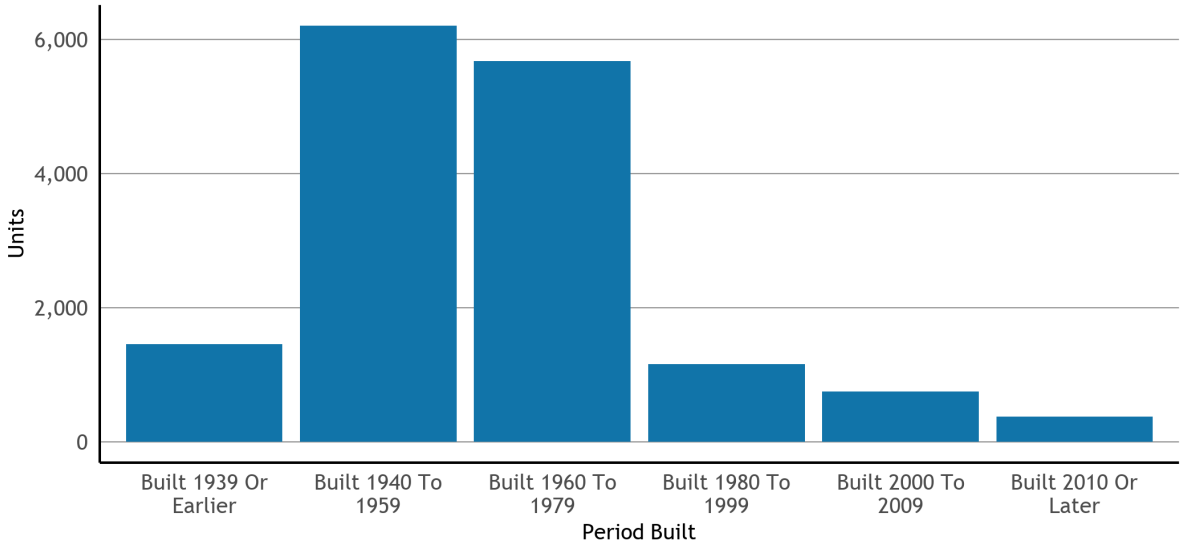


Figure 2-11 Housing Units by Year Structure Built

Universe: Housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034.

The chart below shows the distribution of housing units by residential building type in San Bruno in 2010 and 2020 (Figure 2-12). The housing stock of San Bruno in 2020 was primarily made up of single-family detached buildings (56%). Another 35% of the housing stock are multi-unit buildings of five units or more. The remaining housing stock include 6% multi-family homes with 2 to 4 units, and 4% single-family attached homes such as townhouses and condos. In San Bruno, the housing type that experienced the most growth between 2010 and 2020 was multi-unit buildings of five units or more.

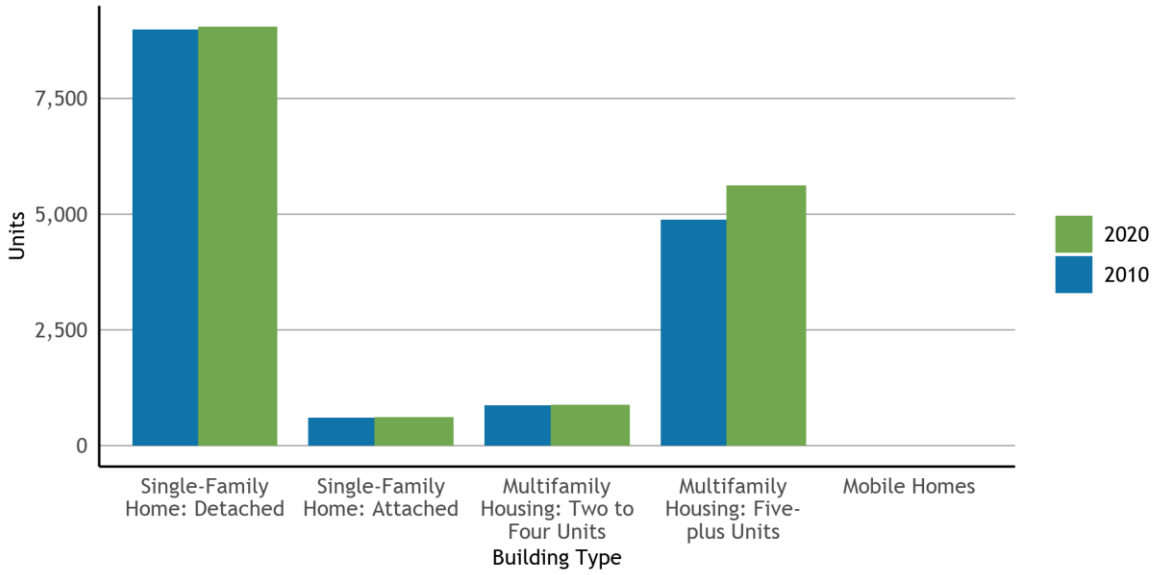


Figure 2-12 Housing Type Trends

Universe: Housing units
Source: California Department of Finance, E-5 series.

2. HOUSING OCCUPANCY

The demand for both rental and ownership housing in San Bruno, San Mateo County and the Bay Area is strong. According to American Community Survey (2015-2019), the vacancy rate in San Bruno for owner-occupied homes was just about 1%, and the vacancy rate for rentals was 3.9%. Vacant units make up 3.7% of the overall housing stock in San Bruno (Table 2-8).[9]

A housing market with a vacancy rate under 5% is considered to be tight and contributes to concerns about overcrowding, housing availability and choice, and housing affordability. The recent increases in rents and construction of new rental housing in San Mateo County are indicative of the high demand for rental housing relative to the supply of available rental units. In the Bay Area, the vacancy rate *excluding* units used for *recreational or occasional use,* and units classified and *other vacant*, is actually 2.6% of the total housing units that are listed for rent.[10]. In a region with a thriving economy and housing market like the Bay Area, units being renovated/repaired and prepared for rental or sale are likely to represent a large portion of the "other vacant" category. Additionally, the need for seismic retrofitting in older housing stock could also influence the proportion of "other vacant" units in some jurisdictions.[11] Figure 2-13 shows a large proportion of vacant units in the region are categorized as "other vacant", with 34% in San Bruno, 28% in San Mateo County and 36% in the Bay Area.

TABLE 2-8 OVERALL OCCUPANCY STATUS AND VACANCY RATES

	Occupied Housing Units	Vacant Housing Units	Total Housing Units	Vacancy Rate
San Bruno	15,063	571	15,634	3.7%
San Mateo County	263,543	14,230	277,773	5.1%
Bay Area	2,731,434	172,660	2,904,094	5.5%

Universe: Housing Units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25002.

Out of the 571 vacant units in San Bruno, almost half or 251 units (44%) are "for rent" and only 6.5% or 37 are "for sale." In the Bay Area and the county, there is a much larger proportion of vacant units that are listed as "Seasonal, Recreational or Occasional Use" (22% and 23% compared to only 7% in San Bruno). The region also has far fewer vacant units listed for rent than San Bruno, with only 24% in the Bay Area and 31% in San Mateo County listed for rent compared to 44% in San Bruno (Figure 2-13).

[9] The vacancy rates by tenure are for a smaller universe than the total vacancy rate reported in Table 2-8~~10~~ which includes the full stock (4%). The vacancy by tenure counts are rates relative to the rental stock (occupied and vacant) and ownership stock (occupied and vacant) - but exclude a significant number of vacancy categories, including the numerically significant *other vacant*.

[10] The Census Bureau classifies vacant units as "for recreational or occasional use" are those that are held for short-term periods of use throughout the year such as vacation rentals and short-term rentals like AirBnB. The Census Bureau classifies units as "other vacant" if they are vacant due to foreclosure, personal/family reasons, legal proceedings, repairs/renovations, abandonment, etc. For more information, see definitions prepared by the Census Bureau: https://www.census.gov/housing/hvs/definitions.pdf.

[11] See Dow, P. (2018). Unpacking the Growth in San Francisco's Vacant Housing Stock: Client Report for the San Francisco Planning Department. University of California, Berkeley.

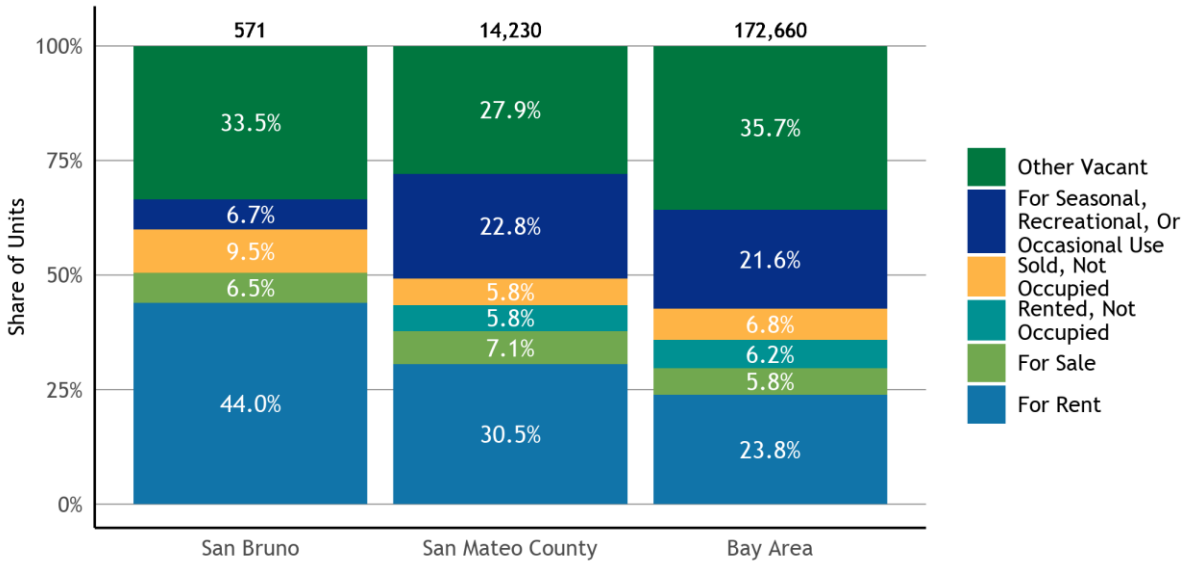


Figure 2-13 Vacant Units by Type

Universe: Vacant housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004.

Most of the occupied households in San Bruno are married-couple family households (53%), followed by single-person households (25%) (male or female), female-headed family household (10%) and male-headed family household (5%) (Figure 2-14). Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income. Of all family households in San Bruno (married, female-headed and male-headed households) 46% are households with children (Table 2-9).

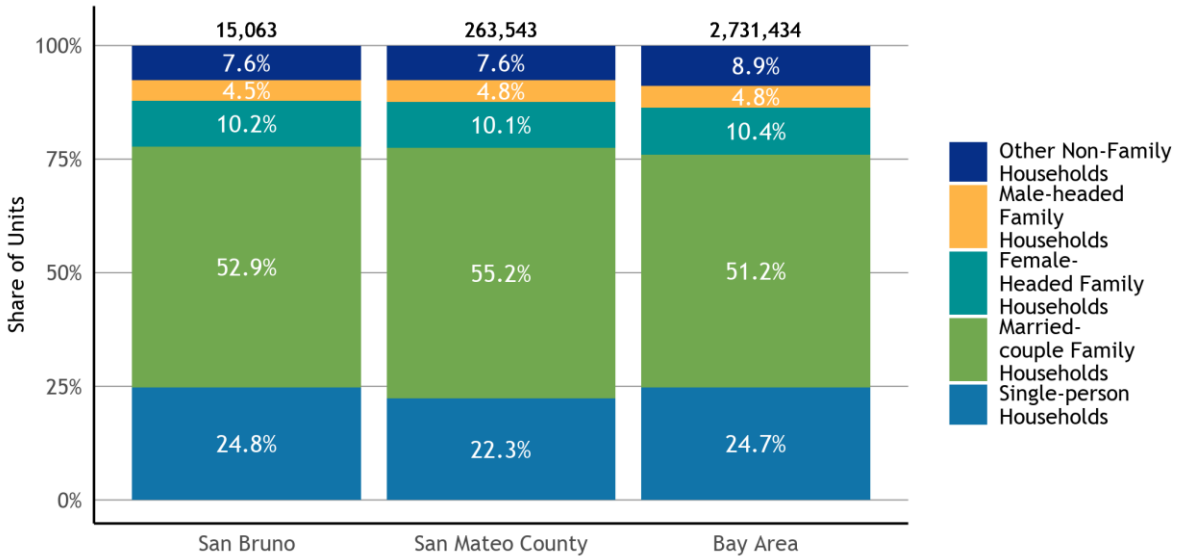


Figure 2-14 Household Type

Universe: Households
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001.

TABLE 2-9 FAMILY HOUSEHOLDS WITH CHILDREN

	Family Households with 1 or More Children Under 18	Total Family Households	Total Households (Includes Single & Other)

San Bruno	4,668 (46%)	10,183	15,063
San Mateo County	86,818 (47%)	184,744	263,543
Bay Area	873,704 (48%)	1,813,672	2,731,434

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11005.

KEY POINTS: HOUSING UNITS AND OCCUPANCY

- San Bruno had a total of 16,159 housing units as of 2019, which is a five percent increase since 2010. Production has not kept up with housing demand for several decades in the Bay Area, as the total number of units built and available has not yet come close to meeting the population and job growth experienced throughout the region.
- In San Bruno, the housing type that experienced the most growth between 2010 and 2020 was Multifamily Housing: Five-plus Units.
- The housing stock of San Bruno in 2020 was primarily made up of single-family detached buildings (56%) and multi-unit buildings of 5 units or more (35%).
- Despite the dominance of single family and multi-unit buildings of 5 units or more, policymakers are interested in "missing middle housing" – including duplexes, triplexes, townhomes, cottage clusters and accessory dwelling units (ADUs). These housing types may open more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place.
- Out of the 571 vacant units in San Bruno in 2019, almost half or 251 units (44%) are "for rent" and only 6.5 percent or 37 are "for sale."
- In the Bay Area and the county 22 percent and 23 percent of vacant units are listed as "Seasonal, Recreational or Occasional Use" compared to only 7 percent in San Bruno. The county and region have fewer vacant units listed as "for rent" rent than San Bruno, with only 24 percent in the Bay Area and 31 percent in San Mateo County and 44 percent in San Bruno.
- Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households who may be supporting children or a family with only one income. Ten percent of households in San Bruno are female-headed family households.

H. EMPLOYMENT AND UNEMPLOYMENT

San Bruno is largely a residential city, with approximately 16,500 jobs located in the city, or approximately one job for every three residents. Thirty-seven percent of jobs in San Bruno pay more than $75,000 a year or

more and 63% of jobs pay less than $75,000 annually.[12] Between 2006 and 2009, the number of jobs located in San Bruno dipped below 12,000 jobs from a peak of 16,000 in 2002 (Figure 2-15). Since 2010, the number of jobs located in San Bruno has continued to increase as San Bruno recuperated the job losses of the previous decades' economic recession. Between 2010 and 2018, the economic recovery due in part to rapid growth in the technology industry, resulted in an additional 4,440 jobs in San Bruno or (37% increase). San Bruno's fastest growing industries during this time-period are Professional & Managerial Services and Information Services and one of the slowest was Retail, with 0% growth between 2010 and 2018. Job growth has been strong, although cyclical, over the past 10 years, with a slight dip leading into the pandemic but is projected to continue its upward trajectory.

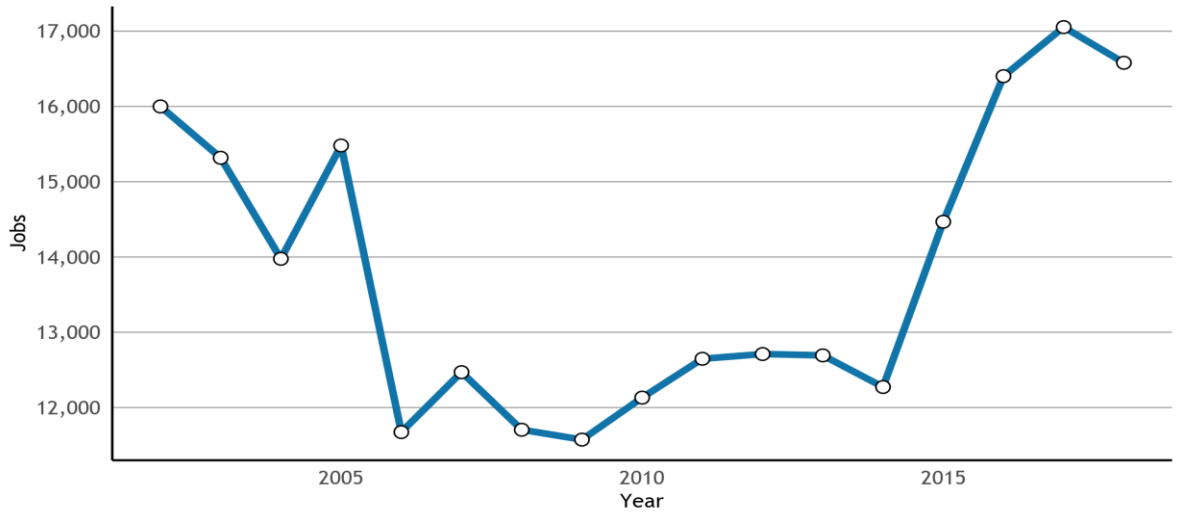


Figure 2-15 Jobs in a Jurisdiction

Universe: Jobs from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment.
Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018.

San Bruno's unemployment rate is similar to the unemployment rate for the region and the state. The unemployment rate reached its nadir in April 2020 at the beginning of the COVID-19 Pandemic and climbed steadily since. The unemployment rate in the San Bruno area has largely improved since the height of the pandemic, in January 2022, San Bruno's unemployment rate was 3.5%.

[12] Source: U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519.

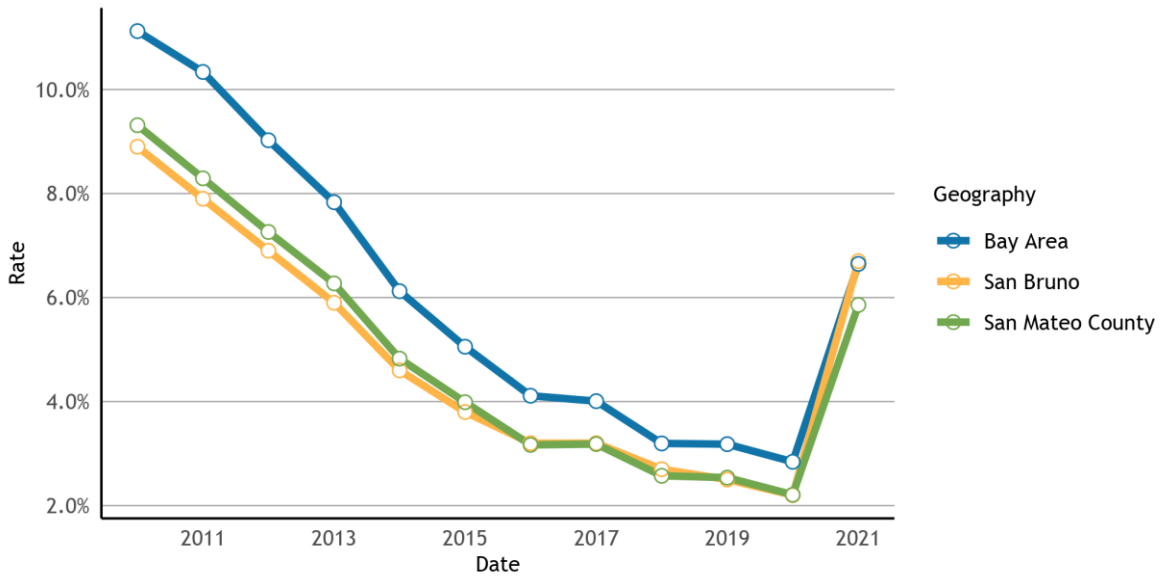


Figure 2-16 Unemployment Rate

Universe: Civilian noninstitutional population ages 16 and older.
Source: California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021.

I. INDUSTRY SECTOR COMPOSITION

1. JOBS AT SAN BRUNO JOB SITES

There are 16,229 jobs located at San Bruno job sites.[13] Jobs located in the City of San Bruno are primarily jobs in Professional & Managerial Services industry (28%), and Arts, Recreation and Other Services (18%), and Health & Educational Services (16%), together representing more than 60% of all jobs in San Bruno. The remaining jobs are in Retail (15%), Information Services (11%), Manufacturing and Wholesale (3%) and Transportation and Utilities (3%), Financial and Leasing (3%), Government (2%) and Construction (2%). While Information Services makes up only 11% of all San Bruno Jobs, the industry grew by 721% between 2010 and 2018, from 215 to 1,765 jobs (an additional 1,550 new jobs). Jobs in the city's Information Services and Professional & Managerial Services are largely related to the technology industry.[14] San Bruno's top employers include YouTube (2,565 employees), Walmart (2,000 employees), Skyline College (402 employees), Artichoke Joe's Casino (384 employees), City of San Bruno (232 employees), San Bruno Park School District (215 employees), Target (208 employees), Lucky Supermarkets (188 employees), Lowe's (170 employees), and Church of the Highlands (100 employees).[15]

[13] Employed *residents* in a jurisdiction is counted by place of residence (they may work elsewhere) while *jobs* in a jurisdiction are counted by place of work (they may live elsewhere).
[14] Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018

[15] City of San Bruno Annual Comprehensive Financial Reports for the Fiscal Year Ended June 30, 2021

2. JOBS HELD BY SAN BRUNO RESIDENTS

There are 24,082 employed residents in San Bruno who work at multiple locations across jurisdictional lines. The composition of the industry sectors where San Bruno residents are employed mirrors the composition of the industry sectors regionally. Most Bay Area, San Mateo County and San Bruno residents work in Health & Educational Services (Figure 2-17) followed by Financial & Professional Services.

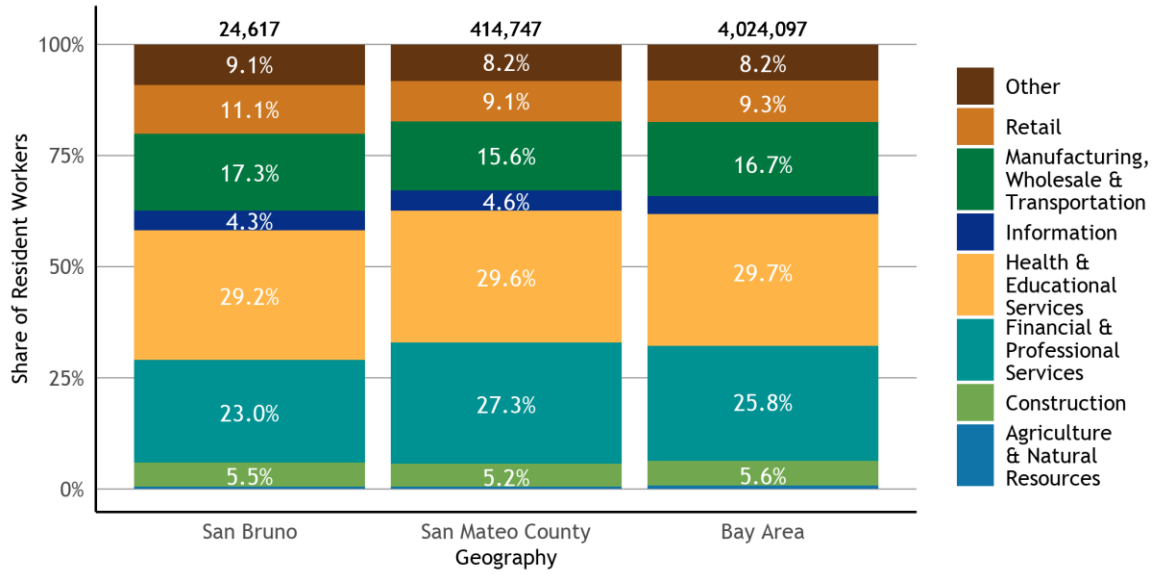


Figure 2-17 Resident Employment by Industry

Universe: Civilian employed population age 16 years and over.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C240304.

J. BALANCE OF JOBS AND WORKERS

San Bruno houses approximately 24,000 *employed residents (workers)* who either work in San Bruno or work elsewhere in the region. San Bruno has job sites that provide *jobs* to 16,000 workers who are either San Bruno residents or workers who commute to San Bruno from other cities.[16] A city with a surplus of *employed residents (workers)* "exports" workers to other parts of the region, while a city that has a surplus of *jobs* must conversely "import" workers to its job sites. The ratio of *jobs* to *employed residents* (or workers) is 0.67; therefore, San Bruno is *a net exporter of workers*. Figure 2-17 shows that in San Bruno, there are more *employed residents (workers)* labeled "Place of Residence" (~24,000), than *jobs* labeled "Place of Work" (~16,000) in *every wage group* indicating that San Bruno is a *net exporter* of workers *in all wage groups*. Smaller cities like San Bruno typically will have fewer jobs within the city limits and residents will commute to other areas for employment. Surpluses of workers in a wage group relative to jobs means the community will export those workers to other jurisdictions. This dynamic can contribute to long commutes and traffic congestion.

Table 2-10 shows that 61% of San Bruno's employed residents earn less than $75,000 annually, significantly less than the AMI. Similarly, 63% of jobs located at San Bruno job sites also pay less than $75,000. Regardless of whether a person works in San Bruno or lives in San Bruno and commutes for work, ~60% of workers cannot cover the cost of living for a family of four (two adults and two children will need to earn $150,620 a

[16] Employed *residents* in a jurisdiction is counted by place of residence (they may work elsewhere) while *jobs* in a jurisdiction are counted by place of work (they may live elsewhere).

year, in 2021, to live and sustain themselves in San Mateo County).[17] Such relationships may cast light on potentially pent-up demand for housing in particular price categories. When there is high demand for housing relative to supply, many workers may be unable to afford to live where they work. In San Bruno, these ratios indicate there is demand for housing options at prices that are affordable to households where individual workers make less than $75,000 annually.[18] These figures have implications when looking at the cost of living and income inequality in San Bruno.

TABLE 2-10 EMPLOYED RESIDENTS IN SAN BRUNO BY WAGE GROUP

Earnings Group	Employed Residents:		Jobs at San Bruno Job Sites	
Less than $9,999	2,126	61%	1,745	63%
$10,000 to $24,999	3,185		2,143	
$25,000 to $49,999	4,894		3,686	
$50,000 to $74,999	4,554		2,636	
$75,000 or more	9,323	39%	6,019	37%
Totals	**24,082**		**16,229**	

Source: U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519.

Figure 2-18 compares San Bruno's employed residents (workers) to the jobs located at San Bruno job sites over time, for different wage groups as a ratio—a value of 1 means that city job sites have the same number of jobs in a wage group as it has employed residents in that wage group. Values below ~~1~~ indicate the jurisdiction will need to export workers for jobs in a given wage group. San Bruno has been a longtime net exporter of workers for all wage groups since 2005.

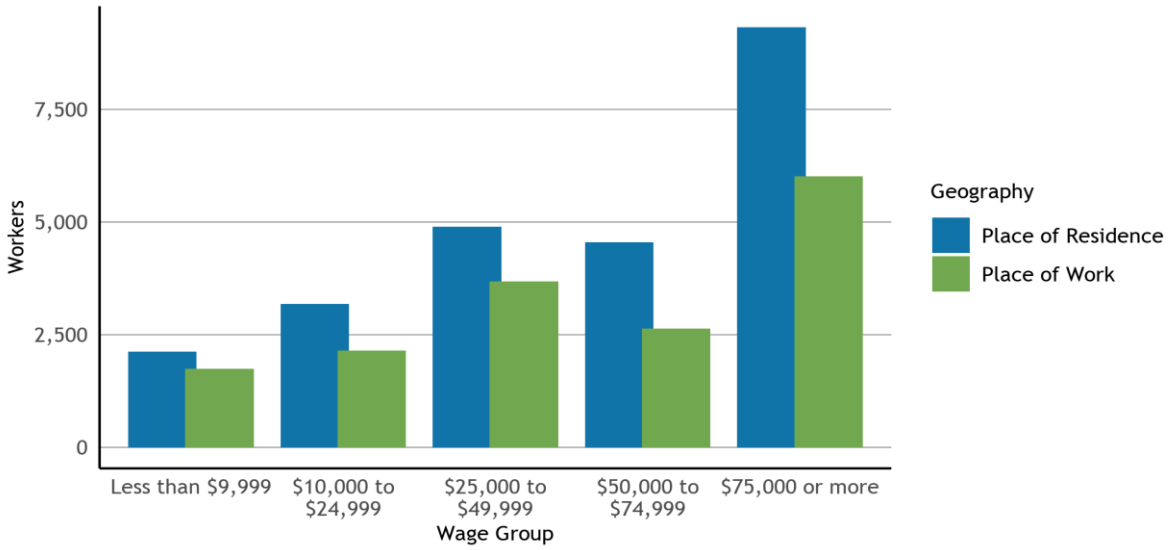


Figure 2-18 Employed Residents and Jobs in San Bruno by Wage Group

Universe: Workers 16 years and over with earnings.
Source: U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519.

[17] Home - Self Sufficiency Standard.
[18] The source table is top-coded at $75,000, precluding more fine grained analysis at the higher end of the wage spectrum.

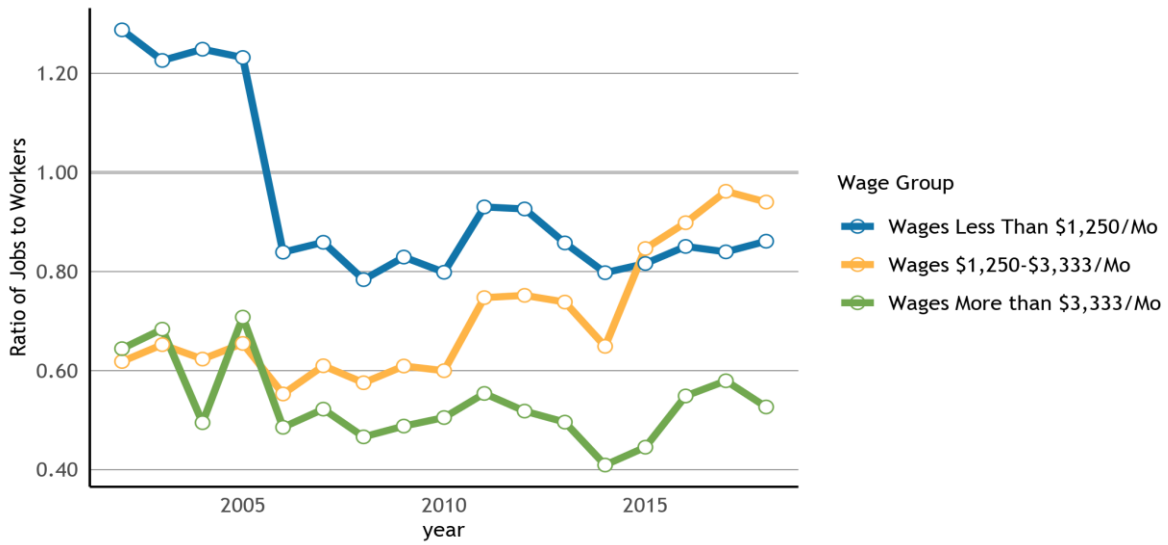


Figure 2-19 Jobs-Worker Ratios, By Wage Group

Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state, and local government) plus United States Office of Personnel Management-sourced Federal employment.
Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs); Residence Area Characteristics (RAC) files (Employed Residents), 2010-2018.

Jobs-household ratio compares the number of jobs in an area to the number of occupied housing units in an area and is an indication of how the number of jobs (surplus or deficit) impacts housing availability. From 2004 to 2016, the jobs-household ratio in San Bruno was below 1.0, indicating fewer jobs as a proportion of occupied housing units and that housing units were available for the number of workers in the area. Beginning in 2016, the jobs-household surpassed 1.0 indicating a surplus of jobs for the number of occupied housing units, and that adequate housing may be more unaffordable or unavailable to workers in that area. Because of the cyclical nature of the jobs market, the jobs—household ratio remained relatively stable over time from 1.09 in 2002 to 1.07 jobs per household in 2018 (Figure 2-19).[19] Figure 2-20 shows the Bay Area and San Mateo County jobs-household ratios consistently above 1.2 since 2005 and increasing upwards of 1.5 in recent years. This indicates that regionally, there has been a steady surplus of jobs for the number of occupied housing units for decades, and that adequate housing may be more unaffordable or unavailable to workers.

[19] A similar measure is the ratio of jobs to housing units. However, this jobs-household ratio serves to compare the number of jobs in a jurisdiction to the number of housing units that are actually occupied. The difference between a jurisdiction's jobs-housing ratio and jobs-household ratio will be most pronounced in jurisdictions with high vacancy rates, a high rate of units used for seasonal use, or a high rate of units used as short-term rentals.

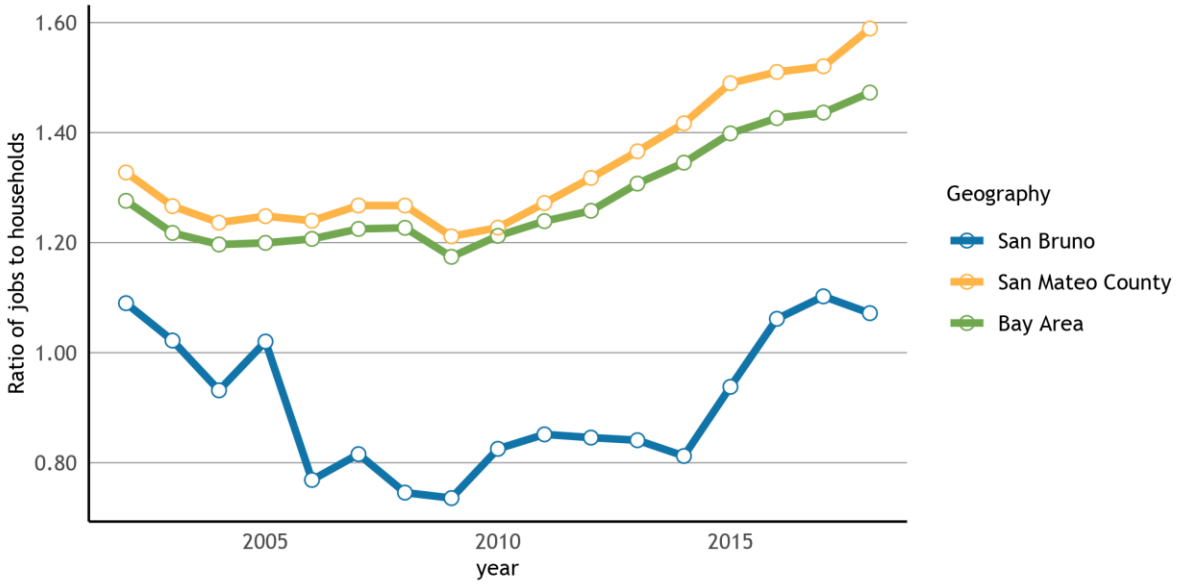


Figure 2-20 Jobs-Household Ratio

Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment; households in a jurisdiction.
Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2002-2018; California Department of Finance, E-5 (Households).

KEY POINTS: WORKFORCE, EMPLOYMENT AND INDUSTRY

- Though San Mateo County has a robust economy and low unemployment rate, various cost of living indexes show that much of its workforce cannot afford to live and sustain themselves in San Mateo County.
- Regardless of whether you live in San Bruno and commute or whether you work in San Bruno, approximately 60 percent of all workers earn less than $75,000 annually.
- San Bruno's fastest growing industries are Professional & Managerial Services and Information Services largely attributed to the technology industry. One of the slowest was Retail, with zero percent growth between 2010 and 2018.
- San Bruno has been a net exporter of workers for all wage groups since 2005. Smaller cities like San Bruno typically will have fewer jobs within the city limits and hence export workers to other communities. This dynamic contributes to long commutes and traffic congestion. Without choices and the availability of affordable housing in San Bruno, lower-income people may choose to live elsewhere and commute into the city to work.
- In San Bruno the jobs-household ratio indicates that there is demand for housing options at prices that are affordable to households where individual workers make less than $75,000 annually.
- While San Bruno, San Mateo County, and the Bay area, all have jobs-household ratios exceeding 1.0 today, San Bruno's ratio only exceeded 1.0 beginning in 2016. The region ratio has been over 1.2 for decades, indicating a longstanding surplus of jobs for the number of occupied housing units regionally and that adequate housing may be more unaffordable or unavailable.

K. RENTS AND RENTAL HOUSING AFFORDABILITY

Similar to home values, rents have also increased across the Bay Area in the last decade. Many renters have been priced out, evicted or displaced. Residents finding themselves in one of these situations may have had to choose between commuting long distances to their jobs and schools or moving out of the region. Since 2009, the median rent has increased by 66% in San Bruno, from $1,580 to $2,240 per month (Figure 2-21).[20] In San Mateo County, the median rent has increased 41%, from $1,560 to $2,200. The median rent in the region has also increased significantly during this time from $1,200 to $1,850, a 54% increase.[21]

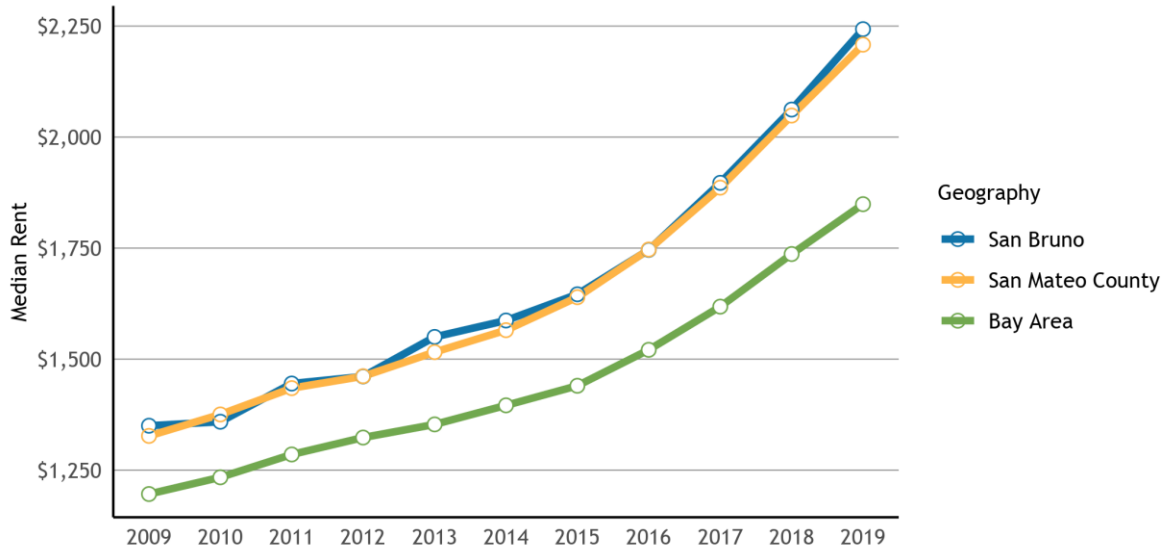


Figure 2-21 Median Contract Rent

Universe: Renter-occupied housing units paying cash rent.
Source: U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058, B25056 (for unincorporated areas). County and regional counts are weighted averages of jurisdiction median using B25003 rental unit counts from the relevant year.

COVID-19-related economic contraction has led many renters to search for more affordable rental housing or, for those with the means and ability to work-from-home, to transition into homeownership in more affordable markets. The COVID-19 Pandemic and the subsequent shift to widescale remote work, has resulted in a rise in vacancy rates and a decline in rents in the region. According to a housing market analysis completed by HUD, between the third quarter of 2020 and the third quarter of 2019, the average apartment rent in San Mateo County declined by 10-percent.[22] Prior to the recent decline, year-over-year rent growth had been positive since 2009.

Figure 2-22 shows the distribution of rentals at various prices in San Bruno, San Mateo County and the Bay Area. Between 2015 – 2019 most units in San Bruno rented between $1,500 and $2,500 per month, followed by units in the >$2,500 per month price range. This trend is similar in San Mateo County and the Bay Area

[20] Note that contract rents may differ significantly from, and often being lower than, current listing prices.
[21] While the data on home values shown in Figure ~~Error! Reference source not found.~~2-21 comes from Zillow, Zillow does not have data on rent prices available for most Bay Area jurisdictions. To have a more comprehensive dataset on rental data for the region, the rent data in this document comes from the U.S. Census Bureau's American Community Survey.
[22] Comprehensive Housing Market Analysis for San Francisco-San Mateo-Redwood City, California: https://www.huduser.gov/portal/publications/pdf/SanFranciscoSanMateoRedwoodCityCA-CHMA-20.pdf

except that there are more units in the Bay Area priced below $1,500 than in San Mateo County and San Bruno.

More recent rental data, shown in Table 2-11, indicates rents have only continued to increase in San Bruno. The data indicates rentals in San Bruno are only affordable to moderate-income households and above moderate-income households, with the largest rental units only affordable to above moderate-income households.

TABLE 2-11 MEDIAN RENTS IN OCTOBER 2022 – SAN BRUNO

Source	Studio	1 Bed	2 Beds	3 Beds	4/4+ Beds
Zumper	$2,071	$2,901	$3,258	$4,462	$4,800
Zillow	$2,100	$2,400	$3,250	$4,500	$5,869**
Rent.	$2,195	$2,935	$3,507	$4,821	N/A
Apartments.com	$2,119	$2,720	$2,816	$4,525	N/A
Average	**$2,121**	**$2,739**	**$3,208**	**$4,577**	N/A

**Zillow does not display rents for 4 bedrooms, it displays rents for 4+ bedrooms

Source: Zumper: Average Rent in San Bruno, CA and Cost Information ZumperZillow: Average Rental Price in San Bruno, CA & Market Trends | Zillow Rental Manager | Rent.: Rental Market Trends & Average Rent in San Bruno, CA | Rent. Apartment.com: Apartments for Rent in San Bruno CA | Apartments.com.: September 13, 2022.

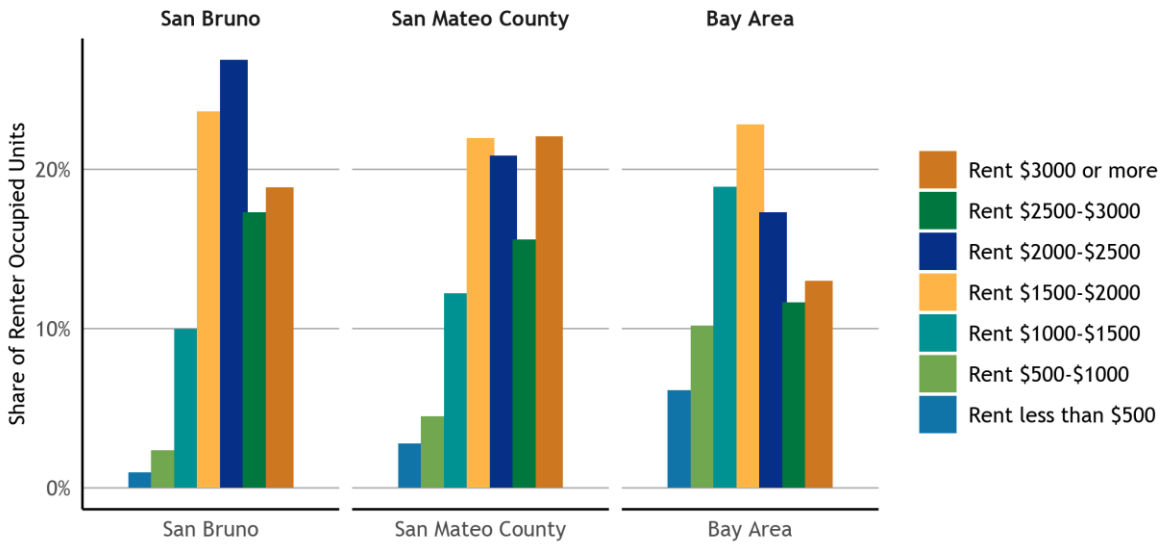


Figure 2-22 Contract Rents for Renter-Occupied Units

Universe: Renter-occupied housing units paying cash rent.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056.

Forty-five percent of households in San Bruno are extremely low-income, very low-income, or low-income (defined as earning less than 80% AMI) and may have difficulty competing for the limited number of rental units that are available at an affordable price. A single-person household earning 80% AMI (maximum of $102,450), can afford a monthly rent of about $2,560. A four-person household earning 80% AMI ($146,350) can afford a monthly rent of about $3,650. Average rents do not reflect the higher cost of units with additional bedrooms to accommodate larger families. Many workers in lower wage jobs such as retail, service, home healthcare, teaching, and childcare, may not be able to live in the community where they work. The following chart from the California Housing Needs Partnership, shows that renters need to earn 3.2 times the minimum wage to afford the average asking rent in San Mateo County.[23]

TABLE 2-12 2022 SAN MATEO MAXIMUM AFFORDABLE RENT PAYMENTS

	Maximum Affordable Rent Payment ($)				
Income Category	**Studio**	**1-BR**	**2-BR**	**3-BR**	**4-BR**
Extremely Low *	$ 978	$ 1,048	$ 1,258	$ 1,454	$ 1,622
Very Low *	$ 1,631	$ 1,748	$ 2,097	$ 2,423	$ 2,703
High HOME Limit (65%)*	$ 2,101	$ 2,253	$ 2,704	$ 3,116	$ 3,456
HERA Special VLI (50% AMI) ***	$ 1,742	$ 1,866	$ 2,240	$ 2,588	$ 2,887
HERA Special Limit (60% AMI) ***	$ 2,091	$ 2,240	$ 2,688	$ 3,106	$ 3,465
Low**	$ 2,610	$ 2,797	$ 3,356	$ 3,878	$ 4,326
HUD Fair Market Rent (FMR)	**$ 2,115**	**$ 2,631**	**$ 3,198**	**$ 4,111**	**$ 4,473**
Median **	$ 3,262	$ 3,496	$ 4,194	$ 4,846	$ 5,406

NOTES

*Income figures provided by HUD for following San Mateo County federal entitlement programs: CDBG, HOME, ESG.

**CA Tax Credit Rent Limits for Low- and Median-Income Group

***For San Mateo County, the Housing & Economic Recovery Act of 2008 (HERA) & the HUD 2010 HOME hold-harmless provision permit multifamily tax subsidy projects (MTSPs) & HOME projects placed in service before 1/1/2009 to continue to use HOME/tax credit/tax exempt bond rents based on the highest income levels that project ever operated under. Once these units are placed in service, the rents will not adjust downward should HUD establish lower incomes/rents in any subsequent year. Marketing of vacant units should be targeted to the current year's income schedule. However, HUD's Section 8 income limits are larger that those defined by Section 3009(a)(E)(ii) of the Housing and Economic Recovery Act of 2008
(Public Law 110-289). Therefore, for FY2018 no special income limits are necessary.

OTHER NOTES (generic)

Maximum affordable rent based on 30% of monthly income and all utlilites paid by landlord unless further adjusted by HUD. Utliity allowances for tenant-paid utliites may be established by Housing Authority of County of San Mateo Section 8 Program.

High HOME Limit rent set at **lower of:** (a) 30% of 60% AMI,or (b) FMR (HUD Fair Market Rent).

Household Size Assumptions

For purposes of calculating the maximum rents, the following household assumptions are made using the definitions in California Health and Safety Code Section 50053 and Section 50052.5. • Studio: 1 person • 1-Bedroom: 2 persons • 2-Bedroom: 3 persons • 3-Bedroom: 4 persons • 4-Bedroom: 5 persons

L. RENTERS AND THE COVID-19 PANDEMIC

The emergence of the COVID-19 Pandemic added to the financial stress of renters who struggled to find housing that was affordable even before the pandemic began. Low-wage workers were already in a difficult

[23] California Housing Partnership Housing Needs Dashboard: https://chpc.net/housingneeds/

financial position before state and local public health restrictions shut down parts of the economy in the spring of 2020, leaving many without jobs. Renters and low-income residents also tend to work in industries that were most affected by public health restrictions and closures such as retail, services, and healthcare. While the state economy has experienced a rebound since that time, pandemic-induced job loss added further financial stress to low-income households.

According to the California Legislatures Nonpartisan Fiscal and Policy Advisory Report (January 2021) more than half of California workers who lost their jobs are members of lower-income households (less than $50,000 in annual earnings). During the height of the pandemic, the estimated unemployment rate for workers in lower-income households (15%) was five times higher than the estimated unemployment rate for workers in higher-income households (3%).[24] The report also highlights unprecedented actions of the state and federal governments to boost incomes and provide rental relief that have helped many households who otherwise would have faced eviction. The CA COVID-19 Rent Relief program, which provides rent relief to California landlords and renters who have faced financial hardships due to the COVID-19, provided almost $70 million in rental assistance to San Mateo County renters and landlords and served more than 5,000 households in the county as of March 2022. Approximately 70% of households receiving CA COVID-19 rental relief ~~served~~ in San Mateo County are considered extremely low-income earning less than~~<~~ 30% AMI.[25] The program ~~will~~ no longer accepted applications after March 2022.

TABLE 2-13 WHO CAN AFFORD TO RENT IN SAN MATEO COUNTY

Average Asking Rent = $2,631 / month

Income Needed to Afford Average Rent	$50.60 / hour	$8,770 / month
San Bruno Minimum Wage	$14.00 / hour	$2,422 / month
Home Health & Personal Care Aides	$16.58 / hour	$2,873 / month
Retail Salespersons	$18.15 / hour	$3,146 / month
Childcare Workers	$18.31 / hour	$3,174 / month
Janitors and Cleaners	$20.31 / hour	$3,521 / month
Medical Assistants	$25.94 / hour	$4,497 / month

Source: California Housing Partnership Housing Needs Dashboard: https://chpc.net/housingneeds/.

M. HOME PRICES AND SALES AFFORDABILITY

Home prices reflect a complex mix of supply and demand factors, including an area's demographic profile, labor market, prevailing wages and job outlook, coupled with land and construction costs. In the Bay Area, the costs of housing have long been among the highest in the nation. The typical home value in San Bruno was estimated at $1,203,420 in December of 2020, per data from Zillow. In San Bruno, most homes cost between $750k-$1M and $1M-$1.5M (Figure 2-23). By comparison, the county has a significantly higher share of homes in the > $1.5M price range than the Bay Area in general. The Bay Area has a much larger share of homes priced under $500,000 than San Mateo County. The typical home value is $1,418,330 in San Mateo County and $1,077,230 in the Bay Area. San Mateo County has a lower share of homes priced under $500,000, while San Bruno has slightly more units priced under $500,000 than the county in general.

[24] How Has COVID-19 Affected Renters and Homeowners? Legislative Analyst's Office of the California Legislatures Nonpartisan Fiscal and Policy Advisory Report January 2021 (https://lao.ca.gov/Publications/Report/4312).
[25] California COVID-19 Rent Relief Program Dashboard – Housing Is Key.

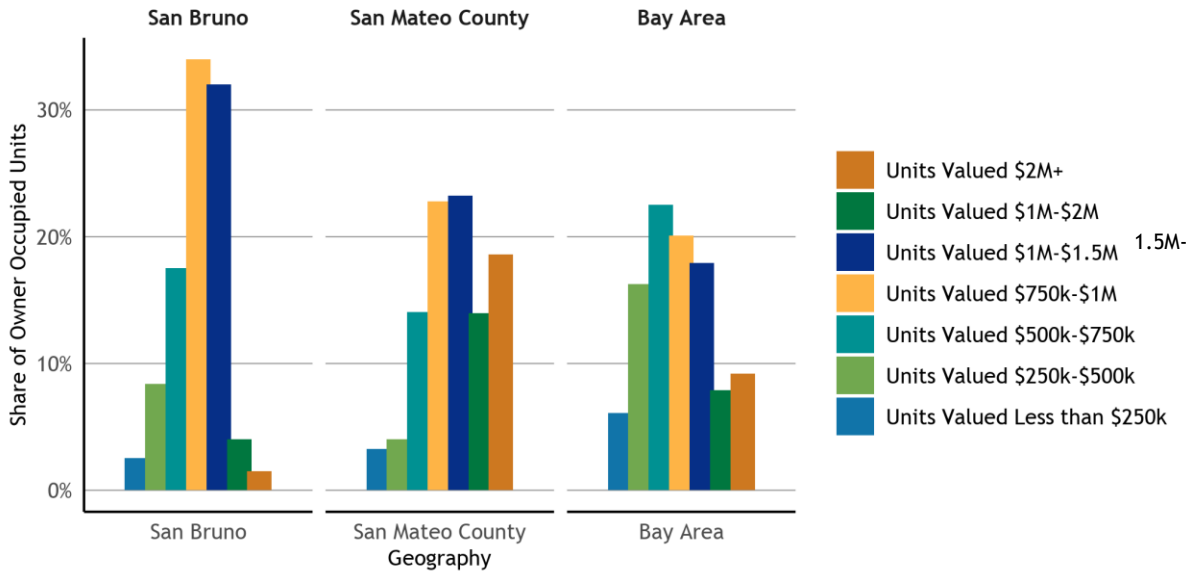


Figure 2-23 Home Values of Owner-Occupied Units

Universe: Owner-occupied units.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075.

The region's home values have increased dramatically since 2000, besides a temporary decrease during the Great Recession 2007-2011 (Figure 2-24). The rise in home prices has been especially steep since 2012. From 2010 to 2020, the typical single-family home value in San Bruno increased from $549,000 to $1,203,420. The Table 2-12 are from the San Mateo County Association of Realtors (SAMCAR) and show average and median single-family and condominium home prices between 2010 and the fourth quarter of 2021. The median and average prices of both single-family homes and condos in San Mateo County and the Bay Area increased by more than 100% from 2010 to 2021.[26] In San Bruno home and condo prices increased the most, with increases upwards of 150%.

[26] In 2010, SAMCAR calculated average for San Mateo County totals and median for municipalities. In later years, median was calculated for both municipality and county indicators: Market Data (San Mateo County Association of REALTORS®) (samcar.org).

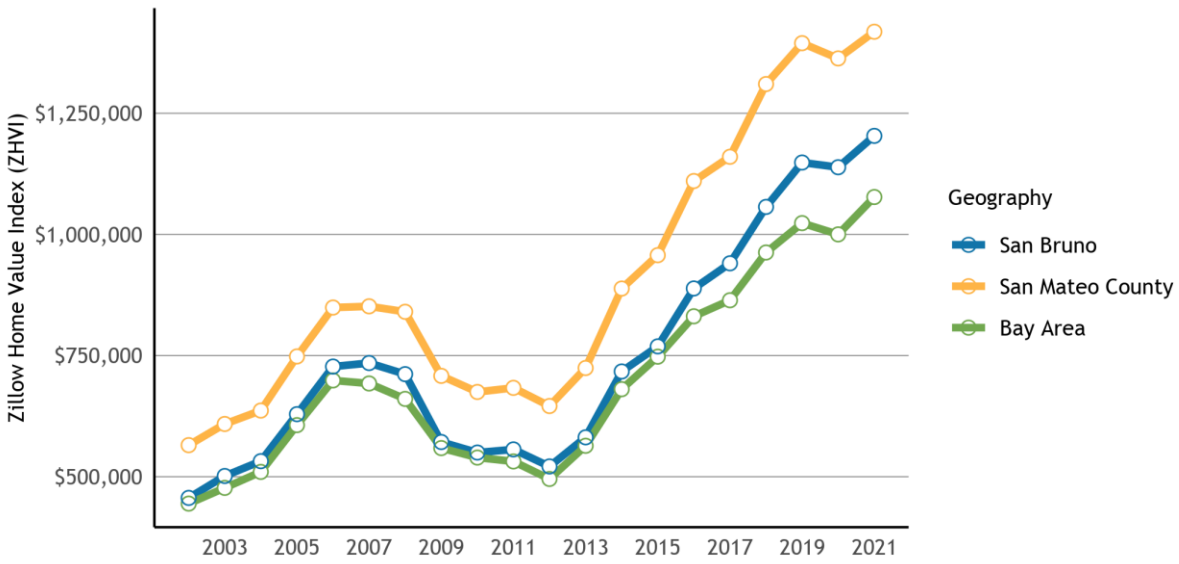


Figure 2-24 Zillow Home Value Index (ZHVI)

Universe: Owner-occupied housing units.
Source: Zillow, Zillow Home Value Index (ZHVI).

TABLE 2-14 MEDIAN SINGLE-FAMILY AND CONDO SALES PRICES (2010, 2015, 2020 AND FOURTH QUARTER 2021)

	2010 Annual	2015 Annual	2020 Annual	Fourth Quarter of 2021	Actual / % Change (2010-2021)
San Bruno (Single-Family)	$549,000	$880,000	$1,205,000	$1,375,000	+$826,000 / (+150%)
San Mateo County (Single-Family)	Avg. $934,680	$1,250,000	$1,700,000	$1,900,000	+$965,320 / (103%)
San Bruno (Condo)	$199,500	$368,000	$525,000	$510,000	+$310,500 / (156%)
San Mateo County (Condo)	Avg. $449,467	$702,000	$925,000	$900,000	+$450,533 / (100%)

Source: https://www.zillow.com/home-values/, June 2022

The impact of pursuing the collective programs (total programs) included under Goal 1 ~~(Improve the development review and approval process to reduce processing times and simplify administration~~"Remove constraints to housing development and improve the development review process" (98 programs)~~)~~ and Goal 2 ~~("~~Increase the availability of housing throughout the city, especially affordable housing"~~)~~ (13 programs) will help increase the availability of housing in the city, especially affordable housing, both rental and for-sale, as well as protect residents from displacement. Some of the impacts of these policies include lowering financing costs for affordable projects (~~Program 1-G and~~ Programs 1-C, 1-G, 2-F, 2-G, and 3-B), increasing density in transit corridors (Programs 2-A ~~2-B~~ and 2-E ~~and 2-F~~) and increasing density in high resource residential areas (Programs 2-A, 2-D, ~~D~~ ~~and Program~~ 2-E, and 4-P). Programs 3-A, 3-G, 3-H and 3-I~~B~~ aim to help protect current residents from displacement and help mitigate the impacts of increasing rents and high cost of living. These programs explore the possibility of establishing an ordinance that provides for tenant and community first right of purchase or right of first refusal (TOPA and COPA) and also examine giving displaced residents preferential access to new affordable housing units.

KEY POINTS: HOUSING AFFORDABILITY FOR OWNERS AND RENTERS

- The median and average prices of both single-family homes and condos in San Mateo County and the Bay Area increased by more than 100 percent from 2010 to 2021. In San Bruno home and condo prices increased the most, with increases upwards of 150 percent.
- Like home values, rents have also increased across the Bay Area in the last decades. Many renters have been priced out, evicted or displaced.
- San Bruno' workforce made up of forty-five percent of households who are extremely low-income, very low-income, or low income may have difficulty competing for the limited number of rental units that are available at an affordable price.
- The COVID-19 Pandemic and the subsequent shift to widescale remote work, has resulted in a rise in vacancy rates and small decline in rents in the region most recently. Prior to the recent decline, year-over-year rent growth had been positive since 2009.
- Renters and low-income residents also tend to work in industries that were most affected by public health restrictions. While the state economy has experienced a rebound since that time, pandemic-induced job loss added further financial stress to low-income households.
- Through the California COVID-19 Rent Relief program, almost $70 million in rental assistance has been delivered to San Mateo County renters and landlords serving more than 5,000 households as of March 2022. Most of the households served are considered extremely low-income.

N. OVERPAYMENT AND COST-BURDENED HOUSEHOLDS

The U.S. Department of Housing and Urban Development considers housing to be affordable for a household if the household spends less than 30% of its income on housing costs. A household is considered "cost-burdened" if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered "severely cost-burdened." In San Bruno, 20% of households are cost burdened spending 30%-50% of their income on housing, while an additional 17% of households are severely cost burdened and use the majority of their income for housing. Low-income residents are the most impacted by high housing costs and experience the highest rates of cost burden. Spending such large portions of income on housing puts low-income households at higher risk of displacement, eviction, or homelessness.

Renters are more likely to be overpaying for housing than homeowners. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by rental market increases. When looking at the cost burden across tenure in San Bruno, 19% of renters spend 30% to 50% of their income on housing and 25% of renters spend more than half of their income on housing (totaling 44% either cost burdened or severely cost burdened). For homeowners, 31% are either cost burdened or severely cost burdened (Figure 2-25). Households who live in San Bruno may live in overcrowded homes and have limited money to dedicate towards other necessities such as food, transportation, and medical care.

In the City of San Bruno there are a total of 5,549 cost burdened households (spending more than 30% if income for housing), 2,845 are owner-occupied and 2,704 are renter-occupied. Thirty-eight percent of all households in San Bruno are cost-burdened or severely cost-burdened, 32% of all owner-occupied households in San Bruno cost-burdened or severely cost-burdened households, and 44% of all renter-occupied households in San Bruno are cost-burdened or severely cost-burdened.

There are 2,580 occupied housing units in San Bruno that are considered severely cost-burdened (spending more than 50% of income for housing). Of these severely cost-burdened households, (1,049) are owner-

occupied and (1,531) are renter-occupied. There are 2,960 occupied housing units in San Bruno that are considered cost burdened (spending between 30%-50% of income for housing). Of these cost-burdened households, (1,796) are owner-occupied and (1,173) are renter-occupied.

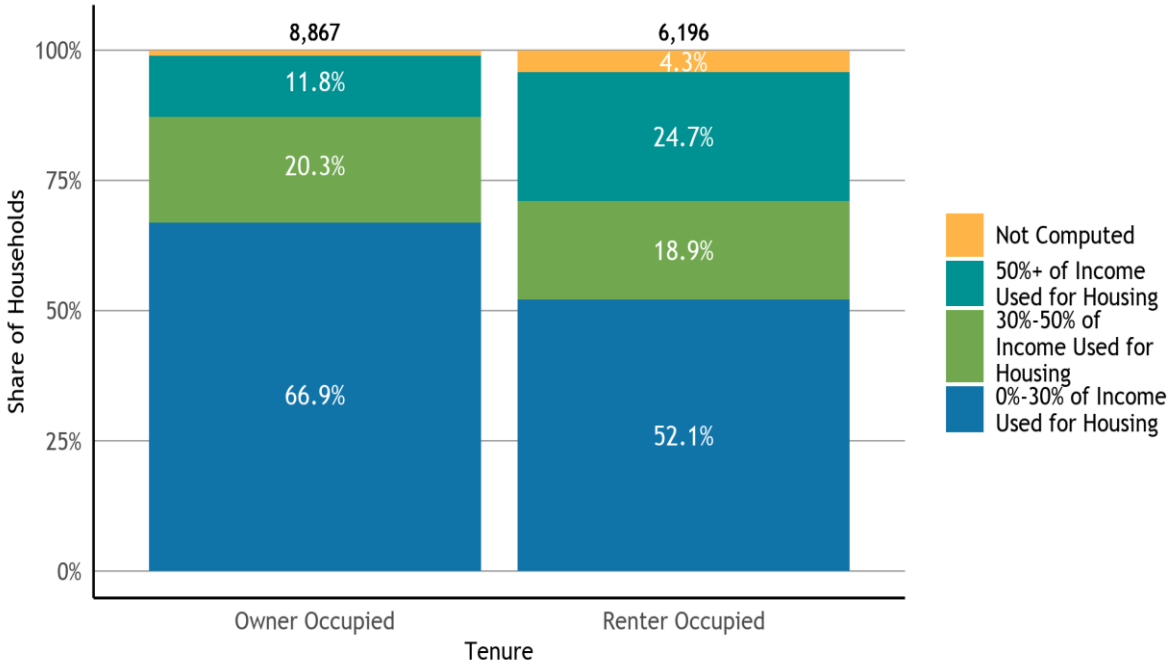


Figure 2-25 Cost Burden by Tenure

Universe: Occupied housing units.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091.

Figure 2-26 shows that 67% of San Bruno households making less than 30% of AMI spend the majority of their income on housing (severely cost-burdened). For San Bruno residents making more than 100% of AMI, just 1% are severely cost-burdened, and 91% of those making more than 100% of AMI spend less than 30% of their income on housing.

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. As a result, they often pay a greater percentage of their income on housing, and in turn, are at a greater risk of housing insecurity (Figure 2-27).

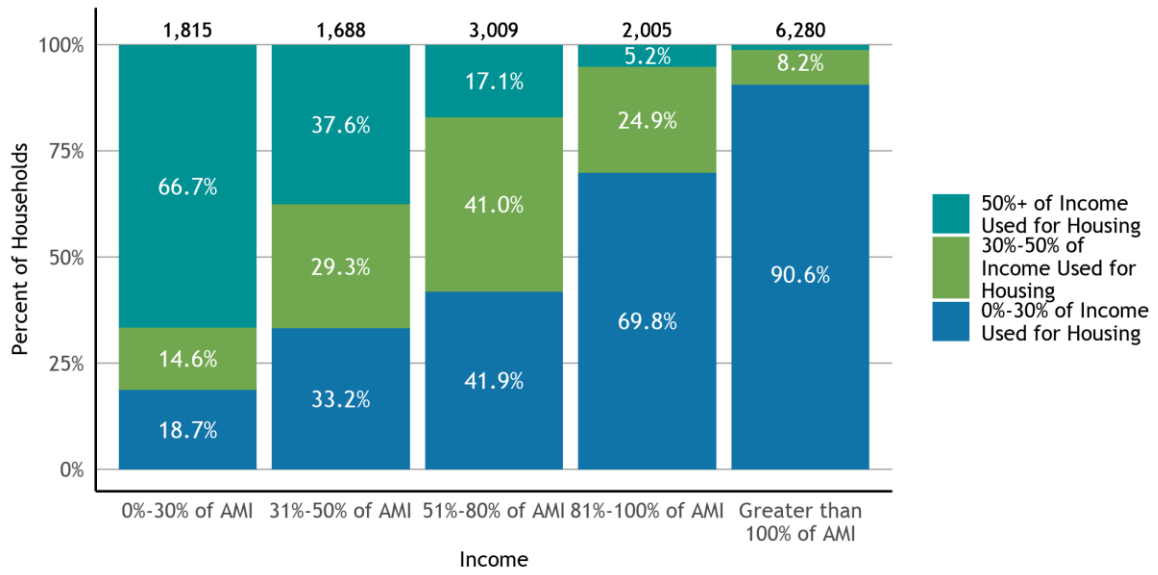


Figure 2-26 Cost Burden by Income Level

Universe: Occupied housing units.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

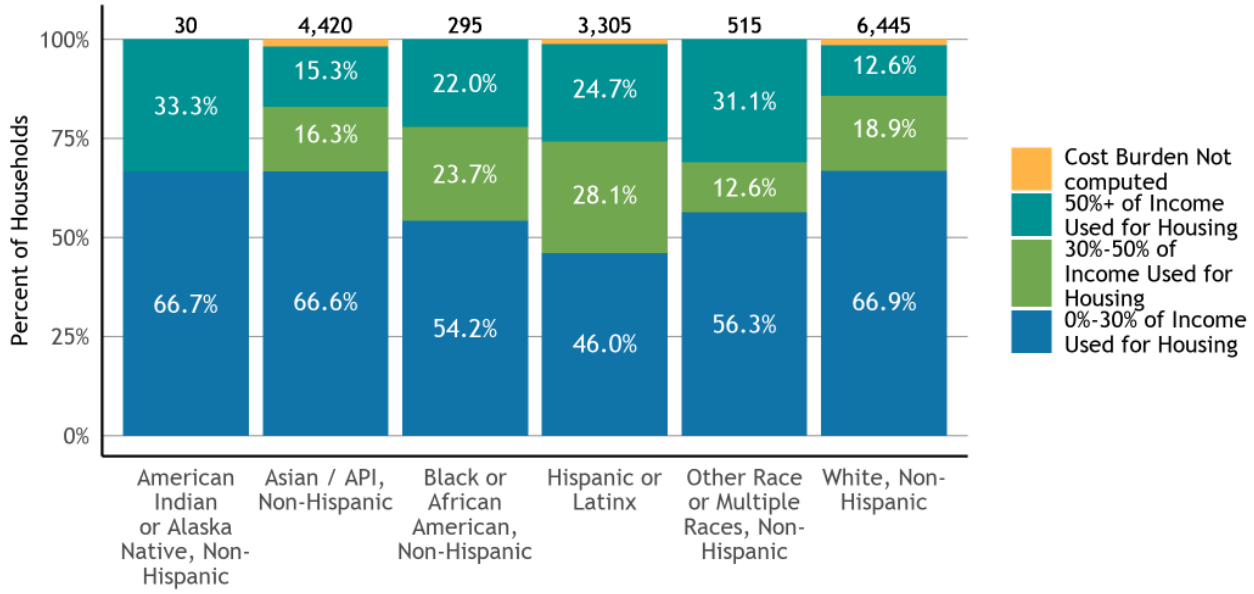


Figure 2-27 Cost Burden by Race

Universe: Occupied housing units.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

When cost-burdened seniors are no longer able to make house payments or pay rents, displacement from their homes can occur, putting further stress on the local rental market or forcing residents out of the community they call home. Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors. For example, 48% of seniors making

less than 30% of AMI are spending the majority of their income on housing. For seniors making more than 100% of AMI, 98% are not cost-burdened and spend less than 30% of their income on housing (Figure 2-28).

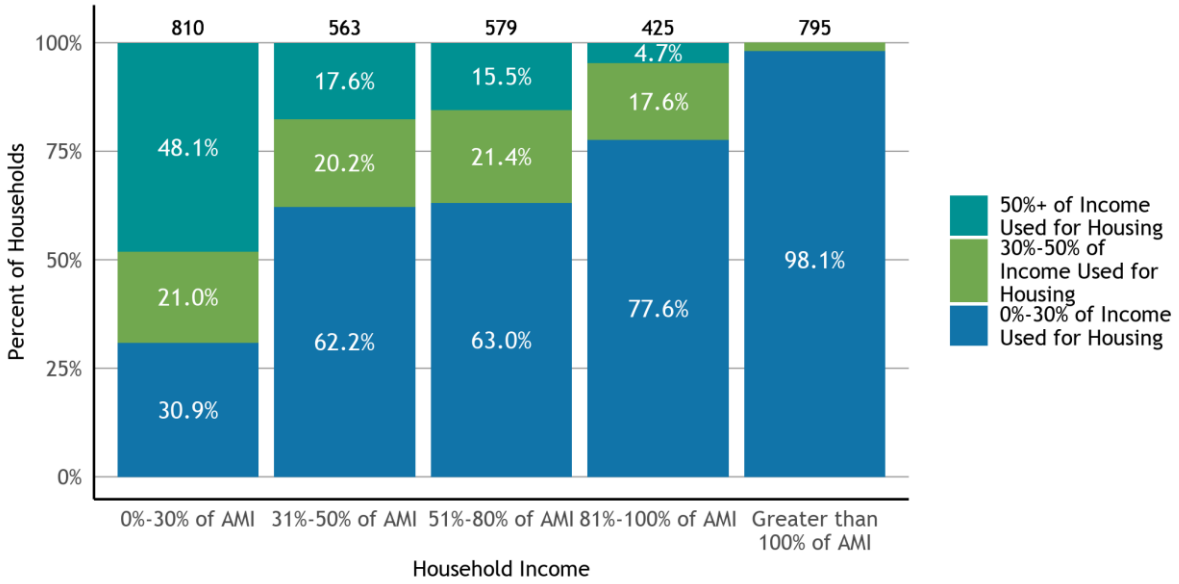


Figure 2-28 Cost-Burdened Senior Households by Income Level

Universe: Senior households.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

Large family households often have special housing needs due to a lack of adequately sized affordable housing available. The higher costs required for homes with multiple bedrooms can result in larger families experiencing a disproportionate cost burden than the rest of the population and can increase the risk of housing insecurity. In San Bruno, 33% of large family households experience a cost burden of 30%-50%, while 10% of households spend more than half of their income on housing (Figure 2-29). Large households often have different housing needs than smaller households. If a city's rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions.

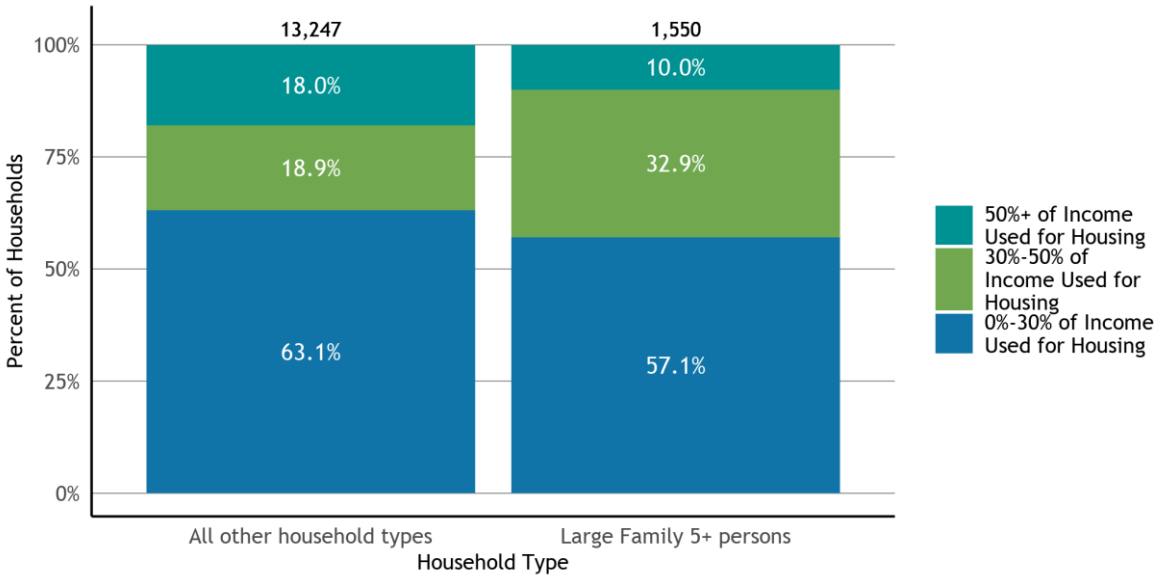


Figure 2-29 Cost Burden by Household Size

Universe: Occupied housing units.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

O. HOUSING OVERCROWDING

Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. There are several different standards for defining overcrowding, but this report uses the Census Bureau definition, which is more than one occupant per room (not including bathrooms or kitchens). Additionally, the Census considers units with more than 1.5 occupants per room to be severely overcrowded. The total number of occupied housing units that are considered overcrowded or severely overcrowded in the City of San Bruno is 1,209 (738 overcrowded and 471 severely overcrowded); these units make up 8% of overall total occupied housing units in the city. Overcrowding increases health and safety concerns and stresses the condition of the housing stock and infrastructure. Overcrowding correlates strongly with household size, particularly for large households. Table 2-13 shows that most households throughout the region are 2-person to 4-person households and 10% to 11% of households are 5-person or more households.

TABLE 2-15 HOUSEHOLDS BY HOUSEHOLD SIZE

	1-Person Household	2-Person Household	3-4-Person Household	5-Person or More Household	Total Households
San Bruno	25%	31%	34%	10%	15,063
San Mateo County	22%	32%	35%	11%	263,543
Bay Area	25%	32%	33%	11%	2,731,434

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25002.

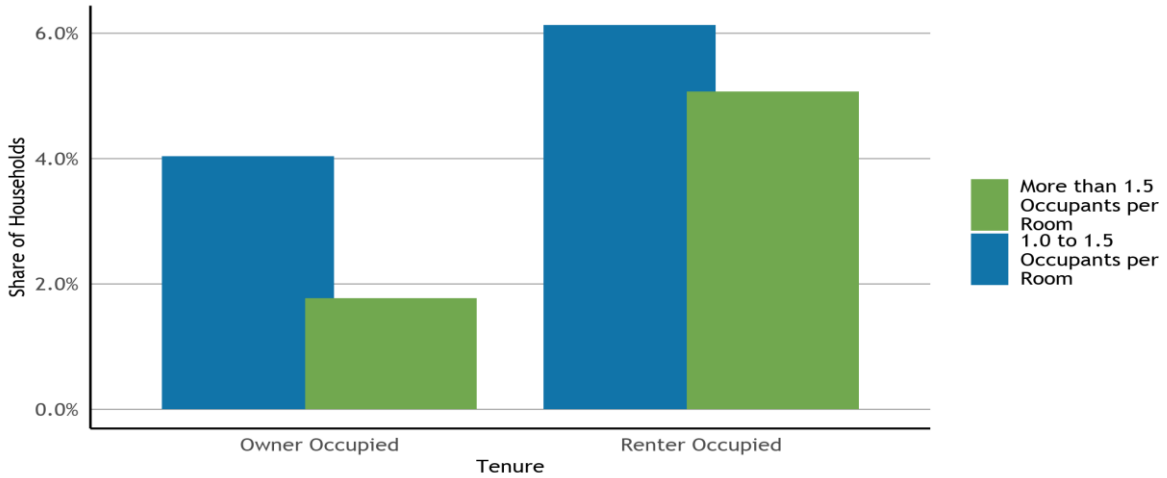


Figure 2-30 San Bruno Overcrowding by Tenure and Severity

Universe: Occupied housing units.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

Overcrowding is often related to the cost of housing and can occur when demand in a city or region is high. In many cities, overcrowding is seen more amongst those that are renting, with multiple households sharing a unit to make it possible to stay in their communities. In San Bruno, 5% of households that rent are severely overcrowded (763 occupied housing units out of ~approximately 15,000 total occupied housing units have more than 1.5 occupants per room), compared to 2% of households that own (Figure 2-30). Six percent of renters (924 occupied housing units out of ~ approximately 15,000 total occupied housing units have between 1 to 1.5 occupants per room) experience moderate overcrowding, compared to 4% for those own. Overcrowding often disproportionately impacts low-income households. Five percent or 744 households very low-income households (below 50% AMI) experience severe overcrowding, while 1% or 156 households above 100% AMI experience this level of overcrowding (Figure 2-31).

Figure 2-31 Overcrowding by Income Level and Severity

Universe: Occupied housing units.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

Communities of color are more likely to experience overcrowding similar to how they are more likely to experience poverty, financial instability, and housing insecurity. People of color tend to experience overcrowding at higher rates than White residents. In San Bruno, *Hispanic or Latino* households experience the highest rate of overcrowding (Figure 2-32).

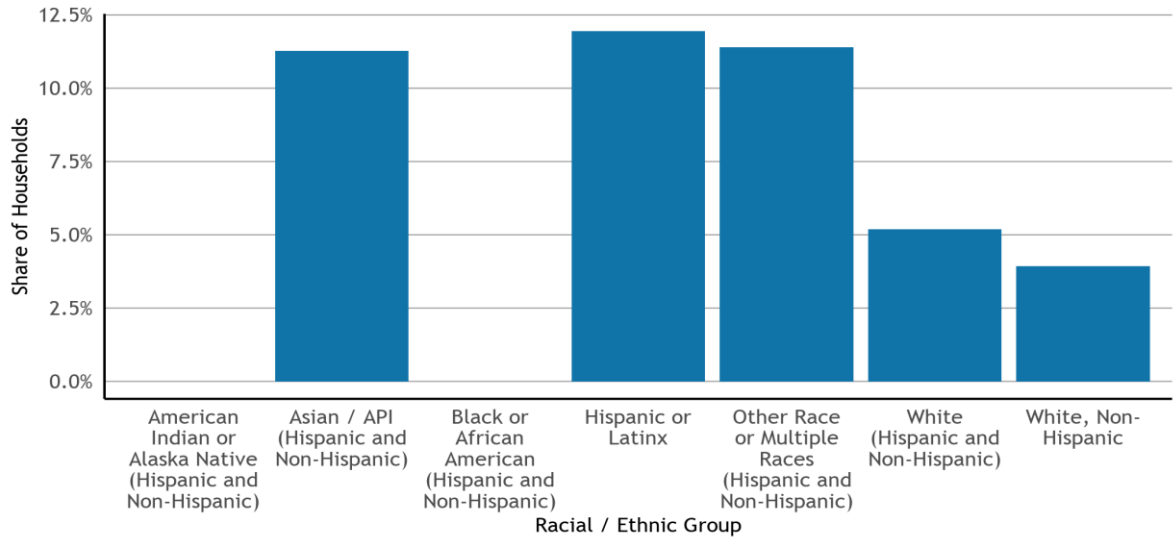


Figure 2-32 Overcrowding by Race

Universe: Occupied housing units.
Note: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room. Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B2501.

Several programs in this Housing Element will specifically help address cost burdened households which make up 44% of renters and 31% of homeowners in San Bruno. This Housing Element includes Program 2-~~E~~D to implement SB 9 which will allow duplexes and lot splits on applicable single-family sites. This will increase the production of lower-cost housing options across the city and also in high resource neighborhoods. Increasing the number of units affordable to moderate- and lower-income households will help lower the rates of cost burden in San Bruno. Other programs aim to help address overcrowding, for example, by helping to provide more options for affordable intergenerational housing for single family homeowners. Program 4-~~H~~P will promote the Accessory Dwelling Unit Ordinance, making it easier to build ADUs including pre-approved ADU plans and encouraging ADUs in new single-family development with a goal of issuing building permits for 44 accessory dwelling units per year.

P. OTHER HOUSING ISSUES

1. AGING HOUSING STOCK

Production has not kept up with housing demand for several decades in the Bay Area, as the total number of units built and available has not yet come close to meeting the population and job growth experienced throughout the region. In San Bruno, the largest proportion of the housing stock was built 1940 to 1959, with 6,203 units constructed during this period (Figure 2-33). Since 2010, 2.4% of the current housing stock was built, which is only 379 units. Additionally, o~~O~~lder housing can be more expensive to maintain and renovate.

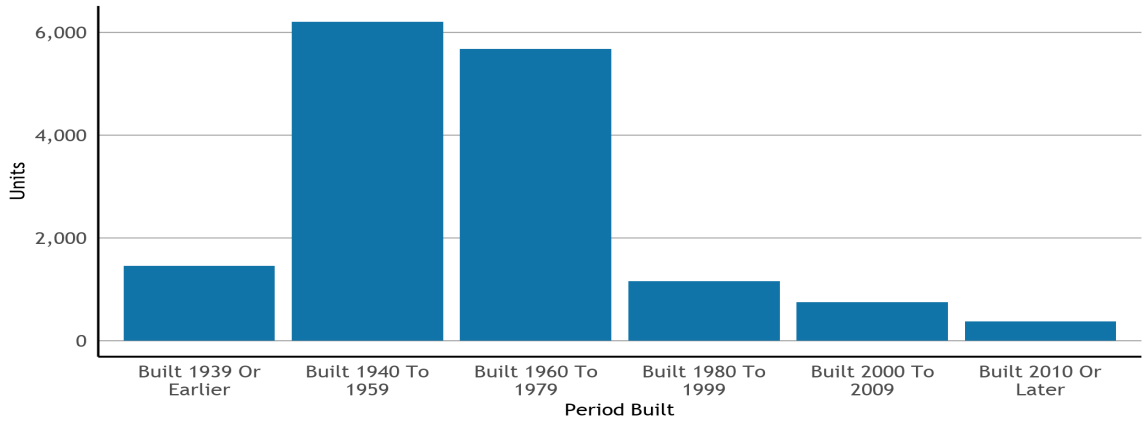


Figure 2-33 Housing Units by Year Structure Built

Universe: Housing units.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034.

Between 2015 and 2019, 168 housing units were issued permits in San Bruno. Thirty-three percent of permits issued in San Bruno were for above moderate-income housing, 28% were for moderate-income housing, and 39% were for low- or very low-income housing (Table 2-14).

TABLE 2-16 HOUSING PERMITTING

Low-Income Permits	66
Above Moderate-Income Permits	55
Moderate-Income Permits	47
Very Low-Income Permits	0

Universe: Housing permits issued between 2015 and 2019.
Source: California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2020).

2. SUBSTANDARD HOUSING

Housing costs in the region are among the highest in the country, which could result in households, particularly renters, needing to live in substandard conditions in order to afford housing. Generally, there is limited data on the extent of substandard housing issues in the~~a~~ community. However, the Census Bureau data included in the graph below gives a sense of some of the substandard conditions that may be present in San Bruno. For example, 0.4% (58 occupied housing units) of renters in San Bruno reported lacking a kitchen and 0.1% (19 occupied housing units) of renters lack plumbing, compared to 0.0% of owners who lack a kitchen and 0.1% (15 occupied housing units) of owners who lack plumbing (Figure 2-34).[27] The American Community Survey tracks other housing problems, including a lack of plumbing and kitchen facilities. Homes in San Bruno have a very small number of other housing problems. Approximately 92 homes are lacking either complete plumbing facilities or complete kitchen facilities. Approximately 6,203 housing units or 40% of San Bruno's housing units are older than 60 years (built in 1959 or earlier). Thirty six percent of housing units (5,678 units) were built between 1960-1979. Seventy-six percent of housing units in San Bruno are more than 40 years old. At this age, many units are in need of at least minor repairs.~~, but given the high~~

[27] The US Census Bureau uses the definition of a complete kitchen as including a sink with piped water, range or cook stove and a refrigerator.

~~median income and home values throughout San Bruno, the city estimates that the rehabilitation need is less than _____ of units (TBD)~~. The city's code enforcement department estimates that the number of units in need of rehabilitation in the city is ~~___ (TBD~~5% of the city's housing stock~~)~~. Furthermore, most of the city's substandard housing is concentrated in the neighborhoods east of El Camino Real where there the housing stock is generally older and the neighborhoods have a higher percentage of renters and housing overcrowding.

This Housing Element includes programs and actions, such as Program 3-E, to help renovate and retrofit existing housing stock, especially for naturally occurring affordable units.

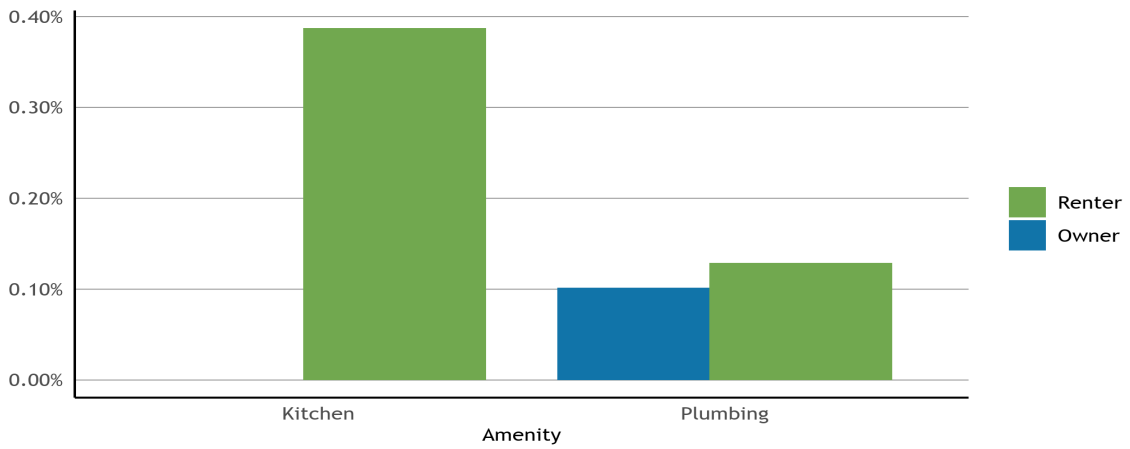


Figure 2-34 Substandard Housing Issues

Universe: Occupied housing units.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049.

3. SPECIAL HOUSING NEEDS

Certain groups have greater difficulty in finding decent, affordable housing due to their special circumstances. Special circumstances may be related to employment and income, family characteristics, disability, and household characteristics.

In addition to overall housing needs, cities and counties must plan for the special housing needs of certain groups. State law (65583(b)(7)) requires that several populations with special needs be addressed — homeless people, seniors, people living with a disability, large families, female headed households and farmworkers. This section provides a discussion of the housing needs facing each group.

KEY POINTS: COMMON HOUSING PROBLEMS

COST-BURDEN

- In San Bruno, 37 percent of households are cost burdened or severely cost burdened.
- The following are the most cost-burdened residents in San Bruno:
  - 67 percent households making less than 30 percent of AMI.
  - Hispanic or Latinx residents.
  - American Indian or Alaska Native.
  - 48 percent of seniors making less than 30 percent of AMI.
  - 43 percent of large family households.
- Spending such large portions of income on housing puts households at higher risk of displacement, eviction, or homelessness.
- Cost-burdened households live in overcrowded homes and have limited money to dedicate towards other necessities such as food, transportation, and medical care.
- Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors.

OVERCROWDING

- Overcrowding increases health and safety concerns and stresses the condition of the housing stock and infrastructure.
- Overcrowding is often related to the cost of housing and can occur when demand in a city or region is high. In many cities, overcrowding is seen more amongst those that are renting, with multiple households sharing a unit to make it possible to stay in their communities.

SUBSTANDARD HOUSING

- ~~Production has not kept up with housing demand for several decades in the Bay Area, as the total number of units built and available has not yet come close to meeting the population and job growth experienced throughout the region.~~ The city estimates that 10% of its housing units are substandard with higher concentrations of substandard housing in the neighborhoods east of El Camino Real.
- Housing costs in the region are among the highest in the country, which could result in households,

Q. SENIORS

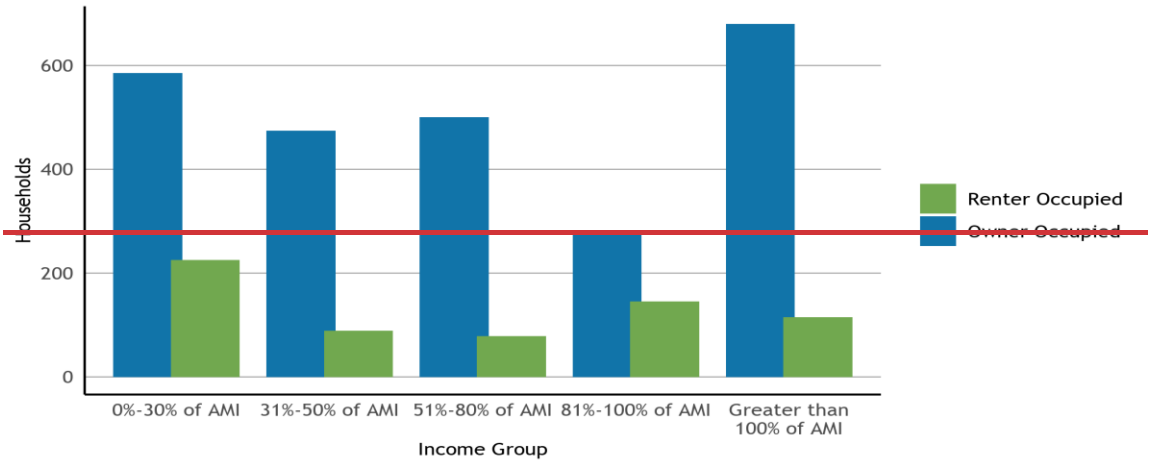
According to American Community Survey 2021 estimates, there are currently approximately 6,674 seniors living in San Bruno. As the large baby boomer generation ages, San Bruno, like the rest of San Mateo County, is expected to see a growing senior population. According to California Department of Finance-, by 2030 there will be 242,838 seniors over the age of 60 in San Mateo County.[28] This would be a 26% increase in the number of seniors between 2020 and 2030. For seniors over the age of 80, the projection is a 56% increase from 2020 to 2030 (Table 2-15).

[28] California Department of Finance Population Estimates and Projections by Age, 2012 – 2020; With Projections for 2021, 2025, and 2030: Projections | Department of Finance (ca.gov).

TABLE 2-17 SAN MATEO COUNTY SENIORS IN 2020 AND 2030

	2020 Estimate	2030 Projection	Percent Increase
Age 60-69	95,247	103,152	8.3%
Age 70-79	61,304	83,215	36%
Age 80+	36,162	56,471	56%
Totals	**192,713**	**242,838**	**26%**

Source: California Department of Finance Population Estimates and Projections by Age, 2012 – 2020; With Projections for 2021, 2025, and 2030.



Seniors who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups. The largest proportion of senior households who rent make 0%-30% of AMI, while the largest proportion of senior households who are homeowners falls in the income group Greater than 100% of AMI (Figure 2-35). Often, homeownership means greater housing security. Senior renters are particularly at risk for displacement because their incomes are decreasing while their housing expenses are increasing. Tables 2-16 and 2-17 show a comparison of income and home ownership for seniors living in San Bruno. This Housing Element proposes programs that will directly target the housing challenges of San Bruno's seniors. For example, Program 4-~~E~~M supports home sharing programs through the Senior Center and other local agencies and Program ~~5-E~~2-G provides expedited review applications for housing for seniors.

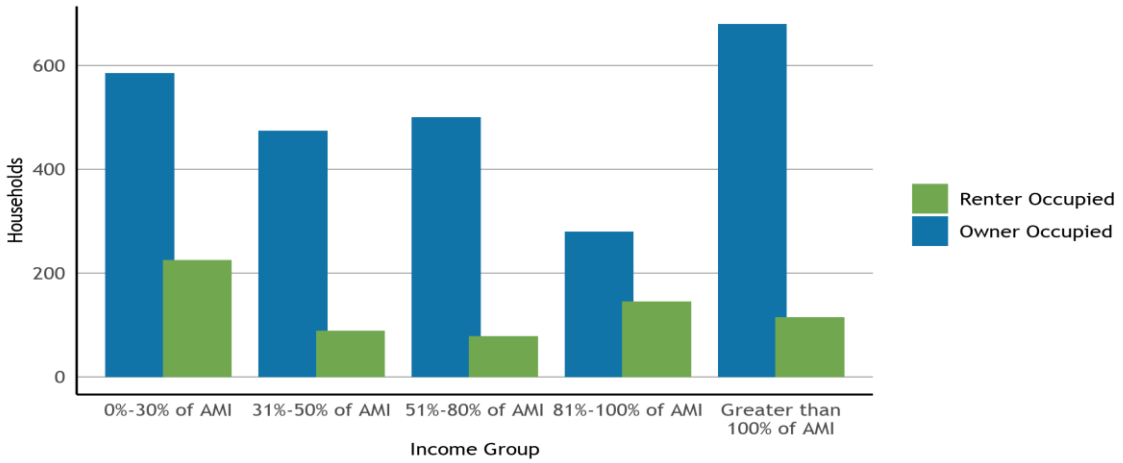


Figure 2-35 San Bruno Senior Households by Income and Tenure

Universe: Senior households.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

Seniors' income tends to decline as they age. Young seniors often have some retirement savings or employment income that can supplement social security. Older seniors are more likely to use up their savings and therefore are more likely to live in poverty. Twenty-six percent of senior households in San Bruno earn 0%-30% of AMI, and 44% of senior households earn below 50% AMI (Table 2-16).

TABLE 2-18 SENIOR HOUSEHOLDS BY INCOME AND TENURE

Income Group	Owner Occupied	Renter Occupied	Total by AMI Group
0%-30% of AMI	585 (23%)	225 (34%)	810 (26%)
31%-50% of AMI	474 (19%)	89 (14%)	563 (18%)
51%-80% of AMI	500 (20%)	79 (12%)	579 (18%)
81%-100% of AMI	280 (11%)	145 (22%)	425 (13%)
Greater than 100% of AMI	680 (27%)	115 (18%)	795 (25%)
Totals	**2,519 (100%)**	**653 (100%)**	**3,172 (100%)**

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. They often live on fixed incomes and are more likely to have disabilities, chronic health conditions and/or reduced mobility. Table 2-17 shows that 48% and 21% (69% total) of extremely low-income (less than ~~<~~30% AMI) seniors are severely cost burdened or cost burdened ~~(69% total)~~. A key challenge in the coming years will be how to accommodate the needs of aging residents.

TABLE 2-19 SAN BRUNO COST BURDEN OF SENIOR HOUSEHOLDS BY INCOME

Income Group	0%-30% of Income Used for Housing (Not Cost Burdened)	30%-50% of Income Used for Housing (Cost Burdened)	50%+ of Income Used for Housing (Severely Cost Burdened)	Total by AMI
0%-30% of AMI	250 (31%)	170 (21%)	390 (48%)	810
31%-50% of AMI	350 (62%)	114 (20%)	99 (18%)	563
51%-80% of AMI	365 (63%)	124 (21%)	90 (16%)	579
81%-100% of AMI	330 (78%)	75 (18%)	20 (5%)	425
Greater than 100% of AMI	780 (98%)	15 (2%)	0 (0%)	795
Total by Level of Cost Burden	2,075	498	599	3172

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.

Housing concerns for seniors in San Bruno might include retrofits to allow seniors to age in place (stay in their current home as they get older) or stay in the community but in a smaller unit or with services available. Younger seniors need less support and may benefit from programs to help them rehabilitate their homes to make them better for people to age in place. Older seniors often are unable to maintain a single-family home and look to move to a smaller home or some type of senior living development.

R. PEOPLE WITH DISABILITIES

People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive and sensory impairments, many people with disabilities live on fixed incomes and are in need of specialized care, yet often rely on family members for assistance due to the high cost of care. In addition to their specific housing needs people with disabilities are at a high risk for housing insecurity, homelessness, and institutionalization, particularly when they lose aging caregivers. Figure 2-36 shows the rates at which different disabilities are present among residents of San Bruno. Overall, 8% of people in San Bruno have a disability of any kind.[29]

Special needs of individuals with disabilities vary depending on the particular disability. For example, the needs of a blind person differ greatly from those of a person confined to a wheelchair. Special facilities, such as ramps, elevators, or specially designed restrooms necessary for wheelchair access are architectural features needed to make dwellings suitable for persons confined to wheelchairs. Special features needed by ambulatory persons constrained by other disabilities may not be architectural; rather, these might be simple alternatives to conventional dwelling units or furnishings and appliances that make ordinary tasks of housekeeping and home life less trying and more enjoyable. In families, the needs of persons with disabilities, in terms of special features, are fewer than those of a single person. Nevertheless, a person with a disability in a family would still have special needs. Special architectural features or contrivances could be valuable in giving this person greater independence, dignity, and quality of living.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical

[29] These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is transition from the person's living situation as a child to an appropriate level of independence as an adult.

More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 350,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers. The Golden Gate Regional Center is 1 of 21 regional centers in California that provide point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with businesses to offer services to individuals with developmental disabilities and their families.

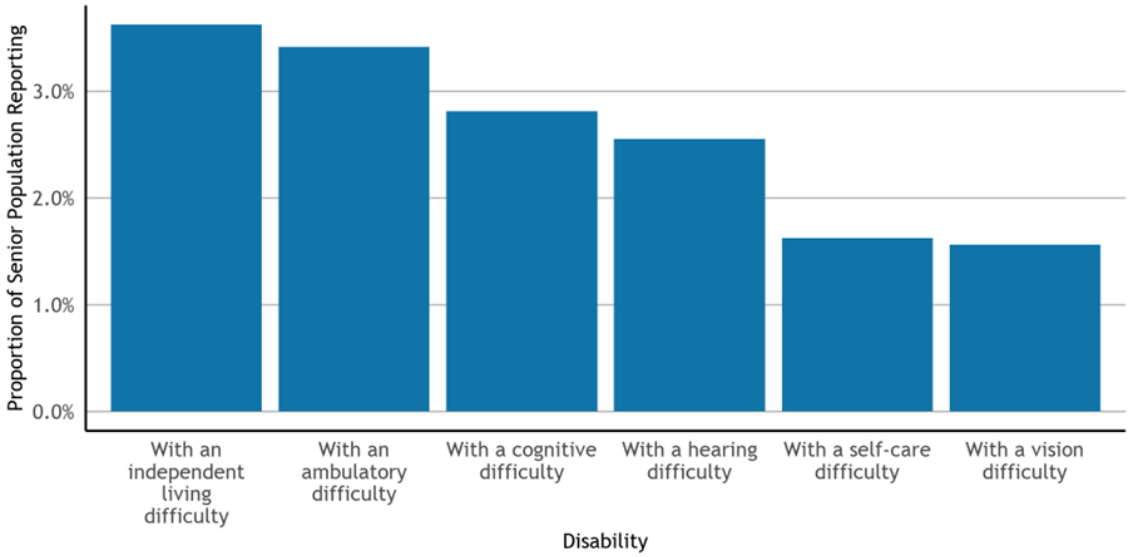


Figure 2-36 Disability by Type

Universe: Civilian noninstitutionalized population 18 years and over.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107.

TABLE 2-20 POPULATION WITH DEVELOPMENTAL DISABILITIES BY RESIDENCE

Residence Type	Value
Home of Parent / Family / Guardian	216
Community Care Facility	68
Intermediate Care Facility	22
Other	5
Foster /Family Home	5
Independent /Supported Living	5

Universe: Population with developmental disabilities.
Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020).

In San Bruno, of the population with a developmental disability, children under the age of 18 make up 36.5%, while adults account for 63.5%. The most common living arrangement for individuals with disabilities in San Bruno is the home of parent /family /guardian. When it comes to housing, people with disabilities are not only in need of affordable housing but accessibly designed housing, which offers greater mobility and opportunity for independence. There is a limited supply of handicap accessible, affordable housing generally, and the supply is especially tight near transit. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. People with disabilities are also often extremely low-income due to the challenge of securing long-term employment, and due to higher medical bills.[30]

The availability of accessible housing is critical to enable persons with disabilities to live independent lives with minimal support. It is also essential to enable persons with disabilities to participate in society by visiting the homes of friends and family. Housing that meets the needs of persons with disabilities is increasingly important as the population ages.

According to the 2019 American Housing Survey administered by HUD, households of lower socioeconomic status (as measured by income and education) and households that include veterans or someone 65 years of age or older were more likely to include someone with accessibility needs.[31]

The California Building Code (CBC) requires that publicly funded housing meet certain accessibility Standards, but there hasn't been a public funded housing project constructed in San Bruno. Most of the housing anticipated to be built will be privately funded. To meet the housing needs of persons with physical and mental disabilities, the City added ~~a program has been added~~ Program 3-E to develop requirements that increase the number of housing units with accessibility features.

In addition to the removal of architectural barriers and provision of special accessibility features, persons with physical and developmental disabilities may also need supportive services to help them maintain an independent lifestyle. Individuals with moderate to severe physical or developmental disabilities may need access to assisted living facilities. These facilities are principally permitted in all zoning districts where housing is permitted.

[30] For more information or data on developmental disabilities in your jurisdiction, contact the Golden Gate Regional Center for Marin, San Francisco and San Mateo Counties; the North Bay Regional Center for Napa, Solano and Sonoma Counties; the Regional Center for the East Bay for Alameda and Contra Costa Counties; or the San Andreas Regional Center for Santa Clara County.
[31] Accessibility in Housing: Findings from the 2019 American Housing Survey (huduser.gov)

1. FAIR HOUSING LAWS AND STATE LEGISLATION

Fair housing laws and subsequent federal and state legislation require all cities and counties to further housing opportunities by identifying and removing constraints to the development of housing for individuals with disabilities, including local land use and zoning barriers, and to also provide reasonable accommodation as one method of advancing equal access to housing.

The Fair Housing laws require that cities and counties provide flexibility or even waive certain requirements when it is necessary to eliminate barriers to housing opportunities for people with disabilities. An example of such a request might be to place a ramp in a front yard to provide access from the street to the front door. San Bruno received one reasonable accommodation request since January 2015.~~.~~

Chapter 7 (Goals, Programs and Implementation Actions) includes several programs and actions that strengthens the city's ability to promote fair housing and addresses the housing challenges of residents with disabilities by making it easier to develop housing for people with physical and developmental disabilities., including Programs ~~2-F~~2-G, 2-H, 3-A, 3-E, 4-A, 4-B, 4-C, 4-D, 4-E, 4-G, 4-H 5-E, and 8-B, among others specifically address these challenges. Programs 2-E and 4-~~G~~O ~~and 2-F~~, for example, both provide for an affordable unit set aside for tenants with physical and developmental disabilities. Programs ~~8-B, 4-A, and~~ 4-A, 4-B, 4-C, and 4-E support education and training for landlords and tenants about fair housing laws and the rights of people with disabilities.

S. FEMALE-HEADED HOUSEHOLDS

Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income. In San Bruno, the largest proportion of households is *Married-couple Family Households* at 53% of total, while *Female-Headed Family Households* (who live with and support other family members) make up 10% of all households.

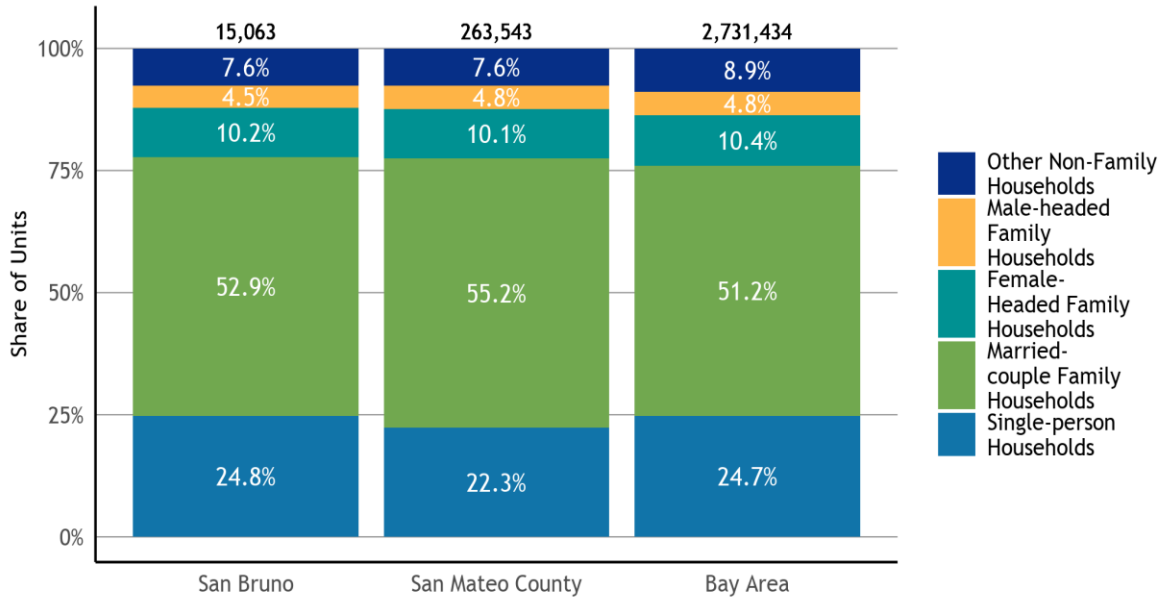


Figure 2-37 Household Type

Universe: Households.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001.

Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging. In San Bruno, 16% of female-headed households with children fall below the Federal Poverty Line, while 4% of female-headed households *without* children live in poverty (Figure 2-38). The special needs of female-headed households can include low-cost housing, suitable for children and located near schools and childcare facilities. The most vulnerable households can be single parent female-headed households; San Bruno has 770 such households.

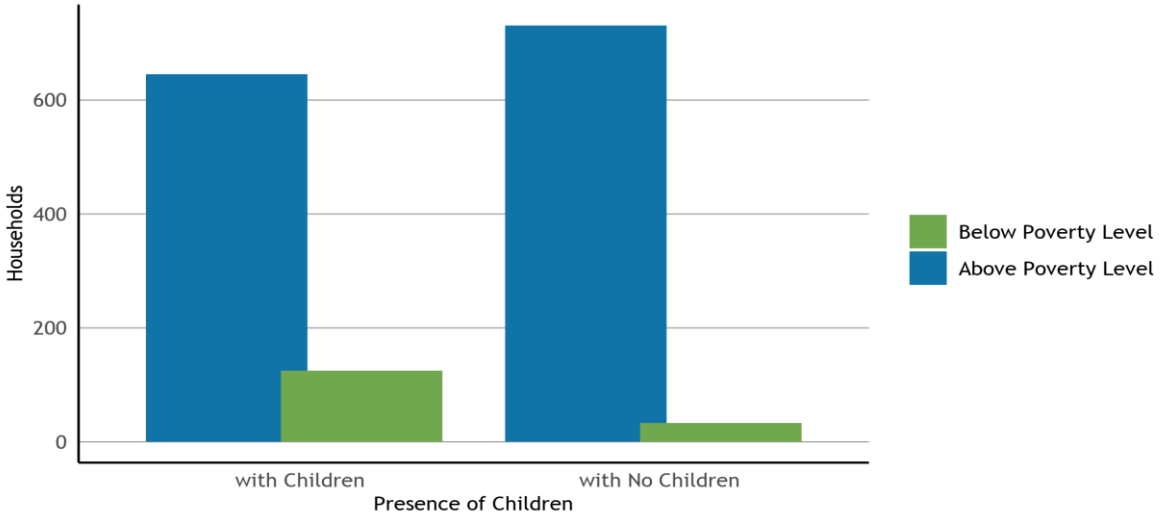


Figure 2-38 Female-Headed Households by Poverty Status

Universe: Female Households.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012.

T. LARGE HOUSEHOLDS

Large households are defined as households with five or more members living in the same home. Large households are a special needs group because of the difficulty in finding adequate and affordable housing. Many jurisdictions have few large homes, and often these larger homes are significantly more expensive. Large households throughout San Mateo County are much more likely than smaller households to live in a home with some type of housing problem, such as high cost, or problems with the physical condition of the home. San Bruno has approximately 1,500 households with five or more members.

Large households often have different housing needs than smaller households. If a city's rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions. In San Bruno, for large households with 5 or more persons, most units (69%) are owner occupied (Figure 2-39). In 2017, 20% of large households were very low-income, earning less than 50% of the AMI.

Programs 2-G and ~~4-I~~2-H in this Housing Element includes encouraging the housing construction to enhance access to large families by reducing development constraints to encourage ~~increasing the supply of housing for large families and encouraging~~ diversity in unit size ~~to ensure that 3- and 4-bedroom affordable rental housing units are developed~~. ~~This~~ Program-2-G seeks to increase housing by pursuing additional ways to streamline development of or granting fee waivers for affordable housing projects. Program 2-H seeks to lower parking requirements for 2-bedroom or larger units. These programs aim to increase the percentage of housing to accommodate residents with disproportionate housing needs, including large families. ~~s for two percent of all units developed in the planning period to be suitable for large families.~~

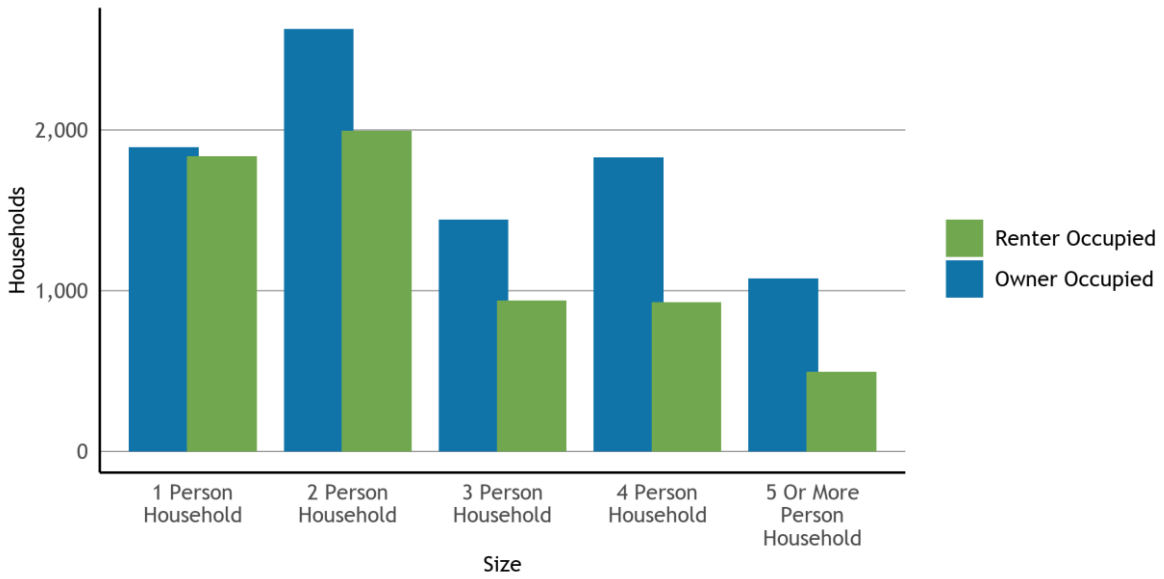


Figure 2-39 Household Size by Tenure

Universe: Occupied housing units.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009.

The unit sizes available in a community affect the household sizes that can access that community. Large families are generally served by housing units with three or more bedrooms, of which there are 7,608 units in San Bruno. Among these large units with three or more bedrooms, 15% are owner-occupied and 85% are renter occupied (Figure 2-40).

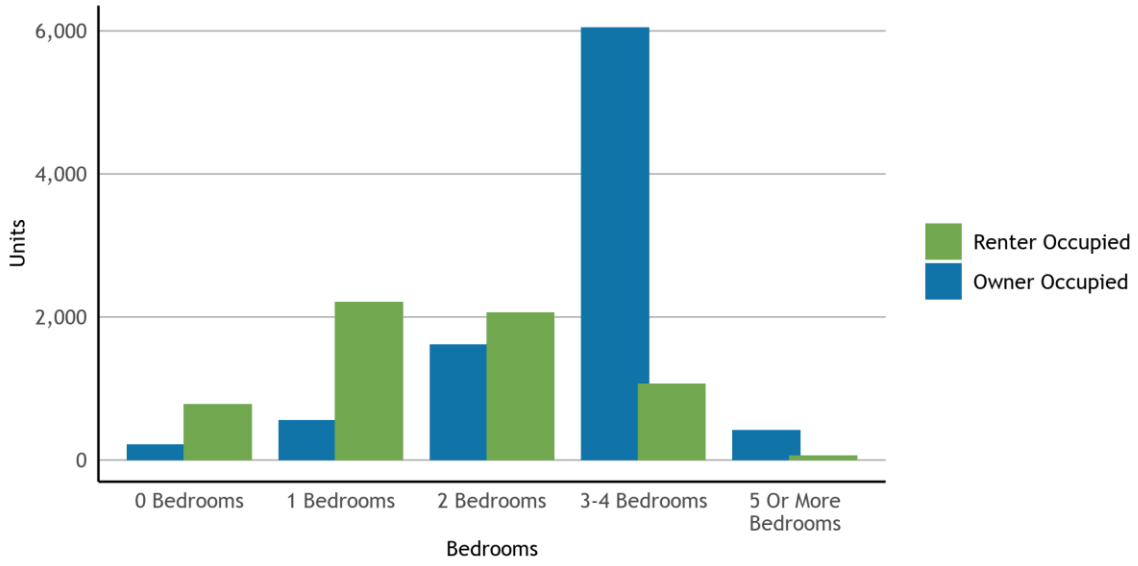


Figure 2-40 Housing Units by Number of Bedrooms

Universe: Housing units.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042.

U. EXTREMELY LOW-INCOME HOUSEHOLDS

California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high- and low-income households in the state[32]. In San Bruno, 42% of households make more than 100% of the AMI, compared to 13.5% making less than 30% of AMI, which is considered extremely low-income.[33] Regionally, more than half of all households make more than 100% AMI, while 15% make less than 30% AMI. Many households with multiple wage earners—including food service workers, full-time students, teachers, farmworkers and healthcare professionals—can fall into lower AMI categories due to relatively stagnant wages in many industries.

Extremely Low-Income (ELI) households earn 30% of the AMI or less. There are 2,023 ELI households in San Bruno according to 2017 CHAS data (~5% of the population for whom poverty status is determined in San Bruno). More than half of these households live in rental units. Most of San Bruno's ELI households face some kind of housing problem: Approximately 48% of all ELI households face overcrowding, and 80% face overpayment. Some ELI households are recipients of public assistance such as social security insurance or disability insurance. Housing types available and suitable for ELI households include affordable rentals, secondary dwelling units, emergency shelters, supportive housing and transitional housing.

The effects of COVID-19 have disparately harmed low-income households. In San Bruno, the effects were felt across all communities but exceedingly affected Native American, Multi-racial, and African American households. These communities experience, on average, double the overall poverty rate. Across the country, systemic inequalities in employment, wage-earning, health, and well-being have strained individuals, families and communities facing poverty or near-poverty conditions.

Goals ~~4~~2, 3 and 4 ~~specifically~~ include programs that supports the needs of households with low and extremely low incomes, ~~with programs~~ such as ~~increasing~~ continuing C~~c~~ity support the Housing Investment Partnership (HIP) Home Sharing program~~,~~ which facilitates living arrangements among two or more unrelated people (Program 4-~~E~~M) or continuing to participate in San Mateo County Housing Authority's Housing Choices Voucher program (formerly Section 8 under HUD) (Program 4-~~F~~N). The five programs under Goal 3~~5~~ "~~(~~Improve the city's management of its affordable housing portfolio and its affordable housing funds"~~)~~ will collectively help the city better support and monitor housing programs that serve extremely low-income residents in the city.

V. HOMELESS NEEDS

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Far too many residents who have found themselves housing insecure have ended up unhoused or homeless in recent years, either temporarily or longer term. Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness

[32] Bohn, S.et al. 2020. Income Inequality and Economic Opportunity in California. *Public Policy Institute of California.*

[33] Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. Households making between 80 and 120 percent of the AMI are moderate-income, those making 50 to 80 percent are low-income, those making 30 to 50 percent are very low-income, and those making less than 30 percent are extremely low-income. This is then adjusted for household size.

is disproportionately experienced by people of color, people with disabilities, those struggling with addiction and those dealing with traumatic life circumstances. The homeless in San Mateo County are both sheltered, meaning they live in emergency shelters, transitional housing, treatment centers or other similar institutions; and unsheltered, meaning they live on the street, in encampments or in a vehicle.

The vast majority of homeless people are single adults (who may be living with another adult, but no children). Most homeless people are male (a range between 60%-71% depending on sheltered and unsheltered). In San Mateo County, White (Hispanic and Non-Hispanic) residents represent the largest proportion of residents experiencing homelessness and account for 67% of the homeless population, while making up 51% of the overall population (Figure 2-41). Latino residents represent 38% of the population experiencing homelessness, while Latino residents comprise 25% of the general population (Figure 2-41). In 2017, 89% of households were either single individuals or couples without children and 13% were households with children.[34] Of homeless households with children, most are sheltered in transitional housing (Figure 2-43).

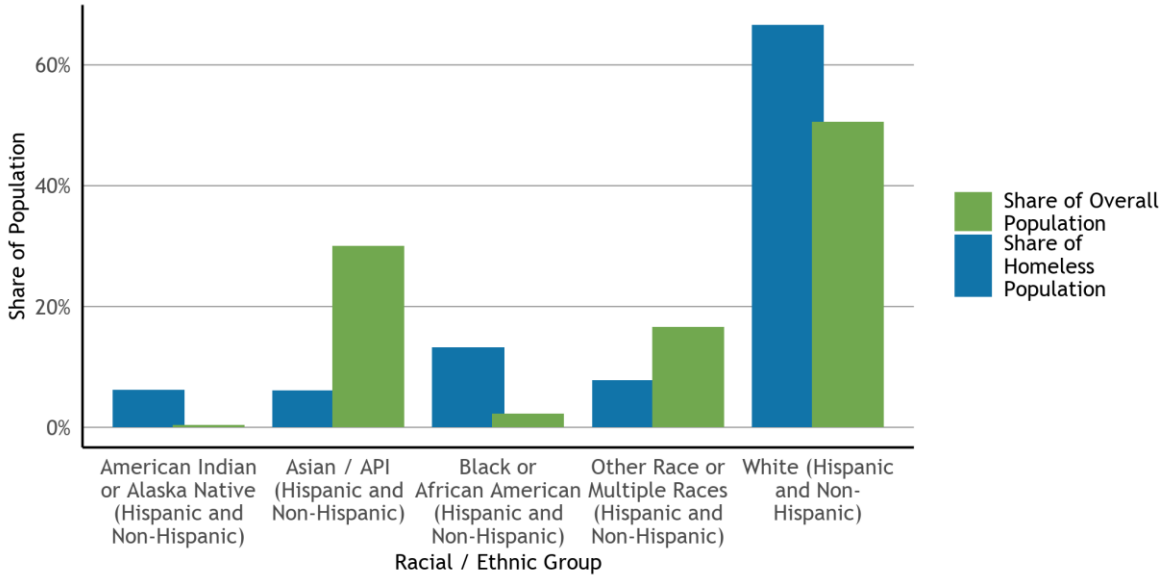


Figure 2-41 Racial Group Share of General and Homeless Populations, San Mateo County

Universe: Population experiencing homelessness.
Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I).

[34] San Mateo County Health Care for the Homeless and Farmworker Health Program 2019 Needs Assessment: 2019_hchfh_needs_assessment_report_final_9.1.2020.pdf (smchealth.org).

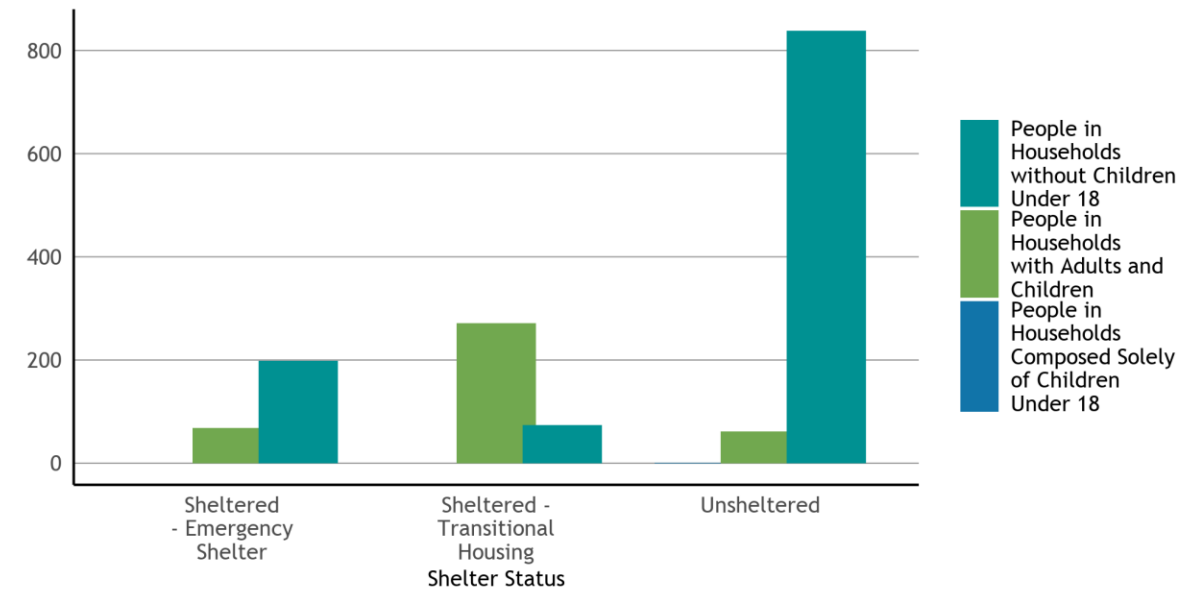


Figure 2-42 Homelessness by Household Type and Shelter Status, San Mateo County

Universe: Population experiencing homelessness.
Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019).

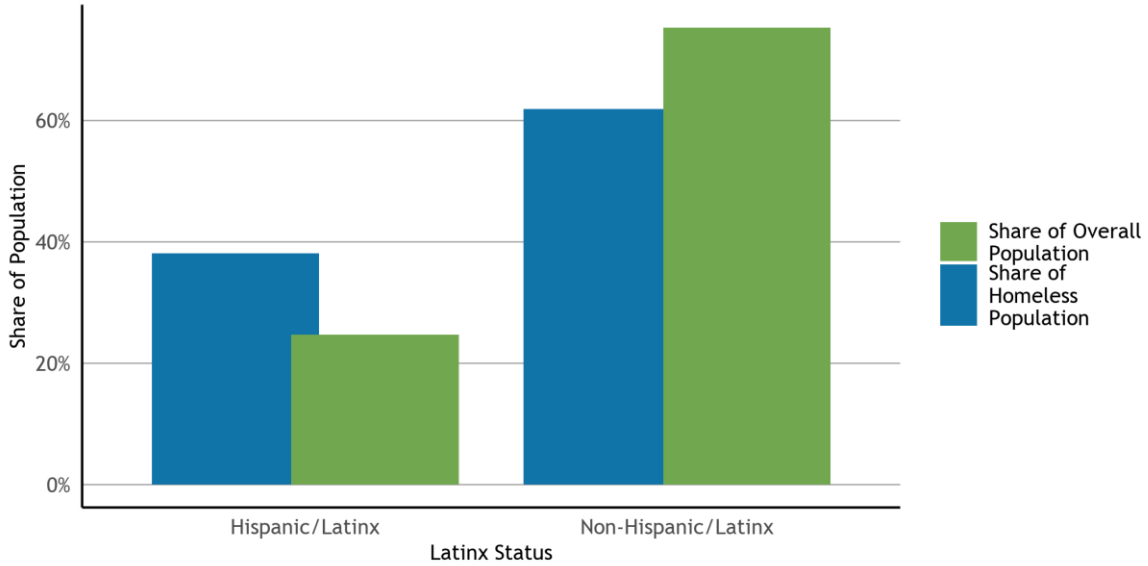


Figure 2-43 Latino Share of General and Homeless Populations, San Mateo County

Universe: Population experiencing homelessness.
Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I).

Many of those experiencing homelessness are dealing with severe issues—including mental illness, substance abuse and domestic violence—that are potentially life threatening and require additional assistance. In San Mateo County, homeless individuals are commonly challenged by severe mental illness, with 305 reporting

this condition (Figure 2-44). Of those, some 62% are unsheltered, further adding to the challenge of handling the issue.

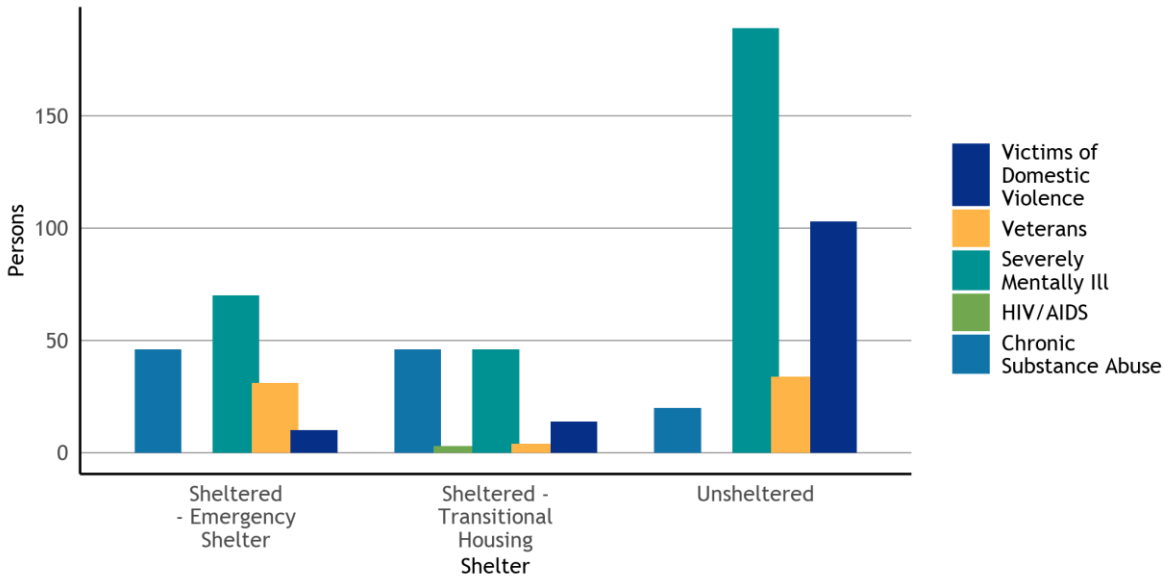


Figure 2-44 Characteristics for the Population Experiencing Homelessness, San Mateo County

Universe: Population experiencing homelessness.
Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019).

In San Bruno, there were no reported students experiencing homeless in the 2019-20 school year. By comparison, San Mateo County has seen a 37.5% decrease in the population of students experiencing homelessness since the 2016-17 school year, and the Bay Area population of students experiencing homelessness decreased by 8.5%. During the 2019-2020 school year, there were still some 13,718 students experiencing homelessness throughout the region, adding undue burdens on learning and thriving, with the potential for longer term negative effects.

TABLE 2-21 STUDENTS IN LOCAL PUBLIC SCHOOLS EXPERIENCING HOMELESSNESS

Academic Year	San Bruno	San Mateo County	Bay Area
2016-17	0	1,910	14,990
2017-18	0	1,337	15,142
2018-19	0	1,934	15,427
2019-20	0	1,194	13,718

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools.
Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020).

1. ONE-DAY HOMELESS COUNT

The San Mateo County Human Services Agency (HSA), in close collaboration with community partners, conducts the bi-annual One Day Homeless Count and Survey. The purpose of the One Day Homeless Count and Survey is to gather information to help the community understand homelessness in San Mateo County. This is one data set, among others, that provides information for effective planning of services to assist people experiencing homelessness and people at risk of homelessness.

TABLE 2-22 SAN MATEO COUNTY POINT-IN-TIME HOMELESS COUNTS

Year	Point-in-Time Count
2013	2,002
2015	1,483
2017	1,253
2019	1,512
2022	1,808

Source: San Mateo County Human Services Agency, 2022~~Public Health.~~

According to the 2022 San Mateo County One Day Homeless Count[35] conducted in the early morning hours of February 24, 2022, there were 1,808 people experiencing homelessness in San Mateo County. This number includes: 1,092 people experiencing unsheltered homelessness staying on streets, in cars, in recreational vehicles (RVs), or in tents. 716 people experiencing sheltered homelessness staying in emergency shelters and transitional housing programs

This finding of 1,808 people experiencing homelessness is higher than the counts in 2015, 2017, and 2019, but lower than the counts in 2011 and 2013. The number of people experiencing unsheltered homelessness in 2022 is an increase of 191 (21%) compared to 2019. The number of people staying in shelters in 2022 is an increase of 105 (17%) compared to 2019.

Although the sheltered count has varied over time (including shifts due to HUD's definitional changes), it is the unsheltered count that has largely contributed to the overall number of homeless people in the county. According to the 2022 San Mateo County One Day Homeless Count and Survey, the number of people experiencing unsheltered homelessness in San Bruno in 2022 was 63. This is an increase from the same count conducted in 2019 of 12 unsheltered homeless, and 26 unsheltered homeless in 2017. The sixty-three unsheltered homeless persons that were counted in San Bruno in 2022, make up 6% of the 1,092 homeless unsheltered in the San Mateo County as a whole.

In 2006, San Mateo County developed a 10-Year Plan to Prevent and End Homelessness (HOPE Plan).[36] Key accomplishments of the HOPE Plan included the creation and expansion of Homeless Outreach Teams (HOT), new funding sources for homelessness prevention, Homeless Connect events, the creation of 994 new affordable housing units as well as the creation of 96 new units of permanent supportive housing, including projects developed by the Mental Health Association and units in projects developed by Mid-Pen Housing. The HOPE Plan focused on creation of new housing inventory as a key strategy to reduce homelessness, but these goals were not achievable given the local housing market.

[35] https://www.smcgov.org/media/130616/download?inline=
[36] Housing our People Effectively (HOPE) Ending Homelessness in San Mateo County: HOPE 10-Year Plan.pdf (sanmateo.ca.us).

In 2016 the county adopted a new San Mateo Homelessness Strategic Plan, Ending Homelessness in San Mateo County.[37] The 2016 plan draws on best practices to reduce homelessness given the existing supply of housing and focusing on short- and long-term housing assistance prioritized for people who are unsheltered. Expansion of the affordable housing supply remains a key priority for the community, but this work is being spearheaded by the Department of Housing along with other stakeholders and workgroups, including the Jobs/Housing Gap Task Force, Housing Leadership Council of San Mateo County, HEART of San Mateo and other efforts.

The County and its partners have expanded homeless services in recent years, including expansions in shelters, as well as expansions in homeless outreach services, rapid rehousing services, and enhancing connections between health services and homeless services. The County is also working on additional non-congregate shelter that will open later this year, including the Navigation Center and Stone Villa Shelter, which will both provide additional shelter capacity to provide safe shelter along with intensive support services to help residents move into permanent housing.

In addition, the County recently launched its Working Together to End Homelessness initiative, bringing together a wide array of stakeholders to collaborate on innovative strategies to provide housing and services to people experiencing homelessness. More information on Working Together to End Homelessness is available at SMCEndingHomelessness.org.

W. FARMWORKERS

Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers generally receive wages that are considerably lower than other jobs and may have temporary housing needs. Finding decent and affordable housing can be challenging, particularly in the current housing market. In San Bruno, there were no reported students of migrant workers in the 2019-20 school year. The trend for the region for the past few years has been a decline of 2.4% in the number of migrant worker students since the 2016-17 school year. The change at the county level is a 57.1% decrease in the number of migrant worker students since the 2016-17 school year.

TABLE 2-23 MIGRANT WORKER STUDENT POPULATION

Academic Year	San Bruno	San Mateo County	Bay Area
2016-17	0	657	4.630
2017-18	0	418	4.607
2018-19	0	307	4.075
2019-20	0	282	3.976

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools.
Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020).

According to the U.S. Department of Agriculture Census of Farmworkers, the number of permanent farm workers in San Mateo County has decreased since 2002, totaling 978 in 2017, while the number of seasonal farm workers has decreased, totaling 343 in 2017 (Figure 2-45).

[37] Ending Homelessness in San Mateo County (July 2016): download (smcgov.org).

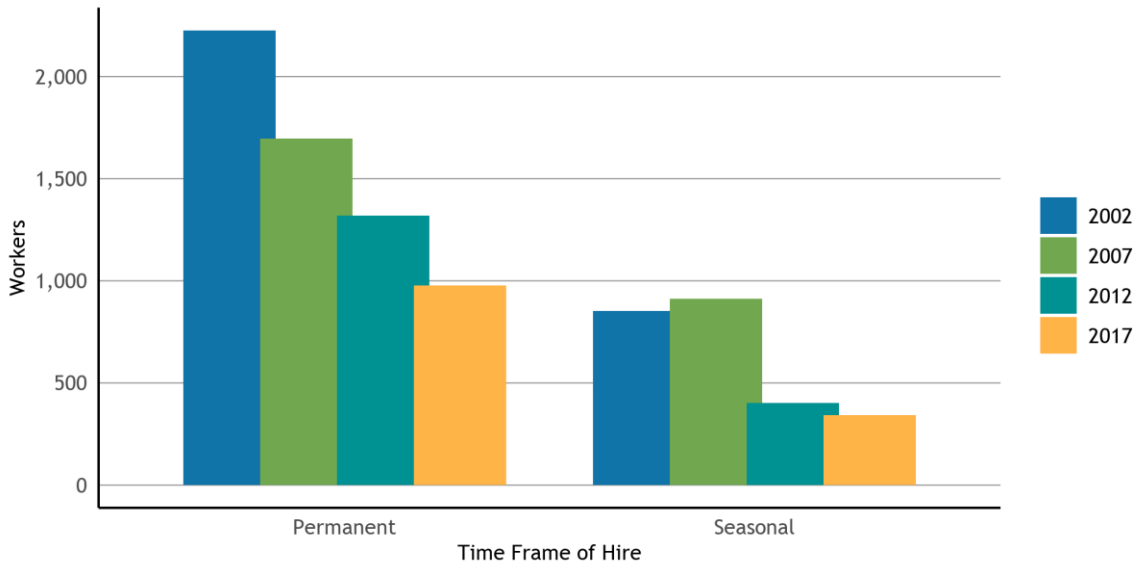


Figure 2-45 Farm Operations and Farm Labor by County, San Mateo County

Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors).
Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor.

There are migrant worker students in the locality (282 in the entire county in 2019-2020 school year), permanent farmworkers (978 in the county in 2017) and seasonal farmworkers (343 in the county in 2017). All these numbers have been trending downward.

Farm workers who are migrant or seasonal workers have special housing needs because of their relatively low-income and the unstable nature of their job (i.e., having to move throughout the year from one harvest to the next). These workers generally face higher rates of overcrowding and other substandard housing conditions. Continued efforts to provide affordable housing, especially affordable housing

Farmworkers in San Bruno are often very low or extremely low-income households. Per the USDA, today's farmworkers can commute up to 75 miles to the workplace. They are also more likely to have families and are looking for schools, employment for a spouse/partner and a location to live in that provides a community. Because of this, they will benefit from the existing affordable housing programs in San Bruno. Additionally, San Bruno's participation in Doorway will ensure that new affordable housing listings are publicized in Spanish and that vacancy searches are mobile-friendly.

X. NON-ENGLISH SPEAKERS

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the Bay Area. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction, because residents might not be aware of their rights or they might be wary to engage due to immigration status concerns. In San Bruno, 6.2% of residents 5 years and older identify as speaking English not well or not at all, which is below the proportion for San Mateo County. Throughout the region the proportion of residents 5 years and older with limited English proficiency is 8%.

Several programs in the Housing Element help address the gap in support to non-English speakers in the community. Goal ~~84~~ "~~p~~Promote~~s~~ equity in housing, protect residents from displacement, and support the needs of households with low incomes or special needs" includes Program 4-A which calls for to ~~a variety of ways and specifically calls for including~~ multi-lingual marketing materials and ensuring bilingual interpretation services are available for fair housing outreach to landlords as well as renters as well as on the city's website.

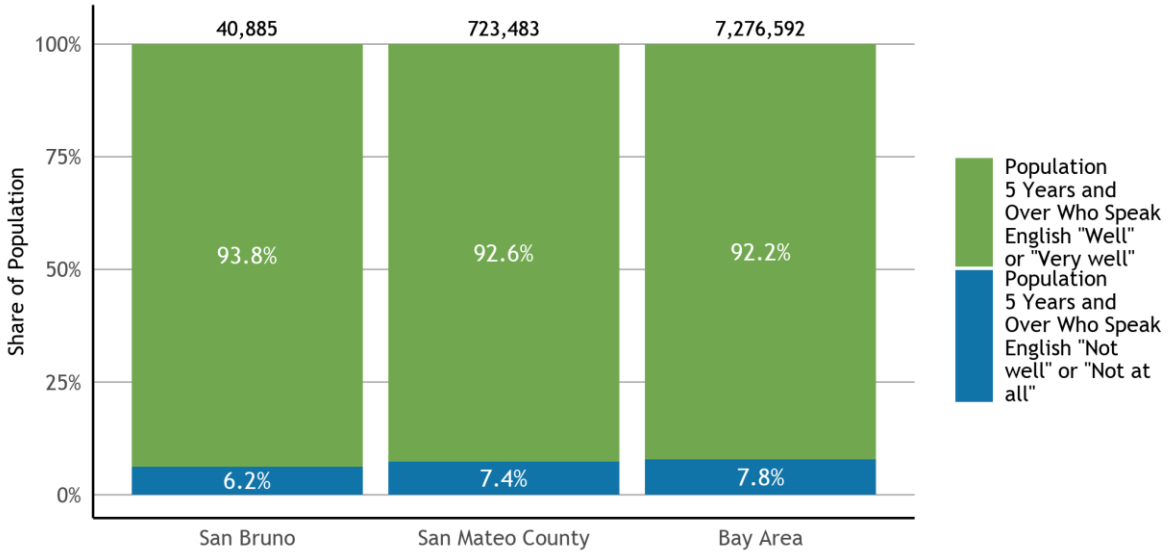


Figure 2-46 Population with Limited English Proficiency

Universe: Population 5 years and over.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B16005.
For the data table behind this figure, please refer to the Data Packet Workbook, Table AFFH-03.

KEY POINTS SPECIAL HOUSING NEEDS: SENIORS, PEOPLE WITH DISABILITIES, FEMALE-HEADED HOUSEHOLDS, LARGE HOUSEHOLDS, EXTREMELY LOW-INCOME HOUSEHOLDS, HOMELESS, FARMWORKERS, NON-ENGLISH SPEAKERS

SENIORS

- The county can expect to see a 26 percent increase in the number of seniors between 2020 and 2030. For seniors over the age of 80, the percent increase is 56 percent. A key challenge in the coming years will be how to accommodate the needs of aging residents.
- 26 percent of senior households in San Bruno earn 0 percent-30 percent of AMI, and 44 percent of households earn below 50 percent AMI. Affordable housing options for these seniors are crucial.
- Seniors are significantly more likely to be homeowners than renters. Seniors need retrofits to allow them to age in place or stay in the community but in a smaller unit or with services available.

PEOPLE WITH DISABILITIES

- 8 percent of the total San Bruno population in the city has some kind of disability. In San Bruno, almost a third of the senior population has some kind of disability.
- There is a limited supply of handicap accessible, affordable housing generally, and the supply is especially tight near transit. People with disabilities are also often extremely low income due to the challenge of securing long-term employment, and to higher medical bills.

FEMALE HEADED HOUSEHOLDS

- Female-headed households, who may be supporting children or a family with only one income experience more housing insecurity (10 percent of the total households in San Bruno). San Bruno has 770 female-headed, single-parent households.
- The special needs of female-headed households can include low-cost housing, suitable for children and located near schools and childcare facilities.

LARGE HOUSEHOLDS

- If a city's rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions. San Bruno has approximately 1,500 households with five or more members. In 2017, 19.7 percent of large households were very low-income, earning less than 50 percent of the area median income (AMI).

EXTREMELY LOW-INCOME HOUSEHOLDS

- In San Bruno, 13.5 percent households EARN less than 30 percent of AMI are considered extremely low-income (ELI) and 2,023 households live below the poverty line.
- ELI are most likely facing overpayment, overcrowding or substandard housing conditions. The effects of COVID-19 have disparately harmed ELI households.

HOMELESSNESS

- According to the 2019 countywide homeless survey, there are 1,512 people experiencing homeless on a single night in San Mateo County. Of those, more than 900 were unsheltered and a significant number lived in RVs.
- The vast majority of homeless people are single adults. Most homeless people are white and male.

MIGRANT WORKERS

- In San Bruno, there were no reported students of migrant workers in the 2019-20 school year.

NON-ENGLISH SPEAKERS

- In San Bruno, 6.2 percent of residents 5 years and older identify as speaking English not well or not at all. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction, because residents might not be aware of their rights, or they might be wary to engage due to immigration status concerns.

Y. ASSISTED HOUSING DEVELOPMENTS AT-RISK OF CONVERSION

While there is an immense need to produce new affordable housing units, ensuring that the existing affordable housing stock remains affordable is equally important. Additionally, it is typically faster and less expensive to preserve currently affordable units that are at risk of converting to market-rate than it is to build new affordable housing.

The data in the table below comes from the California Housing Partnership's Preservation Database, the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing. However, this database does not include all deed-restricted affordable units in the state, so there may be at-risk assisted units in a jurisdiction that are not captured in this data table. Table 2-23 shows there are 323 assisted units in San Bruno in the Preservation Database. Of these units, 0.0% are at *High Risk* or *Very High Risk* of conversion.[38]

TABLE 2-24 ASSISTED UNITS AT RISK OF CONVERSION

Income	San Bruno	San Mateo County	Bay Area
Low	323	4,656	110,177
Moderate	0	191	3,375
High	0	359	1,854
Very High	0	58	1,053
Total Assisted Units in Database	**323**	**5,264**	**116,459**

Universe: HUD, Low-Income Housing Tax Credit (LIHTC), USDA, and CalHFA projects. Subsidized or assisted developments that do not have one of the aforementioned financing sources may not be included.
Source: California Housing Partnership, Preservation Database (2020).

In 1989, the California Government Code was amended to include a requirement that localities identify and develop a program in their housing elements for the preservation of assisted, affordable multi-family units. Section 65583(a)(8) requires an analysis of existing housing units that are eligible to change from low-income housing uses during "the next 10 years" due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. In the context of this Housing Element update, assisted units are considered "at-risk" of conversion to market rate if the expiration date of their financing program falls before 2033 (i.e., 10 years from the beginning of the housing element planning period—2023).

Assisted housing units are those that offer financial aid or provide extra services for people in need of financial or basic living assistance. San Bruno has three assisted housing developments, all of which were built during the 2000s: Archstone I (Meridian), completed in 2005; Archstone II (Paragon), completed in 2007; and Village at the Crossing, also completed in 2007. All three projects are rental apartments; the two

[38] California Housing Partnership uses the following categories for assisted housing developments in its database:
Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.

Archstone developments are for all household types and the Village at the Crossing is for senior households only. The three projects received funding through a variety of sources including state bond tax-exempt financing, San Bruno Redevelopment Agency subsidies, and 4% tax credits. None of these developments is considered to be at-risk of conversion within the next 10 years. Sixty units at Archstone I will be affordable through 2060 and 37 units at Archstone II will be affordable through 2062. All units at the Village at the Crossing have 30-year affordability restrictions. Once those expire, there will be 105 units that have continued affordability restrictions through 2062 (11 low- and 94 moderate- income). The table below provides a summary of assisted affordable units in San Bruno today.

TABLE 2-25 ASSISTED HOUSING DEVELOPMENTS IN SAN BRUNO

Project	Address	Affordable Units	Total Units	Funding Program	Termination Date	Risk Level
The Crossing	853 East Commodore Drive	60	300	LIHTC	2059	Low
The Crossing Phase I	1101 National Avenue	113	114	LIHTC	2061	Low
The Crossing, Phase 2	1101 National Avenue	113	114	LIHTC	2062	Low
Archstone San Bruno II	1099 Admiral Court	37	185	LIHTC	2060	Low

Source: California Housing Partnership Preservation Database about "at-risk" deed-restricted affordable housing developments in the jurisdictions of San Mateo County

The California Housing Partnership Corporation (CHPC) assists nonprofit and government housing agencies to create, acquire, and preserve housing affordable to lower income households. CHPC maintains a database of units throughout California that use federal funding programs to maintain their affordability. According to CHPC, there are no at-risk affordable housing units in San Bruno listed in their database.

KEY POINTS: ASSISTED HOUSING UNITS AT-RISK AND ENERGY CONSERVATION STRATEGIES

- There are 323 assisted units in San Bruno in the Preservation Database. Of these units, none are at High Risk or Very High Risk of conversion. Because the projects were built more recently, and the deed restrictions apply for several decades, none of these developments are at-risk of conversion within the next 10 years.
- There are three main strategies a jurisdiction can employ to promote energy conservation: integrated land use and transportation planning; the adoption of green building standards and practices; and the promotion of energy conservation programs and choices.

Qualified Entities for At-Risk Properties

An owner of a multi-family rental housing development with rental restrictions (i.e., is under agreement with federal, State, and local entities to receive subsidies for low-income tenants), may plan to sell their "at risk" property. HCD has listed qualified entities that may be interested in participating in California's First Right of Refusal Program. If an owner decides to terminate a subsidy contract or prepay the mortgage or sell or otherwise dispose of the assisted housing development, or if the owner has an assisted housing development in which there will be the expiration of rental restrictions, the owner must first give notice of the opportunity to offer to purchase to a list of qualified entities provided to the owner. HCD has listed six entities that may be interested in participating in California's First Right of Refusal Program in San Mateo County:

- ROEM Development Corporation
- Northern California Land Trust, Inc.
- Housing Corporation of America
- Mid-Peninsula Housing Coalition

- Affordable Housing Foundation
- Alta Housing (previously Palo Alto Housing Corp)

If a development becomes at risk of conversion to market-rate housing, the City will maintain contact with these organizations and housing providers who may have an interest in acquiring at-risk units and will assist other organizations in applying for funding to acquire at-risk units.

Program 4-F of this Housing Element provides for the adoption of an ordinance that provides for tenant and community first right of purchase or right of first refusal. Although the city doesn't have any affordable units at risk of conversion, Program 3-C proposes a revision to the Affordable Housing Ordinance to ensure that all new affordable housing remains affordable for 99 years or in perpetuity. Increasing the affordability term would prevent the loss of affordable housing in the future. Program 3-G requires replacement of below market rate units lost during any construction, redevelopment, or demolition projects in accordance with state law SB 8 (no net loss).

Z. ENERGY CONSERVATION

Conservation of energy is an important issue in housing development today not only due to the cost of energy, which can be a substantial portion of monthly housing costs for both owners and renters, but also due to an emerging interest in sustainable development, energy independence, and reduction of greenhouse gas emissions in line with new legislation such as AB 32 and SB 375. There are three main strategies a jurisdiction can employ to promote energy conservation: integrated land use and transportation planning; the adoption of green building standards and practices; and the promotion of energy conservation programs and choices. The following section describes opportunities for energy conservation.

1. INTEGRATED LAND USE AND TRANSPORTATION

Energy conservation can be a priority in the overall planning of a city's land uses and transportation systems. Planning to provide a range of housing types and affordability near jobs, services, and transit can reduce commutes, traffic congestion, and thus the number of vehicle miles traveled, and vehicle hours traveled. Promoting infill development at higher densities will also help reach these goals.

The San Bruno 2025 General Plan and the recently adopted Transit Corridors Specific Plan contain many new policies aimed to reduce energy use and associated greenhouse gas emissions, by reducing vehicle miles traveled and trips through infill and transit- and pedestrian-oriented residential and non-residential development (LUD-7, LUD-10, LUD-28, LUD-29, LUD-48); through encouraging alternatives modes of transportation (T-1, T-3, T-4, T-5) including an emphasis on improving options and infrastructure for bicycle use (T-69 through T-74); and through policies to increase energy conservation specifically through green design, retrofitting, and other incentives (PFS-62 through PFS-71). Most of these initiatives that support energy conservation also support the provision of affordable and accessible housing by locating residents near transit and other services, by increasing housing unit densities and varieties which can lower the cost of renting or owning, and by creating a complete transportation system that can accommodate households that cannot afford cars.

2. BUILDING DESIGN STANDARDS AND PRACTICES

There are many opportunities for conserving energy in new and existing homes. Construction of energy efficient buildings does not lower the purchase price of housing. However, housing with energy conservation features should result in reduced monthly occupancy costs as consumption of water and energy is decreased.

Similarly, retrofitting existing structures with energy-conserving features can result in a reduction in utility costs.

STATE BUILDING CODE STANDARDS

The California Energy Commission was created in 1974 by the Warren-Alquist State Energy Resources Conservation and Development Act (Public Resources Code 25000 et seq.). Among the requirements of the law was a directive for the Commission to adopt energy conservation standards for new construction. The first residential energy conservation standards were developed in the late 1970s (Title 24, Part 6 of the California Code of Regulations) and have been periodically revised and refined since that time. In 2011, California added the California Green Building Standards Code (CALGreen) to the state's official building code. CALGreen is a new set of building codes, some mandatory, and some voluntary, for all new buildings and renovations. It is the first state level "green" building code to be implemented in the US.

San Bruno adopted the 2019 California Building Code, including the Green Building Code and related Energy Code in 2019. All building projects are held to these updated standards.

REACH CODES

In addition to California state required building codes, cities and counties may adopt more advanced, or enhanced, building codes, which are known as reach codes. Reach Codes are local amendments that exceed the Building Energy Efficiency Standards Code and Green Building Standards Code. The adoption of Reach Codes aims to reduce greenhouse gas emissions (GHGs) by reducing reliance on natural gas and gasoline through refocusing energy consumption towards electrification. California state law allows local governments to impose additional measures beyond the California Building Energy Efficiency and the Green Building Standards Codes through the adoption of Reach Codes. The State requires the Building Code to be updated every three years, with the next code cycle to be effective January 1, 2023. The City adopted a Reach Code ordinance in October 2022 to align with the next code cycle.

OTHER ENERGY CONSERVATION OPPORTUNITIES IN BUILDING STANDARDS AND PRACTICES

As described above, the San Bruno 2025 General Plan contains numerous policies that support the development and evolution of green building standards and practices in the city. Examples of energy conservation opportunities include weatherization programs and home energy audits; installation of insulation; installation or retrofitting of more energy-efficient appliances and mechanical or solar energy systems; and building design and orientation that incorporates energy conservation considerations.

For the purposes of this Housing Element, we can elaborate on ways that residential building design can be more energy efficient. Many modern design methods used to reduce residential energy consumption are based on proven techniques in use since the earliest of days of collective settlement. These methods can be categorized in three ways:

1. ***Building design*** that keeps natural heat in during the winter and keeps natural heat out during the summer. Such design reduces air conditioning and heating demands. Proven building techniques in this category include:
    - locating windows and openings in relation to the path of the sun to minimize solar gain in the summer and maximize solar gain in the winter;
    - use of "thermal mass," earthen materials such as stone, brick, concrete, and tiles that absorb heat during the day and release heat at night;

- "burying" part of the home in a hillside or berm to reduce solar exposure or to insulate the home against extremes of temperature;
- use of window coverings, insulation, and other materials to reduce heat exchange between the interior of a home and the exterior;
- locating openings and using ventilating devices to take advantage of natural air flow; and
- use of eaves and overhangs that block direct solar gain through window openings during the summer but allow solar gain during the winter.

2. ***Building orientation*** that uses natural forces to maintain a comfortable interior temperature. Examples include:
   - north-south orientation of the long axis of a dwelling;
   - minimizing the southern and western exposure of exterior surfaces; and
   - location of dwellings to take advantage of natural air circulation and evening breezes.
3. **Use of landscaping features** to moderate interior temperatures. Such techniques include:
   - use of deciduous shade trees and other plants to protect the home;
   - use of natural or artificial flowing water; and
   - use of trees and hedges as windbreaks.

In addition to these design techniques, other modern or technology-based energy conservation methods include:

- use of solar energy to heat water;
- use of solar panels, photovoltaic technology, and other devices to generate electricity;
- window glazing to repel summer heat and trap winter warmth;
- weather-stripping and other insulation to reduce heat gain and loss; and
- use of energy efficient home appliances.

The city's abundant sunshine provides an opportunity to use solar energy techniques to generate electricity, heat water, and provide space heating during colder months, as well. Natural space heating can be substantially increased through the proper location of windows and thermal mass.

Program 2-L~~Goal 7~~ of this Housing Element promotes sustainable residential development that is energy efficient and reduces greenhouse gas emissions. It includes several actions focusing on adopting promoting energy efficiency and electrification incentives from PG&E, BayREN, and promoting water conservation and drought-resistant landscaping guidelines and standards.

AA. CONCLUSION

A home meets the standard definition of affordability if it does not cost more than 30% of a household's income. Housing that costs more than 30% of household income is a more acute problem for lower income households, since there is less discretionary money for other necessities. While individual household income conditions vary, an example can be useful to illustrate affordability conditions for a low-income family in San Mateo County. A four-person family with one parent working fulltime as a cook and the other parent working in retail can afford a monthly rent of about $1,650 (assumes $66,560 annual household income renting a two-bedroom apartment in San Mateo County) and a home sales price of $260,000 (assumes a 3.5% down payment FHA loan). A single-parent family with the adult working as a police officer would be considered moderate-income (100% AMI or $119,700) and can afford a monthly rent of about $2,950 and a home costing $465,000 (assumes a 3.5% down payment FHA loan). Neither of these example households can afford a median priced condominium in San Bruno, costing $520,000 (SAMCAR, 2021 Annual Median

Price), or single-family home, which costs $1,377,500 (SAMCAR, 2021 Annual Median Sale Price) or the median city's rent for a two-bedroom of $3,543 for 2021 (http://www.selfsufficiencystandard.org/california/).

The cost of living in the Bay Area continues to be significantly higher. The Family Economic Self-Sufficiency Standard measures the minimum income necessary to cover all non-elderly (under 65 years old) and non-disabled individuals or family's basic expenses—housing, food, childcare healthcare, transportation, and taxes without public or private assistance. Using this standard index, a family of four (2 adults and 2 children) will need to earn $150,620 a year, in 2021, to live and sustain themselves in San Mateo County.[39] Though San Mateo County has a robust economy, much of its workforce cannot afford to live within the county.

As this chapter has demonstrated, despite a slowdown in population growth in recent years, additional housing is needed to accommodate housing demand among all income groups and in particular for lower income groups. Rising housing costs have contributed directly to the outmigration of residents to more affordable markets as well as displacement of existing lower income residents. Meanwhile, continued job growth has consistently fueled a tight housing market and higher housing costs. This Housing Needs Assessment focuses on identifying the housing needs in San Bruno and highlights some of the policies and programs (described in more detail in Chapter 7) that will help to address those needs.

[39] Home – Self Sufficiency Standard.

3 Housing Constraints and Resources

This chapter describes the potential constraints applied by local, state, and federal governments, the private market, infrastructure, and the natural environment to the timing or expansion of San Bruno's residential development. Additionally, potential resources available through local, state, and federal programs are also discussed. This chapter is designed to address the requirements of Government Code Section 65583(a)(5).

Government regulations can potentially constrain the supply of housing available in a community if the regulations limit the opportunities to develop housing, impose requirements that unnecessarily increase the cost to develop housing, or make the development process so arduous as to discourage housing developers. State law requires housing elements to contain an analysis of the governmental constraints on housing maintenance, improvement, and development (Government Code Section 65583(a)(5)). Non-governmental constraints (required to be analyzed under Government Code Section 65583(a)(5)) cover land prices, construction costs, and financing. While local governments cannot control prices or costs, identification of these constraints can be helpful to San Bruno in formulating housing programs.

A. Governmental Constraints

Housing affordability is affected by factors in both the private and public sectors. Although local ordinances and policies are enacted to protect the health and safety of citizens and further the general welfare, it is useful to periodically reexamine them to determine their continued relevance and if they constitute a barrier to the maintenance, improvement, or development of housing. Actions by the City can have an impact on the price and availability of housing in San Bruno. Land use controls, site improvement requirements, building codes, fees, and other local programs intended to improve the overall quality of housing may serve as a constraint to housing development. These governmental constraints can limit the operations of the public, private, and non-profit sectors, making it difficult to meet the demand for affordable housing and limiting supply in the region. All City zoning regulations, development standards, specific plans, and fees are posted online and available to the public, consistent with the requirements of Assembly Bill (AB) 1483. This section describes existing governmental constraints and the ways in which the City has worked to reduce or remove them over the last Housing Element cycle.

1. LAND USE REGULATIONS

SAN BRUNO 2025 GENERAL PLAN

The land use categories of the San Bruno 2025 General Plan allow residential growth at various density levels. The General Plan Land Use Diagram is included as Figure 3-1. Below is a summary of land use categories that allow residential use:

- **Very Low Density Residential**. Single-family detached residential development at a density of 0.1 to 2.0 units per acre; innovative development patterns, preservation of natural features, pedestrian paths, and other amenities are encouraged.
- **Low Density Residential**. Single-~~0~~family detached development at a density of 2.1 to 8.0 units per acre; single-family attached development may be allowed where clustering permits additional open space.
- **Medium Density Residential**. Residential development at a density of 8.1 to 24.0 units per acre; allows for single-family detached and attached housing, small-lot and zero-lot-line development, and duplexes.
- **High Density Residential**. Allows single-family attached and multi-family residential development at a density of 24.1 to 40.0 units per acre; includes ancillary uses such as rooming and boarding houses, sanitariums, and rest homes.
- **Central Business District (Downtown Mixed Use)**. Allows 3.0 base maximum floor-area-ratio (FAR) combined for all uses (residential and non-residential), with no separate residential density limitation. Downtown Mixed Use permits one or more of a variety of uses, including: retail sales; hotels; eating and drinking establishments; personal and business services; professional and medical offices; financial, insurance, and real estate offices; theaters and entertainment uses; educational and social services; and government offices. Active uses are required at the ground level, and residential use is permitted on second and upper floors only. Wholesale trade, drive-through facilities, and auto-related uses are prohibited.
- **Transit-Oriented Development (TOD).** Allows 2.0 base maximum FAR combined for residential and/or non-residential, and no FAR limit for parcels of 20,000 square feet or larger, as outlined in the Transit Corridors Plan. In addition to FAR limits, no maximum residential density is required for individual residential projects. This classification permits a variety of uses, either individually or in mix with other permitted uses, including retail sales; eating and drinking establishments; personal and business services; professional and medical offices; financial, insurance, and real estate offices; hotels and motels; educational and social services; government offices; and residential. This designation is generally applied in key corridors such as San Bruno Avenue and El Camino Real in areas with proximity to BART and Caltrain stations.
- **Multi Use – Residential Focus.** Allows 2.0 base maximum FAR combined for residential and/or non-residential, 3.0 maximum for parcels of 20,000 square feet or larger, with non-residential use not exceeding 0.6 FAR. Residential density shall not exceed 40.0 units per acre (before state-mandated affordable housing density bonus). The City may grant a discretionary bonus of up to 8.0 units per acre for projects that undertake public right-of-way streetscape improvements in accordance with criteria established by the City. Multi Use – Residential Focus extends south along El Camino Real from Crystal

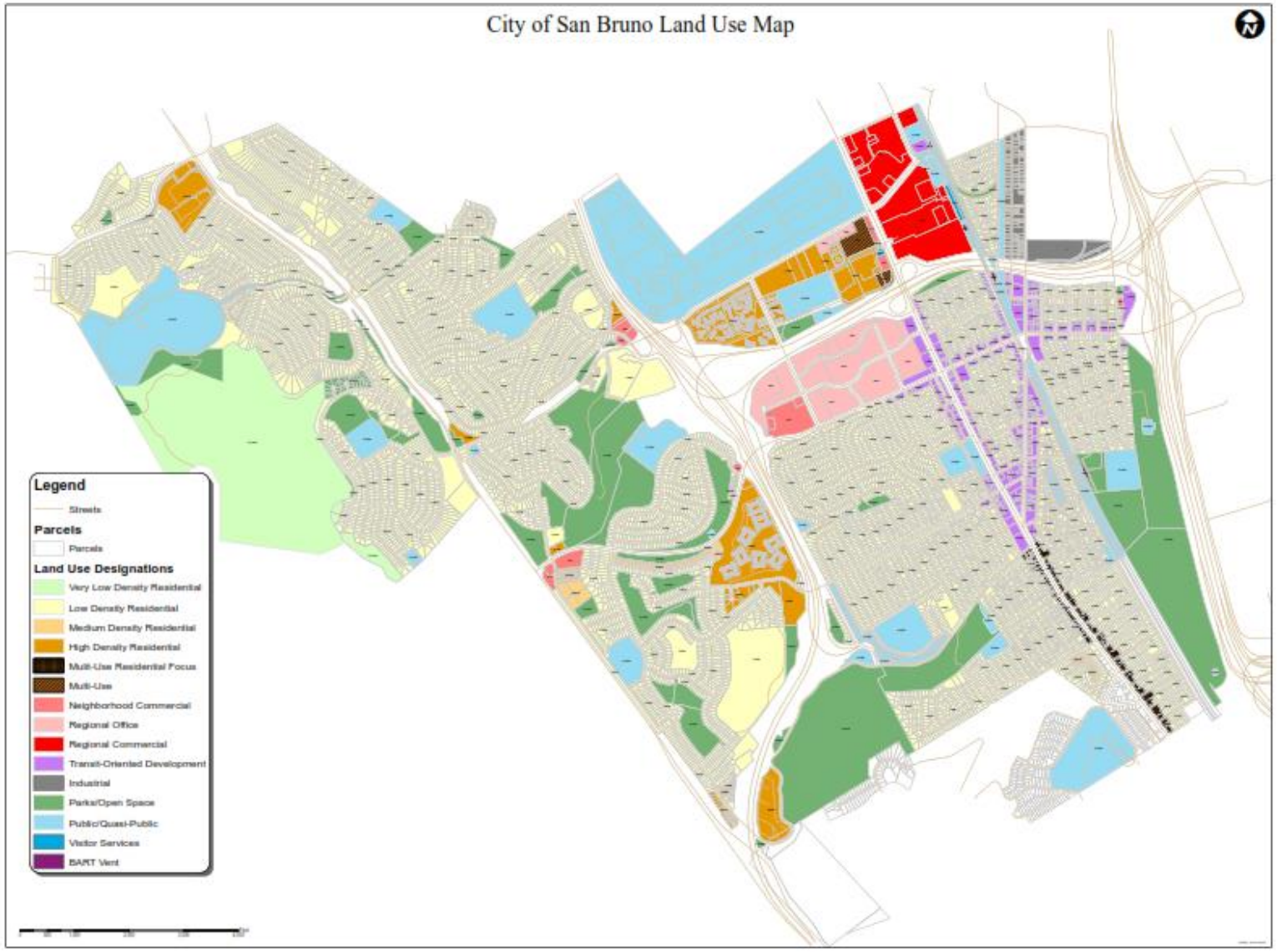


Figure 3-1 San Bruno 2025 General Plan Land Use Diagram

Source: City of San Bruno, General Plan, 2022

Springs Road, placing emphasis on multi-family housing in new development projects. Multi Use – Residential Focus permits one or more of a variety of uses, including: multi-family and attached single-family housing; eating and drinking establishments; personal and business services; hotels and motels; and financial, insurance, and real estate offices. New retail uses are only conditionally allowed to ensure that such activities are concentrated in existing retail districts.

- **Neighborhood Commercial.** Residential units are conditionally permitted on upper floors as part of a mixed-use development with commercial uses; overall maximum FAR for all uses is 1.2 FAR (with no separate residential density limitation).
- **Bayhill Mixed-Use Overlay.** The Bayhill Shopping Center provides neighborhood-serving commercial goods and services to nearby residents as well as the Plan Area's many office workers. Retaining and expanding retail shopping and other services is an important goal of the Plan. The site's large surface parking area provides an opportunity for intensification of commercial use and the addition of housing. The Mixed-Use Overlay allows for residential development provided the current amount of commercial use on the site is not reduced. Housing may be developed in standalone buildings or above commercial space in a mixed-use building. A total of 210 units could be developed throughout the Bayhill Shopping Center and the adjacent property located at 899 Cherry Avenue.
- **Bayhill Residential Overlay**. The Residential Overlay provides for residential development on two properties (801-851 Traeger Avenue and 1111 Bayhill Drive) along the San Bruno Avenue frontage within Bayhill Regional Office. Housing may be provided combined with office uses permitted under the base BRO designation or as a standalone use, replacing office buildings. Up to 363 housing units are allowed. The amount of office square footage allowed on these sites is reduced when housing is built, as described in the Land Use Policies.

TRANSIT CORRIDORS PLAN

The City adopted the Transit Corridors Plan in February 2013 that focuses on high-density commercial and residential uses along the city's transit corridor streets of El Camino Real, San Bruno Avenue, and San Mateo Avenue, adjacent to the Caltrain Station on San Bruno Avenue. The Plan implements the City's 2009 General Plan Update which added transit-oriented development and mixed-use land use classifications. The Plan includes design guidelines, development regulations, parking standards, and an implementation strategy that will facilitate development of mixed-use projects in the area. The plan encourages ground floor commercial uses in areas with an existing strong retail concentration and at significant corner locations. Residential only uses are allowed. The plan provides for a maximum of 1,610 housing units within the plan area. Subsequent environmental review would be required to increase the maximum number of units. Most of the properties identified in the sites inventory in Chapter 7 are located within the TCP, accounting for 1,056 housing units. Staff anticipates that full build out of the sites inventory would exceed the 1,610 housing units analyzed in the TCP EIR.

PARKING

In 2020, the City updated its parking requirements by incorporating parking policies and regulatory measures as adopted in the City's General Plan and Transit Corridors Plan into the Zoning Ordinance. The updated parking requirements allow various parking reduction options such as mechanical stackers, in-lieu fees, tandem parking configurations and a reduced parking requirement for multi-family residential uses. The standards applicable to residential uses is shown in Table 3-1 below. Prior to the ordinance change, two parking spaces were required for all new dwelling units in the city, regardless of dwelling unit type or location.

A subsequent zoning code update in 2021 removed parking areas from counting against floor area calculations. This change helped developers obtain more floor area in their projects for other uses, such as housing.

The community and economic development director shall determine the off-street parking requirements for a land use not listed in the parking table below. The director's determination may be based on off-street parking requirements of similar uses, or the director may require the preparation of a parking demand study and/or a TDM plan to determine the parking requirement for an unlisted use.

Neighborhood parking is a concern of San Bruno residents adjacent to the city's major commercial thoroughfares. Though San Bruno's updated parking requirements are similar to the parking requirements in other cities in San Mateo County, they could still be considered a barrier to the development of affordable housing. Recent development applications and inquiries indicate that a lower parking space per unit ratio has been requested by housing developers, usually one parking space per unit, or less, regardless of number of bedrooms. Fewer parking spaces can increase the affordability of housing by lowering construction costs and allowing more units, particularly when the housing is transit-accessible and caters to smaller households that have less demand for parking. As most of the opportunity sites in this Housing Element cycle are infill redevelopment in transit accessible commercial corridors, this finding may apply to many of these parcels. Since the City requires a minimum of 15% of units in every development to be affordable units, developers are consistently requesting a reduction in parking by requesting a concession pursuant to state density bonus law and generally providing parking at a 1:1 ratio. Furthermore, AB 2097, which eliminates minimum parking requirements for all uses located within a ½ mile of public transit, will take effect on January 1, 2023. This legislation would impact most of the housing sites identified in the sites inventory.

TABLE 3-1 RESIDENTIAL PARKING REQUIREMENTS

Use Category	Land Uses	Number of Required Parking Spaces
General Residential	Multi-Family Residential Units (Rental or Condominiums)	Studio and one-bedroom units: one space per unit Two or more-bedroom units: two parking spaces per unit Guest parking: one space per 10 units
	Single-Family Homes, Duplexes, and Triplexes	Two covered off-street parking spaces, defined as two-car garage or carport spaces, per dwelling unit

Source: City of San Bruno Community Development Department, Zoning Ordinance, 2022.

PLANNED DEVELOPMENT DISTRICT

The purpose of the P-D Planned Development District is to allow a mixture of land uses, density, or design relationships with a more flexible approach than is otherwise permitted in the City's base zoning regulations. The P-D process is initiated by the property-owner/developer, at which time the City Council establishes a P-D district based on a preliminary development plan. A Planned Development Permit is then issued for all uses within the district, which in turn allows the City and the developer flexibility in development standards and provision of amenities. Additionally, because land use planning, design, and environmental review occur simultaneously, the P-D zone enables the City to approve multiple uses in one consolidated process.

San Bruno's largest Planned Development site is the former U.S. Navy site, now called The Crossing. Since 1999, the City has worked with the developer and consultants to prepare a U.S. Navy Site and Its Environs Specific Plan (January 2001, amended January 2002 and August 2005), entered into a Development Agreement (February 2002), and has granted building permits for all four phases of residential construction, resulting in the completion of 1,063 multi-family apartments. All four phases are complete as of 2011. Other large Planned Development projects under construction or approved include Skyline College, approved for

70 units in 2018 and completed in 2022, and Mills Park, approved for 427 units in 2020 and currently awaiting building permit submittal.

While the P-D allows development flexibility, it is a lengthier review process since it is a legislative act that requires City Council approval.

COMPREHENSIVE AIRPORT LAND USE COMPATIBILITY PLAN FOR THE ENVIRONS OF SAN FRANCISCO INTERNATIONAL AIRPORT (SFO ALUCP)

San Francisco International Airport (SFO) is located just east of San Bruno and is a major housing development constraint for neighborhoods located in the eastern portion of the city. The purpose of the SFO ALUCP is to provide for the orderly growth of the airport and the surrounding areas to minimize the public's exposure to excessive noise and safety hazards. The SFO ALUCP is administered by the Airport Land Use Commission (ALUC) which is given authority to specify how land near airports is to be used based on the following concerns:

- *Aircraft Noise Impact Reduction* – To reduce the potential number of future airport area residents who could be exposed to noise impacts from airport and aircraft operations.
- *Safety of Persons on the Ground and in Aircraft in Flight* – To minimize the potential number of future residents and land use occupants exposed to hazards related to aircraft operations and accidents.
- *Height Restrictions/Airspace Protection* – To protect the navigable airspace around the Airport for the safe and efficient operation of aircraft in flight.
- *Overflight Notification* – To establish an area within which aircraft flights to and from the Airport occur frequently enough and at a low enough altitude to be noticeable by sensitive residents. Within this area, real estate disclosure notices shall be required, pursuant to state law.

California law requires that, after an ALUC has adopted its ALUCP, affected local governments must update their general plans, specific plans, and land use regulations to be consistent with the ALUCP. Alternatively, local governments may take steps, provided by law, to override part or all of the ALUCP as it relates to their jurisdiction. If the local government fails to take either action, then it must submit all land use development actions or facility master plans within the airport influence area to the ALUC for review (Public Utilities Code [PUC] Section 21676.5(a)). San Bruno is required to submit all land use development actions and master plans, including this Housing Element, to the ALUC for review. If any portion of the plan is found to be inconsistent with the SFO ALUCP, then the ALUC will determine the project inconsistent with their policies and the City will be notified of the inconsistency. If the City wants to adopt the Housing Element without changing it to address the ALUC's determination, then it may override the ALUC's decision with a two-thirds vote of its governing body. San Bruno is proposing housing at the Tanforan site, which is an incompatible land use per the ALUCP due to noise, so the City anticipates needing to approve an ALUC override. Figure 3-2 shows the SFO ALUCP Map of Noise Compatibility Zones and the location of the Tanforan site within the zones.

With knowledge of the site constraints imposed by the SFO ALUCP, City Council adopted the Reimagining Tanforan Fact Sheet on July 27, 2021, articulating its vision for the redevelopment of Tanforan. The document included a vision of 1,000 housing units on the site in addition to other uses, signifying the City's support for housing on the site through a master planning process.

Staff anticipates commencing with the ALUC review process in Fall 2022. The local override would be considered by Council at the same time as the Housing Element adoption.

ZONING REGULATIONS

In March of 2021, San Bruno completed Phase II of the Zoning Code update. Among the many updates made was the rezoning of properties within the Transit Corridors Plan Area for consistency with the General Plan and the specific plan itself. A summary of the City's zoning development standards is shown in table 3.1-2. Since the rezoning was completed, the City has received 4 housing development proposals.

Within the mixed-use zoning districts, requirements mirroring the TCP development standards such as setbacks and stepbacks are included. Providing more objective design standards, with flexibility, would provide a more certain entitlement structure for the development community. A program has been added to adopt objective design standards.

The development standards for the residential districts rely upon the residential density for the General Plan land-use classification, which is applicable when developing large sites, such as the Engvall and Glenview Terrace projects, and an FAR is prescribed in R-1 and R-2 districts to control building size. There is no prescribed FAR within R-3 and R-4 districts. Minimum yard and lot coverage requirements are then applied in all residential districts. Other than FAR, the City has identified the minimum lot area per dwelling unit requirement in residential districts as an impediment to the creation of additional housing units. A standard size lot in San Bruno is 5,000 square feet. Since the lot area required per unit is 2,900 square feet in the R-2 zone, a standard size lot would not be permitted to have two dwelling units. A standard size lot in a R-3 district would only be permitted to have two dwelling units since the minimum lot area per unit is 1,950 square feet. A standard size lot in a R-4 district would be permitted to have three dwelling units, since the minimum lot area required per unit is 1,450 square feet. Permitting two dwellings in the R-2 District, regardless of lot size, would make it feasible to add more housing in the district. Additionally, base FAR requirements (.55 is the base FAR requirement), which generally allow 2,750 square feet of gross floor area and 2,200 square feet of lot coverage for a 5,000 square foot lot, are the same floor area standards applicable to the R-1 district, and apply regardless of housing type. The FAR requirement could be relaxed in the R-2 District to provide more development potential. This change would require a General Plan amendment to increase the residential density for the low-density residential land-use classification. Furthermore, this increase in the number of dwelling units per acre would require a vote of the people pursuant to Ordinance 1284, discussed later in this chapter. Other development standards (e.g., front and side setback, rear yard) for residential districts are comparable to development standards in other San Mateo County jurisdictions and are not perceived to be constraints to housing development.

DEVELOPMENT DENSITY

During the last cycle of 2015 through 2023, San Bruno entitled over 703 housing units in major residential projects. Six-hundred and four of those units were attached multifamily units and the remaining 99 units were in two residential subdivisions (Skyline College, Glenview Terrace). All of the sites were approved at the maximum density permitted by the zoning district. The TCP sites are not subject to dwelling unit density restrictions, which accounts for most of the multifamily sites. 271 El Camino Real is the only multifamily site subject to dwelling unit density restrictions (40 units per acre), and it was approved at the maximum density. The residential subdivisions were rezoned as part of the project entitlement with approved densities exceeding Low-density Residential requirements (2.1 – 8.0 units/acre). The Skyline College subdivision is unique because it included both a detached single-family component and a multifamily component. For detached single-family subdivisions, developers generally request smaller lot development, 3,300 sq. ft. on average as opposed to 5,000 sq. ft., and relaxation of setback and yard requirements. What these approved projects show is that developers are interested in developing residential units to the highest density permitted.

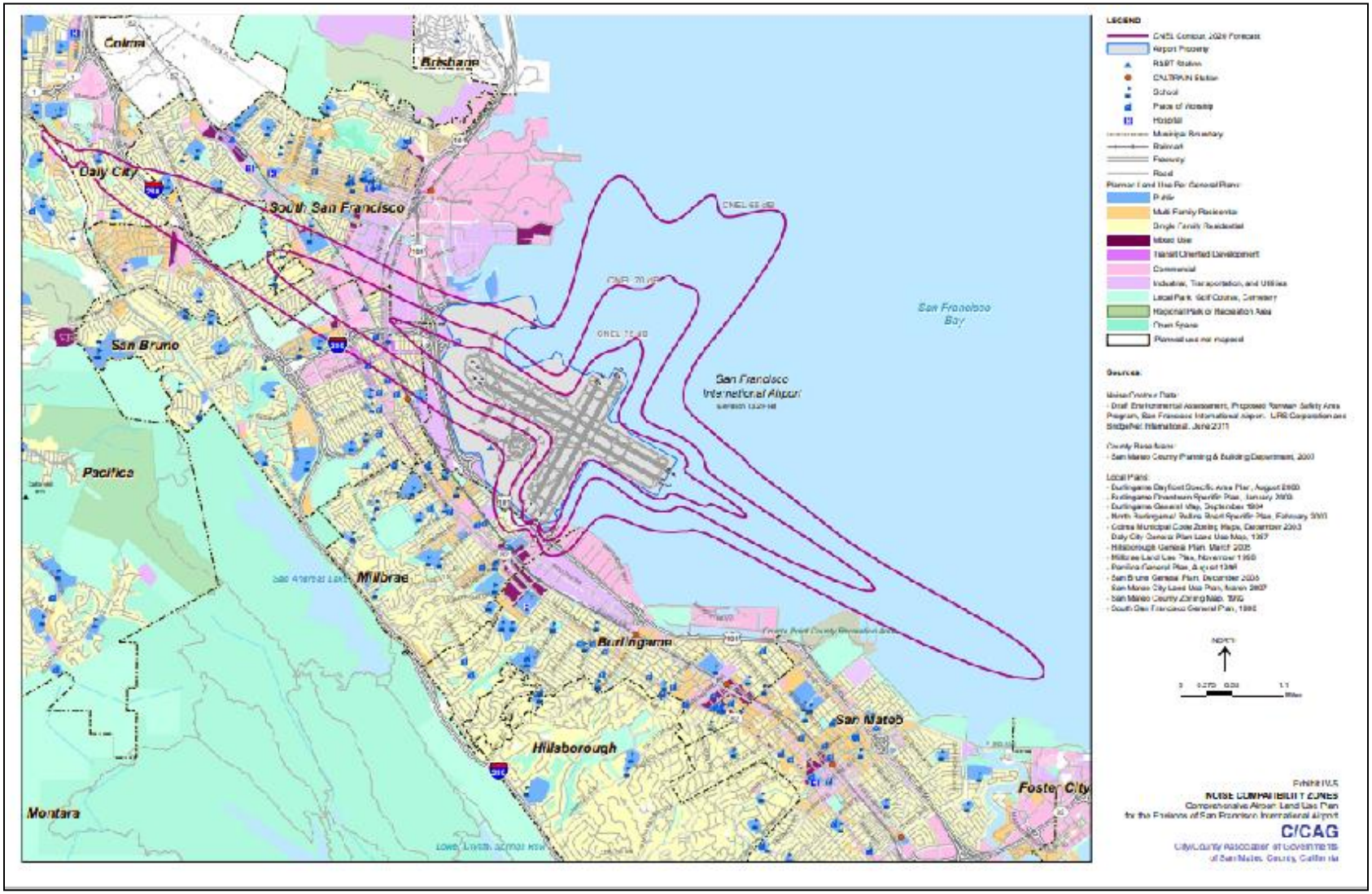


Figure 3--2 SFO ALUCP Map of Noise Compatibility Zones

Source: Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport, November 2012

TABLE 3-2 CITY OF SAN BRUNO PROPERTY DEVELOPMENT REGULATIONS FOR RESIDENTIAL DISTRICTS

	R-1/R-1-D	R-2	R-3	R-4
Minimum Building Site Required (sq ft)	5,000 interior lot 6,000 corner lot	5,000 interior lot 6,000 corner lot	5,000 interior lot 6,000 corner lot	5,000 interior lot 6,000 corner lot
Minimum Lot Area per Unit (sq ft)	n/a	2,900	1,950	1,450
Minimum Lot Width (ft)	50 interior lot 60 corner lot	50 interior lot 60 corner lot	50 interior lot 60 corner lot	50 interior lot 60 corner lot
Maximum Lot Coverage	80% impervious surface 40% structures	85% impervious surface 55% structures	85% impervious surface 60% structures	85% impervious surface 60% structures
Minimum Yards (ft)				
Front	15	15	15	15
Side	5 interior sides 10 street sides	5 interior sides 10 street sides	5 interior sides 10 street sides	5 interior sides 10 street sides
Rear	10	10	10	10
Minimum Setback from Sidewalk to Garage (ft)	20	20	20	20
Maximum Height (ft)	26 – 30	26 - 30	50 ft or 3 stories, whichever is most restrictive	50 ft or 3 stories, whichever is most restrictive
Parking (see parking Table 3-1~~table~~ above)				

Source: City of San Bruno Community Development Department, Zoning Ordinance, 2022.

TABLE 3-3 CITY OF SAN BRUNO PROPERTY DEVELOPMENT REGULATIONS FOR MIXED-USE DISTRICTS

	CBD	TOD-S	TOD-1	TOD-2	CC	MX-R
Maximum Storefront Width (ft)	25	100	100	100	100	100
Maximum FAR						
Parcels less than 20,000 sq ft	2.0	2.0	2.0	2.0	2.0	2.0
Parcels 20,000 sq ft or greater	n/a	n/a	n/a	n/a	n/a	Residential: 3.0 Nonresidential: 0.6
Minimum Setbacks (ft)						
Front	10	5	5	5	15	5
Street Side	5	5	5	5	10	5
Rear if adjacent to R-1 or R-2	10	10	10	10	10	10
Minimum Stepbacks (ft)						
Facing Corridor Street	15 ft above 3rd story	15 ft above 4th story	15 ft above 3rd story	15 ft above 4th story	15 ft above 4th story	n/a
Adjacent to R-1 or R-2	15 ft above 3rd story	15 ft above 3rd story	15 ft above 3rd story	15 ft above 3rd story	15 ft above 3rd story	n/a
Maximum Height (ft)	55 ft and 5 stories	65 ft and 5 stories; 90 ft or 7 stories[a]	65 ft and 5 stories	70 ft and 5 stories	70 ft and 5 stories	50 ft and 3 stories
Minimum Required Open Space (sq ft) per Residential Unit	40	40	40	40	40	40
Parking Location and Buffers						
Surface	Shall be located to the rear or side of buildings. May not be located between a building and a street-facing property line.					
Underground (Partially)	May match the setbacks of the main structure. The maximum height of a parking podium is 5 ft from finished grade.					
Underground (Completely)	No setbacks requirement. Shall accommodate installation of private utilities on private property and dedicate public utility easements, as needed.					
Surface Adjacent to Street-Facing Property Line	Shall be screened along the public right-of-way with a decorative wall, hedge, trellis, and/or landscaping at least 3 ft.					
Landscaped Buffer	At least 3 ft in width and 6 ft in height shall be provided for any surface parking lot abutting a residential zoning district.					
On-Site Loading Area	Shall be located to the side and rear of buildings and shall be sufficiently screened from the public right-of-way.					

[a] Maximum building height allowed west of San Mateo Avenue.
Source: City of San Bruno Community and Economic Development Department, Zoning Ordinance, 2022.

REASONABLE ACCOMMODATIONS

Both the Federal Fair Housing Act (FHA) and the California Fair Employment and Housing Act (FEHA) mandate that cities include "reasonable accommodations" in their land use regulations when necessary to provide housing for disabled persons (42 U.S.C. Section 3604(f)(3)(B); Government Code Section 12927(c)(1), 12955(1)). Reasonable Accommodation is to provide reasonable exceptions to zoning and land use regulations (such as minimum setbacks) if the reason is for improving the accessibility of one's home. These fair housing requirements are included in California's Title 24 regulations, which are currently enforced by the City through its Zoning Ordinance (SMBC 12.240), building codes, plan review, and site inspections processes.

The San Bruno City Council adopted a Reasonable Accommodation Ordinance in 2014 (Ordinance 1825), amending the City's Zoning Ordinance to provide exceptions in zoning and land use for housing for persons with disabilities in compliance with state law. A request for reasonable accommodation may be made by any person with a disability, their representative, or any entity, when the application of the zoning ordinance or other land use regulations, policy, or practice acts as a barrier to fair housing opportunities. The ordinance requires a separate application and allows the community development director or designee to grant a reasonable accommodation request based on consideration of the following findings:

A. Whether the housing which is the subject of the request will be used by an individual with a disability thereunder;

B. Whether the request for reasonable accommodation is necessary to make specific housing available to an individual with a disability;

C. Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the City;

D. Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a city program or law, including but not limited to land use and zoning;

E. Potential impacts on surrounding uses;

F. Physical attributes of the property and structures; and

G. Other reasonable accommodations that may provide an equivalent level of benefit.

Reasonable accommodation requests that are consistent with setback exceptions can be approved ministerially at time of building permit review. For example, a request for building a wheelchair ramp is processed over the counter and requires only a building permit if it complies with the Code exception which allows a ramp to extend 6 feet into the 15-foot front yard setback. Additionally, all building permits submitted in San Bruno are reviewed against the current California Building Code, as adopted by the City. No local amendments to these codes would diminish the ability of the City to accommodate persons with disabilities. Retrofits and building improvements made according to the Americans with Disabilities Act (ADA) are reviewed by the Building Division.

RESIDENTIAL CARE FACILITIES (INCLUDING SUPPORTIVE AND TRANSITIONAL HOUSING)

Health and Safety Code Sections 1267.8, 1566.3, and 1568.08 require local governments to treat licensed group homes and residential care facilities with six or fewer residents no differently than other by-right single-family housing uses. "Six or fewer persons" does not include the operator, the operator's family, or persons employed as staff. Local agencies must allow these licensed residential care facilities in any area zoned for residential use and may

not require licensed residential care facilities for six or fewer persons to obtain conditional use permits or variances that are not required of other family dwellings.

The City updated its Zoning Ordinance in March 2021 to ensure consistency with fair housing laws. The update included an amendment to regulate "special residential care facilities" that is consistent with state law. Residential care facilities of any size are allowed by right in the R-1, R-2, R-3, and R-4 residential zones. "Residential care facility" means a licensed residential facility providing social and personal care for residents. Examples include children's homes, supportive and transitional houses, orphanages, rehabilitation centers, self-help group homes, and transitional housing for homeless individuals. The definition of a residential care facility excludes facilities where medical care is a core service provided to residents, such as nursing and convalescent homes. A large residential care facility is a residential care facility for seven or more persons. A small residential care facility is a residential care facility for less than seven persons. Regardless of the number of patients allowed in a residential care facility, residential care facility is seen the same as any residential use. The Fire Department and Building Division inspect the residential care facility for compliance with codes as part of the building permit process. No noticing (or community input) is required for the establishment of a new or renovated residential care facility. Unlicensed residential facilities are subject to the same permitting requirements but must obtain a license from the state licensing agency before commencing operation.

Residential care facilities are allowed in any zoning district in San Bruno and there is no requirement for minimum distances from one to another residential care facility. There is no explicit requirement that would preclude a specific type of special residential care facility to be established, which could include supportive, transitional, or emergency housing. Supportive and transitional housing are permitted just as any other residential uses. Residential care facilities differ from boarding homes which are dwellings, other than a hotel, where lodging and meals for three or more persons is provided for compensation with a host for a rental period of thirty or more consecutive calendar days.

2. ORDINANCE 1284 HEIGHT AND DENSITY LIMITS

Ordinance 1284 was adopted by City Council in June 1977 and imposed city-wide height and density limits that constrain higher density residential development in the city. The Ordinance was intended to preserve the existing character of San Bruno by requiring voter approval for certain buildings.

Under Ordinance 1284, permits and approvals cannot be issued to allow construction of the following types of buildings, projects, and improvements, unless approved by a majority of voters at a regular or special election:

- Buildings or other structures exceeding 50 feet in height.
- Buildings or other structures exceeding three stories in height.
- Buildings or other structures, modifications or redevelopment thereof in residential districts which increase the number of dwelling units per acre or occupancy, within each acre or portion thereof, in excess of limits permitted on October 10, 1974, under the then existing Zoning Chapter of the City of San Bruno;
- Multi-story parking structures or buildings; or
- Buildings or other structures, modifications, or redevelopment thereof which encroach upon, modify, widen, or realign the following streets hereby designated as scenic corridors: Crystal Springs Road between Oak Avenue and Junipero Serra Freeway, or Sneath Lane from El Camino Real to existing westerly city limits.

Each of the five restrictions under Ordinance 1284 places additional limits regarding future residential development within the city. However, the City has a considerable amount of housing capacity within the TCP area that is also within close proximity to public transit to facilitate future housing production.

Ordinance 1284 is most restrictive to existing residential zoned parcels because of the limits imposed on increased densities (See below for a description of the treatment of second units specifically). This is because the ordinance was designed as a preservation measure. However, Ordinance 1284 is not considered a major constraint to affordable housing development in this Housing Element because most identified housing opportunity sites are located in the TCP area where height limits have increased due to the passage of Measure N, as described in the next section below. Height limits of 50 feet still apply in other parts of the city, but in general the provisions of Ordinance 1284 are limited in scope and applicability for these parcels. For instance, Ordinance 1284 does not prohibit any of the following along the target corridors:

- Rezoning areas from commercial to residential use at any residential density standard.
- Permitting mixed-use development on commercially zoned properties at any residential density standard.
- Residential redevelopment on former school sites, consistent with zoning; and
- Below ground (more than 50% below grade) parking facilities.

Ordinance 1284 impacts existing low-density residential housing sites such as the former Engvall school site. Per Ordinance 1284, the Engvall school site, which has a low-density General Plan designation, cannot be upzoned to increase the number of dwelling units per acre. However, a planned unit permit (PUP) can be utilized to encourage creative use of land and open space by permitting carefully controlled relief from the strict application of the provisions of existing zoning districts. The PUP allows flexibility and diversification in the relationship of various buildings, structures, and open spaces in planned building groups. While the PUP can be used to create attached single-family dwellings, it cannot be used to increase overall housing density or create multi-family housing.

Due to the built-out nature of San Bruno, the ability to construct multi-story parking structures in other parts of the city is limited less by Ordinance 1284 than by available parcel size. More likely candidates for parking facilities are in the TCP area where development sites have the potential for consolidation, such as the San Bruno Gas site adjacent to the Bedroom Express site. The passage of Measure N has removed the constraints to constructing above-ground multi-story parking structures in the TCP area.

Potential constraints to housing development as a direct result of declaring Crystal Springs Road and Sneath Lane as scenic corridors are also minimal. Major adjacent properties include the Golden Gate National Cemetery, City Park, Junipero Serra County Park, and interstate highway rights-of-way, all of which are already unsuitable locations for housing development. Moreover, the designation of these two roadways does not prohibit development, but merely the widening of the roadways themselves.

Although high densities are permitted by the General Plan along major corridors (with no limit on density for individual development projects in the TOD designation), some development professionals have indicated that the building height limit of Ordinance 1284 (50 feet and three stories) is a potential constraint on the feasibility of developing high-density housing along commercial corridors outside of the TCP area.

Sites identified in this Housing Element are feasible at the specified densities whether or not Ordinance 1284 remains in effect. However, changes to Ordinance 1284 would make the development of housing throughout the community more economically feasible outside of the identified sites.

3. MEASURE N

The City Council placed a ballot measure, Measure N, the Economic Enhancement Initiative, on the November 4, 2014 ballot to amend Ordinance 1284 and facilitate the implementation of the Transit Corridors Plan. San Bruno voters approved Measure N overwhelmingly with 67.3% of the vote. The revised development standards allowed the development of multi-family housing along major commercial streets within about a ½-mile of the new San Bruno Caltrain station.

Measure N modifies Ordinance 1284 to permit the following:

- Buildings exceeding the current 50-foot or three-story maximum height as follows: up to 70 feet or five stories along El Camino Real, up to 65 feet or five stories along San Bruno Avenue, up to 55 feet or four stories along San Mateo Avenue, and up to 90 feet or seven stories in the Caltrain station area.
- Rezoning of 42 low-density residential parcels to become a part of the TCP area and allow higher density residential development.
- Above-ground, multi-story parking garages.

A similar effort to Measure N would need to be approved by voters to increase heights outside the Transit Corridors Plan boundaries or increase residential densities in any of the city's residential districts. As previously stated, none of the density assumptions for the sites identified in the inventory in Chapter 7 are dependent on changes to Ordinance 1284. It is mentioned here as an option requiring further exploration.

4. ACCESSORY DWELLING UNITS (ADUS)

Ordinance 1898, adopted by City Council in March 2021, makes the City's ADU Ordinance consistent with state ADU laws. ADU applications are processed through a ministerial process, without discretionary review or hearing. Most ADUs were approved without any additional parking. ADU size and setback requirements are consistent with state law, but larger units would be subject to additional review. ADUs over 750 square feet are subject to the City's development impact fees at a proportional rate.

The City issued building permits for 68 ADUs in 2021, a significant increase over the previous year. A potential reason for the substantial increase is that in 2020 the City was still requiring a separate planning review for ADUs and 51 ADU approvals were issued but only seven were issued building permits. ADU production is measured based on building permits issued. The City removed the two-step review process in March 2021, no longer requiring a separate ADU planning entitlement process which has led to a significant increase in building permits issued for ADUs in 2021, even though the overall number of ADU applications submitted remained consistent. Projecting forward, staff estimates ADU construction to be more in line with the City's 2020 and 2021 production of 51 to 68 units per year.

5. MANUFACTURED AND FACTORY-BUILT HOUSING

State law limits the extent to which cities and counties can regulate the installation of manufactured homes, including mobile homes. Government Code Section 65852.3 requires that cities allow installation of certified manufactured homes on foundation systems on lots zoned for conventional single-family residences. This section and Government Code Section 65852.4 generally require that manufactured homes be subject to the same land use regulations as conventional homes. Government Code Section 65852.7 deems mobile home parks to be a permitted use in all areas planned and zoned for residential use. Manufactured and factory-built housing is permitted in all residential zoning districts. Because of the high cost of land, manufactured housing is not commonly placed on private property. Currently, there are no known mobile homes or manufactured residences in San Bruno. There are no mobile home parks. Pursuant to state law, any site that can be developed for site-built residential development is also available for the development of factory-built (manufactured) housing or for mobile homes. There are no specific restrictions upon the development of manufactured housing or mobile home parks within the code but they must comply with the Residential Design Guidelines if located within the R-1 or R-2 residential zones.

6. EMERGENCY SHELTER

The California Health and Safety Code (Section 50801[e]) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay." In 2015, the City amended the Municipal Code to create an Emergency Shelter Overlay which permits emergency shelters by right in the M-1

district. The sites in the M-1 District have mainly light industrial, auto repair, manufacturing activities that are separated from established residential neighborhoods.

Catholic Worker Hospitality House operates the city's only emergency homeless shelter on the grounds of St. Bruno's Catholic Church at 555 W. San Bruno Ave. Every night they operate a year-round emergency homeless shelter with space for up to nine guests. Guests usual stay from 2-3 weeks, but length of stay varies according to guest circumstances. In addition to operating a homeless shelter, five mornings a week they operate a free dining room for 70 - 80 guests. Guests can also use the shower, get food to go, and see about availability in their homeless shelter.

The City will annually review and amend as necessary the Municipal Code to ensure consistency with State Housing Government Code requirements and remove or lessen constraints on new housing development, and to require sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, in compliance with Government Code Section 65583(a)(4)(A)(ii). Furthermore, the City will adopt development standards for emergency shelters and ensure they are consistent with State law per California Government Code Section 65583(a)(4)(A)(ii).

7. LOW-BARRIER NAVIGATION CENTERS

Government Code section 65662 requires that the development of Low-Barrier Navigation Centers be developed as a use by right in zones where mixed-uses are allowed or in non-residential zones that permit multifamily housing. For a navigation center to be considered "low barrier", its operation should incorporate best practices to reduce barriers to entry, which may include, but is not limited to, the following:

- Permitting the presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth
- Pets
- Ability to store possessions
- Providing privacy, such as private rooms or partitions around beds in a dormitory setting or in larger rooms with multiple beds

A program has been included to comply with State Law allowing low-barrier navigation centers for the homeless by right in zones that allow for mixed-use and nonresidential zones permitting multifamily uses, per Government Code Section 65662.

8. SHORT-TERM RENTALS

In 2020, the City adopted a short-term rental ordinance to establish regulations governing the short-term rental of residential dwelling units in order to ensure proper regulation of their use. At that time, the City identified 222 short term rentals in the city. The daily average room rental rate was about $102, and the daily average house rental rate was $262. The highest concentration of existing short-term rentals was found near the downtown and near the Caltrain station. This area of the city is more attractive for short term rentals because it is more accessible to airport staff who often need places to sleep temporarily while working. The area is also attractive because of its proximity to major transit stops that provide access to San Francisco, thus serving as a more affordable option to staying in San Francisco. Though clearly short-term rentals remove housing from the housing stock, more research would be needed to determine if short-term rentals are having a major impact on housing supply in the city.

9. HOUSING FOR EXTREMELY LOW-INCOME HOUSEHOLDS

AB 2634 requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Extremely low-income households typically comprise persons with special housing needs, including, but

not limited to, persons experiencing homelessness or at risk of homelessness, persons with substance abuse problems, and farmworkers. Housing Elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units. Currently, there are no single-room occupancy units in San Bruno and the use is not explicitly mentioned in the code. A program has been included to assist with the development of single-room occupancy units.

10. EMPLOYEE HOUSING

Consistent with Health and Safety Code Sections 17021.5 and 17021.6, employee housing is permitted by right in every residential zone, including single family zones. Currently, there are no known employee housing units in San Bruno and the use is not explicitly mentioned in the code. A program has been included to permit employee housing by right in residential districts.

~~10.~~11. BUILDING CODE ENFORCEMENT

The Building Department in conjunction with Code Enforcement is responsible for enforcing both state and City regulations governing maintenance of all buildings and property. The purpose of code enforcement of housing in need of rehabilitation is to ensure the safety of the City's residents; without basic living standards being met, life and safety are threatened. The City does have a code enforcement division to address health and safety concerns in the community. The code enforcement division will respond to complaints and investigate violations to ensure compliance with the City's Municipal Code. Complaints can be submitted by a neighbor or other resident who is affected by the violation. Violations can be reported by calling the code enforcement division or by submitting a complaint form, which is available on the City's website. The code enforcement division also helps educate property owners who are the subject of a violation how to reach compliance. A program has been included for the Community and Economic Development Department to regularly meet with the Code Enforcement Division to review housing violations.

~~11.~~12. DEVELOPMENT REVIEW PROCESS

Generally, all projects undergo a development review process through the Planning Division to ensure compatibility and safety of development throughout San Bruno. Building and construction permits, and approvals reviewed by the Building Division are also required after planning entitlement is obtained. Table 3--4 summarizes the types of permits required for housing projects and typical processing time. Although residential uses are principally permitted uses, most new construction projects require an Architectural Review Permit at a minimum- a process that requires public hearing and approval by the Architectural Review Committee, a sub-committee of the Planning Commission. If the project is located within the Transit Corridors Plan Area, then the Design Guidelines contained in Chapter Five, *Private Realm Development Standards and Design Guidelines*, are used to evaluate project design. Although good design suggestions are provided in these guidelines, often the guidelines are perceived in an objective manner, which has led to additional review meetings and redesigns by applicants. Having comprehensive objective design guidelines for projects would reduce the design dialogue and expedite the development review process for multi-family housing.

TABLE 3-4 HOUSING TYPES PERMITTED BY ZONING DISTRICT

	ZONING DISTRICTS								
Housing Types	**R-1**	**R-2**	**R-3**	**R-4**	**C-B-D**	**TOD-S**	**TOD-1**	**TOD-2**	**MX-R**
SF-Detached	P	P	P	P					
SF-Attached	P	P	P	P					
Duplex			P	P					
3+ DU				P	P	P	P	P	P
Residential Care Facilities	P	P	P	P	P	P	P	P	P
Mobile-Homes	CUP	CUP	CUP	CUP					
Manufactured Homes	P	P	P	P					
Accessory Dwelling Unit	P	P	P	P	P	P	P	P	P
Boardinghouse			CUP	CUP	CUP	CUP	CUP	CUP	CUP
Live/Work					CUP	P	P	P	P
Multi-Family Homes		CUP	P	P	P	P	P	P	P

Source: City of San Bruno Planning, Zoning Code.

Depending on the conformity of a project application with the ~~city~~City's applicable regulatory standards such as the General Plan and the Zoning Ordinance, and the complexity of the development proposal, the time that is required from application submittal to project approval may vary considerably. Factors which can affect the length of development review on a proposed project include a rezoning or General Plan amendment requirement, public meetings required for community outreach, Architectural Review Committee, Planning Commission or City Council review, or a required CEQA clearance, such as a Negative Declaration or Environmental Impact Report (EIR).

For a typical single-family (infill) addition or rebuild project, required planning review ranges from two to three months and building permit review requires three weeks for the first review. A large single-family residential subdivision requires 12 to 18 months for planning review, depending on the type of CEQA clearance required. Large multi-family projects generally require three to four months for planning review and up to four months for building review, in addition to time for CEQA review and engineering review as shown in Table 3-5.

TABLE 3--5 TIMELINES FOR PERMIT PROCEDURES IN SAN BRUNO

Type of Approval or Permit	Typical Processing Time	Approval Body
Site Plan Review	3 - 4 weeks	Planning staff
Architectural/Design Review (minor)	4 - 8 weeks	Planning Staff
Architectural/Design Review (major)	8 - 16 weeks	Architectural Review Committee
Conditional Use Permit	8 - 16 weeks	Planning Commission
Zone Change	12 - 24 weeks	City Council
General Plan Amendment	12 - 24 weeks	City Council
Subdivision Maps	12 - 24 weeks	City Council
Final Subdivision Maps	4 - 6 weeks	City Engineer/City Council
Parcel Maps	8 - 12 weeks	Planning Commission
Negative Declaration	7 - 12 months	Planning Commission
Environmental Impact Report	10 - 18 months	Planning Commission

Source: City of San Bruno, Planning Division.

The length of San Bruno's review process is comparable to other Bay Area cities, but improvements can be made to further expedite the review process. Table 3-6 below shows typical application combinations by type of residential project.

TABLE 3-6 TYPICAL SAN BRUNO PROCESSING PROCEDURES BY RESIDENTIAL PROJECT TYPE

Single-Family Unit	Subdivision	Multi-Family Units
Site Plan Review	Site Plan Review	Site Plan Review
Architectural Review	Design Review	Design Review
	Tentative Map	Initial Study
	Final Map	Negative Declaration / EIR
	Initial Study	
	Negative Declaration / EIR	
Approximately 12 weeks	8 months + CEQA processing time	6 months + CEQA processing time

Source: City of San Bruno, Planning Division.

One way in which the City has expedited the review and approval of affordable housing projects in the past is through the adoption of the US Navy Site Specific Plan. The Specific Plan prescribed specific requirements, such as environmental review, design guidelines, and parking. Individual projects built within the Specific Plan area are processed more expeditiously. However, Specific Plans take a considerable amount of time to develop because they are regulated by state law and are a legislative act of the local jurisdiction.

The Transit Corridor's Specific Plan (TCP) includes provisions to expedite certain projects within the TCP area. Specifically, mixed-use residential projects are permitted uses under the corresponding zoning, so projects can be approved with one hearing before the Planning Commission after completing the pre-application review process. In

addition, an environmental clearance under CEQA is typically evaluated as an infill project or specific plan consistency exemption.

While the City's General Plan and Zoning Ordinance bring uniformity and fairness to the regulation of the community's housing stock, they do not adequately address many unique conditions that result from the city's historic development patterns and great diversity. Therefore, the City developed and implemented Residential Design Guidelines in 2010 to assist the staff, Planning Commission, and City Council when considering exterior design of single-family and two-family residences in the city that require discretionary approval or a building permit. The design guidelines are intended to assist homeowners and builders in designing their projects with sensitivity to their neighbors and to communicate the community's expectations regarding new residential construction. The guidelines address important planning and design issues that are not covered by the City's primary regulatory documents, including enhancing the identity of residential neighborhoods, assuring compatibility in scale of structures within residential neighborhoods, controlling development of hillside lots, and encouraging the construction of Green Buildings. The purpose of the design guidelines is not to be cost prohibitive but to streamline the design review process by more clearly communicating community expectations to property owners and builders. All new single-family and two-family homes and additions thereto are subject to review for consistency with the Residential Design Guidelines. Residential additions that only require a building permit are subject to staff level design review. Single-family and two-family projects that require a discretionary permit from the City are reviewed by the Architectural Review Committee prior to entitlement. There are no objective design guidelines for multi-family projects in the city. The TCP includes design guidelines but they are not all objective in nature and subject to interpretation.

Adopting objective design guidelines as part of the zoning code for large and small multi-family housing and mixed-use projects will improve and shorten the review process for these projects. Similar amendments can be made to the to the City's current Residential Design Guidelines to include objective design guidelines for missing middle housing.

DENSITY BONUS

In 2021, the City updated its Density Bonus regulations for compliance with California Government Code Section 65915. Since adoption, the City has received three development applications (840 San Bruno Ave., 732 – 740 El Camino Real, and 170 San Bruno Ave.) proposing a total of 596 units that sought to utilize the City's density bonus provisions. The City anticipates receiving more density bonus applications in the future because the City requires a 15% affordable housing requirement, the minimum affordability requirement needed to exercise density bonus provisions. One unique provision of the City's density bonus ordinance is the requirement for a base density study for projects in zoning districts that have unlimited density standards. This study requires applicants to provide schematic plans for a code complying project which then establishes the base density for the development site. The study has been confusing for applicants and has taken some time to do correctly.

SB 330 PROJECT REVIEW

The City's permitting process is consistent with Senate Bill 330, the Housing Crisis Act of 2019. Consistent with SB 330, applicants must request review pursuant to SB 330 by submitting an SB 330 preliminary application. If the submitted housing project complies with applicable General Plan and zoning standards, then it is subject only to the development standards and fees that were applicable at the time of submittal. This applies to all housing projects unless the project square footage or unit count changes by more than 20 percent after the preliminary application is submitted.

SB 35 PROJECT REVIEW

The City processes SB 35 applications consistent with Senate Bill 35. In 2021, the City successfully processed and approved its first and only SB 35 project to date. The project, located at 732 – 740 El Camino Real, included a density bonus request and entitled 136 residential units. The City learned a lot in processing the application and will continue to refine the review process as appropriate to streamline the approval process. Most notably, the City will need to establish comprehensive objective design standards for eligible projects, as set forth under California Government Code Section 65913.4.

12. DEVELOPMENT FEES AND EXACTIONS

Local government development fees affect the cost of new housing. San Bruno has established fees for building permits and planning services for all residential developments which have traditionally been far lower than neighboring jurisdictions. In 2021 the City Council adopted a "cost recovery" fee structure based on a comprehensive permit fee nexus study. As shown in Table 3-10, entitlement review and building permit fees total approximately $58,209 for a single-family home, $72,148 for a multi-family unit in a small apartment complex, and $39,412 for a unit in a large apartment complex. These costs are estimates of potential building and planning fees, and do not include environmental review costs or the costs of providing new, or upgrading existing, infrastructure. Planning related fees are listed in Tables 3-7, 3-8, and 3-9. Though the fees are reasonable, they increase the development cost of residential units. The City's fees are a small portion of overall housing development costs. They are commensurate with nearby jurisdictions and therefore do not pose a unique constraint to development.

13. OFF SITE IMPROVEMENTS

All development in San Bruno is urban infill development on sites that are currently occupied or have been previously occupied by prior uses. Therefore, off-site improvements to serve the project are generally limited to project frontage sidewalk, curb improvements, landscape, utility infrastructure improvements to provide service to development, and in some cases project intersection improvements to address public health and safety impacts of the project pedestrian, bicycle, automobile, and/or truck traffic.

For residential subdivisions, applicants are required to provide new public streets, sidewalks, and lighting up to city standards to be maintained by the project. Although new streets are private, they are required to grant public access easements and be maintained by the project. Several developers have proposed private rights-of-way that are narrower than city standards, with sidewalks only on one side of the street. These proposals have been approved by the City provided that adequate access is provided for fire safety. It does not appear that the off-site right-of-way improvements required for residential subdivisions are a constraint to housing development because of the flexibility provided.

San Bruno has aging water and wastewater infrastructure that needs replacement, which is most notable in the neighborhoods east of El Camino Real. The City's CIP has focused on repairing the water and wastewater infrastructure in these neighborhoods but there is much more work to be done. All of the Housing Element housing opportunity sites are already served by utilities with existing infrastructure in place, but the infrastructure doesn't always have the capacity for new multi-family development. To ensure water and wastewater infrastructure can accommodate the needs of a specific project, the City requires that project applications for new development be reviewed for adequate infrastructure. Utility improvements are evaluated at the project level to ensure the infrastructure exists to service new developments. Needed off-site water and wastewater infrastructure improvements are often a major constraint for new development, requiring tens of thousands of dollars in infrastructure upgrades. The location of the City's capital improvements doesn't always match the project where it is immediately needed. A program has been added to improve staff coordination to assist in prioritizing water and wastewater infrastructure improvements where it benefits residential development the most.

BUILDING PERMIT REVIEW

The City of San Bruno has adopted and administers the California Building Standards Code. The City's building permit review process ensures project compliance with State of California plumbing, electrical, mechanical, building,

and other building code requirements. For large residential subdivisions, the construction permit plan check usually involves the review on the model homes for each discrete floor plan. This review process is typically completed in less than five weeks. The amount of time between the completion of the review and the issuance of a Building Permit is determined by the speed at which the applicant is able to make any necessary corrections to the Construction Drawings and resubmit for approval.

AFFORDABLE HOUSING PROGRAM AND IN-LIEU FEE

San Bruno's Affordable Housing Program, which was amended in March 2021, requires new residential developments of five or more units to provide a minimum of 15% of total units at below market rates to very low-, low-, and moderate-income households. For ownership housing, 10% of units must be affordable to moderate-income households and 5% of the units must be affordable to low-income households. For rental housing, 5% of the units must be affordable to very low-income households, 5% of the units must be affordable to low-income households, and 5 percent of the units must be affordable to moderate-income households. The Ordinance requires that affordable units are comparable in number of bedrooms, exterior appearance, and overall quality of construction to market rate units in the same project. Affordable units must be provided on-site unless an alternative is approved by Council, which includes an affordable housing impact fee. All affordable housing units are deed restricted for 55 years for rental units and 45 years for for-sale units. Council has made it clear they would prefer all affordable housing units to be provided on-site, therefore, all residential projects, regardless of density, will be required to accommodate a portion of the City's lower income RHNA.

The ordinance requires construction of the affordable units; however, the City Council may approve payment of an affordable housing in-lieu fee. All of the City's pipeline housing projects include onsite below market-rate units. In addition, the City adopted commercial linkage fees in 2019 for all nonresidential development projects. All in-lieu fees and linkage fees are adjusted annually and are contributed to the City's Below Market Rate Housing Trust Fund. To date, developers have paid fees totaling approximately $3.9 million instead of building the required affordable units.

TABLE 3-7 AFFORDABLE HOUSING LINKAGE FEE

Unit Type	Fee (per sq ft)
Single-Family	$35.10
Condominium (per sq ft)	$32.50
Apartment (per sq ft)	$32.50
Office (per sq ft)	$16.25
Retail (per sq ft)	$8.12
Hotel (per sq ft)	$16.25

Source: City of San Bruno, Master Fee Schedule, 2022

There has been extensive debate over the question of who bears the cost of an inclusionary requirement. Depending on the relative strength of the housing market, the costs may be incurred by:

- Landowners, who may receive a lower price for their land if developers are expecting a lower profit margin from the inclusionary requirement;
- Developers, who may have to accept lower profits if housing prices cannot be raised; or
- Purchasers of market-rate units, who may have to pay higher housing prices if the local and regional housing supply is limited and prices are at least as high in areas outside the city.

The fact that landowners, developers, and/or purchasers of market-rate units may incur a portion of the cost of providing affordable units may be construed as a constraint to the overall development of housing in San Bruno. However, the ordinance offers flexibility that could lessen the economic impact of providing affordable units. The City Council may approve alternatives to the construction of new inclusionary units where the proposed alternative supports specific housing element policies and goals and assists the City in meeting its state housing requirements. Alternatives may include, but are not limited to:

- Construction of affordable units off-site;
- Acquisition and rehabilitation of affordable units;
- Conversion of existing market units to affordable units;
- Dedication of land to the City suitable for the construction of affordable units; and
- Construction of affordable second dwelling units.

IMPACTS ON TIMING, COST, AND SUPPLY OF HOUSING OF AFFORDABLE HOUSING PROGRAM

During the development of the affordable housing linkage fee, San Bruno retained an economic consultant to calculate reasonable in-lieu fees for new residential rental and ownership developments. This analysis included an assessment of impacts of the proposed in-lieu fees on the feasibility of residential projects and compared the parameters of San Bruno's Affordable Housing Program to inclusionary requirements in neighboring jurisdictions. The analysis concluded that while San Bruno's ordinance would make development projects in the city somewhat less profitable than the status quo, the requirements would be within the range of practices in neighboring jurisdictions. In practice, the Affordable Housing Program is a reliable mechanism for creating affordable housing units. The City has been able to negotiate more affordable housing units (greater than 15%) and more units at the low or very low-income categories for some projects as a community benefit when a housing entitlement is accompanied by an unusual request (e.g., Mills Park, Glenview Terrace, 111 San Bruno Avenue).

Since this ordinance has been in place, most multi-family residential projects submitted to the City have included a density bonus request which adds units to the project (often more affordable units) which serves to make projects economically viable.

FEES FOR PROJECT ENTITLEMENT APPLICATIONS

The development fees for projects requiring entitlement applications, as contained in Table 3-8, are not a constraint to housing development. Residential uses are permitted by the General Plan on all the city's identified housing opportunity sites, except for the Tanforan mall site. Most of the opportunity sites identified in this Housing Element would not require higher application fees associated with a General Plan or Zoning Ordinance amendment or from Planned Development permits.

Typical deposits range from $8,000 to $75,000 with the exact amount set by staff based on review of similar housing projects in the past. The typical deposit for a multi-family TOD project would be closer to the $75,000 threshold and would cover environmental review and engineering studies in addition to the typical staff review. All entitlement fees are listed on the City's website in the Master Fee Schedule.

A typical new single-family house would require a public meeting for Use Permit review ($2,992) for development on an infill lot. This process includes a separate public meeting by the Architectural Review Committee for design review for no additional fee. Additional application fees would be required if the project is seeking a relief from development standard(s). A categorical exemption would be issued to address CEQA. The applicant can apply for a building permit once the entitlement is secured. The City's development impact fees ($29,454.53) are due prior to building permit issuance. The balance of fees ($25,762.47) are attributable building permit fees, school fees, and utility connection fees. The entitlement review fees are substantially more for multi-family projects, but the cost is

spread out over a larger number of units. Larger multi-family projects generally require pre-application review ($15,000 deposit). Once the pre-application process has been completed, multi-family projects generally require Architectural Review ($50,000 deposit), which covers the cost for environmental review and engineering studies, and all staff review. The amount of deposit would increase with the level of project complexity. All deposits are established to cover actual staff and consultant time spent reviewing the project. Leftover deposit funds are returned to the applicant.

TABLE 3-8 OTHER DEVELOPMENT FEES, PROJECTS REQUIRING ENTITLEMENT APPLICATION (2022)

	Application Fee ($)
Architectural Review – Single Family Residential	$2,594
Architectural Review - Multi-Family Residential	Deposit*
Use Permit – Single Family Residential	$2,992
Pre-Application Consultation Review	Deposit*
Transit Corridors Plan Pre-Application Review	Deposit*
Use Permit – Multi-Family Residential	Deposit*
Development Agreement	Deposit*
General Plan Amendment	Deposit*
Minor Modification	$1,287.50
Parking Compliance	Deposit*
Planned Development Permit	Deposit*
Planned Unit Permit	Deposit*
Variance – Single Family Residential	$3,175
Variance – Multi-Family Residential	Deposit*
Zoning Amendment	Deposit*
SB 330 Application	Deposit*
SB 35 Application	Deposit*
Density Bonus Application	Deposit*
Mitigated Negative Declaration	Deposit*
Environmental Impact Report	Deposit*
Expanded Categorical Exemption	Deposit*

* This type of application requires a deposit whereby the applicant is responsible for the actual cost of staff and consultant time.
Source: City of San Bruno Community and Economic Development Department, 2022.

DEVELOPMENT IMPACT FEES

In 2019, the City prepared a nexus study and adopted a citywide Development Impact Fee (DIF) ordinance. The purpose of the ordinance is to impose fees upon development projects that fully or partially offset the costs of public facilities that are needed to serve demand created by that development project. The amount of fees does not include the costs attributable to demand generated by existing development. The DIF represents a fair share contribution to a specific list of public infrastructure improvements, park improvements, public safety facility improvements, transportation, and general government necessary to support projected growth in the city. Fee payment is due at

building permit issuance for all development. Table 3-9 lists the citywide Development Fee structure which can also be found on the city's website in the Master Fee Schedule.

TABLE 3-9 DEVELOPMENT IMPACT FEES FY2022 - 2023

Land Use	Community	Public Safety	General Government	Transportation	Utilities	Total
Single-Family (per unit)	$19,128.33	$1,420.38	$2,010.06	$4,183.92	$2,751.84	$29,454.53
Multi Family (per unit)	$17,957.16	$1,419.21	$1,886.04	$3,237.39	$2,583.36	$27,083.16

Source: City of San Bruno, Master Fee Schedule, 2022

COMPARISON TO OTHER SAN MATEO COUNTY JURISDICTIONS

According to the survey conducted by San Mateo County through its 21 Elements process, total fees for single-family housing vary significantly by jurisdiction from $15,941 to $104,241 (see Table 3-10). Total fees for small and large multi-family housing developments also vary between jurisdictions. In this context, San Bruno's fees associated with multi-family residential development are within the range of jurisdictions in the county and thus would not be considered a barrier to housing development.

TABLE 3--10 SAN MATEO COUNTY JURISDICTIONS TOTAL FEES (2022)

	Single-Family	Small Multi-Unit	Large Multi-Unit
Atherton	$15,941	No Data	No Data
Brisbane	$24,940	$11,678	No Data
Burlingame	$69,425	$30,345	$23,229
Colma	$6,760	$167,210*	$16,795
Daly City	$24,202	$32,558	$12,271
East Palo Alto	$104,241	No Data	$28,699
Foster City	$67,886	$47,179	$11,288
Half Moon Bay	$52,569	$16,974	No Data
Hillsborough	$71,092	No Data	No Data
Millbrae	$97,756	$6,824	$55,186
Pacifica	$33,725	$40,151	No Data
Portola Valley	$52,923	No Data	No Data
Redwood City	$20,795	$18,537	$62,696
San Bruno	$58,209	$72,148	$39,412
San Mateo	$99,003	$133,658	$44,907
South San Francisco	$81,366	$76,156	$32,471
Unincorporated San Mateo	$36,429	$27,978	$10,012
Woodside	$70,957	$82,764	No Data

*Source: Fees survey conducted by 21 Elements (2022).

14. PERMITTING TIMES

San Bruno entitled many more residential projects in the last planning cycle than received building permits. Despite approvals issued by the city, in some cases years ago, projects in the TCP have not taken shape. The only project built in the specific plan area is the 83 multifamily units at 406 – 418 San Mateo Ave. Some of the reasons projects have failed to move forward is based on circumstances outside the city's control. But it is unclear why other projects have failed to move forward. Anecdotally, projects that have been submitted by experienced developers have tended to move forward with building permit submittal and through to project completion. A number of projects by smaller developers have been put up for sale after entitlement. The City might benefit from having a more in-depth conversation with developers to gain a better understanding of the roadblocks that prevent them from proceeding with their project after entitlement. A program has been added for the City to start this outreach.

~~14.~~15. INFRASTRUCTURE

THE NETWORK

As a built-out community, San Bruno's infrastructure network has been extended to virtually every corner of the city. All the housing opportunity sites proposed in this Housing Element are on existing developed property connected or adjacent to all city services. Redevelopment of these infill sites may require infrastructure improvements by the City or the developer to upgrade aging infrastructure or to increase capacity. Developers are required to upgrade infrastructure to service their projects. The provision of on-site improvements, such as streets, curbs, gutters, sidewalks, landscaping, utility undergrounding, drainage, water, and sewer infrastructure, are standard conditions of development approval and have not been barriers to affordable housing development in the past. If off-site infrastructure improvements are required, these are the responsibility of the developer if the upgrade is not currently in the Capital Improvement Program. Infrastructure costs are not incorporated into the total residential development project costs discussed under Market Constraints below.

WATER SUPPLY

Water supplied through the city's water system is a combination of purchased water and groundwater pumped from the city's groundwater supply wells. The City purchases its treated surface water from San Francisco Public Utilities Commission (SFPUC) and North Coast County Water District (NCCWD). According to the San Bruno Urban Water Management Plan (UWMP) (2021), the city receives water from two major supply sources: wholesale surface water from the San Francisco Public Utilities Commission (SFPUC) Regional Water System and local groundwater from the Westside Basin. San Bruno has historically used SFPUC regional water supplies to meet demands that could not otherwise be met through local groundwater production.

The city's Public Works Department (Water Division) owns, operates, and maintains the potable water distribution system that serves drinking water to users within its water service area. The City currently (2020) serves a population of approximately 45,300 and anticipates population growth and future planned development in its water service area. Future service area population is based on projections provided in the Association of Bay Area Governments (ABAG) Plan Bay Area 2040. The city's 2045 population is projected to be approximately 56,800.

Identified developments are projected to increase water demand by approximately 1.1 million gallons per day (mgd). Most demand from identified developments are in the Transit Corridors Plan area (0.42 mgd) and the Bayhill Specific Plan area (0.52 mgd). Also included in the projected buildout demand is an additional 0.55 mgd of water demand from unidentified future development to account for additional growth that could potentially occur by 2040 (e.g., ADUs and additional units created by density bonuses). Therefore, an additional 0.55 mgd of future demands was allocated to Zone 1 to 4 to accommodate future development in the TCP. Table 3-~~10~~ 11shows that the total

projected city water demand at buildout of 4.78 mgd. This is consistent with the 2040 demand projection presented in the city's 2020 UWMP. As such, water supply is not expected to be a constraint to future housing development.

TABLE 3--110 SAN BRUNO WATER DEMAND COMPARISON

Urban Water Management Plan (2021)	
UWMP 2021 Population Estimate	45,257
UWMP 2021 Total Water Demand Estimate (mgd)	4.23
UWMP 2021 Total Water Demand Estimate (mgd) at 2040 Buildout	4.78
UWMP 2021 Avg. Residential Consumption per Capita	2.22

Source: City of San Bruno Urban Water Master Plan (December 2021).

WASTEWATER TREATMENT

The sanitary sewer system consists of approximately 150 miles of pipeline and seven lift stations. Currently, 2.8 mgd of effluent goes to the South San Francisco-San Bruno Water Quality Control Plant (SSF/SB WQCP) treatment plant that the City of San Bruno owns jointly with the City of South San Francisco. The treatment plant is nearly 50 years old but has been updated several times to provide primary and secondary treatment. Its most recent upgrade project was completed in 2001. The facility expansion allows a dry-weather capacity of 13 mgd and a wet-weather capacity of approximately 62 mgd. San Bruno is entitled to 0.5 mgd of the additional 4.0 mgd capacity, and currently utilizes about 30% of the plant's total capacity. There is no formal agreement as to the proportion of water treatment capacity entitled to each city.

Most of San Bruno's sewer collection system was installed 30 to 80 years ago, its age reflecting the decades of the city's most rapid growth. It contains large sections of aging pipe that will require upgrading and/or replacement. The gravity-flow lines were constructed primarily with vitrified clay pipe, a material that tends to crack with age. Small sections of Orangeburg (an inferior substitute cardboard-based material used during wartime) pipe installed during the 1940s still exist.

Buildout of the General Plan would result in an increase of approximately 105,400 gpd of wastewater created. Together with existing and pending flows, the city's 2025 flows are projected at 3.1 mgd of wastewater, which is still only a third of plant dry season capacity. Wastewater treatment is therefore not expected to be a constraint to housing development during this RHNA cycle.

PRIORITY FOR WATER AND SEWER

Per Chapter 727, Statues of 2004 (SB 1087), upon completion of an amended or adopted Housing Element, a local government is responsible for immediately distributing a copy of the element to area water and sewer providers. In addition, water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. Chapter 727 was enacted to improve the effectiveness of the law in facilitating housing development for lower-income families and workers.

To comply with SB 1087, upon adoption, this Housing Element will be forwarded to the city's Public Works Department – Water Division, so it can grant priority for service allocations to proposed developments that include units affordable to lower income households.

DRY UTILITIES

Dry utilities, including electricity and telephone service, are available to all areas within the city. Pacific Gas and Electric (PG&E) provides gas and electrical service to the city and can provide this service to the anticipated housing units. The City provides its own cable and internet service to most neighborhoods. Those areas not served by city cable and internet are serviced by AT&T.

SOLID WASTE DISPOSAL

San Bruno has been diverting at least 50% of solid waste from landfill since 2000. Materials that are not recycled are transported to the 173-acre Ox Mountain facility, a Class III (non-hazardous) facility managed by San Mateo County and serving other jurisdictions as well. The county anticipates the landfill to reach capacity in 2034. San Bruno does not anticipate RHNA housing development to be constrained by solid waste disposal capacity.

~~15.~~16. BUILDING CODE AND ENFORCEMENT

The City has adopted the most current California Building, Building Conservation, Mechanical, Plumbing, Electrical, and Fire codes and the California Energy Efficiency Standards as the basis of its building standards. The City has also adopted the Uniform Code for the Abatement of Dangerous Buildings. Permits are required for all electrical and plumbing work and other major home improvements and modifications. San Bruno has several requirements in addition to the standard California Codes. These include:

- Complete removal of old roof materials required before replacement.
- Minimum roof quality required is Class B.
- Addition of sprinklers required in the rehabilitation of any building over 7,500 square feet.
- Noise insulation required for residential structures within the 65 dB community noise equivalent level (CNEL) or greater (necessary to meet Federal Aviation Administration standards).

In general, the city's building codes represent basic construction standards within the State of California and thus do not place an undue burden on the construction or rehabilitation of affordable housing. The one exception to this may be the noise insulation requirement. However, noise insulation is federally required in areas where noise levels meet or exceed 65 dB CNEL.

It may be costly to rehabilitate or remodel older buildings that were constructed under less stringent building codes. San Mateo County offers a loan program enabling owners of such buildings to achieve contemporary building standards, yet still maintain affordability.

The City will be considering the adoption of reach codes and an EV charging station ordinance in late 2022 that will likely include requirements for all electric construction for new residential projects.

17. HOMEOWNERSHIP FINANCING

Home ownership can be constrained by mortgage interest rates, loans, and homeowners' insurance. Interest rates are determined by national policies and economic conditions. The Federal government has raised interest rates sharply since Q2/2022 in an effort to curb inflation. As a result, mortgage interest rates in the San Francisco Bay Area are averaging 7.24 percent for a 30-year fixed loan, 6.43 percent for a 15-year fixed loan, and 6.63 percent for a 5-year ARM according to Realtor.com. By contrast, in August 2021, mortgage interest rates for new home purchases were approximately 2.875 percent for a fixed-rate 30-year loan (wellsfargo.com). The sharp rise in mortgage interest rates has led to more households being priced out of the housing market. First-time homebuyers and households of color are the groups most impacted by increased mortgage rates. High housing prices and rising mortgage rates has made

homeownership unaffordable for lower-, moderate-, and many above moderate-income households in San Bruno who generally experience more difficulty saving enough money for the down payment required to buy a home. As more households get priced out of the homeownership market, more pressure will be placed on the rental market and some households will choose to leave the region altogether in search of more affordable housing options.

18. BUILDING AFFORDABLE HOUSING

Building affordable housing is just as costly as building market-rate housing in California, if not more expensive in some cases. LIHTC data show that altogether, these cost drivers led the total development costs for affordable housing to reach $480,000/unit and $700/square foot across California in 2019. Affordable housing projects are subject to the same trends and volatility in construction costs, which often account for more than 60% of a project's costs. Rising costs have been particularly pronounced in the Bay Area, where the average total development cost was closer to $600,000/unit as of 2020. A recent article in the San Francisco Chronicle estimated it cost almost $1.2 million per unit on the high end to build an affordable unit in San Francisco. In the 10-year period between 2008 and 2018, hard costs increased 119% in the Bay Area compared to 25% statewide when accounting for inflation. Materials and labor are two of the primary drivers of these increases due to shortages in both markets. Material costs – particularly in wood, insulation, roofing, and appliances – have escalated in recent years due to COVID-19, climate change, global trade patterns and federal macroeconomic policy decisions. The labor market in the Bay Area has also tightened, as the high cost of living has led some to relocate outside the Bay Area, resulting in increased transportation costs, a general shortage of labor, fewer specialists in the multifamily sector, and substantially higher wages overall.

Beyond construction costs, local development fees, long entitlement processes, parking requirements, and heightened design scrutiny can contribute to inflated hard and soft costs. State and local regulations and requirements may aim to achieve important policy goals, but also load up projects with considerable costs. For example, 60% of LIHTC projects between 2008 and 2019 were subject to prevailing wage requirements, which led to projects that were 10% and 35% more expensive than non-prevailing wage projects, depending on location. Moreover, while "deep affordability" in income targeting (targeting extremely low- and very low-income households) has become more of a public policy priority, the fact is that costs of new construction do not change under this scenario, requiring an even greater subsidy from public sources to offset the financing gap created by the lower rents. With less income available to a project and escalating development costs, the puzzle of securing project financing becomes increasingly challenging.

~~16.~~19. FORMER REDEVELOPMENT AGENCY

The enactment of ABx1 26 dissolved all redevelopment agencies in California on February 1, 2012 and created successor agencies to wind down their operations. Low- and Moderate-Income Housing (LMIH) tax increment generated from the San Bruno Redevelopment Project Area was the city's main source of funding for affordable housing. San Bruno had one Redevelopment Project Area, which was established in July 1999. During its 13 years of operation, the Redevelopment Agency facilitated the development of 97 units of affordable to very low-income households. The City monitors new state legislation that may restore some state funding for affordable housing but does not have dedicated staff to carry out the mission of the former Redevelopment Agency.

B. FUNDING SOURCES FOR AFFORDABLE HOUSING

Affordable housing projects usually require multiple subsidy sources to close the funding gap between the cost to develop and the size of the mortgage based on affordable rents. As a result, the process of assembling financing for affordable housing development is lengthy, challenging and expensive, involving multiple competitive applications (and their respective deadlines) and negotiations with lenders, investors, and other funding partners. Affordable housing projects typically take 4-6 years to complete, from the initial identification of a site, partner or funding

opportunity, through the process to assemble funding, get local approvals, work with the community, design and construct the building, to leasing the building to residents.

FEDERAL, STATE, LOCAL, AND REGIONAL RESOURCES FOR AFFORDABLE HOUSING

This section describes several federal, state, ~~local, state,~~ and local ~~federal~~ housing programs that provide funding for predevelopment, acquisition, construction, rehabilitation, conversion and preservation. Also included is funding that provides financial assistance to very-low, low and moderate-income households for monthly housing costs, home rehabilitation, and down payment assistance.

1. FEDERAL PROGRAMS

The U.S. Department of Housing manages and disburses federal resources like the Community Development Block Grant Program (CDBG), HOME Investment Partnership (HOME) Program, Emergency Solutions Grants (ESG) Program, and the U.S. Department of Housing and Urban Development's (HUD) Section 8 Rental Voucher Programs. CDBG and HOME funds are invested in a wide spectrum of housing and community development activities, including the creation of affordable housing units. ESG funds are used solely to support the operations of homeless facilities, rapid rehousing services, and ancillary services.

On March 27, 2020, the Coronavirus Aid, Relief, and Economic Security (CARES) Act, Public Law 116-136, was signed into law and provided supplemental funding to states and local governments through Community Development Block Grants Coronavirus (CDBG-CV), Emergency Solutions Grants Coronavirus (ESG-CV), and other funding programs. In 2021, the Federal American Rescue Plan (ARP) appropriated $5 billion to help communities provide housing, shelter, and services for people experiencing homelessness and other qualifying populations. HUD's HOME Investment Partnerships Program – American Rescue Plan (HOME-ARP) funding gave jurisdictions like San Mateo County significant new resources to address homeless assistance needs by creating affordable housing or non-congregate shelter units and providing tenant-based rental assistance or supportive services.

While the County is a pass-through agency that administers the above listed resources, some federal funds are accessed directly by developers for specific projects such as the HUD 202, HUD 811, the Federal Home Loan Bank Affordable Housing Program, and the Federal Low-Income Tax Credit program.

- **Tax Credit Equity**: The biggest affordable housing program in the country is run by the federal Internal Revenue Service (IRS), which offers a credit against federal income taxes in exchange for investments in affordable housing. States, including California, also offer a state housing tax credit. Corporations or banks with federal tax liability put upfront cash into a project in return for 10 years of credits against their taxes. This program can fund about 30-70% of a project's development costs. In California the California Tax Credit Allocation Committee (CTCAC) is responsible for allocating federal and state tax credits to projects.
- **Tax-Exempt Bonds:** Affordable housing projects can be financed in part by the issuance of tax-exempt bonds, which provide funds in the form of a loan to the project, resulting in less expensive debt and larger loans for projects. A local government agency usually acts as the bond issuer. In California, the California Debt Limit Allocation Committee (CDLAC) is responsible for granting the ability to issue these bonds.
- **Loans and Grants from the Federal Government:** The US Department of Housing and Urban Development (HUD) provides block grants (HOME, CDBG and others) that are distributed to states, counties and cities to support affordable housing and community development. HUD was once the primary funder for the development and subsequent redevelopment of public housing. However, in recent years, HUD funds have generally only been a minor source of funding for affordable housing. **Federal Programs include:**

- **Community Development Block Grant (CDBG)**: HUD awards CDBG grants to jurisdictions through a statutory formula based on estimated need. CDBG funds can be used to assist extremely low- to moderate-income persons through housing acquisition, rehabilitation of housing, provision of housing and public services, improvement of community facilities, economic development, neighborhood revitalization, and similar activities. In San Mateo County, CDBG funds are split between community development and housing development programs. The County's CDBG funding has slightly decreased or plateaued over the last five years, and it is anticipated that the CDBG grant will remain at the current level or decrease further. Given the limited amount of CDBG and other HUD funding received by the County, the County currently targets these funds primarily to very low- and extremely low-income and special needs households.
- HOME: The HOME Program is a federal grant to participating jurisdictions from which funds are directed to housing programs assisting persons earning 60% of median income or less. HOME Program funds can be used for housing rehabilitation, new construction, and acquisition and rehabilitation of both single family and multifamily housing projects.
- **Section 8 Rental Assistance Program**: The Section 8 Rental Assistance Program, also known as the Housing Choice Voucher Program (HCV) is administered by the Housing Authority of the County of San Mateo (HACSM) and is targeted to very low-income individuals and families, including seniors, formerly homeless, and persons with disabilities. Funded by HUD, the HCV Program is the major program for assisting eligible low-income families to rent decent, safe, and sanitary privately-owned housing. Under the HCV program, eligible families may rent private market units from willing owners whose units meet Housing Quality Standards (HQS) set by HUD. After a contract is executed between the owner and the Housing Authority, the family pays its portion of the rent to the owner. The tenant rent is based on the family's income, generally 30 to 40 percent of its monthly adjusted income. The balance of the rent is paid to the owner by HACSM. The HCV program delivers many benefits to the County of San Mateo. First and foremost, it enhances the quality of life for families who may otherwise find it difficult to live in one of the highest rent areas in the nation. It plays a critical role in expanding the supply of affordable housing in all San Mateo County neighborhoods.

PROGRAM ADVANTAGES

On-Time Payments. The Housing Choices Voucher Program offers real estate investors guarantees and safeguards unmatched by the private sector rental market. The government pays on-time, every time. It arrives in the mail the first of the month every month. This alone may outweigh all negatives from the perspective of a landlord.

Longer Contracts. The program lease agreements are typically 1-year and sometimes 2-year contracts. Although the tenant can attempt to break the lease and move, tenants must first locate the new property and go through the entire approval process again. The general rule is that if the investor keeps up the property, tenants tend to stay the length of the contract and often will renew to avoid having to go through placement again.

Tenants. Most tenants must meet certain requirements to qualify for vouchers and could lose their voucher if they breach their obligations as a tenant.

PROGRAM DISADVANTAGES

Difficulty of Move-In: There is a lengthy process of paperwork and inspections before a tenant can move in and use the program.

Wear and Tear: Most program tenants have large families and limited work, which means they are at home more often than a working family with fewer children. As a result, the property experiences more wear and tear.

- **Project-based Section 8:** Housing authorities can allocate Section 8 or Housing Choice Vouchers to projects, rather than to individual households. This can be an important source of stable rental revenue for affordable housing developments. Furthermore, these projects can borrow against that anticipated income, increasing the amount of upfront capital available during the development process.

- **Low Income Housing Tax Credits (LIHTC)**: The Low-Income Housing Tax Credit (LIHTC) program is the most important resource for creating affordable housing in the United States today. Created by the Tax Reform Act of 1986, the LIHTC program gives State and local LIHTC-allocating agencies the equivalent of approximately $8 billion in annual budget authority to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households.

  The federal government issues tax credits to state and territorial governments. State housing agencies then award the credits to private developers of affordable rental housing projects through a competitive process. Developers generally sell the credits to private investors to obtain funding. Once the housing project is placed in service (essentially, made available to tenants), investors can claim the LIHTC over a 10-year period.

2. STATE PROGRAMS

The State of California has been a longtime major funder of affordable housing through the Multi-Family Housing Program (MHP), which is primarily supported by periodic statewide housing bonds. In recent years, several other major state programs have been key funding sources for transit-oriented development, infill development, housing for veterans, housing for people experiencing or at risk of homelessness, housing for people with mental health challenges, and other groups of people with special needs. These programs, primarily administered by HCD, have been a critical source of gap financing, as the loans are of significant size, but they can only fund a limited number of projects and are often very competitive. **State Programs include:**

- **Multifamily Housing Program (MHP):** This State HCD program assists the new construction, rehabilitation and preservation of affordable rental housing for lower income households. MHP funds are currently available through the Multifamily Finance Super NOFA released in March 2022. However, as these funds are authorized from the Veterans and Affordable Housing Bond Act of 2018 (Proposition 1), they will most likely be fully exhausted with this next round of NOFA funds. It is unknown if future funds will continue to be available through this program beyond 2022.

- **Infill Infrastructure Grant Program (IIG):** This State HCD program provides funds for capital improvement projects that are an integral part of, or necessary to facilitate the development of an affordable residential/mixed-use infill development. Infill projects can include new construction, acquisition, and substantial rehabilitation of an affordable resident development. IIG funds are currently available through the Multifamily Finance Super NOFA released in March 2022.

- **Veterans Housing and Homelessness Preventions Program (VHHP):** This State program assists the acquisition, construction, rehabilitation, and preservation of affordable multifamily housing for veterans and their families to allow veterans to access and maintain housing stability. VHHP funds are currently available through the Multifamily Finance Super NOFA released in March 2022.

- **Joe Serna, Jr. Farmworker Housing Grant (FWHG) Program:** This State program finances the new construction, rehabilitation, and acquisition of owner-occupied and rental units for agricultural workers, with a priority for lower-income households. FWHG funding for rental units is currently available through a

NOFA released in March 2022 and FWHG funding for owner-occupied units will be available through a NOFA released in late 2022.

- **Affordable Housing and Sustainable Communities Program (AHSC):** This State program makes grants and affordable housing loans available for projects that reduce greenhouse gas emissions through ongoing cap and trade revenues. AHSC encourages compact, infill development with active transportation and transit use. Affordable housing developments that qualify may be new construction or acquisition/substantial rehabilitation projects, including preservation of affordable housing at-risk of conversion. The State anticipates releasing a NOFA in late 2022.

- **State Low Income Housing Tax Credits (State LIHTC):** State tax credits allow federal 4% tax credits to stretch further, resulting in more homes affordable to lower-income households, including people experiencing homelessness. Currently, affordable housing projects are eligible for state tax credits if they are in designated areas (Qualified Census Tract or Difficult Development Areas) and qualify for a Special Needs housing type.

- **Tax-Exempt Bond Financing:** Many affordable developments also use tax-exempt bond financing provided by the state (CalHFA), as well as other public agencies such as cities and counties. These entities originate loans with attractive interest rates compared to conventional financing. Federal law allows state and local governments to issue a defined amount of tax-exempt "private activity" bonds each year in order to facilitate private development, including the development of affordable housing. The California Debt Limit Allocation Committee (CDLAC) within the State Treasurer's Office allocates this private activity bond authority in California. The primary beneficiary is affordable rental housing. Tax-exempt bonds lower the interest rate that developers pay on their mortgages. Projects that receive tax-exempt bond funds also automatically receive federal 4% low-income housing tax credits. Due to the oversubscription of tax-exempt bond financing, the bonds are now administered by CDLAC via a competitive application process.

- **California Housing Accelerator Program (CHAP):** In 2021, a $1.75 billion investment was made to provide bridge funding to shovel-ready projects that were otherwise unable to begin construction because of a shortage of federal tax credits and bonds. The State awarded half of the funding through its first round and released a second round of funds in March 2022. It is unknown if future funds will continue to be available through this program beyond 2022 without additional resources approved for the program.

- **CalHFA:** Established in 1975, CalHFA is an independent California state agency within the California Department of Housing and Community Development that makes low-rate housing loans through the sale of taxable and tax exempt bonds. CalHFA provides housing assistance in two main areas: below-market interest rate mortgages and down payment assistance for low- and moderate-income, first-time homebuyers, many of whom are ethnic minorities not well-served by market rate products and loans for the development and preservation of affordable multifamily rental housing.

~~1.~~3. LOCAL PROGRAMS

- **Permanent Local Housing Allocation (PLHA):** In September 2017, the California Legislature approved Senate Bill 2 (SB 2), known as the Building Homes and Jobs Act (Act), which established a $75 recording fee on real estate documents to increase the supply of affordable housing. The Act establishes the Permanent Local Housing Allocation (PLHA) program administered by the California Department of Housing and Community Development (HCD). The PLHA provides a permanent source of funding to cities and counties to help meet the unmet need for affordable housing and increase the supply of affordable housing units.

Pursuant to PLHA funding requirements, jurisdictions seeking funds must submit a PLHA plan outlining how the jurisdiction intends to use the funds on eligible activities over the course of five years, how the local

government will prioritize investments that increase the supply of housing for households with incomes at or below 60 percent of AMI, and how the plan relates to the local jurisdiction's Housing Element. The plan is meant to guide the City and County in developing collaborative projects to achieve our housing goals.

- **CALHome:** Provides grants to local public agencies and nonprofit developers to assist individual first-time homebuyers through deferred-payment loans for down payment assistance, home rehabilitation, including manufactured homes not on permanent foundations, acquisition and rehabilitation, homebuyer counseling, self-help mortgage assistance, or technical assistance for self-help homeownership. All funds to individual homeowners will be in the form of loans. Direct, forgivable loans are provided to assist development projects involving multiple ownership units, including single-family subdivisions, loans for real property acquisition, site development, predevelopment, construction period expenses of homeownership development projects, or permanent financing for mutual housing and cooperative developments. Project loans to developers may be forgiven as the loans convert into deferred payment loans to individual homeowners. Assistance to individual households will be in the form of deferred-payment loans payable on sale or transfer of the homes, when they cease to be owner occupied, or at maturity.
- **Loans and Grants from Regional Government:** Until now, MTC and ABAG have had a somewhat limited role in funding affordable housing. The Transit-Oriented Affordable Housing Fund (TOAH) was one exception. However, in 2019, state legislation created the Bay Area Housing Finance Authority (BAHFA), which intends to put a revenue measure on the ballot to fund affordable housing across the Bay Area. The COVID-19 pandemic led to the decision to delay a planned November 2020 ballot measure.
- **Loans and Grants from Local Government:** Local government also provides important gap funding to affordable housing. Sources include housing bonds issued primarily at the county level, sales tax measures, inclusionary in-lieu fees paid by market-rate development and jobs-housing linkage fees that new commercial development may pay. Other taxes are being explored by local jurisdictions. The end of this section includes more on county funding. **Local Programs include:**
    - Affordable Housing Program: see discussion above
    - Commercial Linkage Fee (CLF): see discussion above
- **Private Loans and Grants:** Community-minded banks, community development financial institutions (CDFIs), philanthropy and other private sources are a potential source of funding for affordable housing. In recent years, technology companies based in the Bay Area have been particularly encouraged to participate in solutions to the region's housing crisis and have made commitments to support affordable housing through both loans and grants. **Private For-Profit and Nonprofit Sources include:**
    - Community Reinvestment Act (CRA)
    - Private Developers
    - Non-Profit Agencies
    - Housing Endowment and Regional Trust (HEART)
- **San Mateo County:** As a small city, San Bruno has limited resources for implementing housing programs and participates in several State and Federal programs through the San Mateo Department of Housing, a key affordable housing partner for cities in San Mateo County. The County of San Mateo Department of Housing includes both Housing and Community Development (HCD) and the Housing Authority of the County of San Mateo (HACSM). The department issues two annual Notices of Funding Availability (NOFAs)—a HUD program NOFA in the winter and one local funding NOFA in the summer. The county's local funds NOFA (the Affordable Housing Fund (AHF) is the larger of the two NOFAs and makes funds available from several state and county sources, including Measure K, the county's 2016 ½ -cent sales tax measure, for the construction and rehabilitation of affordable housing. Cities should reach out to the county early and often to understand whether the AHF, housing authority vouchers, or other county resources may be appropriate for affordable housing

projects in their jurisdictions. The HUD programs NOFA and the AHF NOFA are regularly oversubscribed. As a result, the county has developed funding priorities to inform the selection of projects to fund through its NOFAs.

C. ENVIRONMENTAL CONSTRAINTS

Environmental factors such as topography, soils, seismic hazards, noise, and storm flooding are constraints to housing development in the city. In some cases, development is entirely precluded due to human health and safety risks or environmental sensitivity. In other cases, environmental constraints can be mitigated through appropriate residential design. None of these environmental constraints disproportionately impact affordable housing, and policies are provided in the San Bruno 2025 General Plan to specifically address each of these areas in the context of all potential types of development. The General Plan provides maps of floodplains, wildfire hazards, geologic hazards, and other natural resource constraints to development throughout the city. None of the housing opportunity sites fall in a flood or wildfire hazard zone, and none of the sites were found to contain special status wildlife species or their habitat. Redevelopment of these corridors as mixed-use and transit-oriented development was analyzed at a programmatic level in the EIR on the General Plan Update. A summary of pertinent findings is included below.

1. GEOLOGIC AND SEISMIC HAZARDS

Geologic hazards, including landslides, mudslides, and erosion, can be related to seismic activity but can also occur independently. The potential for future landslides is low east of Interstate 280 and west of Skyline Boulevard and is low to moderate (with some pockets of high potential) in the Crestmoor and Rollingwood/Monte Verde neighborhoods. Areas of the highest potential for landslides are in Junipero Serra County Park and along the Park's eastern edge.

The active San Andreas Fault runs in a northwesterly-southeasterly direction through western San Bruno, roughly along Skyline Boulevard. Two inactive faults—Serra and San Bruno—are also present in the western and eastern portions of the city. Because of its active status, surface rupture potential is considered moderate to high along the San Andreas Fault and in western San Bruno. A strong earthquake along the fault could result in moderate to severe damage of nearby structures. Soils and subsurface materials east of Skyline Boulevard have good earthquake stability. Soils in the vicinity of Pacific Heights, Skyline College, and parts of the Crestmoor neighborhood have poor to good earthquake stability. Eastern portions of the city that are located on filled marsh lands may experience damage from soil liquefaction in the event of an earthquake.

The San Andreas Fault Special Studies Zone runs roughly along either side of Skyline Boulevard. State law requires cities and counties to regulate development within such zones and precludes construction of a structure for human occupancy, except certain wood-frame single-family dwellings, on an active fault trace or within 50 feet of an active fault. This is a major constraint to adding housing in the western (high resource) portion of the city, particularly for sites along Skyline Boulevard, such as the Church of the Highlands, the Caltrans parking lot, or the Caltrans staging lot at Skyline Blvd. and San Bruno Ave. W. None of the housing opportunity sites in this Housing Element are in earthquake zones.

2. STORM FLOODING

Occasional flooding occurs in low-lying areas in the eastern portion of San Bruno, which consists of filled marshlands. Flooding occurs in these areas because of old storm drain infrastructure and low elevation, which subjects the areas to tidal influences. Spot flooding can occur in residential areas if debris blocks the city's drainage channels. High tide combined with heavy rains results in storm flooding adjacent to residential areas in the eastern

portions of the city. This is not considered to be a constraint because none of the housing opportunity sites in this Housing Element are within flood zones.

3. AIR QUALITY

San Bruno is well served by major freeways, I-280, I-380, and U.S. 101. However, the air quality impacts from the freeways are primarily borne by neighborhoods adjacent to the freeways. Though some of the emission is carried away due to strong winds that come through the San Bruno Gap, air pollution is more prevalent in the under resourced neighborhoods that are adjacent to the I-380 and U.S. 101 freeways. As a result, the neighborhoods in census tract 6041.04 have been identified as neighborhoods with poor environmental scores pursuant to Calenviroscreen. These neighborhoods are also under resourced and have a higher population of Hispanic residents and residents who are burdened by housing costs.

4. NOISE

Aircraft overflight noise is an important issue in San Bruno due to the city's proximity to SFO. SFO is located to the east of San Bruno, across U.S. 101. The airport has four runways, of which two are east-west (10R-28L and 10L-28R) and two are north-south (1L-19R and 1R-19L). Northeastern portions of San Bruno are situated beneath flight tracks for arrivals and departures on runways 10R-28L and 10L-28R. The overflight noise primarily impacts the neighborhoods east of San Mateo Avenue.

The eastern portions of the city closest to SFO are most affected by overflight noise. Average noise levels are measured by decibels (dB) and community noise equivalent levels (CNEL). At a noise level of 65-69 dB CNEL, new residential development is required to have noise reduction analysis and noise insulation as needed. At 70 dB CNEL and above, new residential development is inconsistent with the Airport Land Use Plan (ALUP), which essentially means that new residential development and/or redevelopment requires an Airport Land Use Commission (ALUC) override by the San Bruno City Council in the areas surrounding the BART and Caltrain stations, as well as in portions of the Belle Air Park North neighborhood. The Tanforan site falls within the 70 dB airport noise contour, therefore, housing development on this site is considered an incompatible use in the ALUP. The City will need to override the SFO ALUCP with a 2/3 vote of City Council in order to provide housing on the Tanforan site. If the override is successful, new housing construction on the Tanforan site will be held to higher standards for noise insulation which will result in higher costs for development relative to development on parcels not impacted by overflight noise.

Many of the same neighborhoods (Census Tract 6041.04) in San Bruno that are impacted from overflight noise are also exposed to noise generated by traffic on I-280, I-380, and U.S. 101. El Camino Real is another heavily traveled roadway that generates higher than normal amounts of noise. Traffic noise from El Camino Real depends primarily on traffic speed.

There is also a railroad in San Bruno which impacts the noise environment of nearby neighborhoods. These tracks run adjacent to Huntington and Herman Avenues and service Caltrain and several freight trains.

The eastern neighborhoods in San Bruno that are impacted by noise are impacted from all the noise sources described above. ~~Overflight noise from aircraft associated with SFO~~ Noise is considered a constraint to housing production in the eastern portion of the city because the housing units will need to be built to higher noise insulation standards which will increase building costs. The City requires new housing units in noise impacted neighborhoods to include insulation which reduces interior noise levels to 45dBA or less.

5. HAZARDOUS MATERIALS

Hazardous materials regulations, which are codified in Titles 8, 22, and 26 of the California Code of Regulations (CCR), and their enabling legislation set forth in Chapter 6.95 of the California Health and Safety Code, were established at the state level to ensure compliance with federal regulations to reduce the risk to human health and the environment from the routine use of hazardous substances. These regulations must be implemented, as appropriate, and are monitored by the state (e.g., Cal OSHA in the workplace or the DTSC for hazardous waste) and/or local jurisdictions.

As with many infill urban locations, many of the housing element housing opportunity sites are nonvacant commercial properties. These properties sometimes have environmental issues related to the prior use. The extent of hazardous materials within the housing element sites is unknown but will be evaluated when a development application is submitted. Any hazardous materials discovered as a result of the environmental review process will be remediated of hazardous materials to allow for residential use.

D. MARKET AND OTHER NON-GOVERNMENTAL CONSTRAINTS

Market constraints significantly affect the cost of housing and can pose barriers to housing production and affordability.

1. VACANT/UNDERDEVELOPED LAND

San Bruno is in an urbanized portion of San Mateo County and has no unconstrained vacant land on which new housing can be constructed. Steep slopes and seismic constraints limit development in the hilly western portions of the city, while the central and eastern portions have been built out since the 1960s. New development over the last 7 years has been limited to redevelopment opportunities. As part of the development of the Transit Corridors Plan (TCP), redevelopment and intensification opportunities have been identified along the city's main commercial corridors: the sites identified in this Housing Element are primarily located along El Camino Real (Highway 82), San Mateo Avenue, San Bruno Avenue, and at the Tanforan mall site. Parcels within the TCP are relatively small. Because of high densities permitted, significant projects can be achieved even on small sites, and sites adjacent to each other and could be assembled into a larger development opportunity site.

2. OVERCOMING CHALLENGES OF SMALL SITES

San Bruno recognizes the challenges associated with building affordable housing on small sites. Of the over 60 parcels listed as housing opportunity sites in the next chapter, the majority are already consolidated under existing ownership into lots that are about 20,000 square feet in size or larger. Furthermore, the General Plan allows unlimited housing density for sites 20,000 square feet or larger within the TCP area, which encourages lot consolidation.

3. RESIDENTIAL LAND COSTS

Land costs in San Mateo County are high, due in part to the desirability of housing in the county, and because available land is in short supply. These costs vary both between and within jurisdictions based on factors like the desirability of the location and the permitted density. It is anticipated that land costs within the city's Priority Development Area will increase over time as new development replaces existing, older land uses, infrastructure improvements take place and the desirability of living closer to transit and amenities increases. Rising land values resulting from the area becoming more desirable may lead to increased market rents. This may impact existing lower-income residents through increased housing costs, housing overpayment, overcrowding, and deteriorating housing conditions. Lower income households will disproportionately experience substandard housing conditions. These households may experience direct displacement caused by the redevelopment of sites with existing residential properties, or indirect, caused by increasing rents. The Housing Element includes several programs to address the issue of displacement of lower income residents.

A. What is Affirmatively Furthering Fair Housing?

Affirmatively furthering fair housing (AFFH) means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a public agency's activities and programs relating to housing and community development (Gov. Code, Section 8899.50, subd. (a)(1)).

The State of California's 2018 Assembly Bill (AB 686) requires that all public agencies in the state AFFH beginning January 1, 2019. Public agencies receiving funding from the U.S. Department of Housing and Urban Development (HUD) are also required to demonstrate their commitment to AFFH. The federal obligation stems from the fair housing component of the federal Civil Rights Act mandating federal fund recipients to take "meaningful actions" to address segregation and related barriers to fair housing choice. AB 686 requires all public agencies to "administer programs and activities relating to housing and community development in a manner that AFFH and take no action inconsistent with this obligation." AB 686 also makes changes to Housing Element Law to incorporate AFFH as part of the housing element and general plan and to include an analysis of fair housing outreach and capacity, integration and segregation, access to opportunity, disparate housing needs, and current fair housing practices.

AB 686 requires that the Housing Element's evaluate sites relative to their effect on fair housing. The purpose of the site inventory is to identify and analyze specific sites that are available and suitable to accommodate the regional housing need, but also whether the identified sites serve the purpose of:

- Replacing segregated living patterns with truly integrated and balanced living patterns.
- Transforming racially and ethnically concentrated areas of poverty into areas of opportunity.

Sites must be identified and evaluated relative to the full scope of the assessment of fair housing, which includes~~. The following are the Assessment of Fair Housing components for the Site Inventory Analysis~~:

- Segregation and integration~~.~~
- Racially and ethnically concentrated areas of poverty and affluence~~.~~
- Access to opportunity~~.~~
- Disproportionate housing needs and displacement risk

B. FAIR HOUSING ASSESSMENT ~~AND AFFH REPORT~~

As part of the 21 Elements process which facilitates the completion of Housing Elements for all San Mateo County jurisdictions, Root Policy provided a Fair Housing Assessment for the San Bruno which follows the April 2021 State of California Guidance for AFFH. The report includes a history of segregation in the region, an assessment of Fair Housing in San Bruno, a resident needs survey, and an analysis of contributing factors and associated Fair Housing Action Plan (FHAP) outlining policies and actions to address those factors. The assessment is included as ~~(~~Appendix C. ~~) includes the following sections:~~

Appendices C to I include the following supplemental AFFH materials:

- Appendix C: San Bruno Fair Housing Assessment
- Appendix D: San Bruno AFFH Map and Data Packet
- Appendix E: San Bruno AFFH Segregation Report
- Appendix F: AFFH Resident Survey Analysis
- Appendix G: San Bruno Sites Inventory AFFH Supplement
- Appendix H: Disparate Access to Educational Opportunities
- Appendix I: State Fair Housing Laws and Regulations

Chapter four of this Housing Element is San Bruno's assessment of fair housing and site inventory analysis and includes the following sections:

Part 1 Fair Housing Assessment: Fair Housing Enforcement and Outreach Capacity reviews lawsuits, ~~/~~enforcement actions, ~~and/complaints~~and complaints against the jurisdiction, compliance with state fair housing laws and regulations, and jurisdictional capacity to conduct fair housing outreach and education.

Part 2 Fair Housing Assessment: Integration and Segregation identifies areas of concentrated segregation, degrees of segregation, and the groups that experience the highest levels of segregation, including measures of segregation within San Bruno and between San Bruno and other Bay Area jurisdictions.

~~(isolation and dissimilarity indexes).~~

Part 3 Fair Housing Assessment: Access to Opportunity examines differences in access to education, transportation, economic development, and healthy environments.

Part 4 Fair Housing Assessment: Disproportionate~~arate~~ Housing Needs identifies which groups have disproportionate housing needs including displacement risk.

Parts 2, 3 and 4 of the Fair Housing Assessment (Integration and Segregation, Access to Opportunity, and Disproportionate Housing Needs) include ~~Fair Housing Assessment:~~ analysis of the City's s~~S~~ite i~~I~~nventory

~~Analysis~~and specific findings that -evaluate~~s~~ San Bruno's RHNA sites relative to their ~~effect~~ impact on fair housing. The site inventory findings ~~The subsectionsrequirement~~ in part ~~determines~~ evaluate whether the development of the sites in the inventory will further exacerbate or help reverse patterns of segregation and/or concentrations of protected classes and/or vulnerable populations. The analysis reviews concentrations of fair housing factors alongside the distribution of sites in the city and the expected income levels of future housing. ~~the identified sites serve the purpose of:~~

- ~~Replacing segregated living patterns with truly integrated and balanced living patterns; and~~
- ~~Transforming racially and ethnically concentrated areas of poverty into areas of opportunity.~~

~~Appendix G "Site Inventory AFFH Supplement" summarizes the distribution of RHNA units in the City of San Bruno by income target in relation to four factors of segregation including household income, people of color, households with a disability, and households with children.~~

Fair Housing Assessment: Contributing Factors and ~~FHAP~~ Fair Housing Action Plan (FHAP) identifies and prioritizes the primary factors contributing to fair housing challenges and provides ~~the~~ a plan for taking meaningful actions to improve access to housing and economic opportunity. This includes a matrix linking housing needs and contributing factors to recommended implementation actions in the FHAP.

~~for the jurisdiction~~

~~**Fair Housing Assessment:** Appendices C to I include the following supplemental AFFH materials:~~

- ~~Appendix C: San Bruno Fair Housing Assessment~~
- ~~Appendix D: San Bruno AFFH Map and Data Packet~~
- ~~Appendix E: San Bruno AFFH Segregation Report~~
- ~~Appendix F: AFFH Resident Survey Analysis~~
- ~~Appendix G: San Bruno Sites Inventory AFFH Supplement~~
- ~~Appendix H: Disparate Access to Educational Opportunities~~
- ~~Appendix I: State Fair Housing Laws and Regulations~~

C. RESIDENT NEEDS ~~LOCAL AFFH~~FAIR HOUSING SURVEY

Appendix F reports findings from a San Mateo County resident survey conducted by Root Policy to support the AFFH analysis. It explores residents' housing, affordability, and neighborhood challenges and experiences with displacement and housing discrimination. The survey also asks about residents' access to economic opportunity, captured through residents' reported challenges with transportation, employment, and K-12 education. The survey was offered in both English and Spanish.

1. CITY OF SAN BRUNO RESIDENT NEEDS ~~LOCAL~~ FAIR HOUSING SURVEY FINDINGS

Among San Bruno residents, there were 99 survey responses. Of the 99 responses, 48 were homeowners, 41 were renters, 36 were White, 19 were Asian and 13 were Hispanic. Forty respondents earned over $100,000/year, 22 earned $50,000-$99,999/year and 11 earned less than $25,000/year. Thirty-seven households that responded had children under the age of 18, 34 households had a household member with a disability, 32 households had an older adult (over age 65+), and 21 households were single parent households.

The following is a summary of survey findings that were unique to the City of San Bruno survey respondents.

HOUSING AND NEIGHBORHOOD CHALLENGES

The survey asked about different housing challenges experienced by residents. While some jurisdictions reported certain housing challenges at a higher rate than the Countywide average, San Bruno respondents did not. When identifying housing challenges, San Bruno residents responded in the same way as the average county resident on all questions. Both the county average (31%) and San Bruno (30%) most frequent challenge was "I would like to move but can't afford anything that is available/my income is too low." The second most frequent challenge was "My house or apartment isn't big enough for my family" (20% countywide and 20% for San Bruno). In 4 of the 11 challenges included in the survey, San Bruno respondents experienced challenges at a lower frequency than the average county resident. For the most part San Bruno residents experienced specific neighborhood challenges at a similar rate as~~t~~ county residents, however, San Bruno residents responded that "Schools in my neighborhood are poor quality" at a higher rate than the county average.

DENIED HOUSING TO RENT OR BUY

The survey looked at the proportion of those who looked for and were denied housing to rent or buy for the county and jurisdictions. While "Income too low" was a major reason for denial for almost all jurisdictions, in San Bruno it was not. Another top denial reason was "landlord didn't accept the type of income I earn (social

security or disability benefit or child support)." San Bruno was among the jurisdictions that were more likely to have denial rates of 25% or higher because of "type of income earned."

DISPLACEMENT

Respondents that had experienced displacement were asked to identify which city they moved from and which city they moved to. One of the most common moves to and from cities included San Bruno residents moving to South San Francisco (9 respondents).

IMPROVING HEALTH

When asked what could improve a respondent's health situation, most respondent groups by jurisdiction, race/ethnicity, tenure, income, and other selected housing characteristics selected "Make it easier to exercise" and "More healthy food." Additionally, 29% of San Bruno respondents identified "Better access to mental health care" as a solution to help improve their health situations.

2. COUNTYWIDE SURVEY FINDINGS

A total of 2,382 residents participated in the county-wide survey. The survey data present a unique picture of the housing choices, challenges, needs, and access to economic opportunity of San Mateo County residents.

HOUSING DISCRIMINATION

Overall, 19% of survey respondents countywide felt they were discriminated against when they looked for housing in the area. African American survey respondents (62%), single parent households (44%), and precariously housed respondents (39%) are most likely to say they experienced housing discrimination. Residents with income above $100,000 and homeowners are least likely (11%).

Respondents who believed they experienced discrimination when looking for housing were asked to describe the actions they took in response to the discrimination. Overall, the most common responses to discrimination experienced by survey respondents were: "Nothing/I wasn't sure what to do" (42%), "Moved/found another place to live" (30%), and "Nothing/I was afraid of being evicted or harassed" (20%).

DENIED HOUSING TO RENT OR BUY

Nearly 4 in 10 county respondents who looked for housing experienced denial to rent or buy. African American/Black respondents, precariously housed respondents, households with income below $50,000, and single parent respondents have denial rates of 60% or higher. African American (79%) and single parent (74%) respondents report the highest rates of denial.

DISPLACEMENT

Overall, 21% of county-wide survey respondents experienced displacement in the past five years. Among all survey respondents, the main reason for displacement was "rent increased more than I could pay" (29%). For households with children that were displaced in the past five years, 60% of children in those households have changed schools. The most common outcomes identified by households with children who have changed schools include: "school is more challenging," "feel less safe at the new school," and "are in a worse school" after moving.

VOUCHERS

The limited supply of housing that accommodates voucher holders presents several challenges. Specifically, eight out of 10 voucher holders represented by the survey find a landlord that accepts a housing voucher to be "difficult" or "very difficult." According to the survey, vouchers not being enough to cover the places residents want to live is a top impediment for residents who want to move in San Mateo County, as well as for African American, Asian, and Hispanic residents, households with children under 18, single parents, older adults, and households with a member experiencing a disability.

EXPERIENCE OF PERSONS WITH DISABILITIES.

Overall, 35% of respondents' households include a member experiencing a disability. Of these households, 26% said their housing does not meet their accessibility needs; 74% report that their current housing situation meets their needs. The three top greatest housing needs expressed by respondents included grab bars in bathrooms or benches in showers (34%), supportive services to help maintain housing (33%), and ramps (26%).

TRANSPORTATION

Over 80% of respondents indicated the type of transportation used most often is driving a personal vehicle. This share was relatively similar across the majority of jurisdictions and was the number one type of transportation used across all jurisdictions and demographic characteristics. On average respondents are fairly satisfied with their transportation situation.

3. RESIDENT SURVEY CONCLUSIONS

Overall, San Bruno survey data tends to mirror countywide average survey results. The survey shows that in both the county and San Bruno, being low-income is a barrier to accessing housing. The impacts are highest for Hispanic households. In San Bruno, 27% of overall households are Hispanic and 44% of households are low-income. Hispanic households are also more likely to experience overcrowding and to be cost burdened (the rates of overcrowding and rates of cost burden in the county and Bay area overall are similar to the rates in San Bruno).

D. FAIR HOUSING ENFORCEMENT AND OUTREACH CAPACITY

The following is a summary of Fair Housing Enforcement and Outreach Capacity for San Bruno and figures referenced are in Appendix D (San Bruno AFFH Map and Data Packet).

1. ENFORCEMENT

~~Seven percent of~~ Four of the 57 total fair housing complaints filed in San Mateo County from 2017 to 2021 ~~(57 total)~~ were in ~~the City of San Bruno~~San Bruno, or seven percent. ~~(four total);~~ T~~t~~he city accounts for six percent~~6%~~ of the County's population. Issues cited ~~in the city~~ were refusal to rent, refusal to rent and negotiate for a rental, discrimination in terms, conditions, privileges relating to a rental, and failure to make a reasonable accommodation. All four fair housing complaints in the city were on the basis of disability status.

Fair housing complaints filed with HUD by San Mateo County residents have been on a declining trend since 2018, when 18 complaints were filed. In 2019, complaints dropped to five, increased to 11 in 2020, and had reached six by mid-2021. The City of San Bruno has not been a party to state or federal fair housing complaints or legal action in the past nor has the City been required to operate under a state or federal consent decree related to fair housing. There have been no fair housing enforcement actions at the local level. San Bruno enforces and complies with fair housing laws and regulation by regularly reviewing City policies and programs for impediments to fair housing choice and compliance with state and federal law and by referring fair housing complaints to appropriate agencies.

The City of San Bruno is compliant with state laws that promote fair and affordable housing including the Density Bonuses and Other Incentives Law (Gov. Code. Title 7. Division 1. Chapter 4.3, Density Bonuses and Other Incentives amended and effective January 1, 2021) and the Housing Accountability Act (Gov Code Section 65589.5) requiring adoption of a Housing Element and compliance with RHNA allocations. The City also has an implementation program in this Housing Element to increase fair housing education and support.

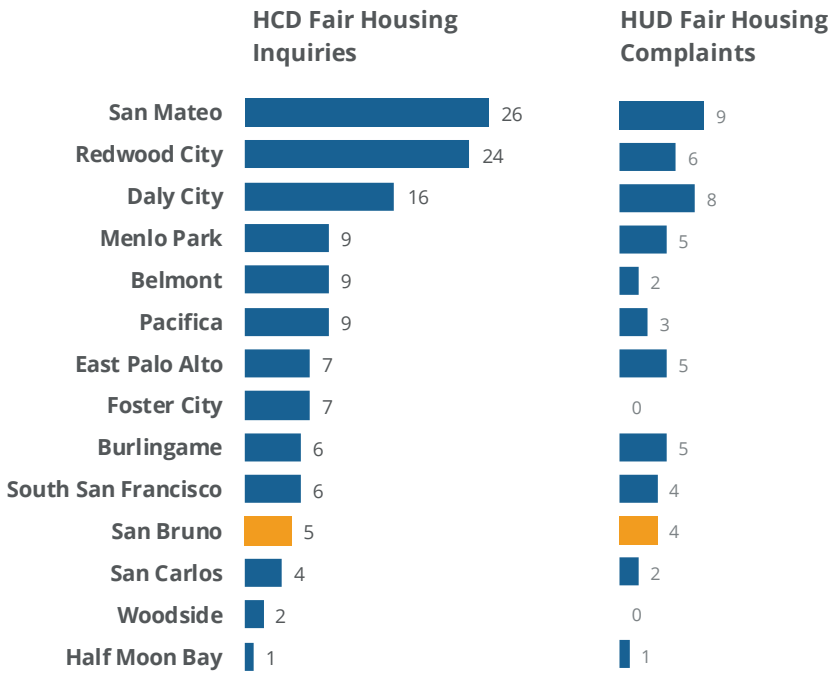
FIGURE 4-1 FAIR HOUSING COMPLAINTS AND INQUIRIES

Fair Housing Complaints and Inquiries

HUD Fair Housing Complaints, by Basis, San Mateo County, 2017-2021

	Number	Percent
Disability	32	56%
Race	11	19%
Familial Status	8	14%
National Origin	3	5%
Religion	2	4%
Sex	1	2%
Total cases	**57**	**100%**

HCD Fair Housing Inquiries (2013- 2021) and HUD Fair Housing Complaints (2017- 2021)



2. OUTREACH

San Bruno residents are served by multiple fair housing service providers, including Project Sentinel, the Legal Aid Society of San Mateo County, and Community Legal Services of East Palo Alto. ~~provides housing counseling services, tenant/landlord services, and conducts fair housing investigations.~~

~~San Mateo County has several local enforcement organizations including Project Sentinel, the Legal Aid Society of San Mateo County, and Community Legal Services of East Palo Alto.~~ These organizations receive

funding from the County and participating jurisdictions to support fair housing enforcement and outreach and education in the County.

The City of San Bruno could improve the accessibility of fair housing information on its website and resources for residents experiencing housing discrimination. Although the City's website provides information regarding fair housing resources, it is not easily found and is not located on the main housing webpage.[1] Overall, the accessibility of fair housing information could be improved by providing information on the Fair Housing Act, AFFH-related information for the state of California, contact information for local fair housing organizations, legal assistance, and general information in one consolidated place. Additionally, a link to the Regional Assessment of Fair Housing approved by HUD in November 2017 could be provided.

~~4.~~3. HOUSING POLICIES ENACTED LOCALLY

The City of San Bruno identified the following local policies that contribute to the regulatory environment for affordable housing development in the city. The policies illustrate the capacity of San Bruno to further fair housing within the city and are described in the Programs chapter of this Housing Element.

Local policies in place to encourage housing development.

- Mixed Use Zoning
- Condominium Conversion Ordinance
- Housing Development Impact Fee
- Commercial Development Impact Fee
- Second Unit Ordinance
- Density Bonus Ordinance

Local barriers to affordable housing development.

- Height limits on multi-family developments
- Voter initiatives that restrict multi-family developments, rezoning for higher density, height limits or similar measures
- Excessive parking requirements
- No policies to mitigate displacement of low-income households

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

- Rental assistance or rent subsidies

Local policies that are NOT in place but have potential for further exploration.

- Community land trusts
- Dedicating surplus land for affordable housing

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
- Promoting streamlined processing of ADUs

~~5.~~4. PUBLIC HOUSING AND HOUSING VOUCHERS

According to the California Department of Housing and Community Development AFFH Data Viewer, the City of San Bruno does not have any public housing buildings. However, the City does have one census tract with a sizable share of household units with housing vouchers (15% to 30%), three tracts with a moderate share (5% to 15%), and three tracts with some (5% or less) housing voucher utilization (Appendix D, Figure I-7). Compared to nearby Millbrae, Burlingame, and Hillsborough, San Bruno appears accommodating to renters with housing vouchers because the city has a greater share of voucher holders compared to the

[1] https://www.sanbruno.ca.gov/gov/city_departments/commdev/housing/default.htm.

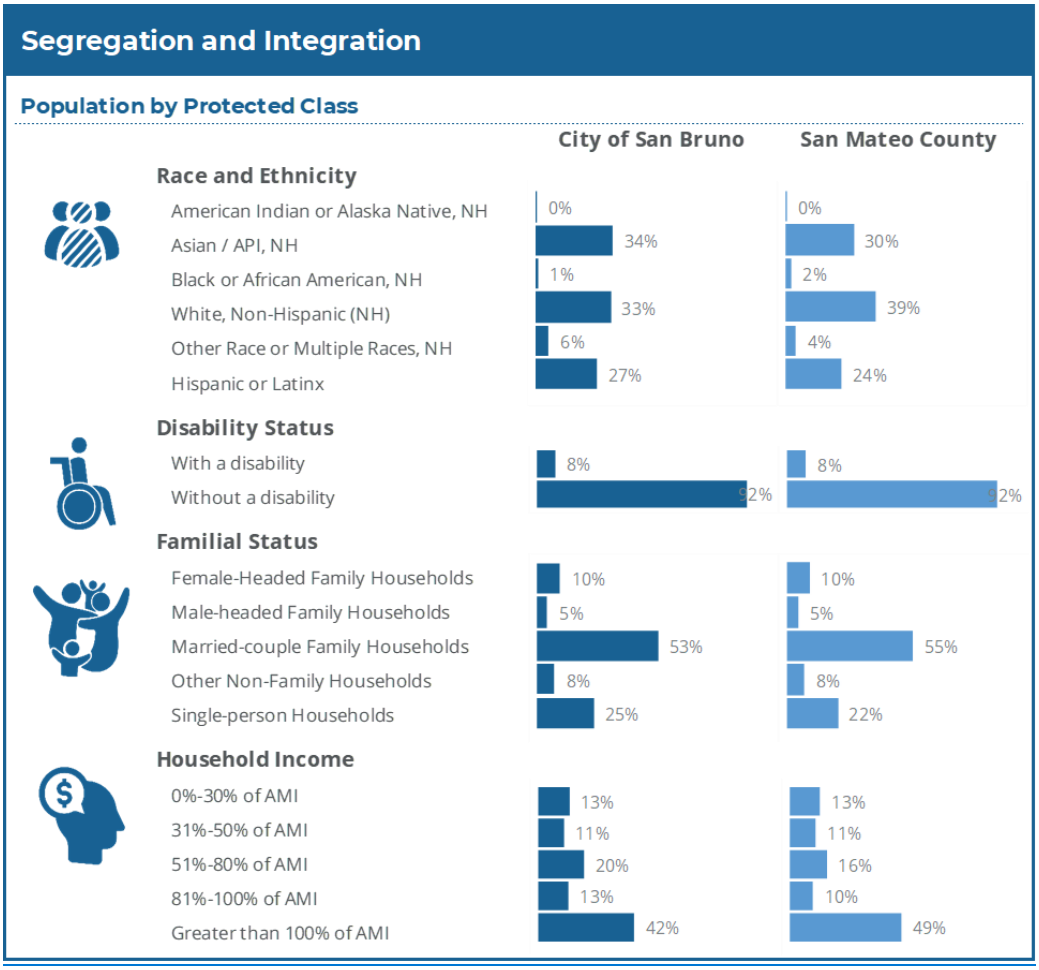
surrounding communities. The presence of housing voucher users indicates available rental supply to house these residents and a lack of exclusionary behavior from landlords in the city.

~~D.~~E. INTEGRATION AND SEGREGATION

This section discusses integration and segregation of the population by some protected classes and vulnerable populations, including race and ethnicity, disability status, familial status, and income status. It ~~and~~ describes concentrations of vulnerable populations geographically throughout the city. The section also describes patterns of segregation and integration at a local level and at a regional level, comparing the city to the region and to other Bay Area jurisdictions. ~~and also describes racially and ethnically concentrated areas of poverty and affluence. This section discusses integration and segregation of the population by protected classes including race/ethnicity and income status.~~ The section also ~~summarizes the findings for available indicators of segregation for the City of San Bruno and~~ discusses how the proposed site inventory and the potential income levels of units to be developed in the future may impact existing patterns of segregation and integration. ~~the implications for the policies included in this Housing Element.~~

To support this analysis of segregation and integration within San Bruno and a regional comparison, the Association of Bay Area Governments (ABAG) and the University of California at Merced (UC Merced) completed an analysis of segregation in San Bruno (~~See~~ Appendix E). Several indices were used to assess segregation in the City and determine how the it differs from patterns of segregation and integration in the region. ~~The isolation index measures the segregation of a single group and the dissimilarity index measures segregation between two different groups. The Theil's H-Index can be used to measure segregation between all racial or income groups across the city at once.~~ The dissimilarity, isolation, and Theil's indices are used below to analyze race/ethnicity and income in San Bruno and regionally.

FIGURE 4-2 SEGREGATION AND INTEGRATION KEY FAIR HOUSING FACTORS



1. INTEGRATION AND SEGREGATION: RACE AND ETHNICITY

HOW DOES SAN BRUNO COMPARE TO OTHER JURISDICTIONS AND SAN MATEO COUNTY

~~The demographic characteristics of the City of San Bruno are similar to the overall characteristics of San Mateo County with the largest proportion of the population being Asian (34%) followed by non-Hispanic White (33%), Hispanic (27%), other or multiple races (6%), and Black (1%). Older residents are less diverse with 62% of the population older than 65 years identifying as White compared to only 40% of the population for children less than 18 years old.~~

San Bruno's residents are more racially and ethnically diverse than residents in the county and the Bay Area overall because San Bruno has a higher share of residents who are Asian and Hispanic~~—~~. The largest proportion of the population of the City of Bruno is Asian (34%), followed by non-Hispanic White (33%), Hispanic (27%), other or multiple races (6%), and Black (1%). Older residents are less diverse, with 62% of the population older than 65 years identifying as White compared to only 40% of the population for children less than 18 years old.

San Mateo County is primarily made up of White majority census tracts. The County has pockets of Hispanic majority census tracts along the Highway 101 corridor adjacent to the San Francisco Bay — primarily in East

Palo Alto, Redwood City, San Mateo, South San Francisco—and San Bruno. In the county overall, concentrations of Asian majority census tracts are primarily in Daly City and South San Francisco; San Bruno has fewer Asian concentrated areas than these peer cities. There are also fewer concentrations of Asian residents in Millbrae and Foster City.

The isolation and dissimilarity indices show that segregation exists in San Bruno, particularly in the Latinx/Hispanic and Asian communities as well as in lower-income communities. While segregation patterns appear to be declining over time, San Bruno is slightly more racially segregated than other Bay Area jurisdictions.

SAN BRUNO ISOLATION AND DISSIMILARITY INDICES: RACE AND ETHNICITY AT THE LOCAL LEVEL

- In San Bruno, Asian residents are the most segregated compared to all other racial groups and Hispanic residents are most segregated from White residents. Neighborhood racial segregation in San Bruno has declined over the last decade.
- As of 2020, Asian residents are the most segregated compared to other racial groups in San Bruno, as measured by the isolation index. Asian residents live in neighborhoods where they are less likely to encounter other racial groups. The reason for this may be that this is a geographical area where a particular ethnic group is spatially clustered and socially and economically distinct from the majority group. The west side of San Bruno, West of Skyline Blvd. includes census tracts with predominant Asian majority by a sizeable gap of more than 10% (Appendix D, Figure II-8). This area coincides with San Bruno's High Resource Areas and is associated with highly positive economic outcomes, according to TCAC/HCD, suggesting residents within these neighborhoods face fewer barriers to economic mobility (Appendix D, Figure III-14).
- According to the dissimilarity index, within San Bruno the highest level of racial segregation is between Hispanic/Latinx and White, Non-Hispanic residents.
- Among all racial groups, the White, Non-Hispanic resident population isolation index value has changed the most over time, becoming less segregated from other racial groups between 2000 and 2020.
- According to the Theil's H-Index, neighborhood racial segregation in San Bruno declined between 2010 and 2020.

SAN BRUNO ISOLATION AND DISSIMILARITY INDICES: RACE AND ETHNICITY AT THE REGIONAL LEVEL

- On average across the Bay Area, San Bruno has a lower proportion of Black residents (1% versus 6% in the Bay Area), a higher proportion of Latinx residents (27% versus 24%), a higher proportion of Asian residents (34% versus 28%), and a lower proportion of White residents (33% versus 36%).
- Regionally, the Bay Area average isolation index is lower for Asian and Latinx/Hispanic residents, but higher for White and Black residents (compared to San Bruno), indicating that Hispanic/Latinx residents are more segregated in San Bruno than in the Bay Area. White residents are more integrated in San Bruno than in other Bay Area cities.
- Compared to other Bay Area jurisdictions, the Thiel's index for racial segregation in San Bruno is slightly above average, indicating that San Bruno neighborhoods are slightly more segregated compared to other Bay Area jurisdictions.

~~1.~~2. SITE INVENTORY ANALYSIS FINDINGS: RACE AND ETHNICITY

Geospatially, ~~the City of San Bruno~~San Bruno has three census tracts with sizable White majorities and one census tract with a slim White majority (Figure 4-3)~~—~~. Additionally, two other census tracts have sizable Hispanic majorities and three other have Asian majorities—two sizable and one slim. It's worth noting that these census tracts of majority populations by race and ethnicity are relatively segregated. White majorities are located in the southern portion of the city, Asian majorities are located in the north and northwestern portions, and Hispanic majorities are in the eastern portion of the city.

As shown in Figure 4-3, San Bruno's proposed RHNA sites are distributed relatively evenly among the three predominant populations within the city boundaries, with slightly more sites in areas with higher concentrations of Asian and Latino households. However, because the Tanforan Development opportunity accounts for 1,000 housing units, significantly more than half of San Bruno's site inventory is located within this census tract (with a predominantly Asian population). The Tanforan site is in a relatively diverse area with a predominantly Asian/Asian Pacific Islander population (49%) but also Hispanic (17%) and White Non-Hispanic (25%) populations present. The ATT Center which will provide 320 units is another significant San Bruno site located across the street from the Tanforan development and will provide much needed affordable units in this area~~—~~. Tanforan and the ATT Building are also adjacent to census tract 6041.04, which is predominantly low-income and Hispanic. As a result, these housing developments will also serve lower-income Hispanic neighborhoods nearby. Providing affordable units in an area of the city that is in close ~~to~~ proximity to neighborhoods with multiple dominant racial groups in the city as well as in close proximity to lower and moderate-income neighborhoods is an important strategy for preserving affordability in existing ~~moderate and lower income~~moderate- and lower-income neighborhoods.

FIGURE 4-3. PROPOSED RHNA SITES IN RELATION TO PREDOMINANT POPULATIONS BY CENSUS TRACT

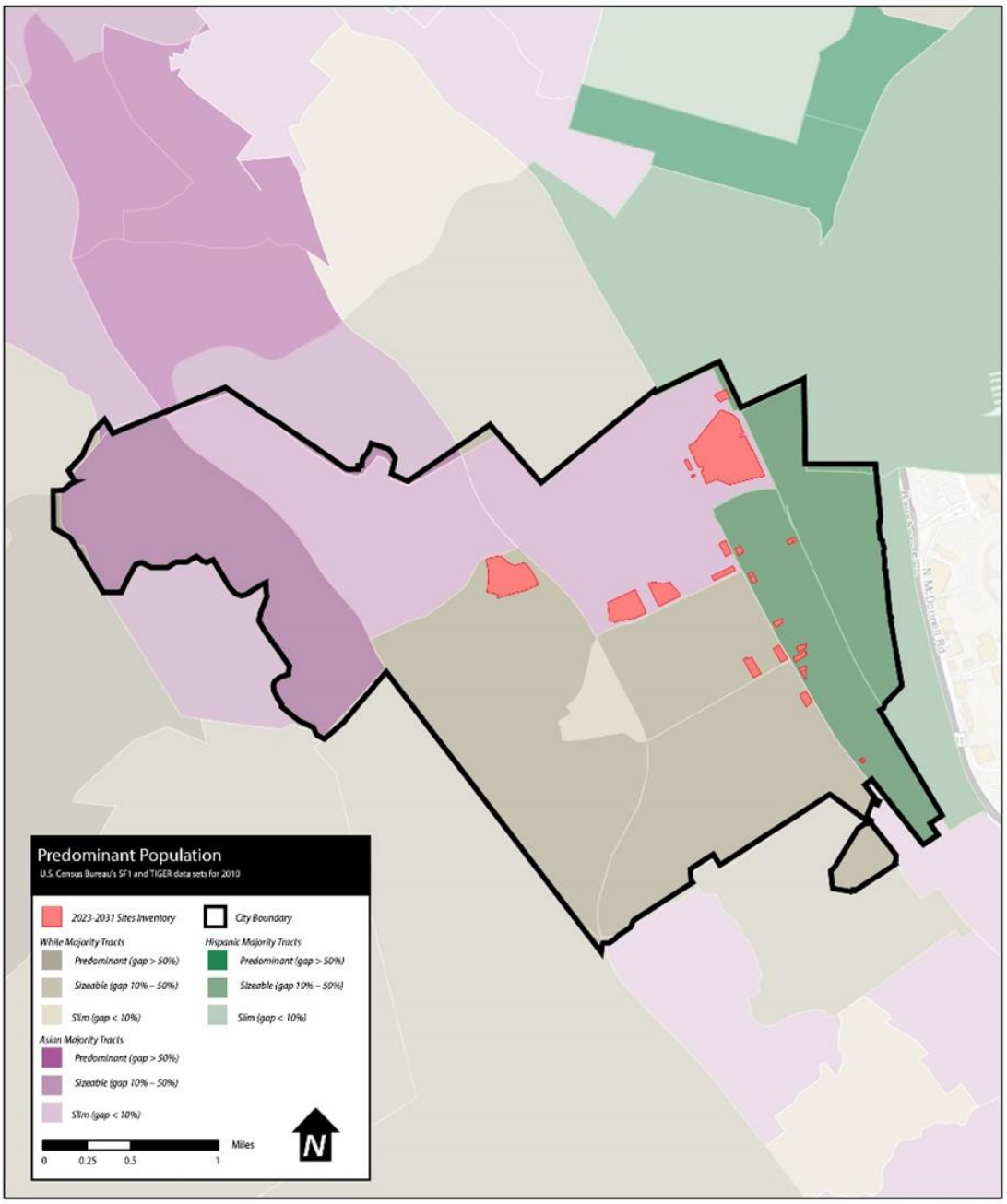
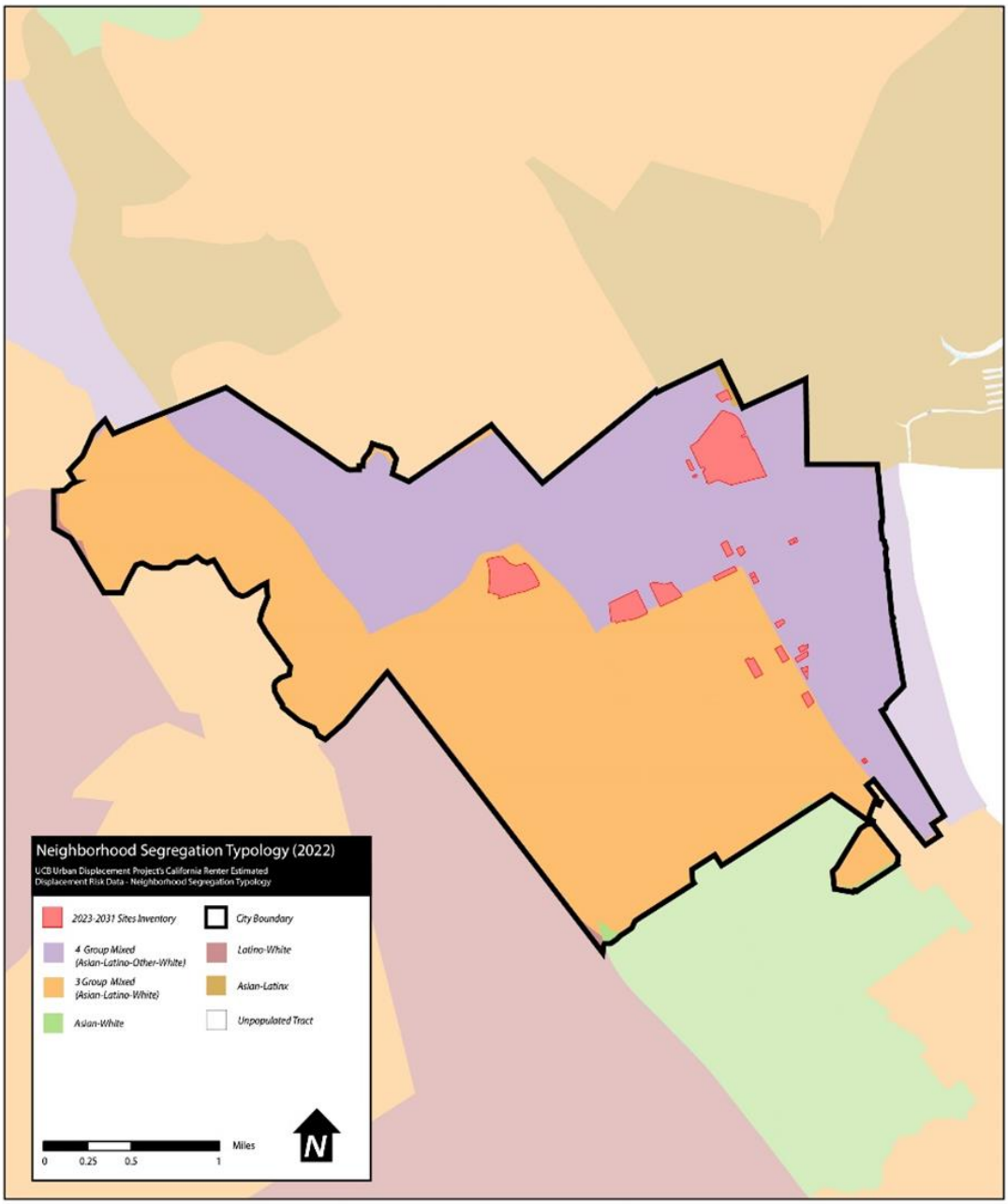


FIGURE 4-4. PROPOSED RHNA SITES IN RELATION TO NEIGHBORHOOD SEGREGATION TYPOLOGIES



The proposed site distribution will not exacerbate race and ethnic segregation because:

- Due to the number of units in the Tanforan development (350 lower and moderate income units) and other significant sites such as the ATT Building (170 lower and moderate income units), Bayhill Shopping Center (112 lower and moderate income units), Traeger Office Building (109 lower and moderate income units), and the Chili's Restaurant (53 lower and moderate income units) the majority of San Bruno's proposed sites will create the most housing in one census tract (6041.02) that has a concentration of Asian residents. However, these sites are adjacent to an area of the city with majority

Hispanic and lower income population (census tract 6041.04) and will therefore provide needed lower and ~~moderate income~~moderate-income housing for existing residents.

- The sites located in census tract 6041.02 (Tanforan, ATT Building, etc.) are accessible to multiple neighborhoods with excellent access to transit as well as ~~location in~~ close proximity to neighborhoods with multiple races and ethnicities represented.
- The Tanforan site and surrounding sites such as the ATT Building site will provide affordable units accessible to lower income residents.
- Although the occupants of the new housing will ultimately determine how new development contributes to racial and ethnic concentrations, the proposed distribution should reduce segregation by providing additional housing options in a central area that is easily accessible and in close proximity to Asian and Hispanic neighborhoods that are moderate and low income.
- Figure 4-4 shows census tracts by neighborhood segregation typology, specifically the predominant racial and ethnic makeup of renter households in those tracts. Nearly all of the City's proposed RHNA sites are located in the "4 Group Mixed" typology — a combination of Asian, Latino, Other Race, and White renter households. The remainder of the sites are located in the "3 Group Mixed" typology — a combination of Asian, Latino, and White renters. In relation to these typologies, overall, no one racial/ethnic group has disproportionately "less access" (i.e., further in proximity) to the proposed RHNA sites. Development of the sites will not exclude or isolate any racial or ethnic groups from accessing the units based on proximity from cultural enclaves and/or established communities.
- Census Tract 6041.03 and 6041.04 are two of three of San Bruno's lowest income census tracts and are also predominantly Hispanic. These were analyzed together because they have the same scores/measures for all fair housing indicators for segregation and integration, access to opportunity and disproportionate housing need and there are only 6 housing units in 6041.03. This area encompasses a large swath of the city extending from Lomita Park in the south to I-380, between El Camino Real and Huntington Ave (central part of the city which encompasses downtown). There are 10 opportunity sites located in this area which include 443 housing units and are expected to produce 289 moderate and above moderate-income units and 154 very low- and low-income units. Providing lower-income units in this area will provide needed housing to lower-income groups that reside there. In addition, the sites within this census tract are adjacent to or in close proximity to 634 very low-income and low-income units expected to be developed nearby on the edge of Census Tract 6041.02 (Tanforan and other sites in 6040.02). ~~re no concentrations of households with a member with a disability and no concentrations of female headed households in either area.~~

- Census Tract 6042 is San Bruno's lowest income census tract and is also predominantly Hispanic. This census tract encompasses neighborhoods east of Huntington Ave and west of Highway 101, between Huntington Ave and Herman Street across the street from Tanforan. There are no opportunity sites in census tract 6042 because residential areas are built out and while there are nonvacant commercial sites available for development, the area is encumbered by SFO Airport Land Use Compatibility Plan (ALUCP) which specifies residential as an incompatible land use because of noise.

- These lower income, predominantly Hispanic census tracts (6041.03, 6041.04 and 6042) have no concentrations of households with a disability and no concentrations of female-headed households, but they do have higher poverty, more environmental hazards, and also concentrations of cost burdened and overcrowded households.

2. INTEGRATION AND SEGREGATION: INCOME

3.

HOW DOES SAN BRUNO COMPARE TO OTHER JURISDICTIONS AND SAN MATEO COUNTY

The household income distribution by percent of area median income (AMI) in San Bruno is similar to the county (Appendix D, Figure II-25). However, the city has a smaller proportion of households making greater than 100% AMI (42%) than the county (49%). There are three census tracts in the city that have median incomes below the 2020 state median income of $87,100 for a family of four, but most census tracts have median incomes well above that (Figure 4-5). There is a concentration of census tracts west of Interstate 280 with median incomes greater than $125,000. All census tracts in San Bruno have poverty rates below ten percent (Appendix D, Figure II-28).

Racial and ethnic minority populations generally have higher rates of poverty compared to the non-Hispanic White population in San Bruno (Appendix D, Figure II-4 and Figure II-5). Additionally, Other/Multiple races, American Indian or Alaska Native and Hispanic households have lower household incomes compared to non-Hispanic White households in San Bruno.

The isolation and dissimilarity indices show that segregation exists in San Bruno, particularly in the lower-income communities. Some groups, however, such as higher income residents, are less segregated in San Bruno compared to the Bay Area.

SAN BRUNO ISOLATION AND DISSIMILARITY INDICES: INCOME AT THE LOCAL LEVEL

- In San Bruno, upper income neighborhoods are more segregated from other income groups, but the level of segregation has declined over time.
- Above moderate-income residents are the most segregated compared to other income groups in San Bruno as measured by the isolation index. Above moderate-income residents live in neighborhoods where they are less likely to encounter residents of other income groups.
- Among all income groups in San Bruno, the above moderate-income population's segregation measure has changed the most over time, becoming less segregated from other income groups between 2010 and 2015.
- According to the dissimilarity index, segregation between lower-income residents in San Bruno and residents who are not lower-income in San Bruno has decreased between 2010 and 2015.
- According to the Theil's H-Index, neighborhood income segregation declined between 2010 and 2015.

SAN BRUNO ISOLATION AND DISSIMILARITY INDICES: INCOME AT THE REGIONAL LEVEL

- In 2015, the income segregation in San Bruno between lower-income residents and other residents was higher than the average value for Bay Area jurisdictions.
- For low-income residents (50%-80% AMI), San Bruno has an isolation index of 27; one of the highest among Bay Area jurisdictions and indicating that low-income residents in San Bruno live in neighborhoods that are more than one quarter (25%) low-income.

- In San Bruno, the isolation index for above moderate-income is 30, which is well below the above moderate-income average isolation index among Bay Area jurisdictions. This indicates San Bruno's above moderate-income residents are more integrated than above moderate-income residents in other jurisdictions in the Bay Area.
- Low-income residents make up 25% of San Bruno's overall population (the third highest proportion for 109 jurisdictions in the Bay Area). Moderate-income residents make up 24% of San Bruno residents (the 4th highest in the Bay Area).
- Conversely, San Bruno has a lower proportion of above moderate-income residents. -San Bruno ranks 103 out of 109 jurisdictions, which means most Bay Area jurisdictions have a larger proportion of above moderate-income residents than San Bruno (25% of San Bruno residents are above moderate-income).

4. SITE INVENTORY ANALYSIS FINDINGS: INCOME

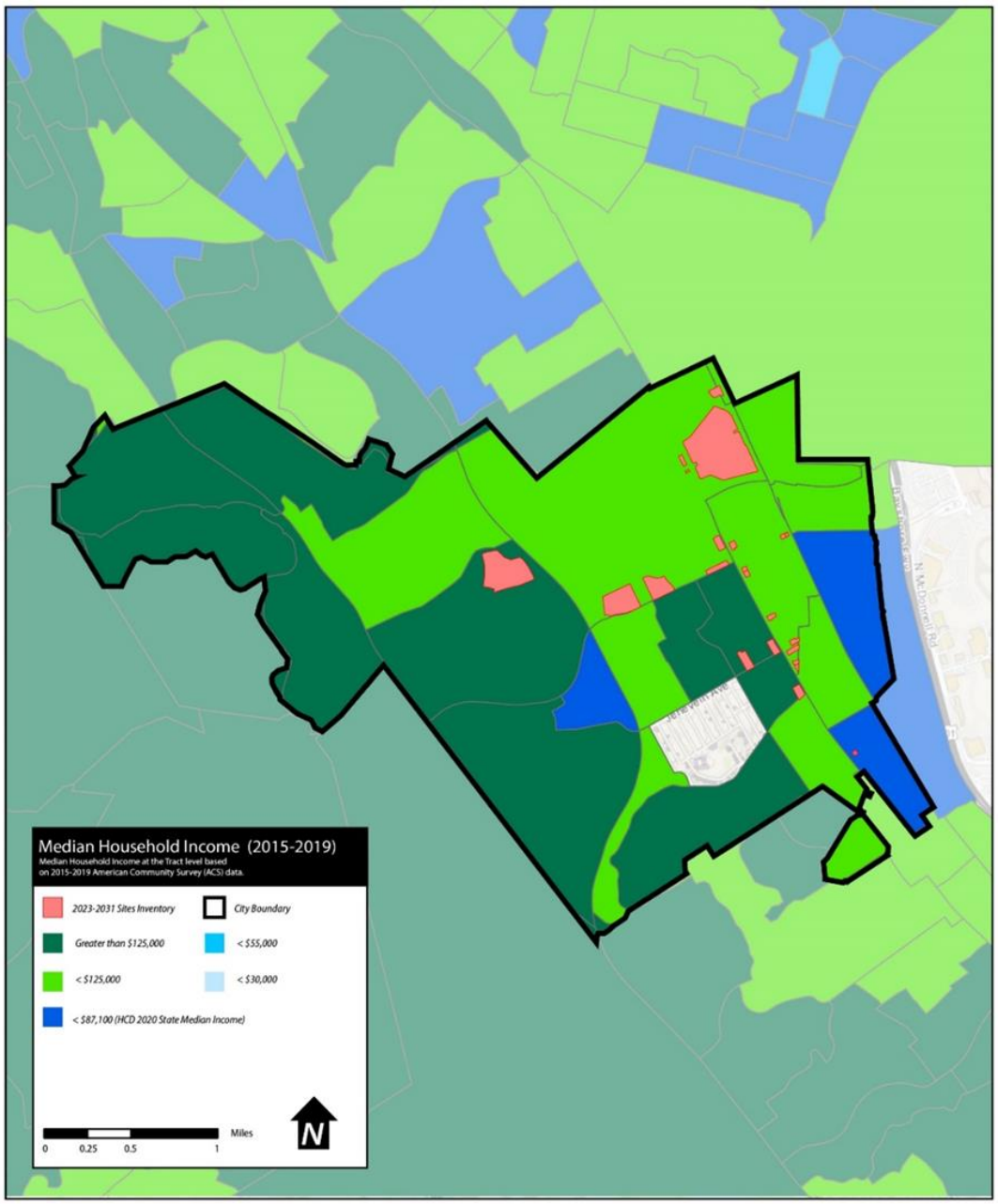
The majority of the City's proposed RHNA sites are ~~located~~ in areas with moderate incomes (between $87,500 and $125,000). Almost all the sites are situated in census tracts that reflect San Mateo County's median income of $116,200 in 2022. Figure 4-5 shows almost all ~~of~~ the proposed sites are situated in census tracts where the median income is between $87,100 (the state median income) and $125,000.- There are three sites located in census tracts where the median income is greater than $125,000 and just one site located in a census tract where the median income is lower than the state median.

The proposed site distribution will not exacerbate income segregation in San Bruno because:

- Placement of the RHNA sites in moderate income neighborhoods throughout the city is expected to lead to further opportunity, by providing additional housing options that are accessible to residents of various income levels and locations throughout the city~~—~~.
- Most San Bruno housing units (1,910 units) are in a census tract that has a similar proportion of low-income residents (45%) as the city-wide rate of 44%. It is important to note that most San Bruno's units are ~~in~~ close or adjacent to Census Tract 6041.04, which is predominantly low-income. These 1,910 units (including approximately 669 lower income units and 346 moderate income units) will serve neighborhoods that both reflect the city's overall moderate-income levels and are also ~~in~~ close to lower-income neighborhoods.
- San Bruno also has four sites located in census tracts with higher income levels which will provide additional opportunities for housing in higher income neighborhoods. The site inventory includes a potential to develop 86 lower income units and 56 moderate income units in these higher income neighborhoods. Additional lower and moderate-income capacity in higher resource areas is expected through infill and ADU production. Providing more affordable housing options in areas of higher opportunity can help provide access to opportunity to lower income residents and help reverse patterns of segregation by income.
- Census Tract 6041.03, 6041.04 and 6042 are San Bruno's lowest income census tracts and are also all predominantly Hispanic. There are no concentrations of households with a disability and no concentrations of female-headed households in these areas. These areas have higher poverty rates, more environmental hazards, and ~~also have~~ concentrations of cost burdened and overcrowded households.
- There are 9 sites located in census tract 6041.04 which include 437 housing units and are expected to produce 286 moderate and above moderate-income units and 154 very low- and low-income units. Providing lower-income units in this area will provide needed housing to lower-income groups that reside there.

- San Bruno's Fair Housing Action Plan prioritizes approaches that are focused on conserving and improving assets in areas of lower opportunity and concentrated poverty as well as protecting existing residents from displacement using strategies that protect~~s~~ residents in areas of lower or moderate opportunity and concentrated poverty and preserve~~s~~ housing choices and affordability.

FIGURE 4-5. PROPOSED RHNA SITES IN RELATION TO MEDIAN INCOME BY CENSUS TRACT



~~3.~~5. INTEGRATION AND SEGREGATION: DISABILITY STATUS

HOW DOES SAN BRUNO COMPARE TO OTHER JURISDICTIONS AND SAN MATEO COUNTY

The share of the population living with at least one disability is 8% in San Bruno, same as San Mateo County (Appendix D, Figure II-13). The most common disabilities in the city are ambulatory (3.6%), independent living (3.4%), and cognitive (2.8%) (Appendix D, Figure III-18). For the population 65 and over, the share of the population with an ambulatory or independent living difficulty increases (Appendix D, Figure III-19). San Mateo County is rapidly aging and this population with a disability is likely to increase.

San Bruno is home to 326 people with developmental disabilities of whom 207 are adults and 119 are under age 18. This represents approximately 8% of the San Mateo County population of people with developmental disabilities. San Bruno's total population is about 6% of the total county population. San Bruno's neighbor, South San Francisco, has a higher prevalence of residents living with developmental disabilities, with 967 people with developmental disabilities.~~,~~ This represents approximately one-quarter of the San Mateo County population of people with developmental disabilities, while South San Francisco's total population is about 10% of the total county population.

Between September 2015 and June 2021, the California Department of Developmental Services reports that the number of San Mateo County residents with developmental disabilities age 62 and older grew by 33%. This is not due to migration of senior citizens with developmental disabilities to high-cost San Mateo County, but rather to well-documented gains in life span among people with developmental disabilities. With longer life expectancy, more adults with developmental disabilities will outlive their parents and family members who are the single largest source of housing for adults with developmental disabilities. Longer life spans also slow the pace of resident turnover in the county's limited supply of licensed care facilities, which further reduces opportunities for people with developmental disabilities to secure a space in a licensed care facility.

The California Department of Developmental Services reports that between September 2015 and June 2021, San Mateo County lost 5% of its supply of licensed care facilities for people with developmental disabilities (including Community Care Facilities, Intermediate Care Facilities, and Skilled Nursing Facilities), increasing the need for affordable housing options coordinated with supportive services funded by the Regional Center.

The California Department of Developmental Services has documented a 12% decline in the age group 42 to 51 and a 10% decline in the age group 52 to 61 in San Mateo County between September 2015 and June 2021. ~~In light of gains in life expectancy, t~~This loss can reasonably be attributed to displacement from the county because of the lack of residential living options (either licensed facilities or affordable housing) when an elderly family caregiver passes away or becomes unable to house and care for the adult. Displacement takes a particular toll on adults with developmental disabilities who depend on familiarity with transit routes and shopping and services, as well as support from community-based services and informal networks.

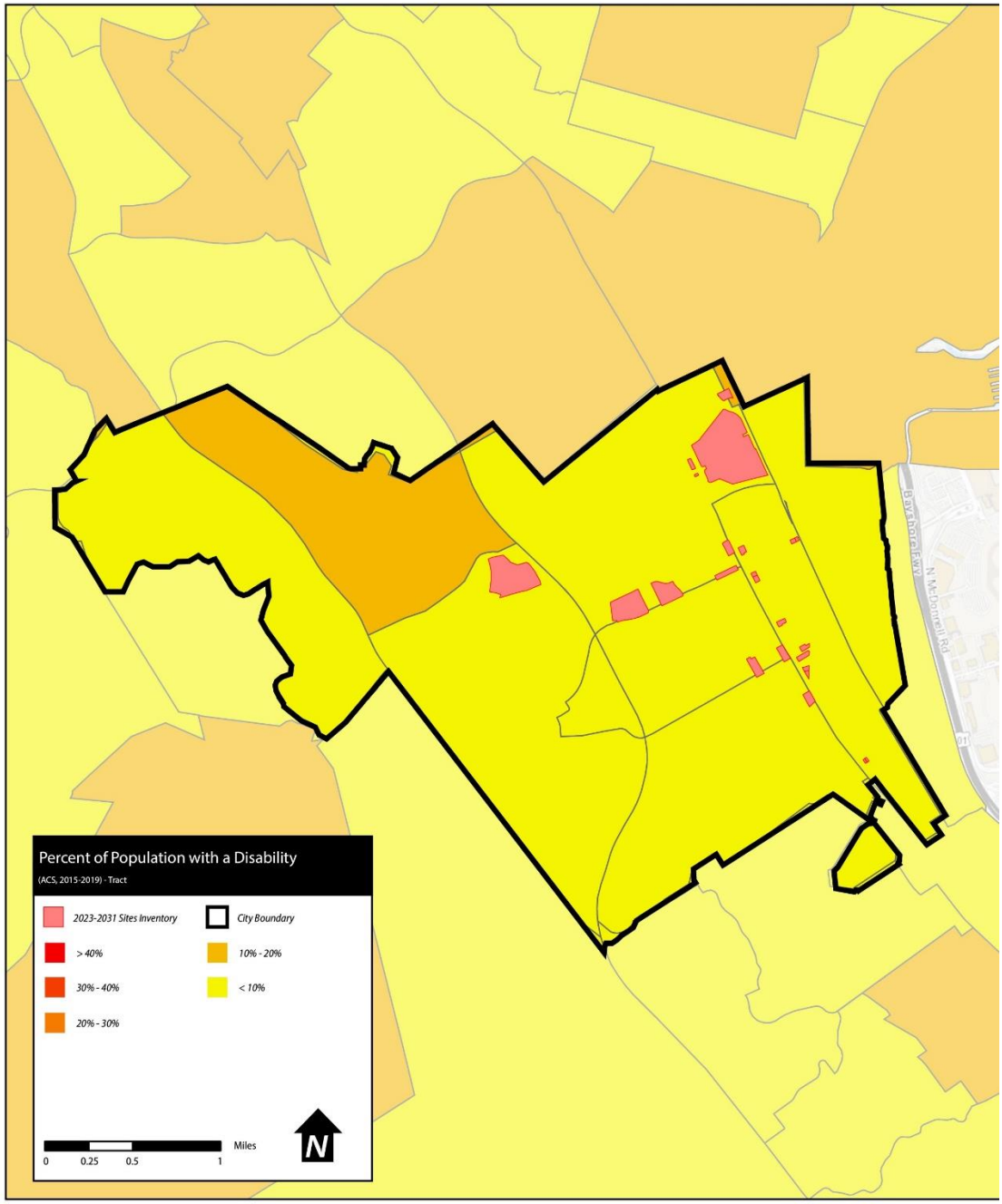
6. SITE INVENTORY ANALYSIS FINDINGS: DISABILITY STATUS

Almost all census tracts in San Bruno reflect the citywide percent of households with a member with a disability. There is one census tract in San Bruno that has a higher rate of population with a disability (11%) than the citywide rate (census tract 6037) in the northwest of the city located east of Skyline Boulevard and north of Sneath Lane (Figure 4-6).~~—~~. While there are no opportunity sites in this census tract, there is one large site, the Engvall Site, which is expected to produce 118 units, although only 18 of these units are expected to develop at low- or moderate-income levels). There is one census tract (~~,~~ 6040) that has a slightly

higher rate of 9% of households with a disability and has one site (Walgreens) with 150 potential units in the site inventory of which 53 are expected to develop for lower incomes and 27 for moderate incomes.

Census Tract 6037, which has the only concentration of households with a disability in the city, also.00 has a slim gap Asian majority and a neighborhood segregation typology. The predominant racial and ethnic makeup of renter households in those tracts is 4-group mixed race (Asian-Latino-Other –White Figure 4-4). Portions of Census Tract 6037.00 haves an average household income above $125,000, higher than some of the other areas of the city. This census tract has a concentration of cost burdened homeowners (40% to 60%) and is designated a high resource area according to TCAC opportunity maps (Figure 4-14). Some portions of this census tract have no access to public transportation, and this area is the furthest away from the city's job centers. Geographic concentrations of people living with a disability may indicate the area has access to a support network, including people living with family members, services, amenities, and transportation. While not all of census tract 6037 has access to these services and resources, some are available in the southern portion of the census tract along Sneath Lane and I-280—.

FIGURE 4-6. PROPOSED RHNA SITES IN RELATION TO PERCENT OF POPULATION WITH A DISABILITY BY CENSUS TRACT



7. ~~4.~~ INTEGRATION AND SEGREGATION: FAMILIAL STATUS

HOW DOES SAN BRUNO COMPARE TO OTHER JURISDICTIONS AND SAN MATEO COUNTY

Familial status can indicate specific housing needs and preferences. A larger number of nonfamily or single person households indicates a higher share of seniors living alone, young adults living alone or with roommates, and unmarried partners. Higher shares of nonfamily households indicate an increased need for ~~one and two bedroom~~one- and two-bedroom units. In San Bruno, over 70% of married couple households

and a slim majority of residents living alone live in owner occupied housing (Appendix D, Figure II-19). The number of housing units available by number of bedrooms and tenure is generally consistent with the familial status of the households that live in San Bruno (Appendix D, Figure II-16 and Figure II-20).

Compared to the county, San Bruno has a slightly smaller proportion of family households and greater proportion of single person households—which is reflected in the number of bedrooms and tenure of the housing stock in the city (Appendix D, Figure II-~~19~~19, and Figure II-20). The largest proportion of households is Married-couple Family Households at 53% of the total, while Female-Headed Family Households (who live with and support other family members) make up 10% of all households. The distribution of households by family type are mapped at the census tract level in Appendix D Figures 21, 22, 23, and 24.

Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households~~,~~ who may be supporting children or a family with only one income. G~~g~~ender inequality may result~~ing~~ in lower wages for these households~~women~~. Moreover, the added need for childcare can make finding a home that is affordable more challenging. In San Bruno, 16% of female-headed households with children fall below the poverty line, while 4% of female-headed households without children live in poverty. The most vulnerable households can be single parent female-headed households; San Bruno has 770 such households~~.~~.

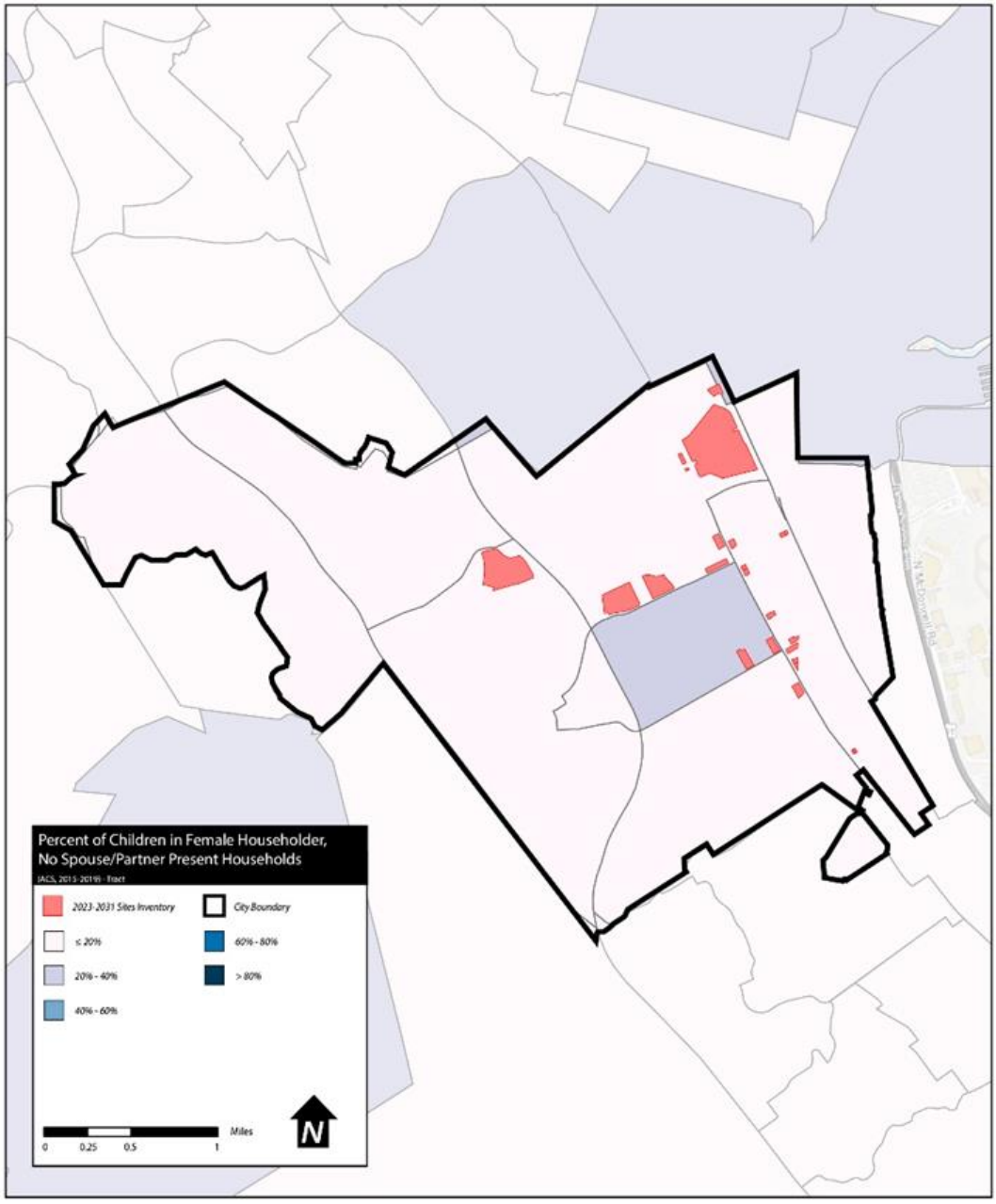
8. SITE INVENTORY ANALYSIS FINDINGS: FAMILIAL STATUS

- As shown in Figure 4-7, San Bruno has one census tract (census tract 6040) where between 20~~%~~-40% of the households are comprised of female-headed households.
- Census tract 6040 is a predominantly White census tract with a neighborhood segregation typology, specifically the predominant racial and ethnic makeup of renter households in those tracts~~,~~ as "3 Group Mixed" typology — a combination of Asian, Latino, and White renters.
- Census tract 6040 has an average household income that is above $125,000, higher than some of the other areas of the city.
- Census tract 6040 is a moderate resource area that has similar opportunities and vulnerabilities as most of the city. The area has positive environmental indicators relative to the rest of the city, adequate access to transit, and similar access to jobs and educational outcomes. There are no concentrations of cost burdened renters or homeowners, nor are there concentrations of overcrowded households and the area is not identified as being vulnerable to displacement.
- Just two of the city's proposed RHNA sites are ~~located~~ in this census tract. The two sites have the potential of producing 87 housing units. Census tract 6041.02 has several additional significant sites that are across the street from census tract 6040 (Bayhill Shopping Center, the ATT Building, Traeger Ave Office Building), totaling 735 potential housing units, of which 542 are designated for lower income households~~.~~.
- In addition to San Bruno, regionally there are other jurisdictions that have at least one census tract with concentrations of female-headed households with children including South San Francisco, Daly City, and Pacifica.
- While 31% of all households in San Bruno have children, census tracts vary widely on concentrations of households with children. For example, c~~C~~ensus t~~T~~ract 6041.02 (where Tanforan and other significant sites are located) has a percent of ~~population~~ households with children of 14%, well below the citywide average.~~, and t~~This census tract also includes approximately 60% of the city's~~67% of~~ RHNA units. ~~However, these sites are adjacent to and will be nearby neighborhoods~~ (On the other hand, the moderate resource c~~C~~ensus t~~T~~ract~~s~~ 6040.00 and low resource census tract 6041.04~~) that~~ have a much higher

concentration ~~ofa percent of population households~~of households with children of 41% and 34%, respectively. ~~These neighborhoods~~

- The moderate resource census tract with concentrations of households with children will be served by three opportunity sites including Walgreens (80 lower and ~~moderate income~~moderate-income units), Edgemont ES (only 2 lower or ~~moderate income~~moderate-income units) and 529 El Camino Real (42 lower and ~~moderate income~~moderate-income units).
- The low resource census tract with concentrations of households with children will be served by nine opportunity sites that will include 233 lower and ~~moderate income~~moderate-income units~~.~~ . ~~the large sites in Census Tract 6041.02 (Tanforan, etc.) as well as 405 of their own RHNA units.~~
- These neighborhoods with higher concentrations of households with children are also ~~in close proximity~~close to the 1,910 units in census tract 6041.02 (Tanforan and 6 other significant sites) and will provide housing at various income levels for households with children.

FIGURE 4-7. PROPOSED RHNA SITES IN RELATION TO THE PERCENTAGE OF FEMALE HEADED HOUSEHOLDS BY TRACT



9. INTEGRATION AND SEGREGATION: ADDITIONAL ANALYSIS OF SITE INVENTORY UNITS BY CENSUS TRACT

This section summarizes the fair housing factors related to segregation and integration by census tract as well as the potential units to be developed by income level. Tables 4-1 to 4-5 include~~s~~ the detail on individual sites in San Bruno's site inventory by census tract including future opportunity sites which are vacant and non-vacant, totaling 2,708 future housing units. The tables include the income distribution of the expected RHNA units (very low, low, moderate, and above moderate). San Bruno will need to plan for 3,165 new units between 2023 and 2031 to comply with state law, potentially expanding the City's current housing stock of roughly 15,000 housing units by more than 20%. Of this number, 345 units are projected to be ~~ADUs~~ADUs, and 670 units are Pipeline Projects and are not included in this analysis (See Section 6.6 and 6.8 of Chapter 6 for description of ADUs and pipeline projects).

CENSUS TRACT 6041.02

TABLE 4-1 SITE INVENTORY IN CENSUS TRACT 6041.02

Address	Site Name	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
1122 & 1150 El Camino Real &1292 Huntington	Tanforan~~/ JC Penny/ Seritage~~	222	128	181	469	1000
851 Cherry Avenue Tract	Bayhill Shopping Center	47	27	38	98	210
801 - 851 Traeger Ave	Office Building	46	26	37	96	205
840 San Bruno Ave	AT&T Building	71	41	58	150	320
899 El Camino Real	~~Chilli's~~Chili's Restaurant	22	13	18	47	100
1151 El Camino Real	San Bruno Pet Hospital	13	8	11	28	60
1101 El Camino Real	Russo Dental	3	2	3	7	15
	Total	**424**	**245**	**346**	**895**	**1,910**

Source: Staff analysis

The largest site with the most RHNA units is the Tanforan Site, with 1,000 units (approximately 30~~7~~% -of San Bruno's site inventory) and is ~~located~~ in Census Tract 6041.02. Between Tanforan and the additional 5 sites located in this Census Tract, it will include approximately 60~~7~~% -of San Bruno's Site Inventory– Tanforan Site, Bayhill Shopping Center, Traeger Office Building, AT&T Building, San Bruno Pet Hospital and Russo Dental, and ~~Chilli's~~Chili's Restaurant-(1,9~~8~~10 units). These sites are in a relatively diverse area with a predominantly Asian population. These sites are also located in a census tract that has a similar proportion of low-income residents (45%) as the city-wide rate of 44%. Census Tract 6041.02 has three predominant racial groups (17% Hispanic, 25% White Non-Hispanic, and 49% Asian/API) ~~(See Table 4-6)~~. The city has

three predominant racial/ethnic groups, which include 27% Hispanic, 33% White, Non-Hispanic and 34% Asian/API Non-Hispanic.

It is important to note that the 1,98~~8~~10 units are in c~~lose proximity~~ lose to or adjacent to Census Tract 6041.04, which is predominantly low-income and Hispanic~~ and that~~. A~~a~~s a result, these units will also serve lower-income Hispanic neighborhoods. These sites, which include the four largest sites in San Bruno's inventory, are expected to produce a mix of units at all income levels~~; therefore,~~. T~~t~~he development of these sites is not expected to exacerbate concentrations of low-income residents (Table 4-1).~~.~~

CENSUS TRACTS 6041.03 AND 6041.04

TABLE 4-2 SITE INVENTORY IN CENSUS TRACTS 6041.03/6041.04

Address	Site Name	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
475 San Mateo Ave	Citibank	13	8	11	28	60
850 El Camino Real	Former Budget Motel	13	8	11	28	60
465 San Mateo Avenue	Bank of America	10	6	8	21	45
170 San Bruno Ave	Vacant	9	5	8	20	42
750 El Camino Real	Melody Toyota Lot & Showroom	17	9	13	34	73
104 San Bruno Ave	Vacant	6	3	5	12	26
590 El Camino Real	IHOP	10	6	7	19	42
426 El Camino Real	Bedroom Express	11	6	9	23	49
401 San Mateo Ave	San Bruno Gas Station	9	5	7	19	40
117 San Juan ~~Ave, 116~~Ave, 116 & San Marco Ave	Other	0	0	0	6	6
	Total	98	56	79	210	443

Source: 2020 Census Data American Factfinder and Comprehensive Housing Affordability Strategy (CHAS)~~.~~

~~Sixteen~~ Fourteen percent of San Bruno's Site Inventory is in Census Tracts 6041.04 and 6041.03 which have a predominantly Hispanic (49%) and low-income population (62%) (see Table 4~~.6~~-2). The percent Hispanic and percent low-income is higher than the citywide averages. These sites include Citibank (60 units), former Budget Motel (60 units), Bank of America site (45 units), 170 San Bruno Vacant Lot (42 units), Melody Toyota (73 units), 104 San Bruno Ave Vacant Lot (25 units), IHOP Parking Lot (42 units), Bedroom Express (50 units), San Bruno Gas Station (40 units), and 117 San Juan Avenue and 116 San Marco Avenue (six units). Together these sites include 443 RHNA Units and are expected to produce 289 moderate and above moderate-income units and 154 very low- and low-income units. Providing lower-income units in this area will provide needed housing to lower-income groups that reside there. In addition, the sites within this census tract are adjacent or close to~~ or in close proximity to~~ ~~634~~ 669 very low-income and low-income units, ~~-~~346 moderate income units, and 895 above moderate income ~~untis~~units expected to be developed nearby on the edge of Census Tract 6041.02 (Tanforan and other large sites). The addition of a mix of lower, ~~moderate~~moderate, and above moderate-income units to a census tract that is 62% low-income will not exacerbate concentrations of low-income units in the area.

Census Tract 6041.03 and 6041.04 are two of San Bruno's lowest income census tracts which encompass a large area of the city extending from Lomita Park in the south to I-380, between El Camino Real and Huntington Ave (central part of the city which encompasses downtown). These neighborhoods are the furthest away from the Racially/Ethnically Concentrated Areas of Affluence outside of the city limits to the west~~.—~~. They have a neighborhood segregation typology, (specifically the predominant racial and ethnic makeup of renter households), as "4 Group Mixed" typology — a combination of Asian, Latino, Other and White renters. Households in this area earn between $87,700 and $125,000 which reflects the median income for the city and county (census tracts 6041.03 and 6041.04). This area is adjacent to the eastern most households in the city (census tract 6042) which is the lowest income area and has an average household income of less than $87,700. There are no concentrations of households ~~with disabilities~~with disabilities and no concentrations of female headed households with children in this area. However, these census tracts have higher poverty, more environmental hazards, and ~~also have~~ concentrations of cost burdened and overcrowded households.

~~6.~~

CENSUS TRACTS 6038.02, 6039 AND 6040

TABLE 4-3 SITE INVENTORY IN CENSUS TRACT 6038.02

Address	Site Name	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
2101 Sneath Ln	Engvall MS	0	6	12	100	118

Source: Staff analysis

TABLE 4-4 SITE INVENTORY IN CENSUS TRACT 6039.00

Address	Site Name	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
333 El Camino Real	Walgreens	34	19	27	70	150

Source: Staff analysis

TABLE 4-5 SITE INVENTORY IN CENSUS TRACT 6040.00

Address	Site Name	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Total
500 Acacia Ave	Former Edgemont ES	0	1	1	13	15
529 El Camino Real	Car sales lot	19	7	16	30	72
	Total	**19**	**8**	**17**	**43**	**87**

Source: Staff analysis

Census Tract 6038.02, 6039.00 and 6040.00, together contain approximately 12~~7~~% of San Bruno's Site Inventory RHNA units. Census Tract 6038.02 (Table 4-3) includes one site (Engvall MS) totaling 118 units located on the northwest side of the city; the area has a relatively large Asian and White population compared

to the Hispanic population and a lower percentage of low-income residents than the city. This site is expected to produce primarily above ~~moderate income~~moderate-income units

Census Tract 6039.00 (Table 4-4) contains one large site expected to produce 150 units (Walgreens), located just west of the El Camino Real corridor. This Census Tract has a below average low-income population of 28% compared to the city and is majority White (45%). However, the area is still diverse with a Hispanic population of 23%, (compared to 27% citywide) and with an Asian population of 25% (compared to 34% citywide). Table 4-4 shows the site is expected to provide units priced at a mix of incomes including 80 lower and ~~moderate income~~moderate-income units and 70 above ~~moderate income~~moderate-income units.

Census Tract 6040.00 (Table 4-5) contains ~~three~~ two sites totaling ~~1~~87 units, Former Edgemont ES (15 units)~~, Chilis (100 units)~~ and a Car Sales Lot (72 units), located west of El Camino Real and have a low-income population reflecting the citywide rate, and a predominantly White population (46%).~~,~~ T~~however t~~he census tract does have significant proportions of Hispanic (21%) and Asian residents (25%) as well. These two predominantly White c~~C~~ensus t~~T~~racts (6040.00 and 6039.00) (totaling 237~~337~~ RHNA units), are located on the edge of a predominantly Hispanic and Low-Income ~~Census Tract~~ 6040.00/6039.00 and the associated units are likely to serve the lower-income population living east of El Camino Real and not the higher income neighborhoods to the west.

While census tract level data provides some insight into demographic trends, a more granular analysis would show that sites are just as likely to ~~serve~~ meet the housing needs of surrounding census tracts depending on the exact location of the actual housing development. Many of San Bruno's sites are on the edge of a large census tract and adjacent to transit corridors. For example, the AT&T building (320 Units) is in a predominantly Asian/White census ~~tract~~tract, but the project may serve the predominantly lower-income neighborhoods that are closer to the actual site located just across the street.

SUMMARY OF INTEGRATION AND SEGREGATION FAIR HOUSING FACTORS AND SITE INVENTORY RHNA

TABLE 4-6 FAIR HOUSING FACTORS FOR INTEGRATION AND SEGREGATION AND SITE INVENTORY BY CENSUS TRACT

FH Factor	6041.02	6041.03/04	6038.02	6039	6040	6140	6037	6042	6038.01
Low Income	Mod	Low	High	Mod	Mod	High	High	Low	
Predominant Race	Asian	Hispanic	White	White	White	Asian	Asian	Hispanic	White
Percent HH Disability	No	No	No	No	No	No	Yes	No	No
Percent Female Headed HH	No	No	No	No	Yes	No	No	No	No
Lower Income Units	634	154	6	53	62	0	0	0	0
Moderate Income Units	328	79	12	27	35	0	0	0	0
Above ~~Moderate Income~~Moderate-Income Units	848	210	100	70	90	0	0	0	0
Total Units	1,810	443	118	150	187	0	0	0	0
Percent RHNA in Census Tract	72%	13%	5%	6%	4%	0%	0%	0%	0%

~~E.~~F. RACIALLY/ ETHNICALLY CONCENTRATED AREA OF POVERTY (R/ECAP) OR AFFLUENCE (R/ECAA)

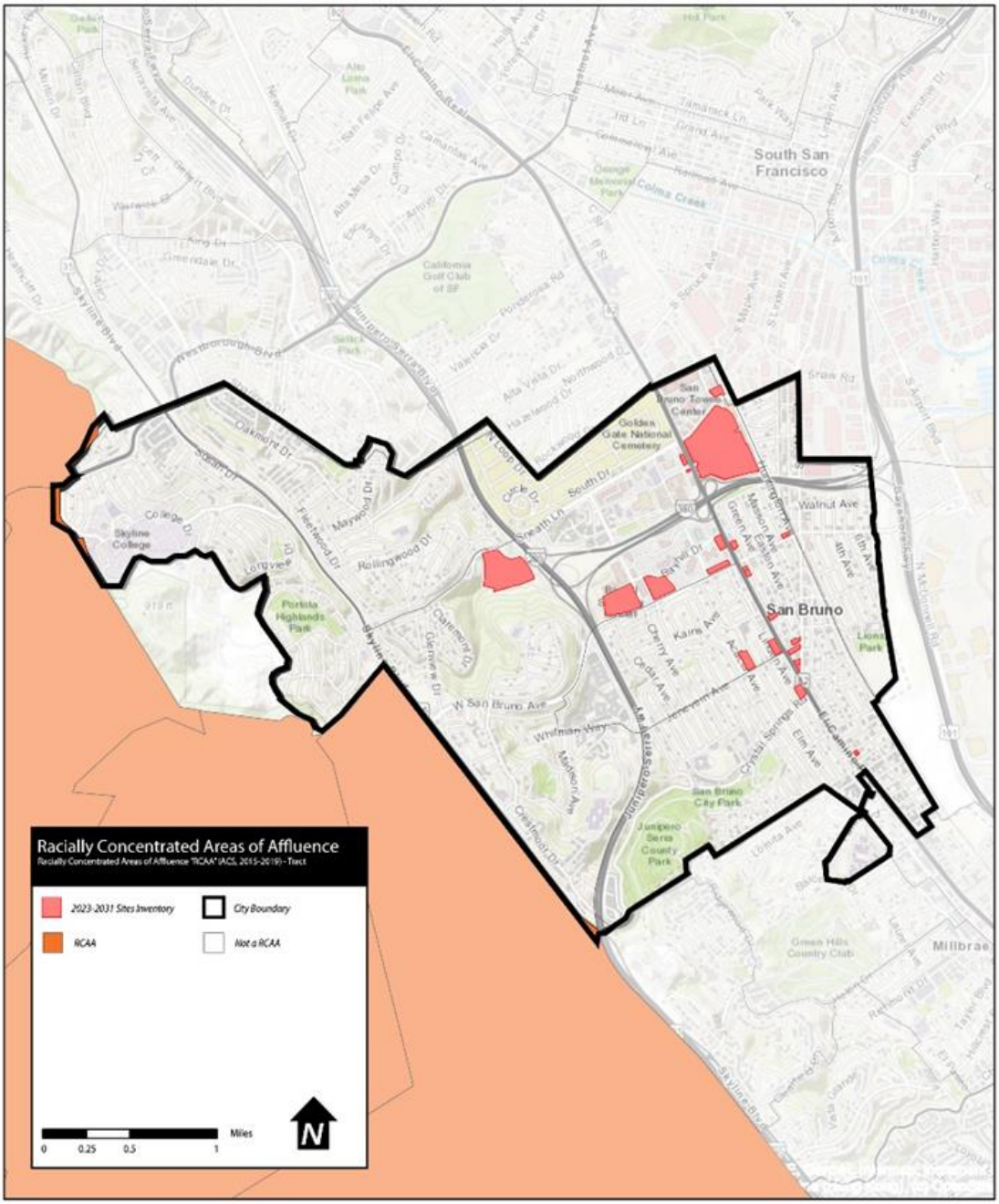
Racially / Ethnically Concentrated Area of Poverty or R/ECAPs are neighborhoods where residents are largely people of color and also have lower incomes. State statute requires the Housing Element's Assessment of Fair Housing to analyze R/ECAPs as well as racially concentrated areas of affluence (RCAAs). In contrast to R/ECAPs, RCAAs are neighborhoods where the population is disproportionately white and affluent. The HUD poverty threshold used to qualify a census tract as a R/ECAP was three times the average census tract poverty rate countywide—or 19.1%. In addition to R/ECAPs that meet the threshold, the Housing Assessment identifies *edge* or *emerging* R/ECAPs which meet two thirds of the HUD defined threshold for poverty—two times the average tract poverty rate for San Mateo County (12.8%). In 2019 there were two census tracts that qualified as R/ECAPs (19.1% poverty rate) in San Mateo County and 14 that qualified as edge R/ECAPs (12.8% poverty rate). *None* of the R/ECAPs or edge R/ECAPs~~S~~ were ~~located~~ in San Bruno. However, there was an edge R/ECAP located just northeast of the city border in South San Francisco. South San Francisco has higher concentrations of households with disabilities, more lower income residents than San Bruno as well as higher concentrations of households that are overcrowded and cost burdened. However, South San Francisco faces some of the similar challenges as San Bruno in areas of access to opportunity such as educational outcomes, environmental hazards, social ~~vulnerability~~vulnerability, and risk of displacement.

HCD's definition of a Racially Concentrated Area of Affluence is "[a] census tract with a median income 1.25 times ~~and more higher~~higher than in the region and a White population of 1.5 times ~~and more higher~~higher than the region." San Bruno does not have any census tracts that meet the definition of racially concentrated areas, as shown in Figure 4-8. However, there are racially concentrated areas of affluence to the west of the city in Pacifica, as well as south of San Bruno in Burlingame and Hillsborough.

HOW DOES SAN BRUNO COMPARE TO OTHER JURISDICTIONS AND SAN MATEO COUNTY

Compared to San Mateo County, the proportion of non-Hispanic White residents is six percentage points lower in San Bruno. For the areas in proximity to San Bruno with racially concentrated areas of affluence, historical local, state, and federal housing policies outlined in Appendix C contributed to these patterns in neighborhood characteristics and disparities as many policies excluded people of color from accessing the same opportunities as White residents. The R/ECAPs~~A~~ located to the west of San Bruno are not unique to San Bruno alone but are a pattern established throughout the entire peninsula. These census tracts to the west of peninsula cities tend to be larger and more rural and contain a significant amount of publicly protected land for parks and open space (42% of land in San Mateo County is permanently reserved for parks and open space) and an additional 20%-30% is land at low risk of development because it is zoned for farming or other rural uses.

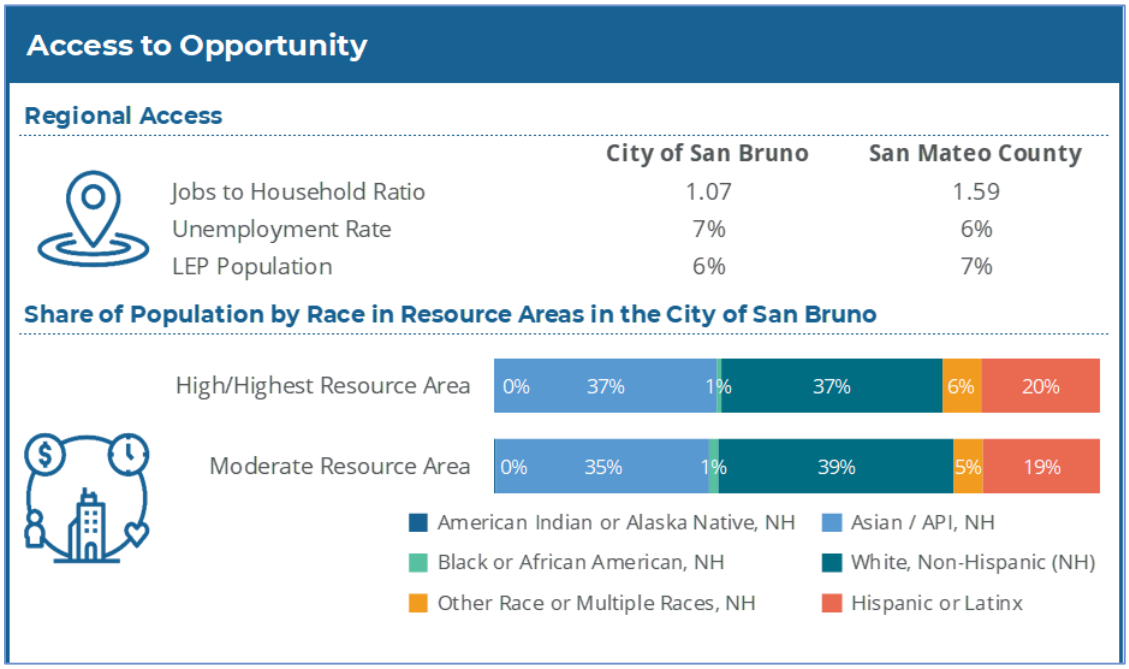
FIGURE 4-8. PROPOSED RHNA SITES IN RELATION TO RACIALLY CONCENTRATED AREAS OF AFFLUENCE



~~F.~~G. ACCESS TO OPPORTUNITY

The California Tax Credit Allocation Committee (TCAC) in collaboration with HCD developed a series of opportunity maps that help to identify areas of the community with good or poor access to opportunity for residents. These maps were developed to align funding allocations with the goal of improving outcomes for ~~low income~~low-income residents—particularly children. The opportunity maps highlight areas of highest resource, high resource, moderate resource, moderate resource (rapidly changing), low resource and high segregation and poverty. TCAC provides opportunity maps for access to opportunity in quality education, employment, transportation, and environment. Opportunity scores are presented on a scale from zero to one. ~~and~~ T~~t~~he higher the number, the more positive the outcomes~~—~~. Geospatially, the area of the city east of El Camino Real is disproportionately impacted by lower education opportunity, lower economic opportunity, lower environmental ~~scores~~scores, and high social vulnerability scores.

FIGURE 4-9. ACCESS TO OPPORTUNITY KEY FACTS



HOW DOES SAN BRUNO COMPARE TO OTHER JURISDICTIONS AND SAN MATEO COUNTY

TCAC's composite opportunity score for San Bruno shows c~~c~~ensus tracts west of Interstate 280 fall within high resource areas while the rest of the City's census tracts east of Interstate 280, west of El Camino Real, and south of Interstate 380 are within moderate resource areas. The tracts east of El Camino Real are designated as low resource areas (Figure 4-14). Relative to the northern portion of the county, the only census tracts considered low opportunity areas are ~~located~~ in San Bruno and South San Francisco. Most of the census tracts in this portion of the county are considered moderate resource areas, with a handful of higher resource census tracts in San Bruno, South San Francisco, Pacifica, and Daly City.

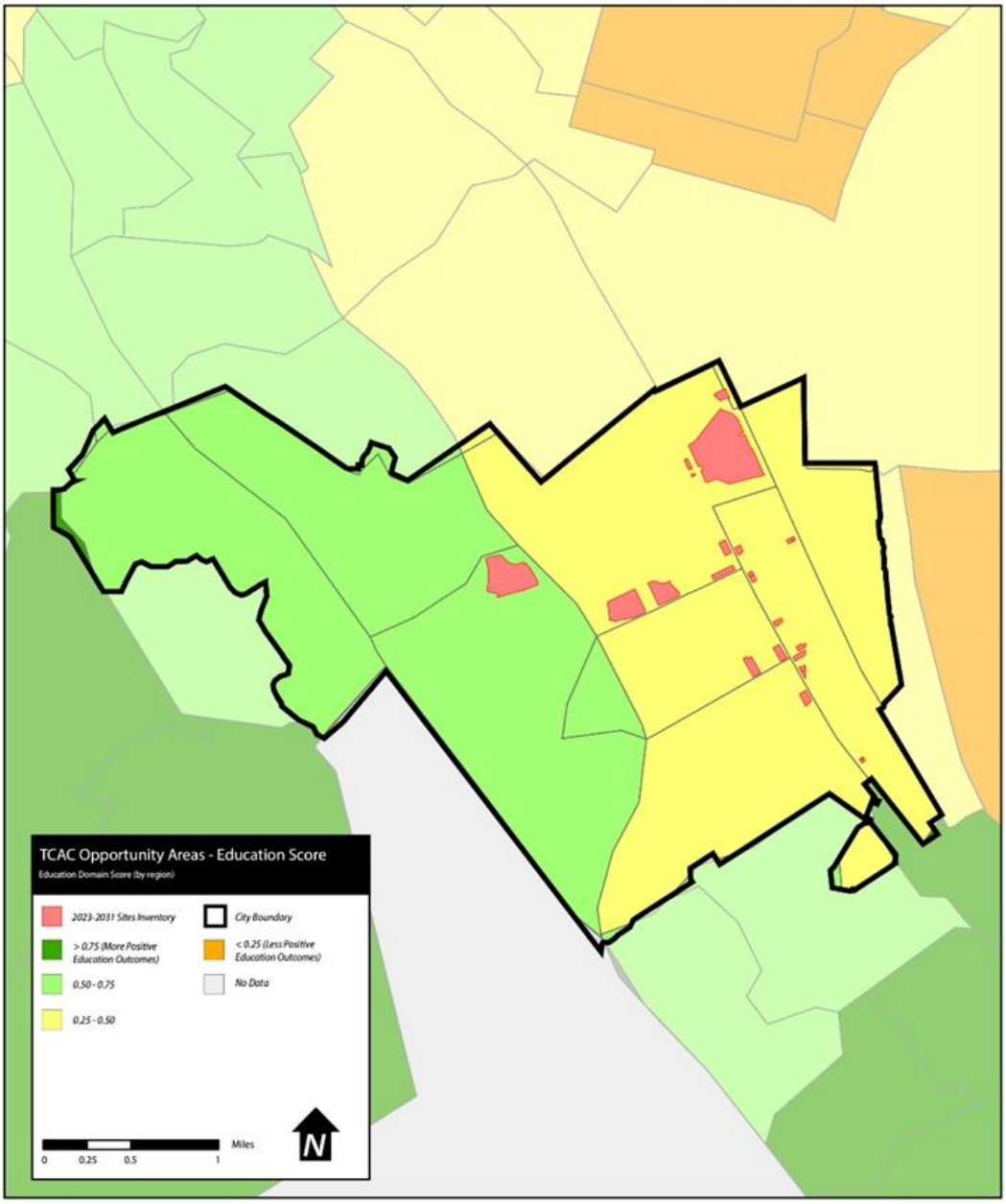
1. ACCESS TO OPPORTUNITY: EDUCATION

TCAC's education score is based on math proficiency, reading proficiency, high school graduation rates, and the student poverty rate. According to TCAC's educational opportunity map, about half of the census tracts in San Bruno score between 0.5 and 0.75—opportunity scores are presented on a scale from zero to one and the higher the number, the more positive the outcomes (Figure 4-10). All census tracts with this score are located west of Interstate 280. Conversely, the other half of census tracts are all located east of Interstate 280 and score between 0.25 and 0.5—meaning they have lower education scores compared to the rest of the city. This area also has lower economic opportunity scores, lower environmental scores, and higher social vulnerability compared to the rest of the city.

The pattern of areas east of Interstate 280 with lower educational opportunity scores is not unique to San Bruno. Except for a couple census tracts, the entire northern part of San Mateo County—ranging from San Bruno to the south up to Daly City—also sees areas east of the Interstate with lower educational opportunity scores.

Racial and ethnic minority students in San Bruno—served by the San Mateo Union High School District and the San Bruno Park Elementary School District—experience lower educational outcomes compared to other students. Many high schoolers in the county met admission standards for a University of California (UC) or California State University (CSU) school. However, Pacific Islander, Hispanic, and Black students in the San Mateo Union district were less likely to meet the admission standards. Although San Mateo Union High School has relatively low dropout rates—4% of students—compared to other districts in the county, dropout rates among Hispanic (7%), Black (6%), and Pacific Islander students are higher (Appendix H).

FIGURE 4-10. PROPOSED RHNA SITES IN RELATION TO TCAC EDUCATION OPPORTUNITY BY TRACT



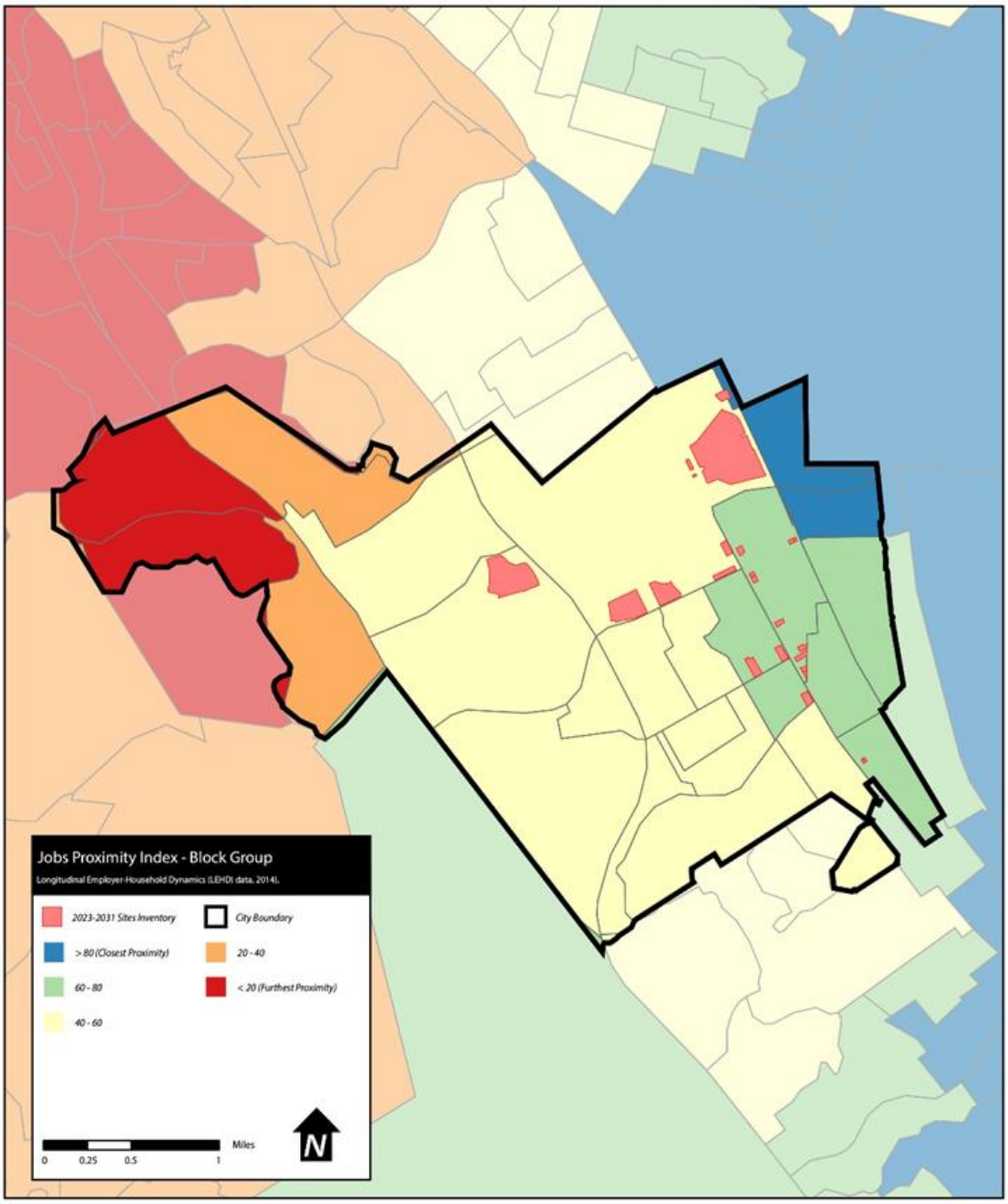
2. ACCESS TO OPPORTUNITY: ECONOMIC OPPORTUNITY AND EMPLOYMENT

TCAC's economic opportunity score is comprised of poverty, adult educational attainment, employment, job proximity, and median home value. The census tracts adjacent to Interstate 280 and west of Skyline Boulevard have the best economic scores (0.5-0.75) in San Bruno (Appendix D, Figure III-7). The lowest

economic opportunity scores in the city are within tracts east of El Camino Real, as well as in the central and northwestern areas of the city.

HUD's job proximity index shows that job proximity varies widely in San Bruno (Figure 4-11). On a scale from zero to 100 where 100 is the closest proximity to jobs, most of the city scores between 40 and 60. However, all census tracts west of Skyline Boulevard have scores below 40 while all tracts in the eastern portion of the city have scores above 60. Compared to the northern part of the county, San Bruno, as well as South San Francisco, have the best access to employment opportunities.

FIGURE 4-11. PROPOSED RHNA SITES IN RELATION TO JOB PROXIMITY



3. ACCESS TO OPPORTUNITY: TRANSPORTATION

This section provides a summary of the transportation system that serves San Bruno and the broader region including emerging trends and data relevant to transportation access in the city. The San Mateo County Transit District acts as the administrative body for transit and transportation programs in the county including SamTrans and the Caltrain commuter rail. SamTrans provides bus services in San Mateo County, including Redi-Wheels paratransit service.

In 2018, the Metropolitan Transportation Commission (MTC), which covers the entire Bay Area, adopted a coordinated public transit and human services transportation plan. That plan—which was developed by assessing the effectiveness of how well seniors, persons with disabilities, veterans, and people with low incomes are served—was reviewed to determine gaps in services in San Bruno and the county overall~~.~~.

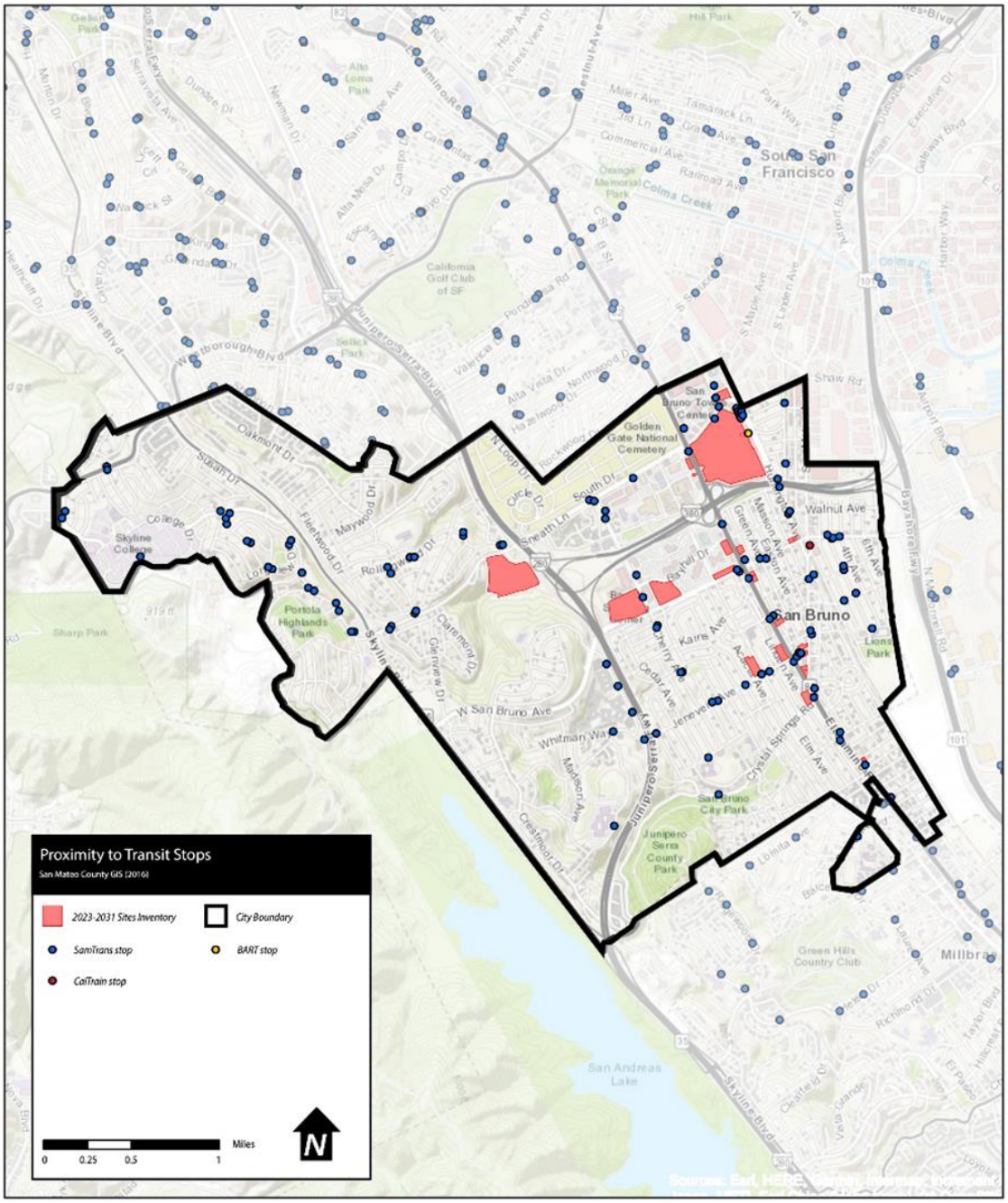
The San Mateo County Transit District updated their Mobility Plan for Older Adults and People with Disabilities in 2018. According to the district, the county's senior population is expected to grow more than 70% over the next 20 years and the district is experiencing unprecedented increases in paratransit ridership. The plan is targeted at developing effective mobility programs for residents with disabilities and older adults including viable alternatives to paratransit, partnerships, and leveraging funding sources.

In 2013, the San Bruno City Council adopted the San Bruno Transit Corridors Specific Plan to revitalize commercial corridors located in proximity to the San Bruno Avenue Caltrain Station.

The eastern portion of San Bruno is home to or adjacent to a significant amount of regionally significant transportation infrastructure, including Caltrain, the Union Pacific railway, and highways (U.S. 101, I-280, I-380, SR 82 and SR 35). Significant traffic along these corridors, along with production, distribution, and repair uses, may be associated with more diesel trucks, hazardous material storage, and/ or contaminated land.

As shown in Figure 4-12, all ~~of~~ the proposed RHNA sites have access to SamTrans transit stops, with no site further than a few blocks away from a stop. Additionally, most of the proposed sites have relatively good access to the city's Caltrain~~ns~~ station. The sites will further access to public transportation and jobs within the city, county, and region~~.~~. In addition, the area has access to transit serving the region with the San Bruno Avenue Caltrain Station serving the area.

FIGURE 4-12. PROPOSED RHNA SITES IN RELATION TO PROXIMITY TO TRANSIT STOPS



4. ACCESS TO OPPORTUNITY: ENVIRONMENT

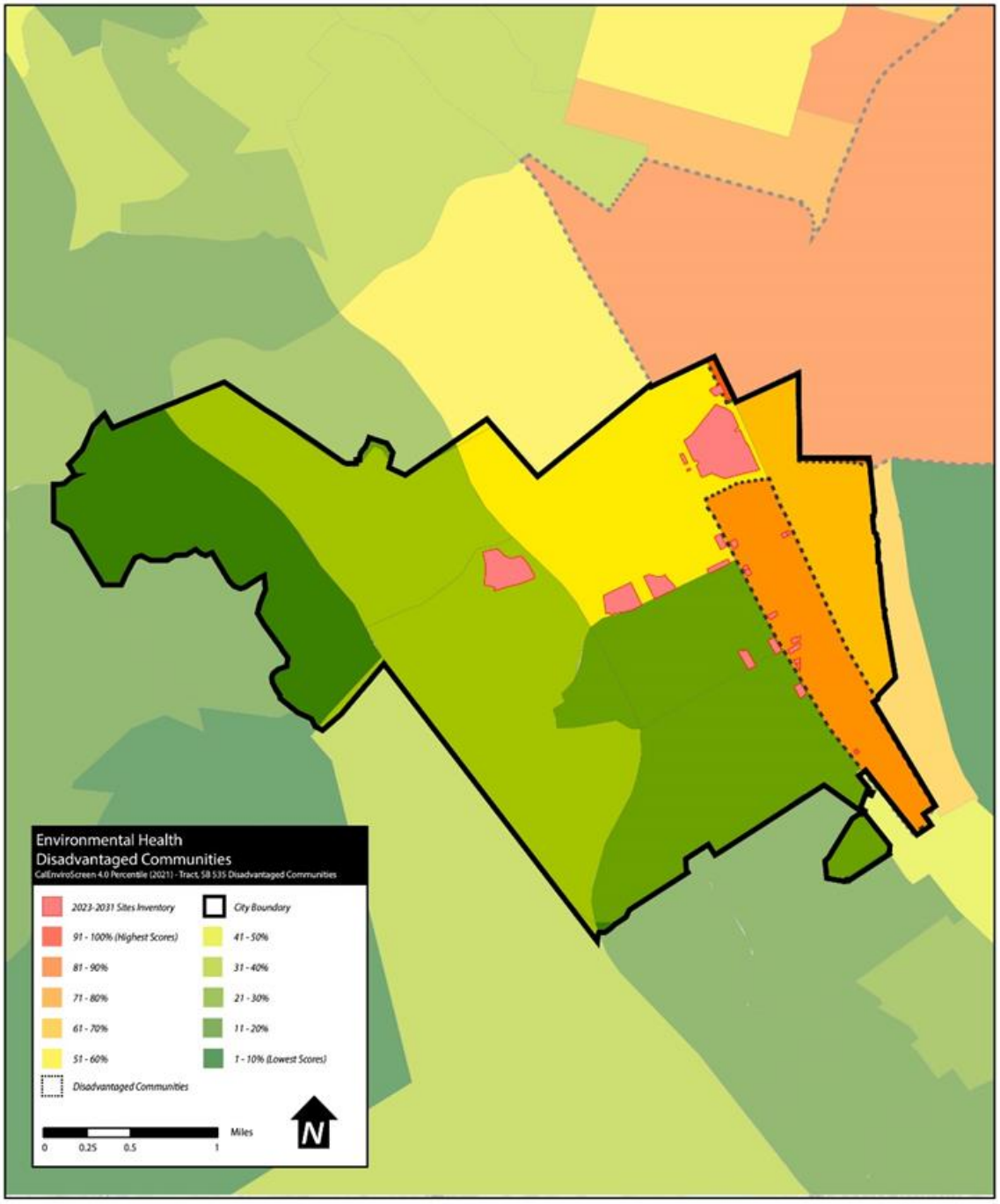
TCAC's opportunity areas environmental scores are based on the CalEnviroScreen 3.0 indicators, which identify areas disproportionately vulnerable to pollution sources such as ozone, PM2.5, diesel PM, pesticides, toxic release, traffic, cleanup sites, groundwater threats, hazardous waste, impaired water bodies, and solid waste sites.

Environmental outcomes vary by census tracts in San Bruno. ~~The majority of~~Most census tracts have relatively positive environmental outcomes—~~-~~these tracts are all located west of El Camino Real. The tracts east of El Camino Real have the lowest environmental scores in the city—primarily due to traffic on the highways, groundwater threats, and diesel particulate matter (Appendix D, Figure III-~~9~~9, and Figure III-10). However, the City scores moderately well compared to other areas of San Mateo County on the California Healthy Places Index (HPI) developed by the Public Health Alliance of Southern California (PHASC) (Appendix D, Figure III-11). While ~~the majority of~~most tracts score between 80% and 100%, there are tracts in the northwest, central, and eastern areas of the city that have scores between 60% and 80%, the same tracts that have low economic opportunity scores. The HPI includes 25 community characteristics in eight categories including economic, social, education, transportation, neighborhood, housing, clean environment, and healthcare.

5. ACCESS TO OPPORTUNITY: DISADVANTAGED COMMUNITY

San Bruno has one disadvantaged community—~~-~~the tract directly east of El Camino Real and west of Huntington Avenue—~~-~~which is defined under SB 535 as, "the top 25% scoring areas from CalEnviroScreen along with other areas with high amounts of pollution and low populations" (Figure 4-13).~~—~~. Compared to the northern portion of the county, the only other jurisdiction with census tracts designated as "disadvantaged communities" is South San Francisco.

FIGURE 4-13. PROPOSED RHNA SITES IN RELATION TO ENVIRONMENTAL HEALTH AND DISADVANTAGED COMMUNITIES



6. ACCESS TO OPPORTUNITY: SITE INVENTORY ANALYSIS FINDINGS

EDUCATION

Figure 4-10 shows where the City's proposed RHNA sites are in relation to TCAC's assessment of educational opportunity. ~~With the exception of~~Except for one site, all ~~of~~ the city's proposed sites are ~~located~~ in areas with scores between 0.25 and 0.5—indicating lower educational outcomes.

K-12 educational environments can be ~~very sensitive~~sensitive to new housing. An influx of residents with moderate to high resources can provide the supports needed to improve learning environments. On the other hand, concentrating affordable housing in neighborhoods with low educational opportunities can compromise economic mobility. The city's housing sites provide a mix of lower, ~~moderate~~moderate, and above ~~moderate income~~moderate-income housing in some of the more diverse and accessible areas of the city (housing sites will be accessible from multiple neighborhoods throughout the city).

The City will leverage other place-based investments with the aim of improving educational outcomes in lower opportunity areas~~.—~~. The City intends to address low educational outcomes in the RHNA site areas to the extent possible~~,~~ through agreements with developers to include features in new developments that can help facilitate early and K-12 learning. For larger scale redevelopments, this could include reserving/offering reduced leases in community space for nonprofits who work with kids to improve educational outcomes, ~~that~~which offer subsidized childcare, ~~that~~and which offer afterschool activities. The City is prepared to have conversations with area schools about how the City can support improving educational outcomes.

EMPLOYMENT

Figure 4-11 shows that approximately half of the proposed RHNA sites have very good access to jobs, while the other RHNA sites also have relatively good access. The western most census tracts have the furthest distance to job centers and are also the highest resource/highest income areas. ~~According to the HCD AFFH Data Viewer, Jobs Proximity Index analysis by Block Group, the~~ The c~~C~~ensus t~~T~~racts e~~E~~ast of El Camino Real consistently have the closest proximity to jobs sites in the city~~.—~~. The housing developed on the sites will further resident's access to employment and economic mobility~~.—~~. While the area which includes c~~C~~ensus t~~T~~ract 6041.04 and 6040.03 east of El Camino Real is economically disadvantaged, it is also the area that has the most access to employment opportunities, access to transit, and public infrastructure investments to support high density residential development~~.~~.

TRANSPORTATION

The eastern portion of San Bruno is home to or adjacent to a significant amount of regionally significant transportation infrastructure, including Caltrain, the Union Pacific railway, and highways (U.S. 101, I-280, I-380, SR 82 and SR 35). Significant traffic along these corridors, along with production, distribution, and repair uses, may be associated with more diesel trucks, hazardous material storage, and/ or contaminated land~~.—~~. As shown in Figure 4-12, all ~~of~~ the proposed RHNA sites have access to SamTrans transit stops, with no site further than a few blocks away from a stop. Additionally, most of the proposed sites have relatively good access to the city's Caltrain station. The sites will further access to public transportation and jobs within the city, county, and region~~.—~~. ~~In addition, the area has access to transit serving the region with the San Bruno Avenue Caltrain Station serving the area.~~ In 2013, the San Bruno City Council adopted the San Bruno Transit Corridors Specific Plan to revitalize commercial corridors located in proximity to the San Bruno Avenue Caltrain Station.

ENVIRONMENT AND DISADVANTAGED COMMUNITY

Environmental outcomes vary by census tracts in San Bruno. Most census tracts have relatively positive environmental outcomes—-these tracts are all located west of El Camino Real. The tracts east of El Camino Real have the lowest environmental scores—primarily due to traffic on the highways, groundwater threats, and diesel particulate matter (Appendix D, Figure III-~~9~~9, and Figure III-10).

The census tracts directly east of El Camino Real (6041.04 and 6041.03) are designated as an SB 535 Disadvantaged Community. As shown in Figure 4-13, several of the city's proposed sites are located within the census tract designated as a disadvantaged community. Together these sites include 443 RHNA Units and are expected to produce 289 moderate and above moderate-income units and 154 very low- and low-income units. Providing lower-income units in this area will provide needed housing to lower-income groups that reside there. To mitigate some of the environmental challenges in the area~~s~~, San Bruno has a priority fair housing action to prioritize capital improvement investments (~~e.g.~~e.g., enhance walkability, reduce pollutants) in this specific area of the city to address current environmental challenges~~.—~~.

COMPOSITE OPPORTUNITY SCORE

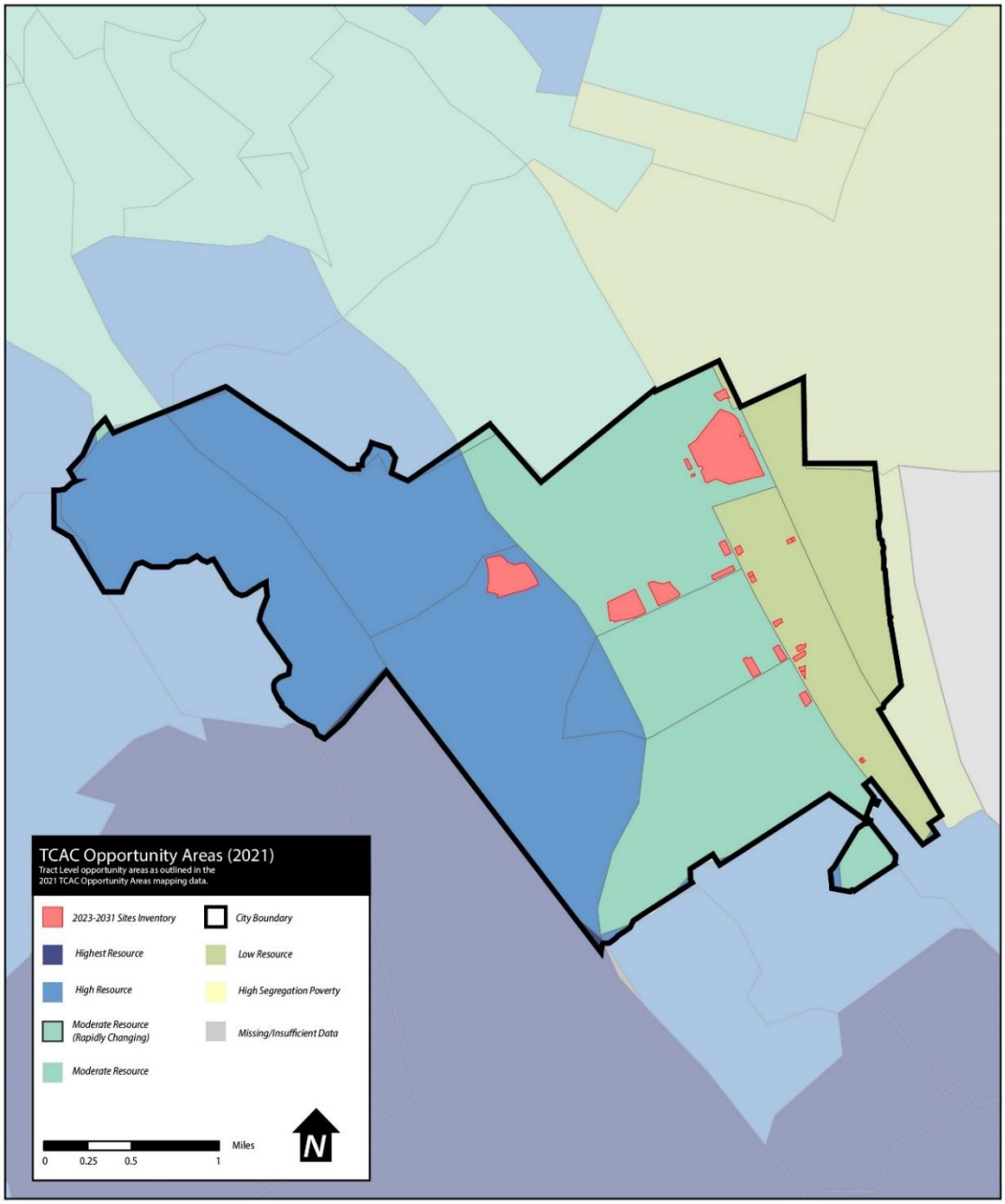
The TCAC/HCD map measures access to positive economic outcomes based on incidence of poverty, adult educational attainment, adult employment, proximity to jobs, and median home value. Almost every proposed RHNA site is located within a moderate resource area in San Bruno (Figure 4-14). Two sites cross boundaries~~-~~—one in both a high/moderate resource area and the other in a moderate/low resource area. Two other proposed sites sit completely within a high resource area and low resource area, respectively.

According to HCD and TCAC's opportunity maps, the eastern portion of the city has the highest concentration of low- to moderate-income populations who face poor opportunity outcomes. Hispanic households are primarily concentrated in the eastern portion of the city. As previously mentioned, 443 RHNA units located on 10 sites are projected to develop in this area. Many of the sites located in this area are near the Tanforan development at the intersection of El Camino Real and I-380, which include approximately 60% of San Bruno's RHNA units.

~~-~~Data show that racial and ethnic minorities are more likely to live in low resource areas compared to non-Hispanic White residents (Appendix D Figure III-12). Conversely, Non-Hispanic White residents are more likely to live in moderate and high resource areas (Appendix D, Figure III-12). The distribution of racial and ethnic minorities in moderate and high resources areas is relatively similar. Nearly 40% of the population living in high resource areas are non-Hispanic White, compared to less than 20% in low resource areas. Conversely, Hispanic and Other/Multiple race residents are more likely to live in low resource ~~areas.On~~areas. On the south side of the city both east and west of Highway 280, there are census tracts with predominant White residents by a sizeable gap of more than 10% (Appendix D, Figure II-7). The southern portion of the city includes both high resource and moderate resource areas according to the TCAC/HCD map~~.—~~. San Bruno does not have any highest resource areas on the TCAC/HCD map.

Census Tract 6038.02 (Table 4-3) contains the only site that is in a highest resource area, ~~(~~Engvall MS,~~)~~ totaling 118 units located on the northwest side of the city.~~:~~ T~~t~~he area has a relatively large Asian and White population compared to Hispanic population and a lower percentage of low-income residents than the city. The site will include 6 ~~low income~~low-income units, 12 moderate income units and 100 above ~~moderate income~~moderate-income units.

FIGURE 4-14. PROPOSED RHNA SITES IN RELATION TO TCAC COMPOSITE OPPORTUNITY AREAS



SUMMARY OF ACCESS TO OPPORTUNITY FAIR HOUSING FACTORS AND SITE INVENTORY RHNA

TABLE 4-7 FAIR HOUSING FACTORS FOR ACCESS TO OPPORTUNITY AND SITE INVENTORY BY CENSUS TRACT

FH Factor	6041.02	6041.03/04	6038.02	6039	6040	6140	6037	6042	6038.01	Citywide Rate
Educational Opportunity Score	Lower	Lower	Higher	Lower	Lower	Higher	Higher	Lower	Higher	N/A
Proximity to Employment	Medium	Closest	Medium	Closest	Closest	Far	Medium	Closest	Medium	N/A
Access to Transit	Medium	Closest	Medium	Closest	Closest	Far	Medium	Closest	Medium	N/A
Composite Opportunity Score	Mod	Low	High	Mod	Mod	High	High	Low	Mod	N/A
Disadvantaged Community	No	Yes	No	No	No	No	No	Yes	No	N/A
Lower Income Units	634	154	6	53	62	0	0	0	0	0
Moderate Income Units	328	79	12	27	35	0	0	0	0	0
Above ~~Moderate Income~~Moderate-Income Units	848	210	100	70	90	0	0	0	0	0
Total Units	1,810	443	118	150	187	0	0	0	0	0
Percent RHNA in Census Tract	72%	13%	5%	6%	4%	0%	0%	0%	0%	100%

~~G.~~ DISPROPORTIONATE HOUSING NEEDS

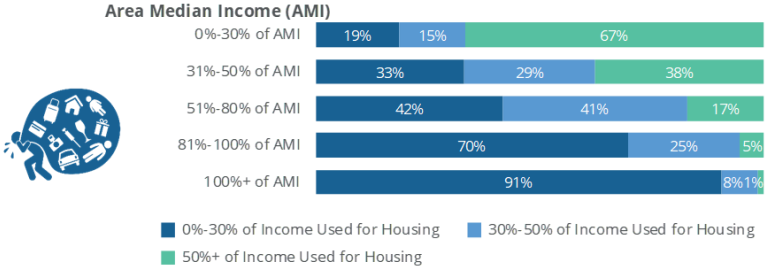
H.

Geospatially, the area of the city east of El Camino Real is disproportionately impacted with high social vulnerability scores, concentrations of cost burdened households, overcrowding, and vulnerability to displacement. In San Bruno, the easternmost census tracts in the city display concentrations (60-~~% to~~ 80% of households) of cost burdened ~~households~~ and overcrowded households ~~are concentrated in the same areas as cost burdened households~~. Racial and ethnic minority populations are disproportionately impacted by poverty, low household incomes, overcrowding, and homelessness compared to the non-Hispanic White population in San Bruno.

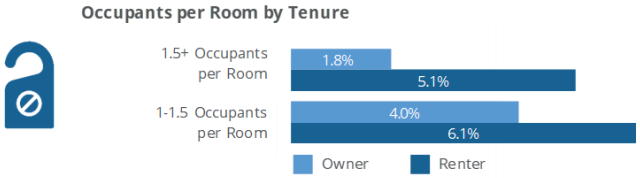
FIGURE 4-15. DISPROPORTIONATE HOUSING NEEDS KEY FACTS

Disproportionate Housing Needs

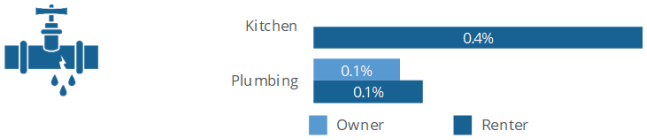
Cost Burden, City of San Bruno, 2019



Overcrowding, City of San Bruno, 2019



Substandard Housing, City of San Bruno, 2019



Homelessness, San Mateo County, 2019

Race and Ethnicity	Share of Homeless Population	Share of Overall Population
American Indian or Alaska Native	6%	0%
Asian / API	6%	30%
Black or African American	13%	2%
White	67%	51%
Other Race or Multiple Races	8%	17%

Displacement, 2020

Assisted Units at High or Very High Risk of Displacement	City of San Bruno	San Mateo County
Number of Units	0	417
% of Assisted Units	**0%**	**8%**

Since 2015, the housing that has received permits to accommodate growth has largely been priced for above ~~moderate income~~moderate-income households, with 66 units permitted for above ~~moderate income~~moderate-income households compared to 55 permits for moderate very low households. ~~Forty seven~~Forty-seven permits were issued for moderate income households while no permits were issued for ~~low income~~low-income households~~.~~ (Appendix D Figure IV-2). The Housing Needs Data Report for San Bruno indicates new construction has not kept pace with demand throughout the Bay Area, "resulting in longer commutes, increasing prices, and exacerbating issues of displacement and homelessness."

The variety of housing types available in the city in 2020 are predominantly single family (60%) and medium to large scale multifamily (35%). From 2010 to 2020, the multifamily inventory increased more than single family, however, the city has a greater share of detached ~~single family~~single-family housing compared to other communities in the region~~—~~.

Over three quarters of the housing inventory in San Bruno was constructed from 1940 to 1980 (Appendix D Figure IV-3). As such, the city's units are older, lack energy efficiency, could be costly to adapt for disability accessibility, and may have deferred maintenance if households cannot afford to make improvements.

Compared to San Mateo County, the city's ~~owner occupied~~owner-occupied housing market has a greater share of units priced between $1 and $1.5 million—32% of units in the city fall within this price range compared to 23% in the county (Appendix D Figure IV-4). Conversely, units priced above $2 million make up a smaller proportion of the city's housing stock compared to the county with 1% and 19%, respectively. According to the Zillow home value index, home prices have experienced remarkable growth in the city and county (Appendix D Figure IV-5).

Rents have increased at a slower pace compared to the ~~for sale~~for-sale market—however, median rents increased more rapidly from 2017 to 2019 (Appendix D Figure IV-7). Rent increases have likely been dampened by the COVID-19 pandemic. Compared to the county, San Bruno has fewer luxury rental units—19% of units rent for more than $3,000 in the city compared to 22% in the county (Appendix D Figure IV-6).

1. DISPROPORTIONATE HOUSING NEEDS: COST BURDEN AND SEVERE COST BURDEN

Cost burdened households have less money to spend on other essentials like groceries, transportation, education, healthcare, and childcare. Extremely cost burdened households are considered at risk for homelessness.

Forty-six percent of all renter households in San Bruno are cost burdened—spending more than 30% of their gross income on housing costs—and one in four are extremely cost burdened—spending more than 50% of their gross income on housing costs (Appendix D, Figure IV-9). This is nearly identical to the rates of cost burden in the county and Bay area overall, suggesting that San Bruno is ~~providing housing~~providing housing at similar affordability levels as the county and region overall.

A slightly greater portion of households in San Bruno (38%) struggle with cost burden compared to the county (37%) (Appendix D, Figure IV-8). In San Bruno, ~~the majority of~~most census tracts have between 40-60% of renter households experiencing cost burden, ~~which is~~ similar to other nearby jurisdictions in the northern part of the county. Relative to adjacent jurisdictions, there is a greater concentration of census tracts with cost burdened homeowners in the very northern areas of the county (Daly City, Colma, and Brisbane)~~—~~.

Lower income households are more likely to experience housing cost burden. Two out of every three households earning less than 30% AMI—considered extremely low-income households—are severely cost burdened, compared to only 1% of households earning more than 100% of AMI (Appendix D Figure IV-10).

There are disparities in housing cost burden in San Bruno by race and ethnicity and family size. Hispanic (53%) and Black or African American households (46%) experience the highest rates of cost burden in the city. Non-Hispanic White (32%) and Asian (33%) households experience the lowest cost burden (Appendix D, Figure IV-11)~~—~~.

Large family households—considered households with five or more persons—experience cost burden at a rate of 43% compared to all other households at 37% (Appendix D, Figure IV-13, and Appendix D Figure IV-14).

FIGURE 4-16. PROPOSED RHNA SITES IN RELATION TO PERCENTAGE OF COST BURDENED HOMEOWNERS BY TRACT

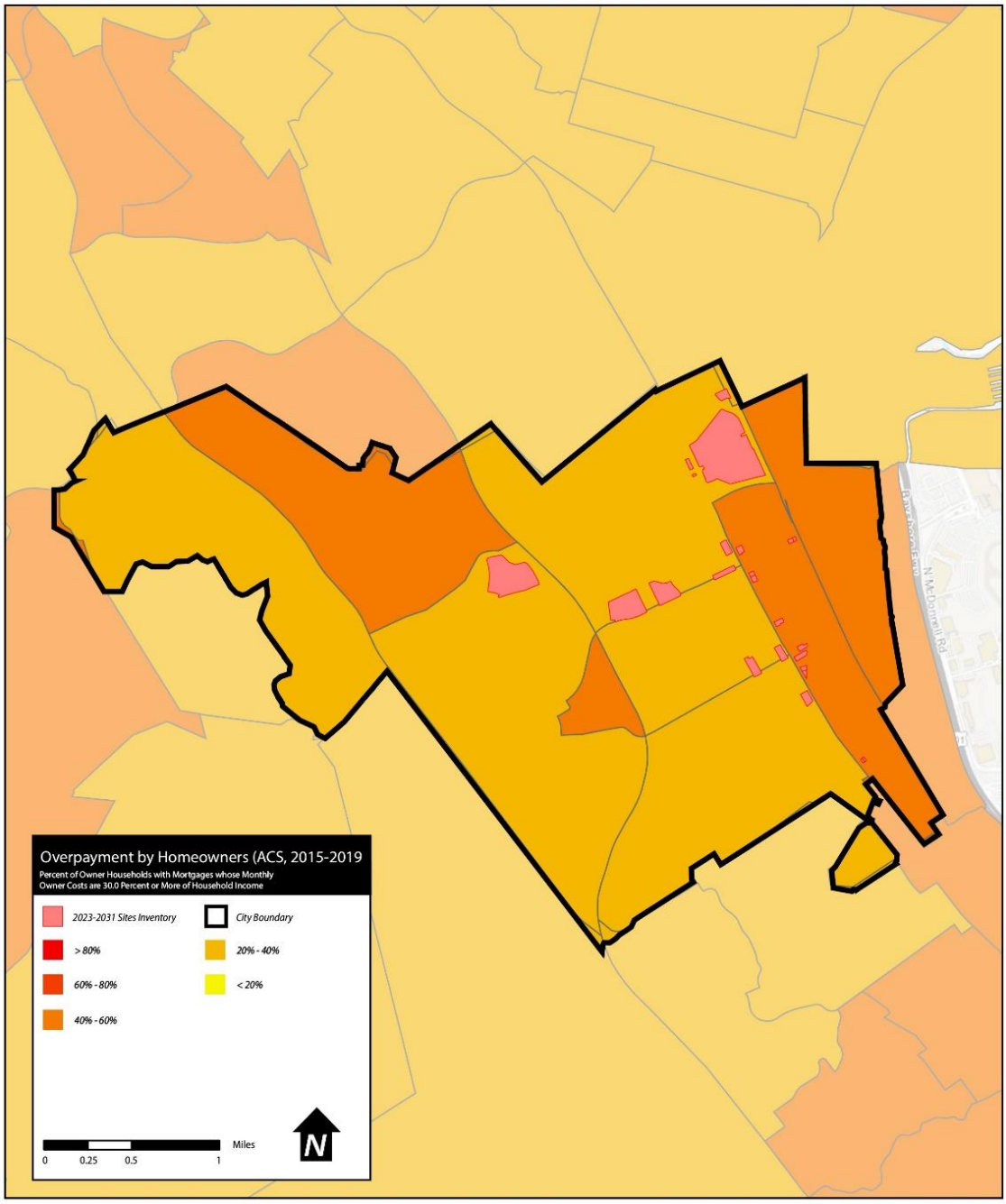
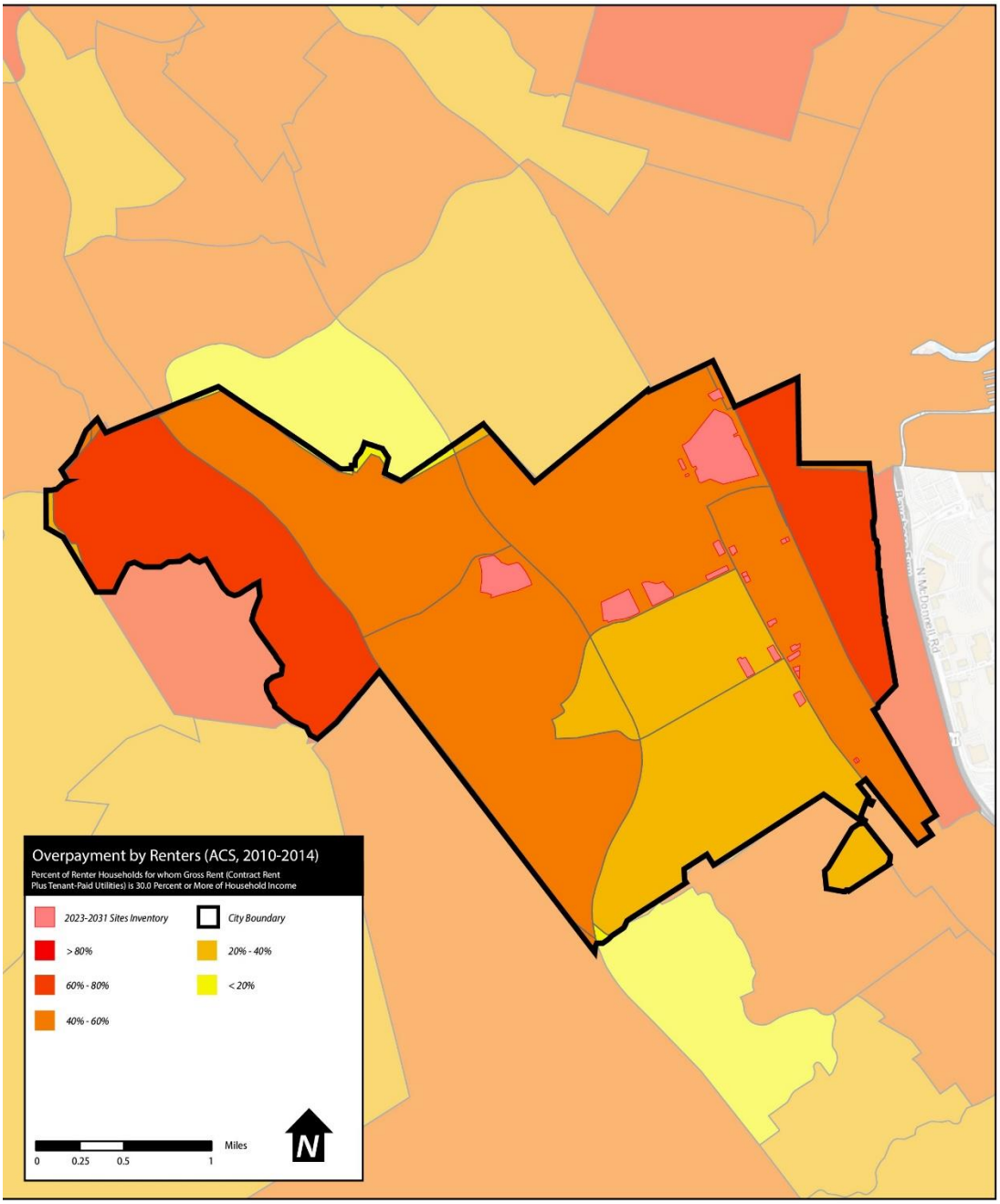


FIGURE 4-17. PROPOSED RHNA SITES IN RELATION TO PERCENTAGE OF COST BURDENED RENTERS BY TRACT

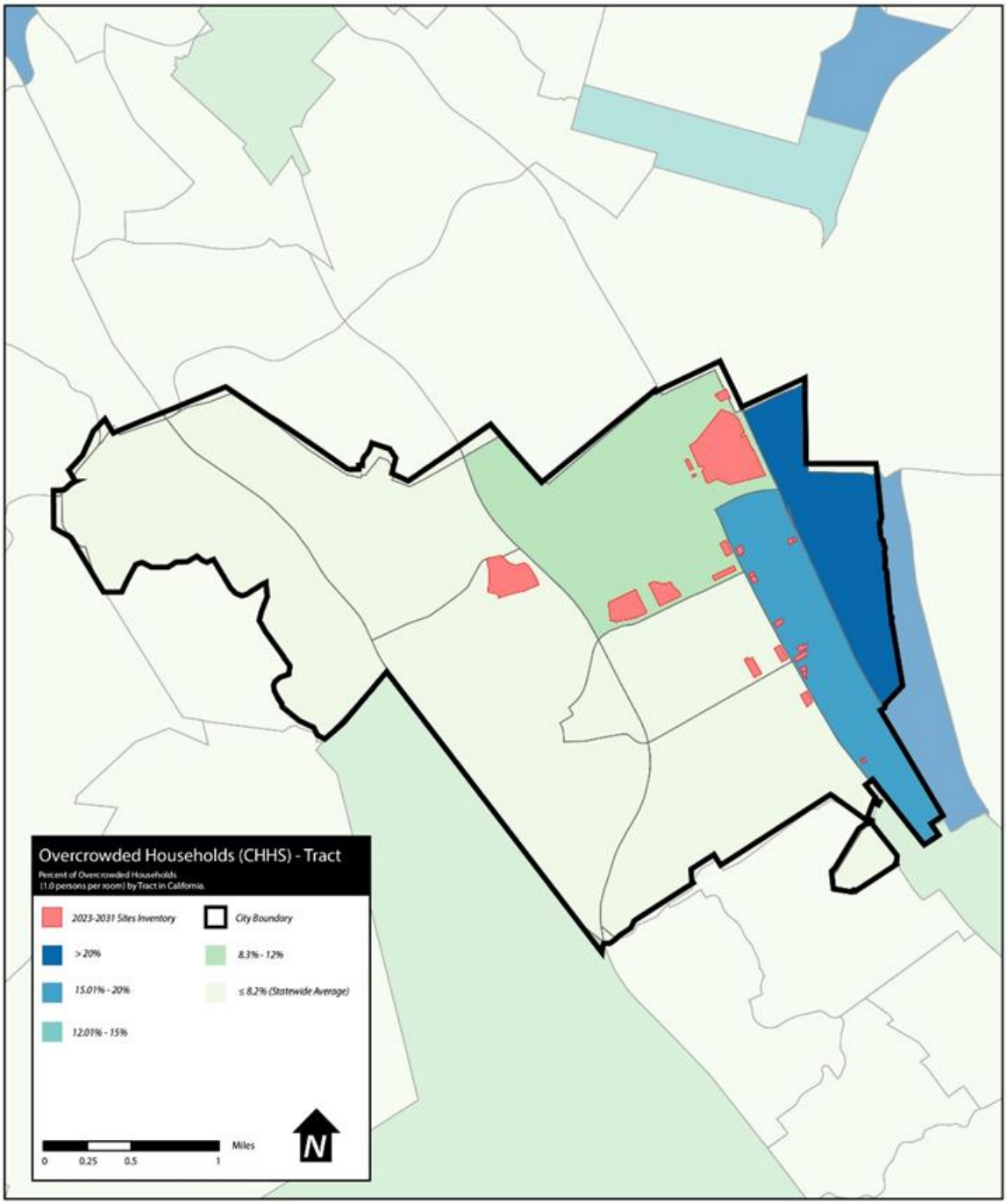


2. DISPROPORTIONATE HOUSING NEEDS: OVERCROWDING

The vast majority of households (92%) in San Bruno are not overcrowded—indicated by more than one occupant per room (Appendix D, Figure IV-15). However, renter households are more likely to be overcrowded with 11% of households with more than one occupant per room compared to 6% of owner households (Appendix D, Figure IV-16). Geographically, overcrowded households are concentrated north and south of Interstate 380, as well as the areas east of El Camino Real (Appendix D, Figure IV-19).

Nearly all ~~of~~ the city's proposed RHNA sites are in areas that experience overcrowding at a rate higher than the statewide average (Figure 4-18). San Bruno, along with Daly City and South San Francisco, are the jurisdictions in the northern part of the county that have census tracts with higher proportions of overcrowded households. New housing in these areas should alleviate overcrowding to the extent that overcrowded residents can afford to move~~—~~.

FIGURE 4-18. PROPOSED RHNA SITES IN RELATION TO THE PERCENTAGE OF OVERCROWDED HOUSEHOLDS BY TRACT



3. DISPROPORTIONATE HOUSING NEEDS: SUBSTANDARD HOUSING

Data on housing condition is~~are~~ ~~very limited~~limited, with the most consistent data available across jurisdictions found in the American Community Survey (ACS). This captures units in substandard condition as self-reported in census surveys. In San Bruno, renter households are ~~also~~ more likely to have substandard kitchen and plumbing facilities compared to owner households. A low share of households ~~are~~ lack a~~ing~~ kitchen or plumbing. For renters, 0.4% are lacking kitchen facilities while 0.1% are lacking plumbing. For owners, 0.1% are lacking plumbing facilities while no owner households lack kitchen facilities (Appendix D, Figure IV-20). The city's code enforcement department estimates that 5% (800+ units) of the city's housing stock primarily concentrated in the neighborhoods east of El Camino Real need rehabilitation due to poor or substandard conditions.

4. DISPROPORTIONATE HOUSING NEEDS: HOMELESSNESS

In 2019, 1,512 people were experiencing homelessness in the county during the One-Day Count, with 40% of people in emergency or transitional shelters while the remaining 60% were unsheltered. Most unsheltered people were in households without children. Most people in transitional housing were in households with children (Appendix D, Figure IV-21).

People who identify as American Indian or Alaskan Native (6% of the homeless population compared to less than 1% of the total population), Black (13%, 2%), White (67%, 51%), and Hispanic (38%, 28%) are overrepresented in the homeless population compared to their share of the general population (Appendix D, Figure IV-22 and Appendix D Figure IV-23). People struggling with chronic substance abuse (112 people), severe mental illness (305), and domestic violence (127) represented a substantial share of the homeless population in 2019 (Appendix D Figure IV-24).

5. DISPROPORTIONATE HOUSING NEEDS: DISPLACEMENT

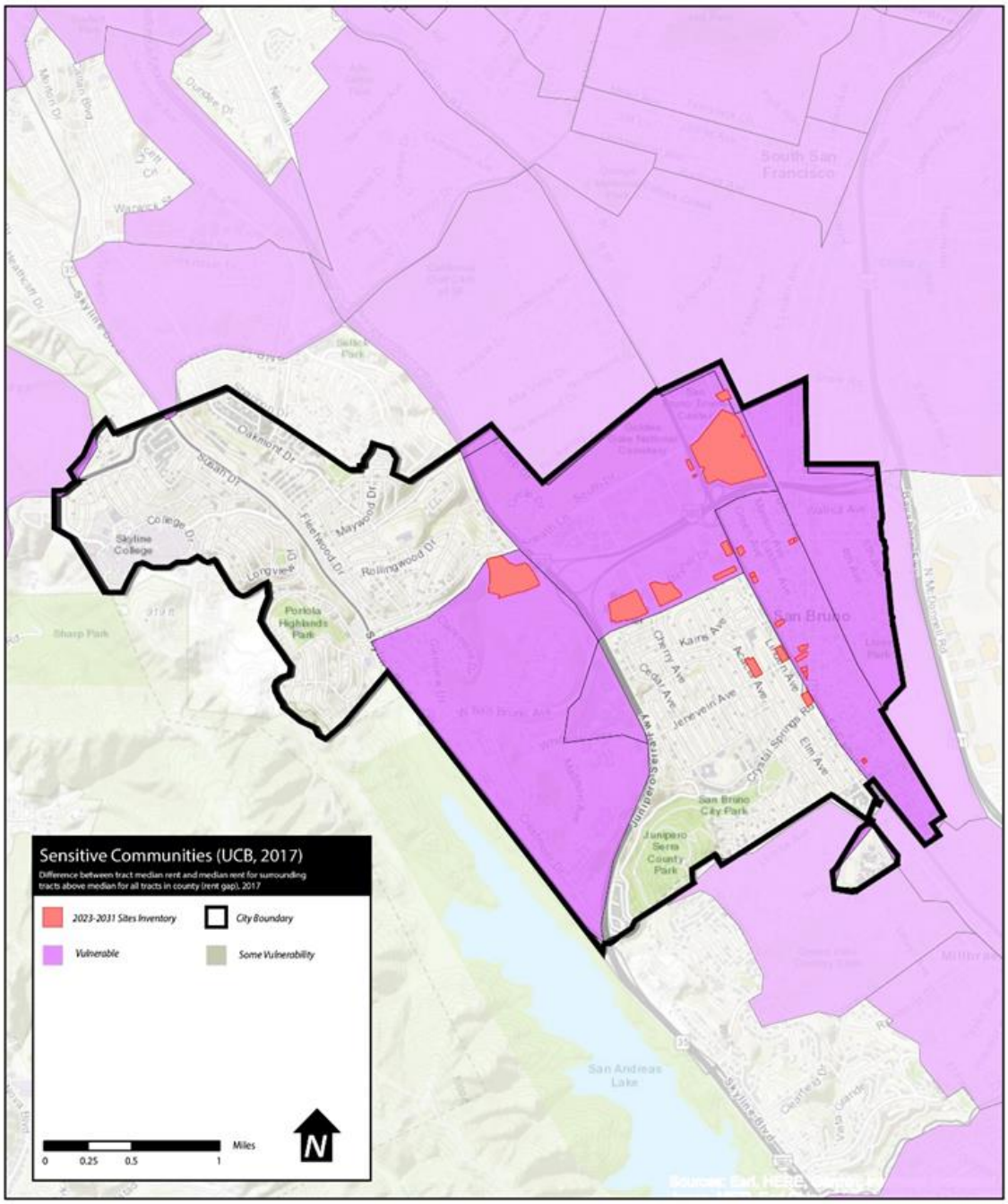
Owner households experience a greater amount of housing stability whereas renter households are more mobile (i.e., move more frequently). Households in the city were slightly less likely to have moved in the past year compared to the households in the county (11% compared to 12% in the county) (Appendix D, Figure IV-~~25~~25, and Appendix D Figure IV-26).

In San Bruno none of its income assisted rental units are at high or very high risk for displacement. San Bruno has 323 income assisted units, all designated as low risk for conversion. In San Mateo County, 417 units are at risk—8% of the total assisted housing units in the county (Appendix D, Figure IV-27).

UC Berkeley's Urban Displacement Project has mapped out "sensitive communities," which are places where residents may be particularly vulnerable to displacement in the context of rising property values, increased redevelopment, and drastic shifts in housing costs. Using their methodology, five census tracts in San Bruno are particularly vulnerable to displacement—the majority of which have high shares of renter households (Appendix D, Figure IV-28). This vulnerability extends throughout the northern portion of the county, with almost all census tracts vulnerable to displacement. The majority of proposed RHNA sites in San Bruno are ~~located~~ in areas vulnerable to displacement (Figure 4-19).

The Social Vulnerability Index (SVI) provided by the Centers for Disease Control and Prevention (CDC) ranks census tracts based on their ability to respond to a disaster and includes four themes of socioeconomic status, household composition, race or ethnicity, and housing and transportation. The area east of El Camino Real is most vulnerable according to the SVI (Appendix D, Figure III-15).

FIGURE 4-19. PROPOSED RHNA SITES IN RELATION TO CENSUS TRACTS VULNERABLE TO DISPLACEMENT



~~1.~~6. DISPROPORTIONATE HOUSING NEEDS: SITE INVENTORY ANALYSIS FINDINGS

OVERPAYMENT

Figure 4-16 and 4-17 show~~s~~ where the City's proposed RHNA sites are in relation to cost burdened homeowners and renters. As shown in Figure 4-17, nearly all ~~of~~ the City's proposed RHNA sites are located within census tracts with concentrations of cost burdened renters (more than 40% of renter households are const burdened).~~,~~ However, this reflects most census tracts in San Bruno, which have between 40-60% of renter households experiencing cost burden. ~~-~~There are three sites that in a census tract where there is a smaller proportion of cost burdened renters (between 20-40%).~~-~~ The City anticipates that adding more than 900 units of lower income housing, as shown in the site inventory, will provide housing for resident groups who are cost burdened. In addition, the programs under Goal 3 (improve the City's management of its affordable housing portfolio~~-~~, affordable housing funds, and ~~-~~preserve the affordability of existing affordable housing~~.~~) will collectively help the City better support and monitor housing programs that serve extremely low-income residents in the city. As demonstrated in the site inventory, the ~~city~~ City has sites located throughout the city and most of its sites will serve moderate- and low-income neighborhoods. The city's Fair Housing Action Plan will strive to protect existing residents from displacement by including strategies that protect~~s~~ residents in areas of lower or moderate opportunity and concentrated poverty and preserve~~s~~ housing choices and affordability~~.~~ .

OVERCROWDING

The most significant RHNA sites are located on census tracts with a rate of overcrowding ~~of~~ between 8~~-%~~ ~~and~~ 12%. There are also several sites in a census tract with a rate of overcrowding between 15~~% and~~ -20%, ~~which is~~ higher than most of the other census tracts in the city. More than half ~~of~~ the city has an overcrowding rate that is less than the statewide average of 8.2%.

Racial and ethnic minorities are more likely than non-Hispanic White households to experience overcrowding. Hispanic (12% of households), Other/Multiple race (11%), and Asian households (11%) experience the highest rates of overcrowding (Appendix D Figure IV-17). While ~~low income~~low-income households have the greatest proportion of more than 1.5 occupants per room in the city, households making between 51% and 100% AMI have the greatest proportion of households with 1 to 1.5 occupants per room (Appendix D Figure IV-18).

DISPLACEMENT

Almost all ~~of~~ the RHNA sites are in census tracts that are vulnerable to displacement. There are only three sites located in census tracts not considered vulnerable. The City's Fair Housing Action Plan strives to protect existing residents from displacement by including strategies that protect~~s~~ residents in areas of lower or moderate opportunity and concentrated poverty and preserve~~s~~ housing choices and affordability~~.~~. One example is to prioritize City capital improvement investments to address the challenges of the areas east of El Camino, which are~~is~~ disproportionately occupied by Hispanic residents.~~-~~ Additional affordable housing is essential to reducing displacement pressures throughout San Bruno neighborhoods. The production of more housing affordable to lower and moderate-income residents is a key component of San Bruno's housing strategy in this Housing Element. San Bruno's housing strategy includes a site inventory with more than 900 lower income units and more than 480 moderate income units, programs and policies to encourage infill and

ADU production, as well as significant number of lower and moderate-income pipeline projects, which will together help counter displacement vulnerabilities throughout the city.

SUMMARY OF DISPROPORTIONATE HOUSING NEEDS FAIR HOUSING FACTORS AND SITE INVENTORY RHNA

TABLE 4-8 DISPROPORTIONATE HOUSING NEEDS FAIR HOUSING FACTORS AND SITE INVENTORY SUMMARY BY CENSUS TRACT

FH Factor	6041.02	6041.03/04	6038.02	6039	6040	6140	6037	6042	6038.01	Citywide Rate
Overpayment Renters	Yes	Yes	Yes	No	No	Yes	Yes	Yes	No	
Overpayment Homeowners	No	Yes	No	No	No	No	Yes	Yes	No	
Overcrowded	Medium	Yes	No	No	No	No	No	Yes	No	
Vulnerable to Displacement	Yes	Yes	Yes	No	No	No	No	Yes	Yes	
Lower Income Units	634	154	6	53	62	0	0	0	0	0
Moderate Income Units	328	79	12	27	35	0	0	0	0	0
Above Moderate-Income Units	848	210	100	70	90	0	0	0	0	0
Total Units	1,810	443	118	150	187	0	0	0	0	0
Percent RHNA in Census Tract	72%	13%	5%	6%	4%	0%	0%	0%	0%	100%

~~3.~~

~~i.~~

~~ii.~~

~~4. SAN BRUNO'S SITES INVENTORY ANALYSIS CONDUCTED BY ROOT POLICY~~

~~5. Appendix G is an analysis conducted by Root Policy which provides a summary of the data available through ABAG's HESS mapping tool for evaluating the fair housing impacts of the RHNA sites chosen. This analysis summarizes the distribution of RHNA units in the City of San Bruno by income target in relation to four factors of segregation including household income, people of color, households with a disability, and households with children. The analysis shows the share of units by income within areas that have a concentration of household types compared to the citywide rate.~~

~~6. FINDINGS FROM ROOT POLICY SITE INVENTORY ANALYSIS: SEGREGATION AND INTEGRATION~~

~~7. While most of the proposed RHNA units (74%) are in areas of the city with a higher share of low-income households compared to the citywide rate, more than half of these RHNA units are in Census Tracts that are only slightly higher than the citywide rate. When you look at more granular data, the majority of RHNA units are in Census Tract 6041.02 which has a similar share of low-income households compared to the citywide rate (44%).~~

~~8. While most of the units, 74% of RHNA units are located in areas with a concentration of People of Color and 26% of proposed units are in areas with a lower share of People of Color, People of Color include both Hispanic and Asian populations which are two of the three predominant racial groups in San Bruno. The Hispanic population in San Bruno is more likely to have disproportionate housing needs, be low-income, and live in overcrowded and cost-burdened households.~~

~~9. One in four units (26%) are located in areas of the city with a "concentration" of residents living with a disability. However, almost all of these areas have a concentration of people with a disability of slightly over the citywide rate (between 8% and 9%). Eight percent of the citywide population of San Bruno has a disability and only one Census Tract has a rate of population with a disability over 9%.~~

~~10. Most units (74%) are not within areas with a concentration of households that have children. Only 26% of proposed units are located in areas with a concentration of families with children.~~

~~11. FINDINGS FROM ROOT POLICY SITE INVENTORY ANALYSIS: RACIALLY AND ETHNICALLY CONCENTRATED AREAS OF POVERTY AND AFFLUENCE~~

~~12. None of the proposed units are within an R/ECAP or RCAA. There are no R/ECAPs or Edge R/ECAPs in the City of San Bruno.~~

~~13. Findings from Root Policy Site Inventory Analysis: Access to Opportunity~~

~~14. The vast majority of units (80%) are in moderate resources areas compared to low (14%) or high (7%) resource areas. There are no highest resource areas in the City of San Bruno.~~

~~15. Findings from Root Policy Site Inventory Analysis: Disproportionate Housing Needs~~

~~16. All of the RHNA units are proposed in areas of the city with a lower-than-average rate of housing cost burden (lower than the citywide rate of 38%).~~

~~17. All of the proposed units are in areas that have lower than average rates of overcrowding (lower citywide rate of 8%.).~~

~~18. Most units (80%) are within areas that are moderate or mixed stable neighborhoods. The remaining units (14%) are in areas that are exclusive or becoming exclusive.~~

I. SAN BRUNO'S SITE~~S~~ INVENTORY IMPACT ON FAIR HOUSING

San Bruno is an economically, ~~racially~~racially, and ethnically diverse community. It~~and~~ has a mix of housing developments, including approximately 6,460 multi-family units, which provide~~s~~ housing to many lower-income~~s~~ and racially and ethnically diverse residents and workers in the region. San Bruno will need to plan for 3,165 new units between 2023 and 2031 to comply with state law, potentially expanding the city's current housing stock of roughly 15,000 housing units by more than 20%. Of this number, 345 units are projected to be ADUs, 670 units are pipeline projects that have been approved, and 2,708 are opportunity sites in the site inventory (See Section 6.6 and 6.8 of Chapter 6 for description of ADUs and pipeline projects). If these projects are built in a way that affirmatively furthers fair housing in San Bruno, San Bruno has an opportunity to begin to replace existing segregated living patterns with truly integrated living patterns, transform racially and ethnically concentrated areas of poverty into areas of opportunity, and address some of the challenges of residents with disproportionate housing needs.

San Bruno's physical landscape is nearly built out and there are few opportunities for large residential projects within the city's existing land inventory. As a result, most development will occur at sites that are currently developed and will undergo intensification or redevelopment. Most employment and residential growth is anticipated in the eastern portion of the city. The potential 1,000 units of housing proposed to replace the Shops at Tanforan is a key element of San Bruno's long-term housing strategy and provides the largest increase in the city. While ~~the majority of~~most San Bruno's sites are ~~located~~ in one area of the city, this area is centrally located, ~~in~~ close ~~proximity~~ to areas of the city with disproportionate housing needs and lower resources, and ~~also~~ has access to transit to serve existing residents.

Overall, the Site Inventory in San Bruno provides housing to accommodate a mix of incomes across several distinct areas of the city. While there is a concentration of units near the Tanforan site and Bayhill Shopping Center, which is predominantly Asian and White, these sites are located just north of San Bruno's Hispanic lower-income neighborhoods. The ~~close~~ proximity of these units will provide a mix of lower-income units that serve the lower-income neighborhoods nearby. Adding additional low-income options ~~nearby~~ will not exacerbate the concentration of low-income units in the area, buy create a more mixed-income neighborhood.

As demonstrated in the site inventory, new housing is dispersed throughout the city with a concentration of housing near the Tanforan site. However, these concentrations of housing density will also provide much needed ~~affordable~~ housing (more than 63~~0~~0 lower income units and more than 325 moderate income units).

San Bruno's site inventory is not anticipated to increase segregation in the city because the sites provide a much-needed mix of housing types at a mix of income levels to expand housing options for residents.

The sites inventory includes sites that are suitable for high-density residential development based on factors such as land availability, land use, transit, and infrastructure. The sites are concentrated within areas that are moderate or mixed stable neighborhoods and are in moderate resources areas. The San Bruno sites inventory includes housing developments that, combined with the Fair Housing Action Plan and the programs and actions discussed in Chapter 7, will affirmatively further fair housing by:

- Increasing housing choice and access to housing by people within protected classes, such as race, sexual orientation, or disability.
- Promoting the development of housing units in San Bruno located in areas with access to services, infrastructure, and transit.
- Increasing access to neighborhoods of greater opportunity, greater availability of jobs that afford entry to the middle class, and convenient access to transit and service for people within protected classes.
- Promoting land-use and funding policies to encourage development of new affordable housing across the city.
- Adding resources to traditionally under-resourced neighborhood with concentrated poverty and poor housing stock.
- Improving place-based strategies to encourage community revitalization, including preservation of existing affordable housing.
- Protecting existing residents from displacement.
- Providing people with a disability affordable housing with access to services and transit.

The City anticipates that adding units of lower and moderate-income housing, as shown in the site inventory and pipeline projects, will provide housing for resident groups who are more racially and ethnically diverse than the city overall due to their disproportionate needs. TheCity is prepared to pair the construction of new affordable housing with city's programs under Goal 4 (support the needs of households with low incomes and special needs). Goal 8 (promote equity in housing) will ensure that residents with disproportionate needs in the region benefit from the new housing opportunities. In addition, the programs under Goal 3 (improve the city's management of its affordable housing portfolio , affordable housing funds, and preserve the affordability of existing affordable housing.) will collectively help the City better support and monitor housing programs that serve extremely low-income residents in the city. As demonstrated in the site inventory, the City proposes housing sites located throughout the city. As such, the City does not anticipate the new housing to increase segregation in the city.

J. CONTRIBUTING FACTORS

This section describes and prioritizes contributing factors and proposes ~~the~~ implications for the policies, programs, and implementation actions ~~that~~ included in this Housing Element that may help reverse existing patterns of segregation.

The disparities in housing choice and access to opportunity discussed above stem from historical actions, socioeconomic factors that limit employment and income growth, the inability of the broader region to respond to housing demand, regional barriers to open housing choice, and, until recently, limited resources to respond to needs.

Fair Housing Issue: Hispanic, Other/Multiple Race, American Indian or Alaskan Native, Black households, and large families have disproportionate housing needs. These needs are evident in high levels of cost burden.

Contributing factors:

- HIGH PRIORITY: Hispanic residents are primarily concentrated in areas east of El Camino Real. According to HCD, these areas have the highest concentration of low- to moderate-income populations and face poor opportunity outcomes according to TCAC's opportunity maps.
- MEDIUM PRIORITY: There is a relative lack of affordable housing opportunities in higher resourced areas of the city.

Fair Housing Issue: Hispanic residents are concentrated in areas of the city with the lowest opportunity scores—except for employment access.

Contributing factors:

- HIGH PRIORITY: The Census Tract directly east of El Camino Real is designated as a SB 535 Disadvantaged Community, which is defined under SB 535 as, "the top 25% scoring areas from CalEnviroScreen along with other areas with high amounts of pollution and low populations." Hispanic households are primarily concentrated in this portion of the city.
- HIGH PRIORITY: According to HCD and TCAC's opportunity maps, this area has the highest concentration of low- to moderate-income populations who face poor opportunity outcomes. However, the area has the best access to employment opportunities.
- MEDIUM PRIORITY: Although affordable housing (as captured in the HCD Location Affordability Index) is~~are~~ not as highly concentrated in San Bruno compared to other cities throughout the county, the eastern area of the city offers the most affordable homes. As such, residents living in these areas have lower incomes and higher rates of poverty. Preference may be at play as well: A recent article in Cityscape found that Hispanic homebuyers—when controlled for demographics, loan characteristics, and finances—are more likely to purchase homes in neighborhoods with fewer non-Hispanic White homeowners and lower economic opportunity.

Fair Housing Issue: Persons with disabilities are most likely to file complaints of housing discrimination due to refusal to rent or negotiate for a rental, discriminatory terms, conditions, or privileges, and failure to make reasonable accommodations.

Contributing factors:

- MEDIUM PRIORITY: There were four complaints filed with HUD in San Bruno from 2017 to 2020—all on the basis of disability—where the issues cited included a failure to make reasonable accommodations. Landlords and property owners are required to provide reasonable accommodations to residents living with a disability upon request.
- HIGH PRIORITY: Lack of understanding of reasonable accommodation requirements by landlords and property owners.
- HIGH PRIORITY: Lack of knowledge about fair housing laws by landlords and property owners.

Fair Housing Issues in education:

- Students of color face disparities in subject proficiency compared to the overall student population at both San Bruno Park Elementary School District and San Mateo Union High School District. Overall, 50% of San Bruno Park Elementary District students meet or exceed English language arts and literacy standards and 41% exceed math standards. For Black or African American students, however, 39% are English language arts and literacy proficient and 23% are math proficient. For Hispanic students, 36% are English language arts and literacy proficient and 25% are math proficient.
- Overall, 70% of San Mateo Union High School District students meet or exceed English language arts and literacy standards and 50% exceed math standards. For Black or African American students, however, 55% are English language arts and literacy proficient. For Hispanic students, 50% are English language arts and literacy proficient and 22% are math proficient. For Pacific Islander students, 34% are English language arts and literacy proficient and 20% exceed mathematics testing standards.
- Hispanic and Pacific Islanders face higher rates of chronic absenteeism than the overall school population at both local school districts. Hispanic and Black or African American students have the highest dropout rates in San Mateo Union School District.
- Hispanic students face high rates of suspension compared to their representation among student bodies.

Contributing factors:

- HIGH PRIORITY: The reasons for these disparities are unclear and should be examined. The gaps suggest that Hispanic students need more support, and that schools in the San Bruno area need to focus more closely on efforts to close proficiency gaps and ensure equity in education.

K. GOAL 4 OF THE CITY'S HOUSING ELEMENT POLICIES AND PROGRAMS: PROMOTING EQUITY IN HOUSING ~~FAIR HOUSING ACTION PLAN~~

As a part of San Bruno's Goal of Promoting equity in housing, protect residents from displacement, and support the needs of households with low incomes and special needs (Housing Element Goal 4, See Chapter 7), the City has identified four fair housing programs that will enhance housing mobility, remove barriers to housing in areas of opportunity, promote housing supply, choices and affordability in higher resource neighborhoods, and improve strategies to encourage community conservation and revitalization and protect existing residents from displacement.

Examples of implementing actions in the Fair Housing Action Plan include:

- Prioritize City capital improvement investments to address the challenges of the areas east of El Camino, which is disproportionately occupied by Hispanic residents.;
- Improve landscaping and tree cover and parks, reduce pollutants, and create more walkability and pedestrian safety;safety.
- Bolster the City's reasonable accommodations in housing by adding resources on the City website (e.g., modeling the City of San Francisco's website on service and support animals), conducting resident and property owner awareness training, and clearly defining reasonable accommodations in housing in the City code.;
- Partner with local fair housing organizations to perform fair housing training for landlords and tenants, in addition to enforcing fair housing laws, with a focus on disability violations.
- Engage developers to produce housing with amenities that can help to reduce the disparities in outcomes among the schools that serve San Bruno.

Implementing pPrograms that support fair housing and equity in housing were incorporated into this Housing Element's Goals, Policies and Programs in Chapter 7, and will help reverse patterns of racial, ethnic, and economic segregation in the city. These programs are targeted to ensure that local actions on housing will address residents with disproportionate housing needs.

The FHAP table below details how the City of San Bruno proposes to respond to the factors contributing to the fair housing challenges identified in this analysis.

TABLE 4-9 FAIR HOUSING ACTION PLAN

Actions	Fair Housing Issues	Contributing Factors	Fair Housing Category	Type of Action	Responsible Party
Action Area 1. Enhancing housing mobility strategies: consist of removing barriers to housing in areas of opportunity and strategically enhancing access.					
Action 1.1: As part of the entitlement and master plan processes for the Tanforan redevelopment, encourage and incentivize that prioritize affordable housing that meet the needs of residents with disproportionate housing needs (Hispanic residents, Other/Multiple race residents, American Indian or Alaskan Native residents, Black residents), large families, and residents needing disability accommodations.	Higher levels of cost burden among Hispanic, American Indian or Alaskan Native, Multiple race, and large families.	Lack of affordable housing. Concentration of Hispanic residents in lower opportunity Census tracts.	Disproportionate housing needs	Land use resources	City of San Bruno; private developer
Action 1.2: Ensure that the Tanforan development is a disability-friendly neighborhood with accessible housing and access to transit and employment centers.	Disability-based fair housing complaints.	Lack of affordable accessible housing in general.	Disproportionate housing needs	Land use resources	City of San Bruno; private developer
Action 1.3: Encourage, where feasible, that the Tanforan development incorporates 3- and 4-bedroom affordable homes to alleviate overcrowding of families, which is most common among Hispanic and Asian households.	Higher levels of overcrowding among Hispanic and Asian families.	Lack of affordable housing.	Disproportionate housing needs	Land use resources	City of San Bruno; private developer
Action Area 2. Encouraging new housing choices and affordability in high resource areas: promoting housing supply, choicescho ices, and affordability in areas of high opportunity and outside of areas of concentrated poverty.					
Action 2.1. Increase the number of affordable rental and homeownership units in higher resource areas of San Bruno through targeted redevelopment and gentle infill.	Concentration of Hispanic residents in lower resource areas.	Location of affordable housing.	Disproportionate housing needs	Financial resources	City of San Bruno
Action Area 3. Improving place-based strategies to encourage community conservation and revitalization including preservation of existing affordable housing:housing involves approaches that are focused on conserving and improving assets in areas of lower opportunity and concentrated poverty.					
Action 3.1: Prioritize city capital improvement investments to address the challenges of the areas east of El Camino, which is disproportionately occupied by Hispanic residents. Improve landscaping and tree cover and parks, reduce pollutants, and create more walkability and pedestrian safety.	Lower TCAC environmental outcomes in neighborhoods with the highest concentration of Hispanic residents and the most affordable housing.	Affordable housing is typically located in areas where land costs are lowerlower, and density is easier to achieve.	Segregation/ integration patterns; disparities in access to opportunities	Land use resources	City of San Bruno
Action 3.2: Engage area employers and the school districts in a plan to reduce the disparities in outcomes among the schools that serve San Bruno.	Students of color face disparities in subject proficiency. Students of color also face high dropout rates, chronic absenteeism, and suspensions.	Unclear; should be investigated further as part of AFFH efforts.	Outreach capacity and enforcement	Human resources	City of San Bruno; other cities within the district; school district

Actions	Fair Housing Issues	Contributing Factors	Fair Housing Category	Type of Action	Responsible Party
					~~officials; area employers~~
Action Area 4. ~~Protecting existing residents from displacement:~~ ~~strategies that protects residents in areas of lower or moderate opportunity and concentrated poverty and preserves housing choices and affordability.~~					
~~**Action 4.1:** Bolster the city's resources about reasonable accommodations in housing by adding resources on the city website (e.g., modeling the City of San Francisco's website on service and support animals), conducting resident and property owner awareness training, and clearly defining reasonable accommodations in housing in the city code.~~	~~All of San Bruno's fair housing complaints were on the basis of disability.~~	~~Lack of knowledge about fair housing laws by landlords and property owners; Lack of understanding of reasonable accommodation requirements by landlords and property owners.~~	~~Outreach capacity and enforcement~~	~~Human resources~~	~~City of San Bruno~~
~~**Action 4.2:** Improve the landing page for housing resources on the city's webpage and add a fair housing section. Currently fair housing resources appear in the "Tenant Information and State Assembly Bill 1482" webpage which is difficult to find and does not suggest it contains fair housing resources.~~	~~General lack of fair housing resources.~~	~~Limited effort in providing fair housing information.~~	~~Outreach capacity and enforcement~~	~~Human resources~~	~~City of San Bruno~~
~~**Action 4.3:** Partner with local fair housing organizations to perform fair housing training for landlords and tenants, in addition to enforcing fair housing laws, with a focus on disability violations.~~	~~All of San Bruno's fair housing complaints were on the basis of disability.~~	~~Lack of knowledge about fair housing laws by landlords and property owners; Lack of understanding of reasonable accommodation requirements by landlords and property owners.~~	~~Outreach capacity and enforcement~~	~~Financial resources~~	~~Project Sentinel~~

KEY POINTS: AFFIRMATIVELY FURTHERING FAIR HOUSING

Residents Needs Survey

Among San Bruno residents, there were 99 survey responses. Overall, San Bruno survey data tends to mirror the countywide averages. The most frequent issues mentioned for San Bruno were related to affordability, overcrowding and quality of schools. The survey shows that in both the county and San Bruno, low-income is a barrier to accessing housing. The impacts are highest for Hispanic households.

Outreach, Enforcement, and Compliance

The City of San Bruno has few fair housing complaints and there is evidence of less exclusionary behavior from landlords in San Bruno relative to neighboring communities. No fair housing enforcement actions have been taken against the City and the City is in compliance with state fair housing laws and regulations. The City has several housing policies enacted locally that encourage housing development and mitigate displacement. The City has also identified barriers to affordable housing development and policies that can help address those barriers as well as actions to strengthen its capacity to conduct fair housing outreach and education.

Integration and Segregation

San Bruno's residents are more racially and ethnically diverse than residents in the county and the Bay Area overall because San Bruno has a higher share of residents who are Asian and Hispanic. San Bruno also has a higher proportion of lower-income residents than most Bay Area jurisdictions. The City's Fair Housing Action Plan will help reduce racial, ethnic, and economic segregation in the city.

Racially Concentrated Area of Poverty or an Ethnically Concentrated Area of Poverty

The City of San Bruno has no R/ECAPs or edge R/ECAPS.

Access to Opportunity

The area east of El Camino Real is disproportionately impacted by low education opportunity, low economic opportunity, low environmental scores, high social vulnerability scores, concentrations of cost burdened households, overcrowding, and low resource scores.

Disparate Housing Needs

Racial and ethnic minority populations are disproportionately impacted by poverty, low household incomes, overcrowding, and homelessness compared to the non-Hispanic White population in San Bruno. Additionally, racial, and ethnic minorities are more likely to live in moderate resources areas and be denied for a home mortgage loan.

~~**Residents Needs Survey**~~

~~Among City of San Bruno residents, there were 99 survey responses. Overall, San Bruno survey data tends to mirror the countywide averages. The most frequent issues mentioned for San Bruno were related to affordability, overcrowding and quality of schools. The survey shows that in both the county and San Bruno, low-income is a barrier to accessing housing. The impacts are highest for Hispanic households.~~

Site Inventory Analysis

Overall, the Site Inventory in San Bruno provides housing to accommodate a mix of incomes across several distinct areas of the city. There is a concentration of units near the Tanforan site and Bayside Shopping Center, which is predominantly~~,~~ Asian and White. The area has a similar proportion of low-income residents as the citywide rate. The sites are also located in ~~close~~ proximity to San Bruno's Hispanic, lower-income neighborhoods and will provide a mix of lower-income units to serve these neighborhoods. Adding additional low-income options nearby will not exacerbate the concentration of low-income units in the area and~~,~~ create a more mixed-income neighborhood.

The sites inventory includes sites that are suitable for high-density residential development based on factors such as land availability, land use, transit, and infrastructure. The San Bruno sites inventory includes housing developments that combined with the Fair Housing Action Plan and the policies and programs in this Housing Element will AFFH.

Fair Housing Issues Contributing Factors

The City has identified four fair housing issues: 1) Hispanic and large families have disproportionate housing needs, in particular with high levels of cost burden; 2) Hispanic residents are concentrated in areas of the city with the lowest opportunity scores; 3) Persons with disabilities are most likely to experience housing discrimination based on fair housing complaints; 4) Students of color face disparities in subject proficiency, higher rates of chronic absenteeism, and higher dropout rates and rates of suspension.

Fair Housing Action PlanFair Housing Policies and Programs

Fair Housing Policies and Programs are included in Goal 8, "Promote Equity in Housing" (see Chapter 7). Implementing programs that support fair housing and equity in housing were incorporated into this Housing Element's Goals, Policies and Programs in Chapter 7, and will help reverse patterns of racial, ethnic, and economic segregation in the city. These programs are targeted to ensure that local actions on housing will address residents with disproportionate housing needs.

The Fair Housing Action Plan is targeted to ensure that local actions on housing will address residents with disproportionate housing needs. The Fair Housing Action Plan outlines how the City of San Bruno proposes to respond to the factors contributing to fair housing challenges. San Bruno's Fair Housing Action Plan prioritizes enhancing access to areas of opportunity, encouraging housing choices in high resource areas, preserving existing affordable housing, and preventing existing residents from displacement.

5 Public Outreach

Section 65583 of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." Meaningful community participation is also required in connection with the City's Assessment of Fair Housing (AFH).

Another important source of guidance in the development of this Housing Element was the wider San Bruno community. As outlined in the description of public outreach that follows, the Housing Element has incorporated input from the residents at public meetings, the Planning Commission and City Council, as well as from affordable housing providers, advocates, and developers whose recommendations were received at 21 Elements Outreach Panels. A discussion of community outreach and engagement is provided below.

All the community outreach activities were advertised through the City Manager's newsletter which has 6,030 subscribers, the Housing Element Interested Party List, and through the City's NextDoor account which reaches over 15,000 people. The City also sent announcements through its Facebook and Instagram accounts which have 950 and 1,050 followers, respectively. The City posted public notices at City Hall and in the local paper for all City Council and Planning Commission public meetings held to discuss the Housing Element. Additionally, meetings and surveys were publicized on Channel 1, the City's Local Origination channel, which has 9,500 viewers, and in materials distributed to downtown businesses and in residents' utility bills which reached over 10,600 households in San Bruno.

Key accomplishments of the community outreach efforts included:

- Launch of a Housing Element Update website that included links to past event video recordings, meeting materials, outreach and survey summaries, and information about upcoming meetings and ways to get involved.
- A citywide flyer distributed in resident utility bills in April and May 2022—inviting community members to participate in community workshops, public meetings, and online surveys. The same flyer was hand distributed to downtown businesses and made available in English and in Spanish.
- Three Housing Element public workshops, three presentations/discussions at City Council, and two Planning Commission public meetings.

- The first public workshop was held on April 8, 2021~~,~~ with 21 Elements and focused on educating the public on Housing Elements and the RHNA process; 264 people registered and 80 questions were answered over 3 hours.
- The second public workshop was held on May 4, 2022 and presented options for how the City could meet its RHNA obligation and solicited feedback on potential sites and programs. The meeting's white board exercise can be found in Appendix J.
- The third public workshop was held on May 26, 2022. At the meeting staff shared how input from the May 4th meeting has been integrated into the City's draft sites inventory list and draft programs and provides opportunity for review and public comment.

Below is a summary of the feedback received from the public at the May workshops.

- Expand the TCP and end single-family zoning.
- Relax setback requirements to allow use of the entire site.
- We need policies beyond the BMR ordinance to get more affordable housing.
- Consider preauthorized ADU designs to facilitate their production.
- Consider a rental registry.
- Need more outreach to renters in this process.
- Prioritize housing for teachers.
- Consider housing at Towne Center.
- Ensure units are a variety of sizes.
- The City has a difficult permitting process that needs to be simplified.
- Lower parking requirements.
- Need to educate landlords about their responsibilities.
- Consider a countywide rental registry.
- Reduce development standards to encourage development.
- Explore raising height limits in low-density residential neighborhoods.
- Support for raising building height limits along El Camino Real outside the TCP area.
- Increase density downtown.

A related Housing Element Survey was circulated by the City from March 3, 2022~~,~~ to June 24, 2022 and more than 445+ responses were received. Survey flyers were in English and Spanish. Most survey respondents were longtime residents (62%) in the 50+ age group (72%), in the White, non-Hispanic ethnicity group (53%), ~~and~~ more likely to own their home (85%) ~~,~~ and were predominantly living in a single-family home (92%). Most expressed support for more single-family housing options with multi-family housing options (condominiums, apartments, and townhomes) their second preference. Survey respondents expressed that housing dedicated for teachers, police, fire, and related safety workers is~~are~~ needed in San Bruno. Survey respondents also expressed significant interest in supporting housing in the city's mixed-use and commercial areas. The summary data for the survey can be found in Appendix J.

A. CREATING AN AFFORDABLE FUTURE WEBINAR SERIES

San Bruno and 21 Elements offered a four-part countywide webinar series in the fall of 2021 to help educate community members about local housing issues. The sessions were advertised and offered in Cantonese, Mandarin, and Spanish, though participation in non-English channels was limited. All meetings and materials can be found here. The following topics, and how each intersects with regional housing challenges and opportunities, were explored:

- **Why Affordability Matters**: Why housing affordability matters to public health, community fabric, and to county residents, families, workers and employers.
- **Housing and Racial Equity**: Why and how our communities have become segregated by race, why it is a problem, and how it has become embedded in our policies and systems.
- **Housing in a Climate of Change**: What is the connection between housing policy and climate change and a walk through the Housing & Climate Readiness Toolkit.
- **Putting it All Together for a Better Future**: How design and planning for much-needed new infill housing can be an opportunity to address existing challenges in our communities.

The series included speaker presentations, audience Q&A, breakout sessions, and debrief discussions. Participants were eager to discuss and learn more about housing challenges in their community. They asked questions, commented in the chat and shared their thoughts in a post-event survey. Overall, comments were mostly positive and in favor of more housing. S~~, though s~~ome were focused on the need for new affordable housing. There was a lot of interest in seeing more housing built (especially housing that is affordable), concern about change or impact to schools, parking, quality of life, and personal struggles with finding housing that is affordable and accessible. Some participants wanted more in-depth education and discussion of next steps, while others had more basic questions.

In total, 754 registered for the series. Of those who shared, the majority identified as White (55%) or Asian (24%) and ranged between 30 and 70 years old. Over half have lived in the county for over 21 years and nearly two-thirds owned their homes.

B. OUTREACH PANELS

The 21 Elements team facilitated a series of panel discussions to solicit input from stakeholders throughout the county on housing issues. Four meetings were held, with focused stakeholder participants, including housing developers, housing advocates and funding providers, and special needs service providers.

1. FAIR HOUSING PANEL

On September 27, 2021, 21 Elements hosted the first of four Housing Element stakeholder listening sessions with ~~several~~ organizations focused on fair housing issues.

Key themes included:

- Concern about the upcoming end of the eviction moratorium.
- The importance of transit-oriented affordable housing and stronger anti-displacement policies.
- The need for more education around accessibility regulations and reasonable accommodation.
- The ability of jurisdictions to use their platform (including jurisdiction websites) to promote education and resources for tenants and landlords.

Policies and programs suggested for consideration:

- More funding for subsidized affordable housing near transit or good access to transit.
- Stronger just cause protections.
- Rent stabilization and rent registries as a tool.
- Tenant and community first right of purchase or right of first refusal (TOPA and COPA).

- Creation of more ADUs and programs to increase access to these units for lower-income people.

Fair Housing stakeholder groups on the panel included the following:

- Center for Independence www.cidsanmateo.org
- Community Legal Services of East Palo Alto (CLSEPA) www.clsepa.org
- Housing Equality Law Project www.housingequality.org
- Legal Aid for San Mateo County www.legalaidsmc.org
- Project Sentinel www.housing.org
- Housing Choices www.housingchoices.org
- Public Interest Law Project www.pilpca.org
- Root Policy Research www.rootpolicy.com

2. HOUSING ADVOCATES PANEL

On October 18, 2021, 21 Elements hosted the second housing element stakeholder listening session with housing advocacy organizations. Five stakeholder advocacy organizations participated in the panel.~~.~~ Detailed information about speakers and attending jurisdictions is below and in Appendix J.

Key themes included:

- Ongoing outreach needed to underserved and diverse communities.
- Production of new housing is critical to the county's workforce.
- Greatest need for deeply affordable housing, dense~~,~~ infill.
- Connecting labor, environment and equity to housing.
- Rent increases are a primary concern.
- Protecting vulnerable renting populations with assistance from the government~~s~~.

Policies and programs suggested for consideration:

- Additional funding for affordable housing through commercial linkage fees, inclusionary zoning, vacancy tax, sales tax, etc.
- Protections: eviction assistance, anti-harassment measures, stronger just cause, tenant right-to return, relocation assistance, improvements to the building inspection process, rental registries as a tool.
- Production: Increase density within existing communities in non-high fire severity zones, eliminating harmful restrictions on density, eliminating parking minimums, streamlining housing building process, fair and inclusive zoning policies.
- Prioritize BIPOC families in housing policies, outreach, and practice (all stages of the practices).
- Manage the threat of climate risk by adding green infrastructure.

Housing Advocates on the panel included the following:

- Housing Leadership Council www.hlcsmc.org
- Faith in Action www.faithinactionba.org
- Greenbelt Alliance www.greenbelt.org
- San Mateo County Central Labor Council www.sanmateolaborcouncil.org
- Peninsula for Everyone www.peninsulaforeveryone.org
- San Mateo County Association of Realtors www.samcar.org

3. BUILDERS AND DEVELOPERS PANEL

On September 27, 2021, 21 Elements hosted the third housing element stakeholder listening session with housing developers and builders, including both affordable housing developers and market-rate housing developers. Detailed information about speakers and attending jurisdictions is below.

Key themes for affordable housing development included:

- Primary constraints to affordable housing include: the limits of local funding, tax credit availability (the county's pool is small, limiting the size of a development that could get an award), appropriate sites.
- Key policies and programs: sufficient and flexible local funding; either public land or land that is eligible for SB 35; streamlined process and alignment across city departments.
- Local governments should be aware of state and tax credit policies/requirements; be cognizant of the cumulative impacts of multiple layers of funding requirements; be prepared for community pushback now that high-resource areas are being targeted.

Key themes for market-rate housing development included:

- Primary constraints include competition for sites (with other uses) which drives up land costs; construction costs; City process and zoning; all the "easy" sites have already been developed, leaving sites with environmental, ~~or~~ political (close to single-family homes), or other challenges.
- Key policies and programs: Specific plans and master plans and form-based zoning have been successful; removing CEQA from the equation is helpful; seek a balance of flexibility and predictability.
- Localities should exercise caution with parking and ground-floor commercial requirements.
- Property tax exemption is likely best tool for encouraging moderate/middle income housing created by the market.
- Need for flexible parking requirements.
- Reduce entitlement processes.
- Remove CEQA from the review process.

Builders and developers on the panel included the following:

- Affirmed Housing (Affordable) www.affirmedhousing.com
- BRIDGE Housing (Affordable) www.bridgehousing.com
- The Core Companies (Affordable, Market Rate) www.thecorecompanies.com
- Eden Housing (Affordable) www.edenhousing.org
- Greystar (Market Rate) www.greystar.com
- Habitat for Humanity (Affordable) www.habitatsf.org
- HIP Housing (Affordable) www.hiphousing.org
- Mercy Housing (Affordable) www.mercyhousing.org
- MidPen Housing (Affordable) www.midpen-housing.org
- Sand Hill Property Company (Affordable, Market Rate) www.shpco.com
- Sares | Regis (Market Rate) www.srgnc.com
- Summerhill Apartment Communities (Market Rate) www.shapartments.com

4. SERVICE PROVIDERS PANEL

On November 15, 2021, 21 Elements hosted the fourth housing element stakeholder listening session with San Mateo County service providers. Detailed information about speakers (see Appendix J for organizational information) and attending jurisdictions is below.

Key themes included:

- Key location characteristics were similar for most groups: access to transit, groceries, medical services, pharmacy, schools/parks/community centers/senior centers, jobs and job training.
- Most of these stakeholder groups serve people with a range of incomes—focused primarily ~~at~~on the low end of the income spectrum but also into moderate levels.
- Need affordable housing (or access to vouchers/subsidies that help with access to market-rate housing) of all shapes and sizes: mostly smaller units (studios to 2BR) but there is a need for larger units. It is hard for larger families (5-8 people) to find appropriately sized housing. Space, closets and storage, design for people with disabilities.
- Some people need onsite supportive services; others just need to be able to easily access services, whether by transit or if it can come to them.
- Work with service providers and people experiencing issues firsthand before creating programs.
- Use your networks and power to encourage business/tech/philanthropy to support service providers.

Policies and programs suggested for consideration:

- Actively partner with affordable housing developers to streamline and facilitate development.
- Stabilize market rents.
- Use public land for affordable housing.
- Create more workforce housing.
- Increase inclusionary housing.
- Encourage and facilitate more homesharing.
- Educate landlords on their rights so they are more willing to partner with Housing First service providers.

Service providers on the panel included the following:

- Abode Services www.adobeservices.org
- Daly City Partnership www.dcpartnership.org
- El Concilio www.el-concillio.com
- HIP Housing www.hiphousing.org
- LifeMoves www.lifemoves.org
- Mental Health Association of San Mateo County www.mhasmc.org
- National Alliance on Mental Illness www.namisanmateo.org
- Ombudsman of San Mateo County www.ossmc.org
- Samaritan House San Mateo www.samaritanhousesanmateo.org
- Youth Leadership Institute www.yil.org

C. EQUITY ADVISORY GROUP

In partnership with 21 Elements-/-Let's Talk Housing, and in alignment with community outreach best practices, it was important to include the guidance of and foster partnerships with community organizations to help ensure everyone's voices were heard during the Housing Element update. In response, an Equity Advisory Group (EAG) was formed consisting of 15 organizations or leaders across the county that are advancing equity and affordable housing. EAG members have facilitated and hosted community meetings in partnership with 21 Elements, collected community housing stories to put a face to housing needs, advised on messaging, and amplified events and activities to their communities. All participating organizations are featured on the Let's Talk Housing website. In May 2022, staff gave a presentation to the EAG who gave valuable feedback on draft programs and policies. The EAG provided positive feedback on San Bruno's draft policies to improve equity in housing policy and decision making. The participating organizations included the following:

- Ayudando Lations A Soñar (ALAS) www.alashmb.org
- Community Legal Services www.clsepa.org
- El Comite de Vecinos del Lado Oeste (El Comite) www.tenantstogether.org/resources/el-comité-de-vecinos-del-lado-oeste-east-palo-alto
- EPACANDO www.epacando.org
- Faith in Action www.faithinaction.org/federation/faith-in-action-bay-area/
- Housing Choices www.housingchoices.org
- Housing Leadership Council www.hlcsmc.org
- Menlo Together www.menlotogether.org
- Nuestra Casa www.nuestracasa.org
- One San Mateo www.onesanmateo.org
- Peninsula for Everyone www.peninsulaforeveryone.org
- Puente de la Costa Sur www.mypuente.org
- San Mateo County Health www.gethealthysmc.org
- Youth Leadership Institute www.yli.org/region/san-mateo
- Youth United for Community Action www.youthunited.net

D. SAN MATEO COUNTY FAIR HOUSING SURVEY

In partnership with 21 Elements-/-Let's Talk Housing, and conducted by Root Policy, the San Mateo County Fair Housing Survey gathered 99 responses from San Bruno residents as of April 21, 2022 (see Chapter 4, Section 4.5 for a summary of the survey findings). Key takeaways from the survey include:

- It is difficult for voucher holders to find an affordable unit.
- Low income is a barrier to finding housing.
- Single parent households and BIPOC households reported higher rates of housing denial and housing discrimination.
- Single parent households and BIPOC households reported higher rates of housing displacement.
- Students of displaced households often need to change schools and suffer worse educational outcomes as a result.
- Housing units are too small.

- Precariously housed respondents, single parent households, and households with a member experiencing a disability, had issues finding housing.
- Better access to mental health care as a solution to help improve their health situations.
- San Bruno households moved to South San Francisco to find less expensive housing.
- For respondents with disabilities, housing units do not meet accessibility needs.
- Schools in the community are under resourced and result in worse educational outcomes for students.
- When asked what type of help they needed to improve their housing security, top answers included: Help me with a down payment/purchase (39%); Help me get a loan to buy a house (27%); and Help me with the housing search (23%). Other resources to improve quality of life were also identified in the survey results.

E. KEY TAKEAWAYS

Below is a summary of key takeaways that emerged throughout the outreach process.

- **Housing is personal**: People often have differing views on housing because it is a very personal issue tied to feelings of safety, belonging and identify. Often the comments reflected people's current housing situation. Those with safe, stable housing that they can afford were more concerned with change. Those without were more interested in bolder policies and more housing generally. Many people shared meaningful stories of being priced out of their communities or of their children not being able to live in the community where they grew up. Click here for a sample story.
- **The price of housing is a major concern:** Many voiced concerns about the high cost to rent or buy a home today, either for themselves, friends, or family. It is an issue that touches a lot of lives.
- **More housing is needed:** Generally, people believe we need more housing, particularly affordable housing. However, there are diverging views on how to accomplish this, where housing should go, and what it should look like.
- **Single-family neighborhoods are polarizing:** While some people voiced their interest in upzoning single-family neighborhoods or eliminating them altogether, other homeowners want to protect them and in turn, the investment they have made.
- **Affordable housing is a top concern:** Many felt that more needed to be done to promote affordable housing. They also felt that developers should be eligible for incentives and opportunities that make them more competitive.
- **The process is too complicated**: There was significant concern that the development process was too slow and there was too much uncertainty.
- **Better information resources**: People wanted to know how to find affordable housing in their communities and navigate the process of applying for it.
- **Issues are connected**: Transportation, climate change, access to living wage jobs and education opportunities are all tied to housing and quality of life. These issues are not siloed in people's lives and there is a desire to address them in interconnected ways.
- **Equity is on people's minds:** People want to talk about housing inequities and, even more so, discuss how to solve them. There was interest in ways to create new opportunities for housing and asset building for all that also address past exclusions.

- **Regional input matters but there's more to figure out:** It was valuable to build a broader sense of community and share resources at the countywide level. However, it was challenging to engage non-resident community members on jurisdiction-specific input.
- **Diversity in participation was a challenge:** Despite partnering with organizations to engage with the hardest to reach communities and providing multilingual outreach, achieving diversity in participation was challenging. In the wake of Covid-19, organizations already operating on limited resources were focused on supporting immediate needs, while the added stresses of life coupled with the digital divide added additional barriers for many.

INCORPORATING WHAT WE HEARD INTO THE PLAN

Public outreach and community engagement conducted over the past year played a significant role in the development of the goals, policies, and programs within the 2023-2031 Housing Element. The following is a summary list of topics and the associated policy(s) that were added or improved as a result of that community and stakeholder feedback.

- Support the development of larger units with more bedrooms for families.
- Improve the City's management of its affordable housing portfolio.
- Develop objective design standards to expedite the review of multi-family housing types.
- Adopt tenant anti-harassment ordinance.
- Improve awareness and availability of resources for landlords and tenants.
- Streamline the permitting process and simplify the rules and regulations for new housing development.
- Adopt rules for existing tenants first right of refusal.
- Improve walkability and access to transit in disadvantaged communities.
- Provide training/education about fair housing laws to landlords.
- Support the construction of more accessory dwelling units (ADUs).
- Provide incentives for the construction of housing that is affordable to very low- and extremely low-income households.
- Remove dwelling unit density standards in all mixed-use zoning districts.
- Establish a Below Market Rate (BMR) unit set-aside for tenants with physical or developmental needs.
- Adopt a Fair Chance Access to Housing Ordinance.
- Improve public information on the ADU application and permit process so it is clear and comprehensive.
- Provide homesharing information on the City's website.
- Give displaced residents (former jurisdiction residents) preferential access to new affordable housing.
- Revise the parking ordinance to provide more flexibility in the number of spaces provided.
- Establish a rental assistance program with the City's affordable housing funds.
- Explore increasing height limits within the El Camino Real corridor.
- Create housing in the community to meet the needs of essential workers and lower wage earners.

Appendix J includes all ~~of~~ the community feedback, communications and documentation that support the findings and conclusions in this Section. The AFFH resident survey is included in Appendix F for the AFFH Chapter.

a. City of San Bruno Housing Element Workshop – April 8, 2021: Survey Responses

b. City of San Bruno Housing Policy Workshop Summaries – May 4, 2022

c. Survey Data from the City of San Bruno Housing Element Survey which was open from March 3, 2022 to Ju~~ne 24~~ly 31, 2022

d. 21 Elements Stakeholder Listening Sessions Summary

e. Community Correspondence received by the city as of ~~June 24,~~December 22, 2022

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In each Housing Element cycle, the City is allocated a regional housing needs target (RHNA target) that is a share of the Bay Area region's projected housing needs for all income groups for the next 8 years. For San Bruno, the proposed RHNA is 3,165 units, a significant increase from the previous cycle which proposed 1,155 units. The total number of housing units and the distribution by income category is as follows:

TABLE 6-1 SAN BRUNO'S RHNA BY AFFORDABILITY

Income Category	Very Low (Up to 50% of Area Median Income)	Low (51% to 80% of Area Median Income)	Moderate (81% to 120% of Area Median Income)	Above Moderate Market Rate	Total
Housing Allocation	704	405	573	1,483	3,165
Housing Allocation w/ 15% buffer	810	466	659	1,705	3,640

Source: Association of Bay Area Governments (ABAG)

A. NO NET LOSS LAW

In estimating realistic capacity on sites in the sites inventory, HCD recommends jurisdictions consider the No Net Loss Law. This law was amended by Chapter 367, Statutes of 2017 (Senate Bill 166), which requires sufficient and adequate sites to be always available throughout the RHNA planning period to meet a jurisdiction's remaining unmet housing needs for each income category. To comply with the No Net Loss Law, as jurisdictions make decisions regarding zoning and land use, or as development occurs, jurisdictions must assess their ability to accommodate new housing in each income category on the remaining sites in their housing element site inventories. A jurisdiction must add additional sites to its inventory if land use decisions or development results in a shortfall of sufficient sites to accommodate its remaining housing need for each income category. In particular, a jurisdiction may be required to identify additional sites according to the No Net Loss Law if a jurisdiction rezones a site or if the jurisdiction approves a project at a different income level than shown in the sites inventory. Lower density housing development means fewer units than the capacity assumed in the site inventory.

To ensure that sufficient capacity exists in the housing element to accommodate the RHNA throughout the planning period, it is recommended the jurisdiction create a buffer in the housing element inventory of at least 15% to 30% more capacity than required, especially for capacity to accommodate the lower-income RHNA. Jurisdictions can also create a buffer by projecting site capacity at less than the maximum density to allow for some reductions in density at a project level. San Bruno has added a 15% buffer to its allocation, which brings the total RHNA including buffer of up to 3,640 dwelling units.

Table 6-2 below explains how San Bruno can meet its RHNA obligation.

TABLE 6-2 MEETING SAN BRUNO'S RHNA

Project Type	Units	RHNA Goal + 15% buffer
Pipeline Projects	670	
Accessory Dwelling Units (ADU's)	240	
Sites Inventory	2,709	
Housing Units Constructed since July 1, 2022	43	
Total	**3,662**	**3,640**

B. PURPOSE OF SITES INVENTORY

This chapter is designed to address the requirements of Government Code Sections 65583(a)(3), 65583 (c)(1), and 65583.2. It describes the inventory of land in San Bruno that is suitable for residential development, including vacant sites and underutilized sites with the potential for redevelopment. This chapter also includes an analysis of the relationship of the General Plan, zoning, and public facilities and services to the site inventory as well as an assessment of realistic development capacity for the planning period. Quantified housing construction and rehabilitation objectives are identified for extremely low-, very low-, low-, moderate-, and above moderate-income households.

The purpose of the Sites Inventory is to evaluate whether there are sufficient sites with appropriate zoning to meet the City's RHNA goal. It is based on the City's current land use designations and zoning requirements. The analysis does not include the economic feasibility of specific sites, nor does it take into consideration the owner's intended use of the land now or in the future. It does not dictate where residential development will actually occur, and the decision whether or not to develop any particular site always remains with the owner of the property, not the City. Based on previous Housing Elements, the City anticipates that some of the sites on the list will be developed with new housing, some will not, and some housing will be built on sites not listed in the inventory. Although the Sites Inventory was prepared after extensive analysis, it represents the City's best estimate as to which sites are most likely to develop within the next planning cycle. The City will continue to monitor the sites inventory and its progress towards development over planning cycle to determine if the rate and density of development is consistent with our projections and make adjustments if necessary. The Sites Inventory is further outlined in the following tables:~~below~~Table 6-3 provides a summary of housing production during Housing Element cycle 5 (2015-2023 and Table ~~, with a breakdown of the units in~~ Table 6-4 shows housing production underway or under review. The complete Sites Inventory is included as Appendix K.

C. EXISTING LAND USE SUMMARY

San Bruno's gross acreage (all land uses including streets and roads) is approximately 3,600 acres. The majority (approximately 52%) of San Bruno's net land area (excluding streets and roads) is devoted to

residential uses, with land used for single-family residences comprising the great majority (44% of total). Commercial and industrial/auto-related land uses make up approximately 8% and 2% of

TABLE 6-3 SUMMARY OF HOUSING PRODUCTION UNDER LAST RHNA (2015-2023)

Project Name	APN	Status	Category	Units per Acre	Tenure (Renter v Owner)	Units by Household Income Category				Total Units	Assistance Programs for Each Development Deed, Restricted Units, Units Affordable without Financial or Deed Restrictions
						Very Low	Low	Moderate	Above Moderate		
1721 Earl	019041170	Built	SF		O				1	1	None
1655 Claremont	019023360	Built	SF		O				1	1	None
991 Glenview	019043530	Built	SF		O				1	1	None
2735 Concord	019023350	Built	SF		O				1	1	None
1115 Fairmont	019014310	Built	SF		O				1	1	None
1110 Glenview	019014180	Built	SF		O				1	1	None
1100 Glenview	019014170	Built	SF		O				1	1	None
1641 Claremont	019023340	Built	SF		O				1	1	None
1711 Earl	019041020	Built	SF		O				1	1	None
406-418 San Mateo Ave	020364360	Built	MF		R			41	42	83	83 apartments with market rate rents. City estimates that roughly half of the units (41 units) are affordable to moderate income households, based on market rents of comparable projects in San Bruno.
Skyline College, Multi-Family Residential	017080150	Built	MF		R		6	5	19	30	The project includes 11 deed restricted affordable units. San Mateo County Community College District has confirmed that, even though the remaining 19 units are not deed-restricted but are intended to serve the low-income level faculty families.
Skyline College, Single-Family Residential	117550010 through 11755040	Built	SF		O				40	40	As part of the Skyline College project, the district sold a portion of the property to a housing developer to finance the construction of the 30 MFDs. The affordable units for the project are in the MFD portion of the project.
847 Mills Ave	020112090	Built	SF		O			1		1	
164 Elm Ave	020414420	Built	SF		O			1		1	
ADUs	Various	Approved	ADU	n/a	R	21	66	21	13	121	
Total Units Created						**21**	**72**	**69**	**124**	**286**	
2015-2023 RHNA						**358**	**161**	**205**	**431**	**1,155**	

RHNA Remaining Needed for the 2015-2023 Planning Period	**337**	**89**	**136**	**307**	**869**

TABLE 6-4 HOUSING PRODUCTION UNDERWAY AND APPROVAL PIPELINE FOR 2023-2031 RHNA

Project Name/Address	APN	Status	Category	Units per Acre	Tenure (Renter v Owner)	Units by Household Income Category				Units per Project	Assistance Programs for Each Development, Deed Restricted Units, Units Affordable without Financial or Deed Restrictions
						Very Low	Low	Moderate	Above Moderate		
2023-2031 RHNA						**704**	**405**	**573**	**1,483**	**3,165**	
Pipeline Approvals											
Mills Park	020075110, 100, 090, 080, etc.	Approved	Multi-Family	79	O	26	19	20	362	427	Project subject to a Development Agreement. The project includes 65 deed restricted affordable units.
732 – 740 El Camino Real	020126080, 020126160	Approved June 2022	Multi-Family	224	R	7	26	7	96	136	Vacant vehicle sales lot. SB 35 and Density Bonus project, with 29.4% deed restricted affordable units.
Glenview Terrace	019042150, 160, 170	Approved July 2022	Single-Family	9	O	0	1	3	25	29	Vacant former gas station and church properties. Developer will provide affordable units onsite and pay the affordable housing fee for a partial low-income unit, per San Bruno's BMR Program. The project includes four deed restricted affordable units.
111 San Bruno Ave.	021176010	Est. Approval 2023	Multi-Family	111	R	5	0	0	41	46	Vacant former bank property. Developer will provide affordable units onsite. Density Bonus requested. The project proposes seven deed restricted affordable units.
271 El Camino Real	020364320, 020364120, 020364130, 020364140	Approved Sept. 2021	Multi-Family	40	O	0	1	2	20	23	Vacant former restaurant property. Developer will provide affordable three deed restricted units on-site and pay the affordable housing fee for a partial low-income unit and partial moderate-income unit, per San Bruno's BMR Program.
500 Sylvan Ave.	020145480	Approved	Multi-Family	53	R	0	0	0	9	9	The Affordable Housing In-lieu fee was paid for this project.
Total Units in Pipeline, by Income Category						**38**	**47**	**32**	**553**	**670**	
RHNA Remaining Need, by Income Category						**666**	**358**	**541**	**931**	**2,495**	

Source: City of San Bruno, 2022.

San Bruno's net land area, respectively. Of these areas~~,~~ regional retail uses occupy the greatest ~~area~~. Public and quasi-public land uses make up approximately 20% of the city's net land area. The public/quasi-public uses include several non-local governmental uses, including the Golden Gate National Cemetery and Marine Reserves Center. Parks and open space make up about 13% of the city's net land area. Around 2% of the city's net land area is vacant land and surface parking lots.

1. EXISTING RESIDENTIAL AREAS

The majority of San Bruno's land area consists of residential use, and neighborhoods are its most prominent feature. The city's older, eastern half (east of I-280) contains the greatest diversity of land uses and residential types. Streets in this relatively flat area are organized in a grid pattern that reflects their early 20th century roots. San Bruno's newer, western half is comprised primarily of single-family subdivisions, but also several large multi-family complexes. The curvilinear street pattern in this area, commonly used in post-1950 residential subdivisions, is adapted to the steep, hilly terrain.

Citywide, San Bruno's average residential density is 10.6 housing units per net acre. East of El Camino Real mixed single and multi-family neighborhoods average 16.3 housing units per net acre. Single-family neighborhoods between El Camino Real and I-280 average 10.5 housing units per net acre, with the notable exception of the Crossing development, which averages 50 to 60 units per acre. West of I-280 in lower-density hillside neighborhoods residential densities average 6.7 housing units per net acre. Aside from the Crossing, the other large multi-family complexes average 29.1 housing units per net acre.

The Transit Corridors Specific Plan (TCP) provides for 1,610 new housing units in the roughly 150-acre TCP area along the city's main commercial corridors surrounding the new San Bruno Avenue Caltrain Station. The City completed the Zoning Code update to establish the mixed-use zoning standards for the area and new development standards in March 2021.

D. SUMMARY OF 2015-2023 HOUSING ENTITLEMENTS

San Bruno issued building permits for a total of 286 dwelling units over the current planning period through 2021 against the RHNA of 1,155 new units. This leaves a remaining obligation of 868 housing units. Furthermore, the City did not meet its allocation for housing units at any income level against the RHNA target. A majority of the approved units are attributable to Accessory Dwelling Units (ADUs), which highlights their importance in providing an additional housing type in the city. The City has entitled many more housing units over the course of the planning period which are not reflected in Table 6-3 because only building permit issuance counts towards the RHNA. Most of the delay is attributable to interruptions in the update of the Zoning Code and to an uncertain housing market during the COVID-19 pandemic.

Although the City did not meet its RHNA target, it entitled 670 additional housing units in the current planning period which are now in the pipeline for the sixth Housing Element cycle. Below is a list of major residential projects that were entitled during the current planning period but are pending building permit submittal/issuance. All of the projects remain active and therefore are considered pipeline projects for meeting the City's RHNA-6 allocation.

111 San Bruno Avenue – The proposal is to demolish the shopping center at 761 – 767 Huntington Avenue and construct a five-story, mixed-use building with a total of 62 dwelling units. The project would include a total of 11 affordable units, exceeding the City's affordable housing requirements. Six low-income and five moderate-income units would be provided. Approved density is 84~~.32~~ units per acre. The applicant reduced the proposed number of units to 46 after negotiations to consolidate lots failed with an adjacent property owner.. Staff anticipates this

project will be entitled late Winter 2022/23. The project is located in the TCP area, across the street from the Caltrain Station and near a number of other potential development sites.

500 Sylvan Avenue – This TCP project proposes nine multi-family market-rate, rental units in a three-story building. Dwelling unit density is 53 units per acre. The project was approved in May 2019, and~~.~~ the project entitlements were first extended in June 2020 and then automatically extended for 18 months pursuant to Assembly Bill 1561. Building permits for the project are ready for issuance.

Mills Park Center (601-611 and 643-799 El Camino Real; 701-751 Camino Plaza; 711-777 Kains Avenue) – The mixed-use development with 427 multi-family residential units and ground floor commercial space was approved in August 2020. The project includes a total of 64 onsite affordable units, including 26 very low-income units, 19 low-income units and 19 moderate-income units, consistent with the City's affordable housing requirements. Building permits have yet to be submitted. Approved density is 79 units per acre. This project also represents successful parcel consolidation to maximize development within the TCP.

271 El Camino Real – The project proposes to construct a three-story, approximately 39,643 gross square-foot condominium complex that would provide three affordable housing units and 20 market-rate units (23 units total) on a .57 acre development site. The project was approved in September 2021 and is pending building permit submittal. The project will provide three affordable units on site, one low-income unit and two moderate-income units and pay a partial in-lieu fee, consistent with the City's affordable housing requirements. Approved density is 40~~.0~~ units per acre, the maximum permitted in the zoning district.

Glenview Terrace – The project consists of 29 for-sale single-family dwelling units on the corner of San Bruno Avenue and Glenview Drive. The project site is 3.28 acres and consists of three parcels that will be merged into one parcel. The site formerly contained a gas station on San Bruno Avenue and a church on Glenview Drive. The gas station has been demolished and the church and parsonage will be demolished as part of the project. Proposed home sizes range from 1,700 to 2,600 square feet in size and all 29 homes will be constructed with attached garages. The project required a General Plan Amendment to change the general plan designation for the site from high density residential and low density residential to medium density residential, and the site was rezoned from R-1/P-D to P-D. The project includes four onsite affordable housing units,~~;~~ one low-income unit and three moderate-income units, consistent with the City's affordable housing requirement. Approved density is 9 units per acre. The project was approved July 2022 and is pending building permit submittal.

732 – 740 El Camino Real – The project was submitted pursuant to Senate Bill (SB) 35 and also requested a density bonus to construct a six-story, residential building on a 0.612-acre site with 136 rental dwelling units. Proposed density for the project is 227 units/acre with a 2.3 FAR. Twenty-nine percent of the units would be affordable, exceeding the City's affordable housing requirement of 15%. The project would provide seven very low-income units, 26 low-income units, and seven moderate-income units. The project is in the TCP area.

E. ASSISTED HOUSING SUPPLY

As described in Chapter 2, Housing Needs Assessment, San Bruno has three assisted housing developments which were completed before the third Housing Element cycle, Avalon1, completed in 2005 and Avalon2, completed in 2007 (formerly known as Meridian and Paragon and then Archstone I and II); and Village at the Crossing, also completed in 2007, all of which were built before the third Housing Element cycle. All three projects are rental apartments; the two Avalon developments (formerly named Archstone I and II) are for all household types with a total of 485 units of which 97 are affordable to very low-income households and the Village at the Crossing is for senior households only with 228 units, all of which are affordable to low-, very low-, and extremely low-income seniors. None of these assisted units are at risk of conversion during this Housing Element cycle.

F. HOUSING PRODUCTION UNDERWAY

1. ENTITLED AND UNDER CONSTRUCTION

Approximately 521 housing units are in the pipeline as of the start of this Housing Element cycle. This pipeline housing production is expected to be built within this Housing Element cycle. However, no pipeline projects are under construction. The only housing development currently under construction is Skyline College Multi-Family, consisting of 30 multi-family rental units, which is expected to receive its certificate of occupancy ~~late~~ ~~Summer~~Fall, 2022~~, so it will not count towards the 2023 – 2031 planning period~~.

Most pipeline units are expected in one project, a 427-unit mixed-use development on El Camino Real, called Mills Park, approved in July 2020. The project is also expected to accommodate a portion of the affordable housing allocation with 65 affordable units. The project is designed at 79 units to the acre which has informed the City's density assumptions for projects within the vicinity.

2. DWELLINGS CONSTRUCTED SINCE JUNE 30, 2022

Not including the housing units entitled and under construction, ten new dwellings have been constructed in the city since June 30, 2022. These units are ready for occupancy and include three detached ADUs, six attached ADUs, and one new single-family home. None of these new housing units were deed restricted affordable units. The affordability level for the single-family dwelling is considered above market-rate. Affordability for the ADUs is based on the default ABAG affordability mix assumptions. Units constructed are indicated in ~~t~~Table 6-8~~he~~ ~~q~~Quantified ~~o~~Objectives"" ~~table~~ at the end of this chapter.

G. ADDITIONAL DEVELOPMENT POTENTIAL

As described in Chapter 3 Housing Constraints, San Bruno is located in an urbanized portion of San Mateo County and has no unconstrained vacant land on which new housing can be constructed. Nonetheless, this was also true during the last Housing Element cycle and the ~~city~~ City demonstrated that affordable housing can be built in San Bruno despite a lack of vacant land. In fact, high land costs and a limited supply of vacant land constitute conditions ripe for more intensive, compact, infill redevelopment in line with the goals of the General Plan and this Housing Element. To address the requirements of Government Code Section 65583.2(g) regarding non-vacant sites, the following section provides the supporting rationale behind the additional affordable housing development potential identified for 2023-2031, including development trends and recent and ongoing planning efforts.

1. THRIVING MARKET FOR MIXED-USE WITH RESIDENTIAL

MIXED-USE REDEVELOPMENT ANCHORS DOWNTOWN

In July 2020, the City approved entitlements for the development of a 5-story mixed-use commercial and residential building on an approximately 5.38-acre site at the southwest corner San Bruno Avenue and West El Camino Real. The project involves the demolition of a number of commercial buildings, including the Mills Park Shopping Center, and construction of approximately 7,950 square feet of commercial space at the ground level, 427 residential units, and 676 covered parking spaces. The approvals included a Zoning Classification Change, Architectural Review Permit, and Vesting Tentative Map, and a Development Agreement. This project is an important example of how San Bruno has consistently supported mixed-use, higher density development in the city, especially in proximity to transit.

2. PLANNING FOR HOUSING ALONG TRANSIT CORRIDORS

GENERAL PLAN GOAL AND POLICY ALIGNMENT

The identification of additional realistic future housing sites for San Bruno is based on the goals and policies in the 2025 General Plan (LUD-A, LUD-B, and LUD-C) as updated by the 2013 Transit Corridors Specific Plan, which promote, among other things:

- Residential development to increase walkability and transit use;
- Intensification of land uses around the San Bruno BART Station and planned San Bruno Avenue Caltrain Station; and
- The reuse and intensification with multi-use, transit-oriented development of El Camino Real, San Bruno Avenue, and San Mateo Avenue.

GENERAL PLAN LAND USE DESIGNATIONS

The San Bruno 2025 General Plan re-designated three major commercial corridors, El Camino Real, San Bruno Avenue and Huntington Avenue, with a TOD (Transit Oriented Development) designation to allow for a mix of commercial, office, and residential uses and capitalize on the proximity of these corridors to BART and Caltrain. The Transit Corridors Specific Plan, adopted in 2013, expanded the TOD designation to encompass the Central Business District along San Mateo Avenue. In March 2021, the City updated the Zoning Code for consistency with the General Plan and Specific Plan, thus streamlining mixed-use development within the TOD designation by making residential and residential mixed-use permitted uses in the zone. The rezoning was the final major implementation step for the TCP. The land use designations are described in detail in the Chapter 3 discussion of governmental constraints and resources. Most of the new housing opportunity sites identified in this Housing Element are located in these mixed-use transit corridors.

TCP ZONING CONSISTENCY WITH GENERAL PLAN DENSITY

The 2025 General Plan took the first big step toward accommodating the development of transit-accessible, affordable infill housing in San Bruno. The TCP does not assign a maximum density for individual residential development projects within the TCP area. Instead, the TCP identified a maximum of 1,610 units for the entire area but allows flexibility in the size of each project based on market conditions and development standards set forth in the Plan.

The TCP provides for higher density development along transit corridors – the location characteristics, proximity to transit, jobs, and shopping that make the area appealing to the changing housing preferences of groups such as seniors, millennials and workers, and market conditions have demonstrated the financial feasibility and demand for such housing projects. A number of higher density residential projects have been built, are under construction or in the approval process along the El Camino Real corridor in San Bruno.

Since the rezoning, there has been strong developer interest in investing in residential development in the TCP area. Four project applications or pre-applications have been submitted and staff has met with several interested property owners and developers about other sites. The TCP provides a guide to developers with detailed development standards and design guidelines and a Program Environmental Impact Report that will facilitate the application process and minimize additional environmental review for projects.

MIXED-USE DEVELOPMENT SITES WITH MULTIPLE LOTS

This Housing Element relies on development of mixed-use sites within the TCP area to accommodate the City's RHNA. The TCP envisions mixed-use projects to be residential above retail uses, however the Plan does allow 100% residential projects along El Camino Real and San Bruno Avenue, with the exception that key corners should be anchored with ground floor retail. Many of these development sites consist of multiple parcels and will need to be assembled. Development sites that are 20,000 square feet or greater have no limit on floor to area ratio (FAR), making it more likely that smaller sites will be consolidated under single ownership.

H. OPPORTUNITY SITES AND REALISTIC CAPACITY

1. REALISTIC DEVELOPMENT

Recent development trends suggest that San Bruno is ripe for redevelopment based on development approved and redevelopment interest in the last planning period and that housing density for the development is much higher than the City anticipated in the previous planning period. Housing densities in the city's transit corridors has ranged from a low of 53 dwelling units per acre for the 500 Sylvan Avenue project, to a high of 224 dwelling units per acre with state and local incentives for the 732 – 740 El Camino Real project. Because San Bruno has a minimum below market rate (BMR) requirement of 15%, many developers are choosing to exercise the city's density bonus provisions, resulting in denser housing projects than previously anticipated. The City expects this trend to continue throughout the planning period.

2. SITES

Under the land uses designated in the San Bruno 2025 General Plan and the Zoning Code, many acres of commercial land in San Bruno's transit corridors have eligible capacity for redevelopment with mixed uses including housing at or above metropolitan regional default densities. Therefore, the City focused on this area to accommodate housing.

However, for the purposes of specificity in this Housing Element, the City has identified a specific set of housing opportunity sites within the transit corridors, as well as the potential reuse of some former school sites, and sites located outside the TOD designation, all of which are especially appropriate and likely for redevelopment over the period of this Housing Element cycle. Figure 6-1 and Table 6-4 illustrate and list by parcel the specific opportunity sites identified for development or redevelopment of mixed-use or residential projects that are counted towards the City's RHNA obligation. Table 6-4 shows housing opportunity sites for housing to be consistent with the General Plan and TCP. The table indicates both the maximum and realistic development capacity of each parcel, as well as the connections to existing city infrastructure and services. The table also describes the existing uses on each site.

These sites allow for the development of a wide variety of housing by right, including single-family, duplex, multi-family, ownership and rental, factory-built or other manufactured housing, transitional housing, supportive housing, senior housing, and more. Most of the sites are occupied by very low value or transitional uses such as vacant buildings or lots, parking lots, and used-car or used-goods dealers, making all the sites particularly attractive targets for redevelopment in the near-term. None of the sites are currently residential uses, thus redevelopment poses no risk of displacing households.

Throughout the TOD designation no maximum dwelling unit density is prescribed. Instead, maximum density is limited by development standards that limit the building envelope. The calculations used to estimate realistic development capacity along the transit corridors assume complete redevelopment of each site primarily based on

conversations with developers and based on the density of similar housing developments that were approved or proposed nearby. In all cases, the estimated densities are considerably lower than could be permitted using the City's Density Bonus Ordinance.

The TOD designation only specifies commercial uses at key intersections, and developers have indicated a preference for a minimal amount of commercial space unless they have already partnered with a high-quality tenant. Therefore, the projected residential development capacity for mixed-use sites assumes mostly residential development to produce the quantified objectives; for the TOD designation it is assumed that about 5-percent of a project could be for non-residential uses. Furthermore, the assessment of sites that may undergo change is very conservative, focusing on properties where developers have expressed interest, properties that have marginal uses, or properties that have underutilized surface parking lots. Additionally, the City has not received much developer interest in office uses within its TOD districts.

While nonresidential uses are permitted in the TOD districts, there has not been strong demand for non-residential office uses in these districts. Office uses are a strong competing use for those properties that are concentrated near other office uses, such as the two properties (851 Cherry Avenue and 801-851 Traeger Drive) within the Bayhill Specific Plan area. Properties within the Bayhill Specific Plan area were included in the inventory because those property owners expressed an interest in the Housing Overlay during development of the specific plan. It has been difficult to find tenants for commercial storefronts in recent years and some developers are finding ground floor retail to be cost prohibitive in the city. Furthermore, many of the sites in the inventory are too small for feasible large scale nonresidential development.

3. SENATE BILL 9 PROJECTIONS

In September 2021, Governor Newsom signed SB 9 into law, with an effective date of January 1, 2022. SB 9 ~~(1)~~ mandates ministerial approval of duplexes on lots zoned for a single-family residence and ~~(2)~~ requires ministerial approval of subdivisions of a single-family lot into two lots, creating the theoretical possibility of four units on each single-family parcel in the state (with some exceptions). The Terner Center for Housing Innovation at UC Berkeley conducted extensive analysis statewide to determine how many parcels could feasibly utilize the provisions of SB 9 and found that approximately seven percent of single-family parcels throughout the state may redevelop in this way. Included in the Housing Element is Program 2-D to adopt implementing ordinances to facilitate SB 9 compliance. However, San Bruno has no track record for SB 9 projects, thus the market feasibility for these units could not be determined. Therefore, no SB 9 units are included in the sites inventory.

4. DENSITY AND AFFORDABILITY ASSUMPTIONS

Due to the predominantly built-out nature of San Bruno, most development will occur as infill on underutilized sites. Sites that allow densities of at least 30 units per acre may be counted as meeting the lower-income RHNA, based on the provisions of state law allowing developments at "default densities" (at least 30 units per acre in San Bruno). This rule applies to sites located in the TCP where there isn't a density limitation. The affordability assumptions for these sites is 35% lower income and 65% moderate income and above.

Sites located in the R-1 and R-2 zones have a General Plan designation of Low-Density Residential, allowing 2.1 - 8 units per acre. These sites, such as the former Engvall School site, will develop at densities less than 30 units per acre, and thus be subject to the ~~city~~City's affordable housing program which requires 15% of the units to be affordable.

5. ASSEMBLY BILL 1397: SITE SUITABILITY, REALISTIC CAPACITY AND RE-USE OF SITES

Assembly Bill (AB) 1397 amended Housing Element Law, specifically Government Code §§ 65580, 65583 and 65583.2.2, to strengthen the obligation of local governments to identify a supply of adequate sites available to meet

their housing needs for all income levels in their housing elements. For other sites, the number of affordable units is based on those entitlements or the applicable inclusionary housing requirement of 15 percent citywide.

AB 1397 imposes stricter requirements for sites smaller than ½ acre or greater than 10 Acres in size. The sites inventory includes several sites that are less than one-half acre in size. Lot consolidation is encouraged by the City within the Transit Corridors Plan area, but it can be difficult to achieve. Several recent multi-family developments in the Transit Corridors Plan area have been proposed on lots that are smaller than 0.5 acres at densities greater than 30 units per acre, therefore, these sites are counted as meeting the lower-income RHNA, based on the provisions of state law allowing developments at "default densities".

Due to the built-out nature of San Bruno, most sites have existing uses. AB 1397 adds specific criteria for assessment of the realistic availability of non-vacant sites during the planning period. If non-vacant sites accommodate half or more of the lower-income need, the Housing Element must present "substantial evidence" that the existing use does not constitute an impediment for additional residential use on the site. Non-vacant sites included in the inventory have been chosen due to their location, existing uses, and potential for intensification. To ensure that appropriate sites have been chosen, properties that show recent investments or updates or that contain unique uses are not included.

AB 1397 also requires that specific parameters be placed on sites used in previous planning cycles that were not developed but are used in the current Housing Element to meet the lower income RHNA. Under AB 1397, the site must meet the required default densities (i.e. zoned to allow 30 dwelling units/acre); and the site must allow residential use 'by right' for housing developments in which at least 20 percent of the units are affordable to lower income households. 'By right' means that no review is required under the California Environmental Quality Act (CEQA), unless a subdivision is required, and the project can only be reviewed using 'objective' design standards. As noted in HCD guidance documents~~,~~ due to updates in the prior planning period to the general plan or other planning activities, some sites previously identified in the housing element may have been rezoned allowing a higher density~~,~~ and therefore, increase the potential housing capacity of the site. In these instances, sites can be counted towards the lower income RHNA for the housing element inventory because the zoning characteristics have changed. In 2021, since the City rezoned all the sites within the TCP area to align with the specific plan and the General Plan, all TCP sites are considered new sites.

6. HOUSING OPPORTUNITIES ON FORMER SCHOOL SITES

Former school sites available for residential reuse within San Bruno include the former Edgemont School and former Willard Engvall School sites. While these former school sites will primarily be market rate, they represent opportunities for redevelopment in lower density neighborhoods that are not in the TOD districts or major corridors. The former school sites require no zoning changes prior to redevelopment with residential use. The realistic development capacity of these sites is 6-8 units per acre because they are designated Low-Density Residential under the General Plan and Zoning (a maximum of eight units to the acre). Development of these sites assumes a provision of 15% affordable housing as required by City ordinance. The affordable housing units in these projects will be single-family units affordable to low- and moderate-income households.

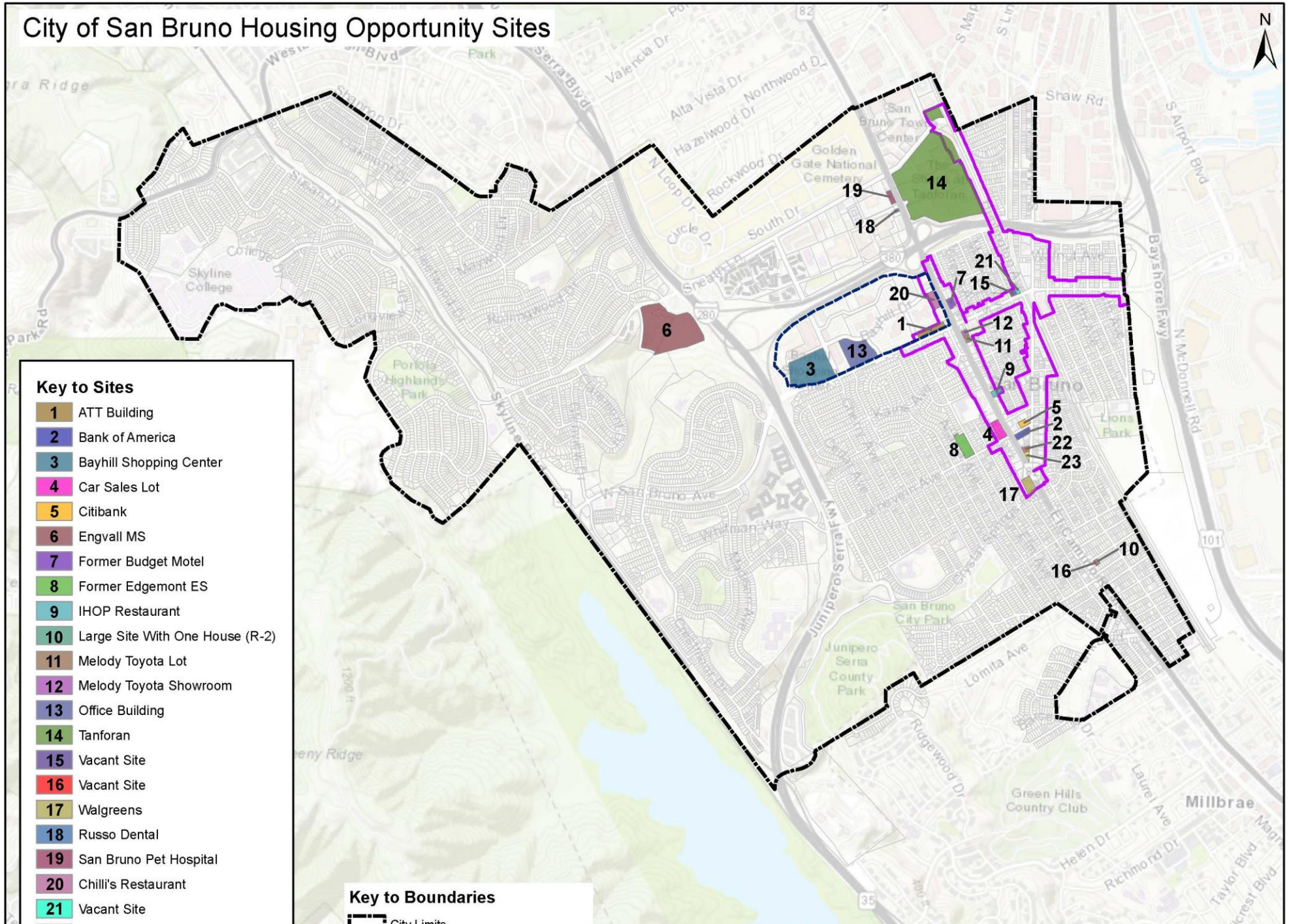

City of San Bruno Housing Opportunity Sites
N
Key to Sites
1 ATT Building
2 Bank of America
3 Bayhill Shopping Center
4 Car Sales Lot
5 Citibank
6 Engvall MS
7 Former Budget Motel
8 Former Edgemont ES
9 IHOP Restaurant
10 Large Site With One House (R-2)
11 Melody Toyota Lot
12 Melody Toyota Showroom
13 Office Building
14 Tanforan
15 Vacant Site
16 Vacant Site
17 Walgreens
18 Russo Dental
19 San Bruno Pet Hospital
20 Chilli's Restaurant
21 Vacant Site
Key to Boundaries
Skyline College
Golden Gate National Cemetery
San Bruno Town Center
Portola Highlands Park
San Bruno City Park
Junipero Serra County Park
Green Hills Country Club
Lions Park
Millbrae
Bayshore Fwy
Junipero Serra Fwy
Shaw Rd
S Airport Blvd
N McDonnell Rd
Lomita Ave
Laurel Ave
Helen Dr
Richmond Dr
Ridgewood Dr
N San Bruno Ave
Sneath Ln
Rockwood Dr
Hazelwood Dr
Alta Vista Dr
Northwood Dr
Valencia Dr
Serra Blvd
Skyline Dr
Park Rd
Taylor Blvd
Magnolia Ave

Figure 6-1 Map of Housing Opportunity Sites

Source: City of San Bruno 2022

TABLE 6-4 HOUSING OPPORTUNITY SITES ZONED FOR RESIDENTIAL DEVELOPMENT (COUNTED FOR RHNA)

Map ID	APN	Address	Description of Current Use	General Plan Land Use	Zoning Designation	Parcel Size (Acres)	Maximum Units per Acre (by General Plan Land Use)	Realistic Unit Capacity	Infrastructure Capacity	Opportunities or Constraints?	~~PDA~~Included in Prior HE	Requires Rezone
1	020071050	840 San Bruno Ave	AT&T Building	TOD	TOD-2	1.57	n/a	320	Yes	Vacant office building	No~~Y~~	No
2	020362180	465 San Mateo Ave	~~Triangle (~~Bank of America~~)~~	TOD	CBD	0.73	n/a	45	Yes	Underutilized property with viable bank	Yes	No
3	020012190	851 Cherry Ave	Bayhill Shopping Center	TOD	BNC	9.21		210	Yes	Existing commercial shopping center	No	No
4	020256130	529 El Camino Real	Vacant used car sales lot	TOD	TOD-2	0.11	n/a	72	Yes	Underutilized, marginal use; One owner; Majority of site is surface parking with small one-story commercial building; 10 parcels under the same ownership would be consolidated into a .82-acre site	Yes~~Y~~	No
	020256140					0.11						
	020256150					0.17						
	020256160					0.06						
	020256170					0.06						
	020256180					0.06						
	020256190					0.06						
	020256250					0.04						
	020256260					0.11						
	020256270					0.14						
	020256280					0.07						
5	020362190	475 San Mateo Ave	Citibank	TOD	CBD	0.70	n/a	60	Yes	Underutilized property with viable bank and surface parking lot	Yes	No~~Y~~
6	019270260	2101 Sneath Ln	Former Engvall ES, current Golf driving range	Low Density Residential	R-1	11.11	8	118	Yes	Vacant former school site	~~N~~Yes	No
	019270270	2101 Sneath Ln			R-1	10.0	8				~~N~~Yes	No
7	020116310	850 El Camino Real	Former Budget Motel	TOD	TOD-2	0.62	n/a	60	Yes	Vacant site	Yes	No~~Y~~
8	020253050	500 Acacia Ave	Former Edgemont MS, current district offices	Low Density Residential	R-1	2.20	8	16	Yes	Underutilized school district property that has gone through the disposition process	~~N~~Yes	No
9	020145020		IHOP Restaurant	TOD	TOD-2	0.10	n/a	42	Yes		Yes	No~~Y~~

	020145030	590 El Camino Real				0.10	n/a		Yes	Underutilized property with viable restaurant and surface parking lot	~~Y~~	~~Y~~
	020145010					0.10	n/a		Yes		~~Y~~	~~Y~~
	020145470					0.30	n/a		Yes		~~Y~~	~~Y~~
10	021172130	116 San Marco Ave	SFD	Low Density Residential	R-2	0.10	8	2	Yes	Vacant site	~~Y~~No	No~~Y~~
11	020126050	750 El Camino Real	Former vehicle sales lot	TOD	TOD-2	0.1	n/a	41	Yes	Vacant former vehicle sales lot	~~Y~~No	No~~Y~~
	020126140	750 El Camino Real	Former vehicle sales lot	TOD	TOD-2	0.3	n/a		Yes		~~Y~~No	No~~Y~~
12	020126200	750 El Camino Real	Former vehicle showroom	TOD	TOD-2	0.3	n/a	34	Yes	Vacant building, currently for sale	~~Y~~No	No~~Y~~
13	020017020	801 – 851 Traeger Dr.	Office Building	Regional Office	BRO	6.1	n/a	205	Yes	Office building recently rezoned for housing option at ~~owners~~owner's request	~~Y~~No	No~~Y~~
14	014316330	1150 El Camino Real	Tanforan	Regional Commercial	P-D	11.8	n/a	1,000	Yes	~~Aging mall that has lost its anchor tenants~~ Aging mall that has lost its anchor tenants	~~N~~ No	~~N~~ Yes~~N~~
	014316360	1150 El Camino Real	Tanforan	Regional Commercial	P-D	n/a	n/a		Yes			
	014316300	1122 El Camino Real	Tanforan	Regional Commercial	P-D	n/a	n/a		Yes			
	014316240	1122 El Camino Real	Tanforan	Regional Commercial	P-D	n/a	n/a		Yes			
	014311060	1292 Huntington Ave	Tanforan	Regional Commercial	P-D	n/a	n/a		Yes			
15	020111160	170 San Bruno Ave W	Vacant lot	TOD	TOD-1	0.29	n/a	42	Yes	Vacant site, across the street from Caltrain Station	Yes	No~~Y~~
16	021172120	San Marco Ave	Vacant Lot	Low Density Residential	R-2	.10	8	2	Yes	Vacant site adjacent to a residential building	No	No
17	020293030	333 El Camino Real	Walgreens	TOD	TOD-2	1.3	n/a	150	Yes	Existing Walgreens store on site. Developer interest	~~Y~~No	No~~Y~~
18	020213200	1101 El Camino Real	Russo Dental	High Density Residential	P-D	.10	40	15	Yes	Dental Office	No	Yes~~N~~o
19	020013100	1151 El Camino Real	San Bruno Pet Hospital	Multi Use	C-N	0.60	n/a	60	Yes	Vet Office	No	Yes~~N~~o
20	020019080	899 El Camino Real	Chili's Restaurant	TOD	TOD-2	1.3	n/a	100	Yes	Existing restaurant on site	~~Y~~No	No~~Y~~
21	020111150	104 San Bruno Ave W	Vacant lot	TOD	TOD-2	0.17	n/a	26	Yes	Vacant site, across the street from Caltrain Station	Yes	No~~Y~~
22	020362240	426 El Camino Real	Bedroom Express	TOD	CBD	.30	n/a	49	Yes	Retail furniture store	Yes	No~~Y~~
23	020362210	401 San Mateo Ave	San Bruno Gas	TOD	CBD	.20	n/a	40	Yes	Gas station at entrance to downtown	Yes	No~~Y~~

Grand Total All Opportunity Sites	**2,709**

[a] Exclusive of state-mandated affordable housing density bonus, which would further increase the achievable maximum units per acre.
Source: City of San Bruno, 2022.

In addition to the Edgemont and Engvall school sites, ~~staff anticipates~~the ~~city~~City has received an application ~~in 2022~~ to redevelop the former Crestmoor High School site. The site requires no zoning changes prior to redevelopment with residential use. The realistic development capacity of this site is 6-8 units to the acre. Development of the site assumes a provision of 15% affordable housing as required by ~~city~~ City ordinance. The affordable housing units in this project will be single-family units affordable to low- and moderate-income households. In addition to housing, the project will include dedicated park and field space. This site is not included in the sites inventory but described here as an example of redevelopment of a former school site.

7. EVIDENCE OF DEVELOPMENT/REDEVELOPMENT SUMMARY

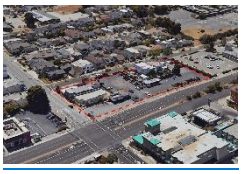
The majority of San Bruno's Sites are located in San Bruno's TOD-1, TOD-2, C-N, C-B-D, and P-D zoning districts and adequate evidence exists for the development of these sites consistent with this Housing Element based on recent development in San Bruno's high-density corridors. For example, recent development or development proposals at 406~~0~~ - 418 San Mateo Ave (88 dwelling units per acre) and 111 San Bruno ~~Ave.~~Avenue (84 dwelling units per acre) provide evidence of development potential for similarly situated sites within the TOD and C-B-D districts. Neither of these approved projects exercised the ~~city's~~ City's density bonus provisions. It is assumed that opportunity sites such as such as 104 San Bruno Avenue or 401 San Mateo Avenue will be developed at densities consistent with similar past projects located nearby in the same zoning district which informed the site inventory estimates.

In estimating the development potential of San Bruno's opportunity sites, the City also considered the following factors:

- Recent housing development in the city's transit corridors has ranged from 53 dwelling units per acre to a high of 224 dwelling units per acre with state and local incentives. Additional incentives were not considered in estimating dwelling capacity for properties listed in the sites inventory. However, local incentives were considered for projects with submitted applications which included the request.
- TOD designation San Bruno's transit corridors have eligible capacity for redevelopment with mixed uses including housing at or above metropolitan regional default densities.
- TOD designation allows for no maximum dwelling unit density. Instead, maximum density is limited by development standards that limit the building envelope.
- Several recent multi-family developments in the Transit Corridors Plan area have been proposed on lots that are smaller than 0.5 acres at densities greater than 30 units per acre.
- Nonresidential uses are also permitted in the TOD districts

In all cases, the estimated densities of San Bruno's opportunity sites are lower than could be permitted using the City's Density Bonus Ordinance. The assessment of sites that may undergo change is very conservative, focusing on properties where developers have expressed interest, properties that have marginal uses, or properties that have underutilized surface parking lots. Non-vacant sites included in the inventory have been chosen due to their location, existing uses, and potential for intensification. To ensure that appropriate sites have been chosen, properties that show recent investments or updates or that contain unique uses are not included. San Bruno's opportunity sites allow for the development of a wide variety of housing by right, including single-family, duplex, multi-family, ownership and rental, factory-built or other manufactured housing, transitional housing, supportive housing, senior housing, and more

TABLE 6-6 SITE INVENTORY JUSTIFICATION

	Site Name	Address		Evidence of Development/Redevelopment Potential
1	**AT&T Building**	**840 San Bruno Avenue**		Vacant office building (former owned and occupied by AT&T) in the TOD Zoning District. The property was purchased in 2021 for the purpose of redevelopment. An applicant has submitted an application requesting a density bonus to construct two ~~eight~~ten-story residential buildings containing 445 total dwelling units, which is more than 280 dwelling units per acre. Staff has reviewed the submittal and determined it to be overly ambitious because it proposes to go multiple floors over the height limit, therefore, the dwelling unit estimate for the site has been reduced to 340 units to reflect a smaller potential project with fewer floors.
2	**Bank of America**	**465 San Mateo Avenue**		Underutilized property with underutilized bank in the Central Business District. In 2018 Bank of America had 1,720 fewer branches than in 2008, a 28% drop. The rapid adoption of mobile banking has allowed banks to reduce the number of branches they operate. In 2018 Bank of America (BAC) announced that deposits made on mobile devices like smartphones and tablets are outpacing those made at branches for the first time. The bank building occupies a quarter of the site which is otherwise developed with surface parking that services the bank use. It is included in the inventory due to its downtown location, existing underutilized use which is ripe for downsizing, and potential for intensification. There have not been any recent major investments in the property that would discourage redevelopment. 45 dwelling units are estimated for the site which is a ~~D~~dwelling unit density of ~~is estimated to be 78~~ 83 units per acre, which is within the range of other projects approved within the TOD and C-B-D districts. Additionally, the site has three street frontages which affords it multiple opportunities for dwelling exposure.
3	**Bayhill Shopping Center**	**851 Cherry Avenue**		Viable commercial shopping center that is part of the Bayhill Specific Plan adopted in 2021 and rezoned per request of the owner of the property to include a residential zoning overlay. This site has been included because of its location, potential for intensification, and the owners' interest in the residential zoning overlay. The dwelling unit density is consistent with the maximum dwelling unit density permitted on the site pursuant to the zoning overlay.
4	**Vacant used car sales Lot**	**529 El Camino Real**		This is a vacant site in the TOD-2 Zoning District that was formerly used as a vehicle sales lot. A majority of the site is surface parking with a small one-story commercial building. Ten parcels under the same ownership would be consolidated into a .82-acre site. Vehicle sales is a non-conforming use in the zoning district. If such nonconforming use ceases for a continuous period of six months, the subsequent use of such conforming structures shall be in conformity with the zoning regulations and General Plan designations for the district in which said building is located. The site was included in the City's past two Housing Element sites inventories. ~~Recent housing development in the city's transit corridors has ranged from 53 dwelling units per acre to a high of 224 dwelling units per acre with state and local incentives.~~ 72 housing units are estimated for the site, which is a

				density of 88 units per acre, ~~consistent with the density for recent housing development~~similar to the approved Mills Park project located two blocks away in the City's TOD district and ~~-~~greater than the default density of 30 units per acre.
5	**Citibank**	**475 San Mateo Avenue**		Similar to the Bank of America site above, the subject site is an underutilized bank surrounded by a surface parking lot within the Central Business District. Advances in mobile banking has allowed banks to shrink the size and number of branches they operate. This site is included in the inventory due to its downtown location, existing underutilized use which is ripe for downsizing, and potential for intensification. There have not been any recent major investments in the property that would discourage redevelopment. The site can accommodate 60 dwellings which is a density of 78 units per acre, within the density range of the approved 111 San Bruno Ave. project and the built 406 – 418 San Mateo Ave. project.
6	**Engvall MS**	**2101 Sneath Ln.**		This is the former Engvall Middle School, which was formerly a golf driving range. A project proposal ~~-~~has been submitted to the City for 118 single-family dwelling units which is currently under review. A maximum of eight dwelling units per acre are permitted in the Low-Density Residential General Plan designation and the R-1 Zoning. The site does not require a zoning change prior to redevelopment with residential use. The site was included in the City's past two Housing Element sites inventories with an estimate for 127 total dwelling units. Fifteen percent of the units would be affordable pursuant to the City's affordable housing ordinance.
7	**Former Budget Motel**	**850 El Camino Real**		Vacant parcel in the TOD-2 Zoning District that was included in the sites inventory for the past two housing elements with an estimate of 25 total dwelling units. For the current Housing Element, the dwelling unit estimate was reevaluated based on recent housing development in the city's Transit Corridors Plan area which has ranged from 53 dwelling units per acre to a high of 224 dwelling units per acre with state and local incentives. San Bruno's TOD designations have eligible capacity for redevelopment with mixed uses including housing at or above metropolitan regional default densities. 60 dwelling units are estimated for the site, which is a density of 83 dwelling units per acre, within the density range of the approved 111 San Bruno Ave. project and the built 406 – 418 San Mateo Ave. project but much lower than the 280 units per acre proposed at 840 San Bruno Ave. located nearby~~.~~
8	**Former Edgemont ES**	**500 Acacia Ave.**		This is an underutilized school district property that has gone through the disposition process and is currently being used for school district administrative offices. The site was included in the City's past two Housing Element sites inventories with an estimate for 13 total dwelling units. Staff has reevaluated the site and estimates the site could yield 15 dwelling units, which is the maximum number of dwelling units per acre permitted in the Low-Density Residential General Plan designation and the R-1 Zoning District. The site does not require a zoning change prior to redevelopment with residential use at this density. The site would likely be developed with small lot residential development with reduced setbacks and yard. Fifteen percent of the units would be affordable in compliance with the City's affordable housing ordinance.

9	**IHOP**	**590 El Camino Real**		Underutilized property including 4 parcels with viable restaurant and surface parking lot located in the TOD-2 Zoning District. The IHOP chain experienced financial troubles during the Coronavirus Pandemic and is still trying to recover. Although the financial situation for this particular location is unknown, it was chosen because of its location, existing uses, and potential for intensification. There haven't been any recent investments or updates to the site that would discourage redevelopment. In October 2020, IHOP announced plans to close nearly 100 locations across the U.S. by mid-2021. That was after IHOP already closed 16 locations in the previous quarter. San Bruno's IHOP is situated on a large 0.6-acre lot which is primarily surface parking. The lot is located just across the street from San Bruno City Hall, the City's main fire station, and its main library, as well as Allen Elementary School, and less than a half mile from San Bruno's Caltrain Station. These neighborhood assets as well as the location in the TOD district make this an ideal location for encouraging walkable, well-connected, moderate intensity mix of retail, restaurant, and residential development. ~~TOD designation San Bruno's transit corridors have eligible capacity for redevelopment with mixed uses including housing at or above metropolitan regional default densities of 30 –units acre.~~ 42 dwelling units are estimated for the site, which is a density of 60 dwelling units per acre. The estimated density is lower than other TOD sites in the inventory because the site is not contiguous and is bisected by a street (Hensley Ave.).
10	**Vacant site**	**116 San Avenue**		Vacant 5,000 sq. Ft. site on San Marco Avenue. Currently for sale for $450K. Likely limited to two total dwelling units due to the low-density residential land use classification. No affordable units are required if the site yields fewer than 5 total dwelling units.
11	**Former Melody Toyota Sales Lot**	**750 El Camino Real**		Vacant surface parking lot that was once part of the Melody Toyota sales lot. The site was vacated a few years ago when Melody consolidated their operations at another location and has been vacant for over two years. The site is within the TOD district, adjacent to the proposed six-story multifamily building at 732 – 740 El Camino Real. 34 units are estimated for the .30 acre development site which is a density of 113 units per acre. This density is higher that other TOD sites but lower than the adjacent approved project at 732 – 740 El Camino Real.
12	**Former Melody Toyota Showroom**	**750 El Camino Real**		Vacant two-story commercial building that was once the home of the Melody Toyota showroom who vacated the site and consolidated their operations at another location a few years ago. A new conditional use permit would be needed to resume vehicle sales at this location. The site is within the TOD district, adjacent to the proposed six-story multi family building at 732 – 740 El Camino Real. 41 units are estimated for the .40-acre development site which is a density of 103 units per acre. This density is higher that other TOD sites but lower than the adjacent approved project at 732 – 740 El Camino Real which was approved at 222 units per acre.

13	**Office Building**	**801 - 851 Traeger Avenue**		Office building recently rezoned for housing option at owners' request. This site has been included because of its location, potential for intensification, and the owners' interest in the residential zoning overlay. The dwelling unit density is consistent with the maximum dwelling unit density permitted on the site pursuant to the zoning overlay.
14	**Tanforan**	**1122 El Camino Real-1150 El Camino Real**		Aging mall that has lost many of its anchor tenants that is designated a Planned Development Zoning District. The site was purchased in 2021 for redevelopment and the City has been in discussion with the developer on site redevelopment and the developer is committed -to including 1,000 housing units in the project. The project was reviewed by the ALUC as part of the Housing Element review. In Fall 2022, the dDeveloper -plans to submitted an application for full master plan redevelopment of the site with a minimum of 1,000 housing units. The master planned development plan amendment, CEQA review, and project entitlements are anticipated to be completed by Fall 2024.
15	**Vacant**	**170 San Bruno Ave.**		Vacant site, across the street from Caltrain Station in the TOD Zoning District. The applicant has submitted a density bonus application to the City for a project with 42 dwelling units, which is 140 dwelling units per acre. Recent housing development in the city's transit corridors has ranged from 53 dwelling units per acre to a high of 224 dwelling units per acre with state and local incentives. The proposed project falls within this range.
16	**Vacant**	**San Marco Ave.**		Vacant 5,000 sq. ft. site adjacent to 116 San Marco Avenue. Currently for sale for $450K. Likely limited to two total dwelling units due to the low-density residential land use classification. No affordable units are required if the site yields fewer than 5 total dwelling units.
17	**Walgreens**	**333 El Camino Real**		Viable Walgreens store in the TOD Zoning District. Pre-pandemic, Walgreens said it would pare its real estate, announcing in 2019 that it would close 200 U.S. locations. This is in addition to an additional 200 stores Walgreens previously closed starting in 2015. In November 2020 Amazon began to compete in the prescription medication market by offering home delivery for prescription medications online, making a difficult market even more competitive. The City has received confirmed developer interested in developing this site to be consistent with 150 dwellings units but no application has been submitted. The property has a large surface parking lot and shows no signs ofTo ensure that appropriate sites have been chosen, properties that show recent investments or updates that would preclude redevelopment. or that contain unique uses are not included.
18	**Russo Dental**	**1101 El Camino Real**		DSingle story dental Ooffice located in Planned Development Zoning District. Non-vacant sites included in the inventory haveThis site has been chosen due to itstheir location, existing uses, and potential for intensification. To ensure that appropriate sites have been chosen, properties that show recent investments or updates or that contain unique uses are not included. The dental office is located within the P-D District, within a half mile of the San Bruno BART Station and located across the street from a key opportunity site (Tanforan) where San Bruno expects to see the development of 1,000 residential units. This area is particularly saturated with dental offices with sixteen existing dentist offices within 1 mile of the site. The P-D district would need to be amended to allow for housing at this location.

19	**San Bruno Pet Hospital**	**1151 El Camino Real**		General Plan designation allows housing but the zoning is Neighborhood Commercial which does not allow residential uses. The site would need to be rezoned to accommodate housing. ~~Non-vacant~~The site was included in the inventory ~~have been chosen due to their~~because of its proximity to transit ~~location~~, existing use~~s~~, and potential for intensification. The pet hospital is located on a ~~large~~ 0.6 acre lot that is ~~(0.6 acres~~) primarily occupied by surface parking. ~~and is within the TOD District, within a half mile of the San Bruno Cal Train Station.~~ It is located across the street from a key opportunity site (Tanforan) where San Bruno expects to see the development of 1,000 residential units. There are two existing pet hospitals within 1.5 miles of the site.
20	**Chilis**	**899 El Camino Real**		Viable restaurant on site located in a TOD Zoning District. Standalone, large format restaurants with significant surface parking lots, are not expanding and will likely contract over the next decade. These restaurants operate in a highly competitive market and there is a trend towards increasing demand for local restaurants or regional chain~~lets~~s. Recent housing development in the city's transit corridors has ranged from 53 dwelling units per acre to a high of 224 dwelling units per acre with state and local incentives. TOD designation San Bruno's transit corridors have eligible capacity for redevelopment with mixed uses including housing at or above metropolitan regional default densities. Recent housing development in the city's transit corridors has ranged from 53 dwelling units per acre to a high of 224 dwelling units per acre with state and local incentives. TOD designation San Bruno's transit corridors have eligible capacity for redevelopment with mixed uses including housing at or above metropolitan regional default densities.
21	**Vacant**	**104 San Bruno Ave.**		Vacant site, across the street from Caltrain Station located in the TOD-1 Zoning District which has no density limitation. 25 housing units are estimated for the site which is a density of 147 dwelling units per acre. Recent housing development in the city's transit corridors has ranged from 53 dwelling units per acre to a high of 224 dwelling units per acre with state and local incentives. Estimated number of units based on similarly situated properties (e.g. 111 San Bruno Ave. and 170 San Bruno Ave.) developed or proposed on nearby or adjacent sites, not based on zoning designation.
22	**Bedroom Express**	**426 El Camino Real**		Retail furniture store located in Central Business District. The site was included in the past two housing elements as part of the triangle development site. It is proving difficult to consolidate the sites for the triangle development so the subject site has been included as a standalone development project where it is more likely to redevelop. While demand for furniture and retail furniture sales have increased over the last several years, the retail furniture industry has adopted e-commerce as essential channel for home delivery and has resulted in skyrocketing sales through Wayfair, Amazon, Etsy, Macy's, Home Depot, Lowes and others. ~~Wayfair sales for example, have exploded since 2020, and the company has reported six consecutive profitable quarters.~~ Local trends suggest that without significant investments that meet e-commerce needs, and a loyal customer base, local retailers may face redevelopment pressure in the next decade, especially when located in a TOD corridor. This location is within a half mile of the San Bruno Cal Train Station and within one mile of three other furniture retailers.

23	**San Bruno Gas**	**401 San Mateo Avenue**		Gas station located at the southern entrance to downtown San Bruno in the Central Business District. The site is included in the inventory because of its prominent location and because it is underutilized, having discontinued its vehicle service bays. The site was included in the past two housing elements as part of the triangle development site. But it is proving difficult to consolidate the sites for the triangle development so the subject site has been included as a standalone development project. 40 dwelling units are estimated for the site which is a density of 200 dwelling units per acre. This density is within the range of recent housing development in the city's transit corridors which has ranged from a low of 53 dwelling units per acre to a high of 224 dwelling units per acre with state and local incentives. A higher density is anticipated for the site because it has multiple street frontages, providing more design flexibility and opportunity for dwelling exposure. Site remediation may be required but is not expected to preclude residential development on the site.

8. ACCESSORY DWELLING UNITS

The ~~city~~City complies with ~~Assembly Bill (AB)~~ AB 1866 by permitting accessory dwelling units in all residential zoning districts by right. In 2021, the City amended its zoning ordinance to provide for approval of ~~accessory units~~ADUs through a ministerial building permit process that includes review by planning staff for conformance with the requirements of the Zoning Ordinance. The zoning code also allows for administrative relief through the use permit process when proposed ADUs do not comply with the standard requirements. Since ordinance adoption, the number of building permits issued for ADUs has significantly increased. In 2021, the City issued 70 building permits for ADUs, the most building permits for ADUs ever issued. To date, the City has issued 32 building permits for ADUs in 2022.

Jurisdictions can count accessory dwelling units ~~(ADU)s~~ towards meeting its overall RHNA obligation based on the average number of building permits the jurisdiction issued for ADUs over the previous 3 years (2019-2021), as specified in its annual progress report. San Bruno has an ADU ordinance pursuant to California Government Code Section 65852.2 which was updated in March 2021 in response to changes in state law. The ADU review process was streamlined in conjunction with the update and as a result ~~issued building permits for 68~~ 70 building permits were issued for ADUs in 2021, after issuing building permits for ~~55~~ 7 ADUs in 2020, 17 in 2019, and 6 in 2018. Overall, the City was successful in permitting 121 ADUs over the course of the last Housing Element cycle. Based on this record, and anticipation of continued demand for ADUs in a difficult housing market and economy, the City anticipates the desire for ADUs to be near ~~2020 and~~ 2021 numbers as a result of the streamlined process. Projecting forward, staff estimates the City will permit ~~345~~ 240 ADUs over the 8-year planning period, an average of rate of ~~43~~ 30 units per year during this housing cycle. The changes to state ADUs laws that took effect in 2021 eliminated many of the barriers to ADU construction in the city and resulted in a steep increase in production in 2021. Continued ADU production in San Bruno is needed to further housing diversity and access to housing in higher resource areas in the western portion of the city.

The City's ADU affordability estimates are based on ABAG's ADU affordability assumptions. The break down is 30% Very Low, 30% Low, 30% Moderate, and 10% above moderate as follows.

TABLE 6-7 ADU AFFORDABILITY ASSUMPTIONS

AFFORDABILITY	ABAG AFFORDABILITY PERCENTAGE	PROJECTED ADUS
VERY LOW	30%	72
LOW	30%	72
MODERATE	30%	72
ABOVE MODERATE	10%	24
TOTAL	100%	240

QUANTIFIED OBJECTIVES

Housing Element law requires that quantified objectives be developed with regard to new construction, rehabilitation, conservation, and preservation activities that will occur during the eight-year Housing Element cycle. Table ~~73~~ 6-8 summarizes the City of San Bruno's quantified objectives for the provision of affordable housing opportunities based on its programs during the eight-year 2021-2029 Housing Element cycle. The quantified objectives in Table 6-8 establish the maximum number of housing units by income category that could be developed or rehabilitated during this Housing Element cycle. The table shows that the City's quantified objectives for 3,723 units includes units constructed since July 1, 2022, units in the pipeline, projected Accessory Dwelling Units, plus units on sites that are already zoned for residential, as follows:

TABLE 6-8 TOTAL QUANTIFIED OBJECTIVES

TARGET	Extremely Low Income*	Very Low Income	Low Income	Moderate Income	Above Moderate Income	**TOTALS**
RHNA	352	352	405	573	1,483	**3,165**
New Construction	249	250	613	589	1,904	**3,605**
Rehabilitation	0	0	5	0	0	**5**
Conservation/Preservation	0	0	0	0	0	**0**

*Note: Pursuant to AB 2634, in estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data. The extremely low-income figure shown above is based on the 50% rule.

7 Goals, Programs, and Implementation Actions for 2023-2031

The goals, programs, and implementation actions presented in this chapter serve to support the State of California's overarching aim of providing "decent housing and a suitable living environment for every Californian" (Government Code Section 65583(b) and (c). The housing goals, programs, and implementation actions were created for the purpose of meeting the housing needs of the citizens of San Bruno from 2023-2031 given the limitations imposed by current political, economic, and social conditions, and in consideration of available state and federal funding.

Each program includes quantified objectives, the agency responsible for implementation, and a schedule of actions to be taken during the planning period, each with a timeline for implementation. Some programs are ongoing, such that there will be beneficial impacts of the programs throughout the planning period.

This Element carries over some programs from previous adopted Elements and amends them to better facilitate the creation and retention of housing for lower-income households and households with special needs. ~~Those programs have an asterisk next to them.~~ Some programs have been eliminated because they were completed in the previous RHNA cycle or they were not very effective.

Housing Element goals are listed in Table 7-1 ~~below~~under Goals.

Key Input and Directions

Based on the community engagement and the analysis of needs and the obligation to AFFH, San Bruno heard we need to streamline a complicated review process, ~~,~~ provide more information on our website and conduct more proactive outreach to resident on fair housing issues. ~~,~~

Approval Process

San Bruno staff heard that developers are struggling with the approval process. To help address this concern, we propose the following new programs:

- Streamlining CEQA
- Establish a pre-submittal conference
- Establish by-right standards
- Offer fee deferrals

- Offer Priority processing
- Reduce parking requirements
- Remove zoning constraints

We heard the City can do a better job providing information. To help address this concern, we propose the following new programs:

- Consolidate fee schedules
- Create a public dashboard
- Provide more information on the City's website

Ensuring adequate land zoned for housing

While San Bruno has a lot of -land zoned for housing, more is needed to satisfy the city's RHNA obligation for this cycle. ~~and t~~The current zoning is not a constraint on housing; however, ~~,~~ the ~~city~~ City needs to ~~be constantly looking~~ look for new opportunities, such as:~~s…~~

- Evaluate a ballot measure to increase heights along El Camino Real
- Amend the R-2 district to permit two dwellings on all lots
- ~~Rezone~~Amend the Planned Development Plan for the Tanforan site to allow for a minimum of 1,000 housing units.

Goals

TABLE 7-1 HOUSING ELEMENT GOALS SUMMARY

Goal Number	Goal Description
1	Remove constraints to housing development and~~by,~~ improve~~ing~~ the development review and approval process~~, reducing processing times, and simplifying administration~~.
2	Increase the availability of housing throughout the city, especially affordable housing.
~~3~~	~~Protect current residents from displacement.~~
~~4~~	~~Support the needs of households with low incomes and special needs.~~
3~~4~~5	Improve the city's management of its affordable housing portfolio.
~~6~~	~~Preserve the affordability of existing at-risk affordable housing units.~~
4~~5~~7	~~Promote sustainable residential development that is energy efficient and reduces greenhouse gas emissions.~~
4~~5~~68	Promote equity in housing, protect residents from displacement, and support the needs of households with low incomes and special needs. .

GOAL 1: Remove constraints to housing development and improve the development review and approval process~~, to reducing processing times and simplifying administration.~~ .

Program 1-A: Identify ways to streamline the CEQA review process through the use of exemptions or by tiering off existing CEQA documents.

Where feasible, use categorical exemptions to expedite the environmental review of housing developments.

ACTIONS:

- Identify categorical exemptions for infill housing development and use them to reduce environmental review timelines.
- Develop a list of required environmental background studies needed to support categorical exemptions and add them to the application submittal checklist.
- Develop and adopt standard environmental conditions of approval for development projects.

METRIC:

- Reduce environmental review timeline for projects that qualify for a categorical exemption(s) ~~to two months~~by 25%.

Responsibility: Community and Economic Development
Funding Source: General Fund
Timeframe: One-year from certification

Program 1-B: Establish a streamlined pre-application development conference process with applicants.

Establish a formal pre-application development conference process for a reasonable fee that is voluntary for housing developers in order to reduce application processing time.

ACTIONS:

- Develop a pre-application submittal application and application submittal checklist.
- Provide a 30-day response to all pre-application submittals.
- Hold a meeting with potential applicants where staff may provide preliminary feedback on pre-application materials.

METRIC:

- For 75% of voluntary pre-applications, reduce the number of incompleteness letters for projects that are subsequently formally submitted for review to two rounds of review.

Responsibility: Community and Economic Development
Funding Source: General Fund, Developer Funded Pre-Application
Timeframe: One-year from certification

Program 1-C: Establish priority building permit processing and reduced plan check times for multi-family housing~~,~~ projects affordable to lower-income households.

Create a process that prioritizes review by all city departments for any housing development with two or more units that ~~is~~ are 100% affordable to lower-income households.

ACTIONS:

- Create a priority permit processing program by first getting input from other reviewing departments and assessing staffing resources. Monitor project processing times every two years.

METRIC:

- ~~Aim to provide~~Reduce the review timeline for first round plan check comments by 25% for priority projects. Ongoing; monitor project processing times every two years.

Responsibility: Community and Economic Development
Funding Source: General Fund
Timeframe: One-year from certification

Program 1-D: Review current design standards for compliance with recent case law and adopt additional design standards.

Adopt objective design standards for multi-family residential projects and amend the existing Residential Design Guidelines to clarify design expectations and expedite the development review process.

ACTIONS:

- Engage a consultant and/~~,~~ or staff~~,~~ to produce objective design standards.
- Once adopted, post the design standards document to the Planning Division website and reference it in all pre-application and development application materials.

METRIC:

- 25% ~~r~~Reduction in design review processing time.

Responsibility: Community and Economic Development
Funding Source: General Fund
Timeframe: Two-years from certification

Program 1-E: Publicly post status updates on housing project permit approvals on the city website.

Create a housing dashboard for all active housing projects on the planning division website with the number of housing units indicated.

ACTIONS:

- Along with other project information provided, provide total number of housing units by affordability among other project information to be updated quarterly.
- Provide updates to the Planning Commission on progress when necessary.

METRIC:

- Increase transparency around housing development in the city.

Responsibility: Community and Economic Development
Funding Source: General Fund
Timeframe: One-year from certification

Program 1-F: Continue to consolidate fee schedules across departments to simplify administration and allow people to obtain schedules and documentation in one location. This includes ~~gathering~~ providing a link to outside agency fee information.

Create a list of all pertinent housing development fees across all relevant city departments and provide links to fees for outside agencies so housing developers can easily review the information in one location.

ACTIONS:

- Create a comprehensive list of all housing development fees, with links to fees for outside agencies, and post them to the city website.

METRIC:

- Fee list posted on website and update it ~~yearly after the City's budget has been adopted~~after any updates to the Master Fee Schedule are adopted by the City Council.
- All counter staff able to answer questions about approximate ~~size~~ amounts of fees for various projects.

Responsibility: Community and Economic Development
Funding Source: General Fund
Timeframe: One-year from certification

Program 1-G: Continue to implement the City's Development Impact Fee Ordinance to allow for payment of certain types of development impact fees for 100% Affordable Housing projects to certificate of occupancy, instead or prior to building permit issuance.

~~Amend~~ Implement the ~~C~~city's Development Impact Fee Ordinance ~~to~~which allows ~~-~~for payment of certain types of development impact fees for qualifying housing development (e.g. 100% affordable projects) at certificate of occupancy, to reduce developer construction financing costs and overall upfront development costs.

ACTIONS:

- ~~Amend~~ Implement the Development Impact Fee Ordinance of the Zoning Code and communicate to developers the ability to pay certain types of development impact fees for qualifying housing at certificate of occupancy.

METRIC:

- Lower up front project costs for eligible projects (request information from developers to assess impact).

Responsibility: Community and Economic Development
Funding Source: General Fund
Timeframe: Three-years from certification

Program 1-H: Monitor short-term residential rentals.

~~Landlords~~Property owners have an incentive to use rental properties as vacation rentals as opposed to having long-term tenants in order to maximize profits which reduces the supply of long-term housing units for sale or rent. The city regulates short-term residential rentals through a zoning permit process. To observe their impact on housing supply for long-term residents, the city will implement an annual monitoring procedure.

ACTIONS:

- Maintain an inventory of all approved ~~and unapproved~~ short-term residential rentals in the city.
- The city will actively pursue code enforcement for unapproved short-term residential rentals in the city.
- The findings from the city's short-term residential rental monitoring will be presented to the public with the Housing Element's annual progress report.

METRIC:

- To better understand the impact of short-term residential rentals on overall housing supply.

Responsibility: Community and Economic Development, City Attorney
Funding Source: General Fund
Timeframe: Three years from certification

~~Program 1-H:~~Program 1-I: Zoning Code amendments to remove constraints.

The City will annually review, and amend as necessary, the Zoning Code to ensure consistency with State Housing Government Code requirements and remove or lessen constraints on new housing development, pertaining to, but not limited to:

Actions:

- Amend the parking requirement for emergency shelters to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, in compliance with Government Code Section 65583(a)(4)(A)(ii). Adopt development standards for emergency shelters and ensure they are consistent with State law per California Government Code Section 65583(a)(4)(A)(ii).
- Amend the Zoning Code to allow low-barrier navigation centers for the homeless by right in zones that allow for mixed-use and nonresidential zones permitting multifamily uses, per Government Code Section 65662.
- Amend the Zoning Code for compliance with changes in California's density bonus law (Government Code Section 65915, as revised).

Responsibility: Community and Economic Development
Funding Source: General Fund
Timeframe: Two years from certification

GOAL 2: Increase the availability of housing throughout the city, especially affordable housing.

Program 2-A: Evaluate the possibility of putting forth a ballot initiative to amend Ordinance 1284 to increase residential density throughout the city. building~~s~~ heights and number of floors along the El Camino Real corridor.

Among the provisions of Ordinance 1284 is a limit on changes to previously established residential density in low-density residential districts and limits on building height and number of floors ~~Examine the possibility of allowing residential development and high-density residential development~~ within the El Camino Real corridor outside the TCP. ~~, area that is currently limited by Ordinance 1284 restrictions., and to e~~ ~~Evaluate the economic and environmental implications of raising height limits to stimulate multi-family housing production.~~

ACTIONS:

- ~~Study the south El Camino Real corridor to determine appropriate sites that may be eligible for residential development and high density residential.~~
- Amend the R-2 zoning district ~~to prohibit new single-family dwellings on vacant sites~~ to~~,~~ remove the minimum lot area requirement of one dwelling unit per 2,900 sq. ft. of lot area and allow two dwellings per lot regardless of lot size, and require a minimum of two dwelling units per lot for new development.
- ~~InAmend the R-2 Zoning District to prohibit new single-family dwellings on vacant sites, remove the minimum lot area requirement of one dwelling unit is permitted forper every 2,900 sq. ft. of lot area, . Amend the ordinance toand allow two dwelling units per lot, regardless of lot size, and require a minimum of two dwellings units per vacant lot for new development.~~
- Amend the zoning for the area along the El Camino Real corridor, outside the TCP area, to increase the permitted height limit and permitted number of floors.
- Conduct proactive citywide outreach to determine community support for the measure. Outreach will be conducted before holding City Council study sessions and meetings and community input will be included staff reports.
- Conduct a zoning study of sites outside of the TCP area along the El Camino Real corridor that would be appropriate for residential and high-density residential zoning, including sites that currently do not allow housing.
- Hold study sessions with City Council to discuss findings and conflicts with Ordinance 1284.
- When directed by City Council, initiate rezonings.

METRIC:

- Increase the number of newly entitled housing units in the El Camino Real corridor over the eight-year planning period.
- Approve a minimum of 10 new housing units in the R-2 District over the eight-year planning period.

Responsibility: Community and Economic Development, City Manager, City Clerk, City Attorney
Funding Source: General Fund
Timeframe: ~~Two years from implementation of Program of 2-A~~ Three years from certification

Program 2-B: Support the development of identified housing opportunity sites.

Work with property owners and the community to support and encourage the redevelopment of identified opportunity sites into housing with onsite affordable housing units.

ACTIONS:

- Actively engage property owners and the community about options to redevelop the proposed housing opportunity sites. Outreach to property owners will be conducted on a semiannual basis.
- Provide early consultation to assist density bonus projects and potentially utilize incentives to reduce barriers to development on housing opportunity sites. Some incentives may include: zoning incentives, density bonus, direct subsidies, as wells as state, federal and local financial incentives such as grants, loans and tax credits.
- The city will identify and apply for state, federal and local financial incentives such as grants, loans and tax credits to support projects that include ~~build~~ affordable housing. The city will seek to identify and apply for affordable housing financial incentive programs annually if available.
- Engage with property owners and developers to ~~Identify~~identify obstacles to developing sites. ~~with property owners or developers~~.
- Create a webpage that lists the sites on the city's housing sites inventory list.
- Where feasible, encourage and facilitate lot consolidation in the TCP in support of the redevelopment of housing opportunity sites.

METRIC:

- ~~With a goal of developing~~Develop all of the housing opportunity sites within the current eight-year planning period, at the densities specified for a total of 2,709 housing units.

Responsibility: Community and Economic Development
Funding Source: General Fund
Timeframe: Ongoing

~~Program 2-C: Amend the R-2 zoning district to prohibit new single-family dwellings on vacant sites and allow two dwellings per lot regardless of lot size.~~

~~In the R-2 Zoning District, one dwelling unit is permitted for every 2,900 sq. ft. of lot area. Amend the ordinance to allow two dwelling units per lot, regardless of lot size, and require a minimum of two dwellings units per vacant lot for new development.~~

~~ACTIONS:~~

- ~~Amend the zoning ordinance to remove the 2,900 sq. ft. lot area per dwelling unit requirement in the R-2 zoning district.~~
- ~~Conduct a review in two years after rezoning to measure success and identify additional actions needed.~~

~~METRIC:~~

- ~~Approve a minimum of 10 new housing units in the R-2 District over the eight-year planning period.~~

~~Responsibility: Community and Economic Development~~
~~Funding Source: General Fund~~
~~Timeframe: Three years from certification~~

~~Program 2-D:~~Program 2-C: Prepare Senate Bill (SB) 9 implementing zoning ordinance with objective standards for residential lot splits.

Update the Zoning Code to allow duplexes and lot splits on applicable single-family sites that are consistent with SB 9, to increase the production of lower-cost housing options in high resource neighborhoods.

ACTIONS:

- Encourage the development of SB 9 projects throughout R-1 Districts, especially in the high resource neighborhoods located west of Skyline Blvd. (SR 35).
- ~~Complete and post an SB 9 specific application checklist and implementing guidelines on the city website.~~
- Conduct an analysis two years after rezoning to determine success and identify more actions if needed.
- Conduct proactive outreach throughout R-1 Districts, especially in the high resource neighborhoods located west of Skyline Blvd. Outreach will be conducted before holding City Council study sessions and meeting on the Zoning Code update and community input will be included in staff reports.

METRIC:

- Approve five new SB 9 housing units in the R-1 District over the eight-year planning period with at least two of those units within the city's higher resource neighborhoods.

Responsibility: Community and Economic Development
Funding Source: General Fund
Timeframe: One year from certification

~~Program 2-E:~~Program 2-D: Amend the Tanforan Mall Planned Development Plan to require a minimum of 1,000 housing units to be included within the redevelopment of the Tanforan Mall project proposal.

Require a minimum of 1,000 housing units, as documented in the city's *Reimagining Tanforan* visioning document, at the Tanforan mall site during the redevelopment project review process.

ACTIONS:

- ~~Issue building permits for a minimum of 1,000 new housing units at the Tanforan site during the 8-year planning period.~~Tanforan mall will be entitled and approved with a minimum of 1,000 units and at least 15% deed restricted affordable units.
- Complete rezoning through an amendment to the current Planned Development Plan to allow residential uses on site within three years.
- ~~Meet with the developer of the Tanforan site to discuss the redevelopment process and emphasize the need of including a minimum of 1,000 housing units onsite. Outreach to the developer will occur on a quarterly basis.~~
- E~~Work and encourage~~Encourage the developer to provide for more affordable units or deeper unit affordability than what is required by the ~~city's~~ City's Affordable Housing O~~o~~rdinance (inclusionary requirement). ~~Outreach to the developer will occur on a quarterly basis.~~
- Encourage the developer(s) to set aside units within the development for persons with disabilities.
- Provide incentives for residential developer(s) through ~~zoning and entitlement process~~parking reductions, direct subsidies, fee waivers, processing time and/or density bonuses, to increase the number of affordable units beyond the inclusionary requirement.

METRIC:

- Achieve a set aside of affordable units specifically for persons with disabilities.

Responsibility: Community and Economic Development
Funding Source: Developer Fees
Timeframe: ~~Eight~~Three years from certification

~~Program 2-F:~~Program 2-E: Publicize affordable housing financing strategies.

Publicize the various financing strategies for development and expansion of affordable housing.

ACTIONS:

- The City will continue to participate in and promote San Mateo County's Mortgage Credit Certificate (MCC) program for first-time homebuyers. Advertising the availability of the program through informational handouts available at City Hall, the Public Library, and the Senior Center and through the City website.
- Study and publicize available financing strategies for the development of new affordable housing on a semiannual basis.
- Inform property-owners and local non-profit and institutional groups of available resources through brochures, flyers in utility bills, cable TV, newspapers, department website, city's social media platforms, and the city's Focus newsletter. This outreach will occur at least once every six months.
- Coordinate and build relationships with affordable housing developers and advocates to raise awareness of potential financing sources.
- Develop a strategy to prioritize the use of San Bruno's affordable housing in-lieu and impact fees to create and preserve affordable housing in San Bruno, including supporting non-profit affordable housing organizations and providing financial support to new or rehabilitated affordable housing. See also Program 3-B (Affordable Housing Fund). This strategy will be developed two years from certification.

METRIC:

- Increase the number of affordable housing development applications submitted to the city.

Responsibility: Community and Economic Development Department
Funding Source: General Fund
Timeframe: Ongoing

Program 2-F: Encourage the production of extremely low-income units as well as a variety of housing types to meet the needs of populations with special and disproportionate housing needs.

In order to encourage building housing that will enhance access for extremely low-income households and residents with disproportionate housing needs (i.e. Hispanic residents, Other/Multiple race residents, American Indian or Alaskan Native residents, Black residents, large families, seniors, female-headed households, homeless, farmworkers, residents needing disability accommodations, overcrowded households and extremely low-income households) the C~~c~~ity proposes strategically reducing development constraints on this type of housing production by pursuing the following actions.

ACTIONS:

- Encourage the inclusion of a few larger housing units in all new residential developments to serve the needs of larger households.
- Encourage the inclusion of a few larger housing units in all development for residents with disproportionate housing needs by prioritizing projects that serve populations with disproportionate housing needs for any project that is a recipient of a public subsidy, public land, or land, or any project entering into a community benefit agreement.
- Continue to develop new ways to implement a streamlined review process in order to expedite development review on projects providing 100% affordable housing or housing for special needs residents such as seniors and persons with disabilities. An example includes providing a streamlined checklist to facilitate expedited application processing.
- Commit the C~~c~~ity to granting fee waivers or fee deferrals for projects that include housing units that will serve extremely low-income households or households with disproportionate housing needs.
- Consider allowing for the modification of development standards, granting of concessions for housing developments that include units affordable to extremely low-income households or that serve households with disproportionate housing needs.
- Where competitive proposals for any ~~c~~City-owned land, land dedicated to affordable housing under the city's inclusionary ordinance or city housing funds, the city shall grant additional points to proposals that address the city's most difficult to achieve housing priorities, by providing a greater number of extremely low-income units or committing to make a percentage of the units subject to a preference for people with special needs.
- The City will conduct proactive outreach to stakeholders about how to encourage the production of housing for households with disproportionate housing needs and extremely low-income households, including to both developers as well as residents in need. Outreach will be conducted before holding City Council study sessions and meetings and community input will be included in staff reports.
- The City will hold a study session with the City Council.
- The City will support and pursue funding applications for grant and loan programs to support the development of housing units for extremely low-income households or households with disproportionate housing needs. The City will seek to identify and apply for these programs annually if available.
- The City will provide outreach and coordination with affordable housing developers to support the development of units for extremely low-income households or households with disproportionate housing needs.
- The City will prioritize available funding (including from the City's Affordable Housing Fund (see program 3-B) for housing affordable to extremely low-income households and households with disproportionate housing needs. When available, the City will offer financial incentives or regulatory concessions to encourage a variety of housing types to meet the needs of extremely low-income households and households with disproportionate housing needs.
- Encourage diversity in unit size to ensure that 3- and 4-bedroom affordable rental housing units are provided for large families.

METRIC:

Increase percentage of housing units built to accommodate residents with disproportionate housing needs and extremely low-income households during the planning period. Ongoing; monitor project processing times for development projects every two years.

Responsibility: Community and Economic Development
Funding Source: General Fund, Affordable Housing Fund
Timeframe: Within three years of certification

Program 2-G: Reduce parking requirements to encourage production of affordable housing units, housing units for extremely low-income households, and housing units for special needs populations.

While the City updated its citywide site development regulations for parking in 2019, in order to eliminate development constraints to affordable housing production the city proposes to strategically reduce parking requirements. In addition, the City shall encourage the inclusion of people with developmental and other disabilities in affordable housing by recognizing their transit dependence and establishing lower parking ratios for units targeted to people with developmental and other disabilities than would otherwise be required for affordable housing.

ACTIONS:

- The City will recommend citywide reduction of or removal parking requirements for housing developments that serve developmentally and other disabled populations and extremely low-income populations.
- The City will adopt reduced parking requirements in the TCP for projects that include units affordable to lower incomes.
- The City will revise its ordinances to provide flexibility to limit parking required for affordable units for people with developmental and other disabilities to 0 spaces for each affordable studio or 1 bedroom unit and .5 spaces for an affordable 2-bedroom unit or larger. A similar reduction is recommended for affordable, physically accessible units.
- The City will conduct proactive outreach to stakeholders on this topic. Outreach will be conducted before holding City Council Study Sessions and meetings and community input will be included in staff reports.
- The City will hold a study session with the City Council.

METRIC:

- Increase percentage of housing units built to accommodate residents with disproportionate housing needs and extremely low-income households during the planning period

Responsibility: Community and Economic Development
Funding Source: General Fund
Timeframe: Within five years of certification

~~Program 2-G:~~Program 2-H: Conduct a robust evaluation of the inclusionary housing program that evaluates the effectiveness of delivering extremely low-income units and units for residents with the greatest housing needs (e.g., single parent families, child-

friendly housing, accessible units for persons with disabilities and disproportionate housing needs). .

Continue to implement the required 15 percent affordable housing requirement for all projects with five or more units. Consider modifications to the ordinance to lessen or eliminate the moderate-income unit requirement and increase the low-income unit requirement, given the larger need for lower income units.

ACTIONS:

- Analyze the impact of changing our affordable housing inclusionary requirements for on-site affordable housing for each affordability level to maximize housing production for populations with the most housing needs (i.e. Very Low, Low, and Moderate) and bring forward to a study session with the City Council for direction at a future meeting.
- The eCity will conduct proactive outreach to stakeholders on this topic. Outreach will be conducted before holding City Council Study Sessions and meetings and community input will be included in staff reports.
- The eCity will hold a study session with the City Council.
- -Review and amend, if necessary, the eCity's current affordable housing program requirements based on best practices, market feasibility and housing trends and implement the recommendations of the study.

METRIC:

- Increased number of inquiries from developers about affordable housing projects and increase the number of affordable housing applications submitted to the city.

Responsibility: Community and Economic Development Department
Funding Source: General Fund
Timeframe: Identify a consultant to perform the study within three years of certification. Implement the recommendations of the study within six years of certification. One year from certification; ongoing.

Program 2-H:Program 2-I: Release Issue an RFP for an affordable housing development feasibility analysis study for cityCity-owned sites.

To expand the stock of affordable housing sites, the city City will conduct an affordable housing development feasibility study that evaluates available cityCity-owned land that could potentially be developed with a dedicated affordable housing project.

ACTIONS:

PREPARE AND RELEASE AN RFP FOR A COMPREHENSIVE ANALYSIS OF CITY OWNED SITES.

- The City will issue an RFP for an affordable housing development feasibility study for City-owned sites. The study will including the following components:

- ~~The study will determine~~Analysis of whether ~~c~~City-owned sites are subject to the Surplus Land Act and ~~will list the~~if so, the required steps to ensure compliance with the Surplus Land Act for each identified site.
- Analysis of the option of selling or entering into a long-term ground lease for the site(s).
- ~~The study will i~~I~~clude i~~mplementation actions along with a schedule to facilitate development of city-owned ~~sites.~~sites with affordable housing. This may include for example that the ~~c~~City will pass a resolution stating that its ~~c~~City-~~-~~owned parcels will be used for the public purpose (and the deed may be restricted for such a public purpose).
- ~~The study will include and report f~~Findings from outreach with developers and other stakeholders on developing ~~c~~City-~~-~~owned sites.
- ~~The study will identify~~Identification of incentives for the development of City-owned sites including zoning incentives, fee waivers, direct subsidies, priority processing, and state, federal and local financial incentives such as grants, loans and tax credits.
- ~~The study will R~~~~r~~ecommended local, state, and federal funding programs for affordable housing development~~ and the city will prepare and submit applications for funding through the programs on an annual basis~~.

- Should an appropriate site or sites be identified and selected for disposition, the ~~city~~ City will apply regulatory and zoning incentives necessary to evaluate if affordable housing development is feasible on the site(s).
- The City will conduct proactive outreach to the public and stakeholders ~~on this topic~~when developing the study. Outreach will be conducted before holding the City Council ~~S~~study ~~S~~session~~s~~. A section on public ~~and meetings and community input~~engagement will be included in the City Council staff report~~s~~.
- The City will hold a study session with the City Council to review the findings of the study and obtain direction on the follow up actions to implement the study.

METRIC:

- Number of affordable housing ~~development applications~~ units development on city-owned sites.

Responsibility: Community and Economic Development
Funding Source: Affordable Housing Fund
Timeframe: Three years from certification

Program 2-J: Sites inventory monitoring.

- ~~The city~~ The City will implement an annual monitoring procedure of the capacity of affordable to lower income units on identified sites to accommodate the RHNA.

ACTIONS:

- Maintain an inventory of available sites for residential development and provide it to prospective residential developers upon request.
- ~~The city~~ The City will identify and designate appropriately zoned sites to accommodate the shortfall, should approval of a development on a lower-income site result in a reduction of potential units to below the capacity needed to accommodate the RHNA.

- ~~The city~~ The City will monitor whether development on lower-income sites is occurring as expected related to development types, densities, and quantities. As necessary, in the event that the lower-income or moderate-income RHNA sites are not meeting intended objectives, the city will identify the availability of alternative sites with appropriate zoning in place.
- ~~The city~~ The City will monitor development in the new high-density mixed-use zones; if development is not proposed or occurring at expected levels, the ~~city~~ City will implement additional incentives to facilitate expedited housing production. Specifically, the ~~city~~ City will conduct additional outreach to property owners on RHNA and other multifamily zoned sites, waive preapplication meeting fees, and/or provide technical assistance to developers and property owners no later than 48 months from adoption.
- ~~The city~~ The City will annually report on the status and implementation of the Housing Element, including development occurring on identified sites.
- ~~The city~~ The City will act as a liaison between property owners and developers to facilitate housing production on non-vacant sites.

METRIC:

- Ensure the city issues building permits for a minimum of 2,709 dwelling units from the sites identified in the inventory at the specified affordability levels.

Responsibility: Community and Economic Development
Funding Source: General Fund
Timeframe: Annual monitoring

~~Program 2-I:~~Program 2-K: Promote sustainable residential development that is energy efficient and reduces greenhouse gas emissions.

ACTIONS:

- ~~Prepare, adopt and i~~Adopt and ~~I~~implement the updated ~~a new~~ Energy Code~~s or~~ and Green Building Standards Codes~~, such as Reach Codes~~, ~~Ordinance~~with each Building Standards Code Revision (every 3 years), and also consider local code amendments that increases energy efficiency in housing construction. In order to promote energy efficiency, a local ordinance ~~would~~ may require more stringent building standards than those required ~~imposed at the state level~~ through Title 24.
- ~~Adopt and implement EV Charging Station ordinance.~~
- Provide more information on the ~~city's~~ City's website on ways to improve home energy efficiency, such as information on energy efficiency and electrification incentives from PG&E, BayREN, Peninsula Clean Energy, and others.
- ~~Encourage drought-resistant landscaping by implementing water conservation and drought-resistant landscaping guidelines and standards as well as examining standards for water conservation and drought-resistant landscaping as part of the zoning code update.~~
- Continue to review residential landscape plans for consistency with the City's Water Efficiency, Landscape and Irrigation Guidelines and Municipal Code Section 10.16, Water Conservation.
- Provide additional informational brochures about drought-resistant and low-water landscaping options in the same locations where residential building standards guidelines can be found.

METRIC:

- Increased utilization and participation in home energy efficiency programs.
- Number of new projects that ~~incluced~~ include drought-resistant landscaping.

Responsibility: Community and Economic Development, Parks Department, Department of Public Works
Funding Source: General Fund
Timeframe: ~~Adopt Reach Codes and Adopt EV Charging Station Ordinance Two years from certification~~Within one year of next Building Standards Code Revision (every 3 years); Ongoing

~~Program 2-J:~~Program 2-L: Maintain and expand the supply of small lots.

Conserve and expand the ~~city's~~ City's supply of small residential lots, where compatible with surrounding neighborhood character.

ACTIONS:

- Continue zoning that allows development of small, flexible parcels with a Planned Unit Permit in the Zoning Ordinance Update.
- Study opportunities to preserve and facilitate development on small residential lots throughout the ~~City~~city.

METRIC:

- Approve a minimum of 118 housing units at the Engvall site that utilize small lot development.
- Approve a minimum of 150 additional housing units that utilize small lot development elsewhere in the ~~cit~~city, with a focus on higher resourced neighborhoods.

Responsibility: Community Development Dept

Funding Source: Staff time

Timeframe: Ongoing

~~Program 2-K:~~ Improve the city's management of its existing affordable housing portfolio, affordable housing funds, and preserve the affordability of existing affordable housing.

GOAL 3:
~~GOAL 3:~~

Program 3-A: Join with other cities in San Mateo County to hire shared housing staff to implement affordable housing programs and help manage affordable housing~~,~~ with a focus on fair housing. ~~support the housing trust/inclusionary zoning/100% affordable housing/other projects.~~

Enhance the city's ability to support and monitor housing programs.

ACTIONS:

- When opportunities~~y~~ arise~~s~~, the C~~c~~ity can consider participating with other jurisdictions in San Mateo County to share housing staff.

METRIC:

- Increased utilization of housing programs in the planning period.

Responsibility: Community and Economic Development
Funding Source: General Fund
Timeframe: Five years after certification

Program 3-B: Affordable Housing Fund. Develop funding priorities for the use of the Affordable Housing Fund which imposes a housing impact fee on new commercial development in the city to fund affordable housing. ~~Consider allocating a portion of the Affordable Housing Fund (AHF) to administer a program for use of AHF resources.~~

~~Use a small percentage Affordable Housing Funds on an annual basis to support city staffing and/or outside consultants who will administer and deploy these funds in a timely, efficient, and productive manner.~~

ACTIONS:

- ~~The city~~ The City will identify funding priorities for affordable housing projects and programs funded by the city's AHF.
- The City will conduct proactive outreach to identify community priorities for AHF resources. Outreach will be conducted before holding City Council study sessions and meetings, and input will be included in staff reports. ~~Outreach will be conducted before holding City Council study sessions and meetings on the use of the Affordable Housing Fund and community input will be included in staff reports.~~
-
- ~~The city~~ The City will issue an initial Housing Trust Fund "Notice of Funding Availability" (NOFA) for affordable housing production, rehabilitation, and/or preservation, unless ~~the city~~ the City identifies another funding priority that requires a large balance.

- Use a small percentage Affordable Housing Funds on an annual basis to support city staffing and/or outside consultants who will administer and deploy these funds in a timely, efficient, and productive manner.~~.~~
- Consider allocating a portion of the Affordable Housing Fund (AHF) to administer a program for use of AHF resources. Use of AHF could include:
  - ~~a~~Accounting and fiscal services;
  - I~~i~~nterfacing with housing developers,
  - D~~d~~evelopment of funding NOFAs;
  - E~~e~~valuation of proposals and selection of awardees;~~,~~
  - L~~l~~oan document drafting;~~,~~ and
  - E~~e~~valuation of public, agency and institutional properties for potential affordable housing use.

METRIC:

- Increased staffing support for the administration of city housing programs in the planning period.

Responsibility: Community and Economic Development
Funding Source: Housing Trust Fund
Timeframe: Two years from certification

Program 3-C: Revise the Affordable Housing Ordinance to ensure that all new affordable housing remains affordable for 99 years or ~~in perpetuity~~the life of the project.

State law allows jurisdictions to impose housing affordability requirements for 99 years or the life of the project. Although the ~~city~~City doesn't have any affordable units at risk of conversion, increasing the affordability term would prevent the loss of affordable housing in the future.

ACTIONS:

- Research the feasibility Amend the city's Affordable Housing Ordinance to change the term from not less than ~~45/~~55 years for rental units and not less than 45 years for owner-occupied units~~ years~~ to 99 years or for the life of the project.
- If feasible, amend the Affordable Housing Ordinance to include the extended term.
- If this action is deemed infeasible, the City will research affordable housing financing strategies and engage with affordable housing developers to create a financial plan to ensure that affordable units remain affordable long term.

METRIC:

If directed by City Council revise the Affordable Housing Ordinance, or alternatively engage with affordable housing developers to to ensure that affordable units remain affordable long term. ~~Increase the number of required years of affordability for new affordable housing units.~~

-

Responsibility: Community and Economic Development
Funding Source: General Fund
Timeframe: Three years from certification. Alternatively, create a financial plan with affordable housing developers to ensure the long-term affordability of affordable units will be completed within one year.

Program 3-D: Consider a policy to retain public land over the long term in order to support affordable housing projects on public land ~~when possible~~.

Ground leases allow the ~~city~~ City to retain control over its land while simultaneously benefitting the community. By retaining land, the city can ensure that public land sites are used for affordable housing long term.

ACTIONS:

- Research the economic feasibility of the policy of doing ground leases rather than selling property for affordable housing projects on City-owned~~city~~ land. ~~Hold a study session with City Council and seek direction.~~
-
- Hold a study session with City Council on how the city can increase the number of affordable housing projects long term by entering into ground leases for affordable housing projects on ~~public~~City-owned land. ~~and seek directi~~

METRIC:

- If directed by City Council adopt a policy to retain public land over the long term in order to support affordable housing projects on public land. ~~Number of long-term ground leases and public land sites designated for affordable housing projects.~~

Responsibility: Community and Economic Development, City Manager
Funding Source: General Fund
Timeframe: Two years from certification

Program 3-E: Facilitate the rehabilitation of the City's existing housing stock to correct housing deficiencies, increase the useful life, and increase accessibility for all residents.

To facilitate the habitability of homeowner's homes in San Bruno and especially those owned by low-income households, the city will educate homeowners and make available financial resources to aid in the repair or rehabilitation of homes owned by lower income residents. This program will be targeted to single-family homes or condominiums in low-resource areas.

ACTIONS:

- Develop a minor home repair program that will provide~~s~~ life safety and accessibility repairs to low-income seniors and disabled homeowners at no cost. ~~Funding will be provided~~Funding sources may include local, regional, and/or state funds. ~~by the city City on an annual basis.~~
- The ~~city~~ City will evaluate opportunities to create rehabilitation programs to address all housing units in need of repair in low-resource areas and to improve the overall conditions of that area.
- The ~~city~~ City will create and distribute surveys to ~~Condominium~~ condominium developments with Homeowners Associations to ascertain the housing conditions and rehabilitation or accessibility needs for existing homeowners and properties.
- The city will add home maintenance education resources to its website.

METRIC:

- Number of minor home improvements projects funded through local assistance; number of homeowner improvement permits pulled; #number of low-income homeowners assisted

Responsibility: Community and Economic Development, City Council
Funding Source: General Fund, CDBG
Timeframe: Survey HOAs (Short Termone year from certification); Develop new financial incentive (Mid Termthree years from certification); Update Website and Marketing materials (Annually)

Program 3-F: Develop a Community Benefits AgreementExpenditures Policy to prioritize affordable housing funds.

- The City anticipates revenues from approved Development and /or its Ccommunity bBenefit aAgreements over the next eight years. City staff will study a Community Benefits Expenditures Policy that sets aside prioritize a portion of funds received through Community Benefitsthese Agreements for the development of programs that support affordable housing production once enough funds are received.

ACTIONS:

- The City will developstudy a policy that sets aside a portion of funds received through these Agreements for the development of programs that support affordable housing production once enough funds are received a policy that requires certain community benefits in exchange for development project entitlements. The policy will prioritize a percentage of funds to be set aside for the development of affordable housing in the city.
- The City will proactively reach out to public and stakeholders on this topic. Outreach will be conducted before holding City Council Sstudy Ssessions and meetings, and community input will be included in staff reports.
- The City will hold a study session with the City Council.

METRIC:

- If directed by City Council adopt a Public funding available for affordable housing.Community Benefits Expenditure Policy.

Responsibility: Community and Economic Development
Funding Source: General Fund, CBA Revenues
Timeframe: Four years of certification

Program 3-E:Program 3-G: Preserve the affordability of existing at-risk affordable housing by requiring replacement of below market rate units lost during any construction, redevelopment, or demolition projects.

Pursuant to California Government Code Section 66300, projects that demolish existing "protected" units, or build on a site that has had "protected" units demolished in the last five years are required to replace them with a project that will include at least as many protected units as the greatest number of protected units that existed on the project site within the last five years.

ACTIONS:

- Amend the Zoning Code to incorporate specific requirements stipulated by SB 8.

METRIC:

- Compliance with state law and no net loss of existing affordable housing.

Responsibility: Community and Economic Development
Funding Source: General Fund
Timeframe: Eighteen months from certification

~~Program 3-F:~~Program 3-H: Begin a plan to preserve the City's deed restricted affordable units with restrictions that will expire in the next 5- to10 years and develop a plan for preservation of the units to keep them affordable long term.

- To facilitate the preservation of "at-risk" affordable rental units, the ~~city~~ City will engage in the following efforts to engage affordable housing developers and make available financial resources to aid in the preservation of at-risk units.

ACTIONS:

- Prevent low-income residents from displacement or housing-cost burden due to expiration of covenants.
- This will include proposing the use of commercial linkage fees to work with affordable housing developers to acquire properties and keep deed restrictions for the long-term.
- The ~~city~~ City will monitor "at-risk" affordable rental units and work with nonprofits and explore available funding sources to preserve affordability.

METRIC:

- Public funding available for affordable housing.

Responsibility: Community and Economic Development
Funding Source: General Fund
Timeframe: ~~Within f~~Four years of certification

GOAL 4: Promote equity in housing, protect residents from displacement, and support the needs of households with low incomes or special needs. ~~The following~~Many of these programs are based on the findings of the AFFH analysis in Chapter 4.

AFFH Policy 1:

Protect existing residents from displacement by pursuing strategies that protect residents in areas of lower or moderate opportunity and concentrated poverty and preserves housing choices and affordability.

Program 4-A: Maintain and distribute accurate information about fair housing law and policies.

Contributing Factor: Lack of knowledge about fair housing laws by renters, landlords and property owners and~~; I~~ lack of understanding of reasonable accommodation requirements by renters, landlords and property owners.
Fair Housing Issue: San Bruno has a concentrated population of low-income Hispanic residents on the east side of the city.
Fair Housing Category: Segregation/ integration patterns; disparities in access to opportunities

ACTIONS:

- Research other cities to create an affirmative marketing strategy for Fair Housing information and resources.
- Include multi-lingual, especially Spanish, marketing materials and ensure bilingual interpretation services are available.
- Continue to inform realtors, builders, city staff, and the community at large about fair housing law and policies, through information posted on city's website and handouts available at City Hall and the Senior Center and other city facilities.
- Conduct proactive outreach by sharing information about fair housing laws and policies with residents and other stakeholders. Outreach will be conducted at least twice per year during the planning period and may include sharing information via newsletters, email communication, events, or social media.
- Advertise Accessibility Requirements when residential buildings are inspected for occupancy, check for posters that explain the right to request reasonable accommodations for persons with disabilities.

METRIC:

- Fewer fair housing complaints in the planning period.

Responsibility: Community and Economic Development and Building Department
Funding Source: General Fund
Timeframe: Within two years after adoption of the Housing Element; Ongoing.

Program 4-B: Partner with local fair housing organizations to perform fair housing training for landlords and tenants.

Contributing Factor: Lack of knowledge about fair housing laws by renters, landlords and property owners; Lack of understanding of reasonable accommodation requirements by renters, landlords and property owners.

Fair Housing Issue: All of San Bruno's fair housing complaints were on the basis of disability and a majority of San Bruno's fair housing complaints are on the basis of disability. Households of color are disproportionally impacted by displacement.

Fair Housing Category: Outreach capacity and enforcement

ACTIONS:

- Partner with local fair housing organization to provide training for landlords and tenants at least annually.
- Promote training sessions in areas identified as lower resource areas and areas with disproportionate housing need.
- Ensure training is available in multiple languages. ~~complete a study session with City Council on fair housing laws.~~
-
- Promote training sessions by including the information on the ~~city's~~ City's website.
- Develop training curriculum to increase knowledge about fair housing laws and reasonable accommodation requirement and provide information to landlords on fair housing laws and reasonable accommodation.

METRIC:

- Fewer fair housing complaints in the planning period.

Responsibility: Community and Economic Development, -Partners may include Project Sentinel
Funding Source: General Fund
Timeframe: Two years from certification. Contact Project Sentinel or similar organization within one year and schedule the training within two years. At a minimum one training per year will be held.

Program 4-C: Improve the landing page for housing resources on the city's webpage and add a fair housing section.

Contributing Factor: Lack of fair housing information online. Currently fair housing resources appear in the "Tenant Information and State Assembly Bill 1482" webpage which is difficult to find and does not suggest it contains fair housing resources.
Fair Housing Issue: Lack of information accessible online; A majority of San Bruno's fair housing complaints are on the basis of disability, indicating some landlords may not understand fair housing laws.
Fair Housing Category: Outreach capacity and enforcement

ACTIONS:

- Update the city's website to include a robust fair housing section that is consistent with "best practices".
- Add information on the city's website to clearly define reasonable accommodations in housing in accordance with state fair housing law.
- Modify the ~~city's~~ City's webpage to include more information about reasonable accommodations.

- The City shall ensure that its website and handout materials regarding housing resources, requirements, and services for the disabled are updated annually and made available to the public.
- Conduct proactive outreach by sharing the city's landing page with information about fair housing issues, including on reasonable accommodations, with residents and other stakeholders. Outreach will be conducted at least twice per year during the planning period and may include sharing information via newsletters, email communication, events, or social media.

METRIC:

- Maintain low number of fair housing complaints or receive fewer fair housing law complaints in the City of San Bruno.

Responsibility: Community and Economic Development
Funding Source: Departmental Budget
Timeframe: Within one year after adoption of the Housing Element; Ongoing

~~Program 4-C:~~Program 4-D: 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. Enforce fair housing laws, with a focus on disability violations.

Contributing Factor: Lack of information and understanding of Fair Housing laws
Fair Housing Issue: All of San Bruno's fair housing complaints were on the basis of disability.
Fair Housing Category: Outreach capacity and enforcement

ACTIONS:

- Partner with local fair housing organization to complete a study session with City Council on fair housing laws.
- Ensure fair housing laws are adequately reflected in the Zoning Code Update, including ~~additions and revisions to definitions as necessary.~~the removal of barriers to the reasonable accommodation process.
- Clearly define reasonable accommodations in housing in the city code.

METRIC:

- Fewer fair housing complaints in the planning period.

Responsibility: Community and Economic Development
Funding Source: General Fund
Timeframe: Two years from certification

~~GOAL 5:~~Program 4-E: Support legal counsel and advocacy assistance for renters and residents with disproportionate housing needs.

Contributing Factor: Lack of information and understanding of regional Fair Housing ~~issues~~laws.
Fair Housing Issue: All of San Bruno's fair housing complaints were on the basis of disability.
Fair Housing Category: Outreach capacity and enforcement

ACTIONS:

- Persons requesting information or assistance related to housing discrimination will be referred to one or more fair housing groups for legal services.
- Brochures providing information on fair housing and tenants' rights will be available at City Hall, public libraries and on the City's website. The brochures will also be available at nonprofit organizations serving low-income residents. The brochures will be available in multiple languages.
- As funding allows, the City shall provide annual funding assistance to non-profit organizations that provide fair housing, tenant/landlord, and habitability counseling and other general fair housing assistance.

METRIC:

- Reduce the number of fair housing complaints below the county average. Amount of funding provided to support renter advocacy and number of referrals to advocacy organizations.

Responsibility: Community and Economic Development
Funding Source: General Fund
Timeframe: Complete all tasks within three years of certification and then evaluate activities on an annual basis.

~~Program 5-A:~~Program 4-F: Establish an ordinance that provides for tenant and community first right of purchase or right of first refusal (TOPA and COPA).

Contributing Factor: Affordable housing is typically located in areas where land costs are lower and density is easier to achieve.
Fair Housing Issue: Neighborhoods east of El Camino Real are vulnerable to displacement
Fair Housing Category: Disproportionate Housing Needs, Displacement

A first right of purchase or refusal is a preemptive right which gives the right-holder a contractual right to buy the asset or real property if the owner decides to sell. Such an ordinance could help renters stay in their homes, avoiding displacement.

ACTIONS:

- Research the feasibility of this policy including conducting outreach to stakeholders.
- Hold a study session with City Council by December 2024.
- If directed by City Council, initiate the ordinance adoption process

Conduct proactive outreach on this topic before the development of the program. Outreach will be conducted before holding City Council study sessions and meetings on the program and community input will be included in staff reports.

METRIC:

- Hold a study session with City Council by January 2025.
- If directed by City Council and if feasible, initiate the ordinance adoption process.

Responsibility: Community and Economic Development, City Attorney
Funding Source: General Fund
Timeframe: Three years from certification

~~Program 5-B:~~Program 4-G: Develop a program that gives displaced residents (former residents of the jurisdiction) preferential access to new affordable housing units.

Contributing Factor: Affordable housing is typically located in areas where land costs are lower and density is easier to achieve.
Fair Housing Issue: Neighborhoods east of El Camino Real are vulnerable to displacement
Fair Housing Category: Disproportionate Housing Needs, Displacement

In order to limit the impacts of displacement, the City will research the possibility of enacting a policy that prioritizes displaced residents for new affordable housing opportunities in the City when they become available.

ACTIONS:

- Research the legality and administration for a policy that gives displaced resident priority access to new affordable housing units in the city.
- Conduct proactive outreach on this topic before the development of the program. Outreach will be conducted before holding City Council study sessions and meetings on the program and community input will be included in staff reports.
- Develop a list of individuals who would qualify for units.
- Hold a study session with City Council and seek direction.
- When directed by City Council, initiate the ordinance adoption process.

METRIC:

- Reduce resident displacement

Responsibility: Community and Economic Development
Funding Source: Affordable Housing Fund
Timeframe: Four years from certification

Program 4-H: Identify funding and other resources to develop an anti-displacement plan for neighborhoods east of El Camino Real.

Contributing Factor: Residents with disproportionate housing needs and high displacement risk live east of El Camino Real.
Fair Housing Issue: Displacement
Fair Housing Category: Disproportionate housing needs and risk of displacement

In order to limit the impacts of displacement in the future, the city will identify funding sources and other resources to create an anti-displacement plan for neighborhoods east of El Camino Real which are vulnerable to displacement pressures.

ACTIONS:

- Review existing displacement plans in San Mateo County cities and identify financial and other resources needed to complete an anti-displacement plan for the neighborhoods East of El Camino Real.
- Identify private and public funding sources and apply for funding to support an anti-displacement plan such as the Bay Area Planning Challenge Grant or an HCD SB2 Planning Grant.
- Identify City staff resources required to complete an anti-displacement plan.

- Identify the outreach that needs to be conducted for conducting an anti-displacement plan and develop an outreach plan including list of stakeholders and how to reach them.

METRIC:

- Complete at least one grant application to fund the anti-displacement plan.
- Complete an outreach strategy for an anti-displacement plan.
- If directed by City Council and if financially feasible, initiate the anti-displacement plan.

Responsibility: Community and Economic Development
Funding Source: General Fund
Timeframe: Three years from certification

Program 4-I: Evaluate and develop a local just cause for eviction ordinance to go above California's Tenant Protection Act (TPA), the state's just cause for eviction law adopted in 2019.

Contributing Factor: Residents with disproportionate housing needs and high displacement risk live east of El Camino Real.
Fair Housing Issue: Displacement
Fair Housing Category: Disproportionate housing needs and risk of displacement

The state law explicitly authorizes cities to pass stronger local ordinances, because the state legislature intended the state law to be a floor, not a ceiling, on tenant protections.

ACTIONS:

- As part of developing the local ordinance, the city will seek to regulate existing loopholes related to substantial remodels, bad faith Ellis Act evictions, and owner move-in evictions.
- Evaluate relocation payment requirements.
- Provide transparency in local procedures.
- Provide tenants with recourse for violations of the law.

METRIC:

- If directed by City Council adopt a local just cause for eviction ordinance.

Responsibility: Community and Economic Development
Funding Source: General Fund
Timeframe: Five years from certification

AFFH Policy 2:

Improve place-based strategies to encourage community conservation and revitalization including preservation of existing affordable housing, conserving, and improving assets in areas of lower opportunity and concentrated poverty.

~~Program 5-C:~~Program 4-J: Prioritize city capital improvement investments to address the challenges of the areas east of El Camino Real, which include areas with lower access to opportunity and disproportionate housing need

Contributing Factor: Affordable housing is typically located in areas where land costs are lower and density is easier to achieve.
Fair Housing Issue: Lower ~~TCAC~~ environmental outcomes in neighborhoods with the highest concentration of Hispanic residents and the most affordable housing.
Fair Housing Category: Segregation/ integration patterns; disparities in access to opportunities

Actions:

- Prioritize capital projects that improve landscaping, tree plantings, parks, and pedestrian safety in lower resourced neighborhoods west of El Camino Real.

METRIC:

- Amount of ~~city~~ City expenditures on capital improvements east of El Camino Real.

Responsibility: Community and Economic Development, Public Works
Funding Source: Departmental Budget, CIP
Timeframe: Ongoing

~~Program 5-D:~~Program 4-K: Engage the school districts in a plan to reduce the disparities in educational outcomes among the schools that serve San Bruno.

Contributing Factor: Students living on the east side of San Bruno face disparities in educational outcomes.
Fair Housing Issue: Disparities in educational outcomes
Fair Housing Category: Access to Opportunity

ACTIONS:

- The ~~city~~ City will conduct outreach to school officials on how the ~~city~~ City can support area schools.
- The ~~city~~ City will share data and information on issues the community faces and discuss those issues in tandem to help allocate resources strategically.

The ~~city~~ City will focus its engagement in particular geographic areas with identified need.

-

METRIC:

Two meetings per year.

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Responsibility: City of San Bruno; other cities within the district; school district officials;
Funding Source: General Fund
Timeframe: Two years from certification

Program 4-L: Engage developers to produce housing with amenities that can help to reduce the disparities in outcomes among the schools that serve San Bruno.

Contributing Factor: Students living on the east side of San Bruno face disparities in educational outcomes.

Fair Housing Issue: Disparities in educational outcomes
Fair Housing Category: Access to Opportunity

ACTIONS:

When feasible, the city will use community benefit agreements to encourage developers to include features in new developments that can help facilitate early and K-12 learning. For larger scale redevelopments, this could include reserving/offering reduced leases in community space for nonprofits who work with kids to improve educational outcomes, that offer subsidized ~~child care~~childcare, or that offer after school activities.

-

METRIC:

- New development projects built with community space that can be used for educational activities and childcare or other amenities that address disparities for people with special housing needs. ~~.~~

Responsibility: Community and Economic Development
Funding Source: General Fund
Timeframe: Seven years from certification

***AFFH* Policy 3:**
Encourage new housing choices and affordability in high resource areas by promoting housing supply, choices, and affordability in areas of high opportunity and outside of areas of concentrated poverty.

~~Program 5-E:~~Program 4-M: Encourage, facilitate, and promote home sharing opportunities throughout the city.

Contributing Factor: Lack of affordable housing in high resource areas
Fair Housing Issue: Concentration of Hispanic residents in lower resource areas.
Fair Housing Category: Disproportionate housing need

Continue to support home sharing programs and promote such programs through the Senior Center and other local agencies.

ACTIONS:

- Continue to support the Housing Investment Partnership (HIP) Home Sharing program, which facilitates living arrangements among two or more unrelated people. Homeowners or renters (Home Providers) who have a residence with one or more bedrooms are matched with persons seeking housing (Home Seekers). People who home share include seniors, working persons, low and extremely low-income residents, students, persons with disabilities (including developmental), families, veterans, emancipated foster youth and others.

- Update the city's website to promote home sharing opportunities throughout the city.

- Continue to consider appropriation of monies for support of various organizations during annual budget review. (City allocated annual grant of $30,000 to HIP)

- Conduct proactive outreach by sharing information about home sharing resources with residents and other stakeholders. Outreach will be conducted at least twice per year during the planning period and may include sharing information via newsletters, email communication, events, or social media.

METRIC:

- Increase community participation in home sharing programs.

Responsibility: Community and Economic Development
Funding Source: Affordable Housing Fund
Timeframe: Ongoing

Program 4-N: Continue to participate in San Mateo County Housing Authority's Housing Choices Voucher program (formerly the federal Section 8 program).

Contributing Factor: Lack of affordable housing in high resource areas
Fair Housing Issue: Concentration of Hispanic residents in lower resource areas.
Fair Housing Category: Disproportionate housing need

Continue to participate in CDBG cooperative agreement with San Mateo County Housing Authority's housing Choices Voucher program Voucher program (formerly Section 8).

ACTIONS:

- Encourage new housing developers to participate in the Housing Choices Voucher program during preparation of future development agreements/affordable housing programs.
- Publicize availability of this program to residents through the city's website and promote this program as a way of providing a mix of affordable and market rate units.
- Follow up with owners who have opted to participate in the Housing Choices Vouchers program to ensure a "good faith effort" by participating apartment owners to advertise available units and that they are being listed on the Housing Choices Voucher vacancy list.

METRIC:

- Increase community participation in the Housing Choices Voucher program.

Responsibility: Community and Economic Development
Funding Sources: County Housing Voucher Program
Timeframe: Ongoing

~~Program 5-F:~~Program 4-O: Establish an affordable unit set-aside for tenants with physical or developmental needs.

Contributing Factor: Lack of housing for people with disabilities who tend to have extremely low incomes
Fair Housing Issue: Concentration of people with disabilities in one area of the city.
Fair Housing Category: Disproportionate housing need

Residents with a disability find it more difficult to find appropriate housing in the city.

ACTIONS:

- Recommend requiring a subset of units within affordable housing development projects for people with disabilities or alternatively for all citywide housing development projects to provide 10~~%~~ percent accessible units for households with persons with disabilities.

- The City will conduct proactive outreach to stakeholders about this program. Outreach will be conducted before holding City Council study sessions and meetings and community input will be included in staff reports.
- If the recommendation find it is feasible to establish an affordable unit set-aside for tenants with physical or developmental disabilities, develop an implementation program for consideration by City Council.

METRIC:

- Goal of creating five housing units for people with disabilities during the planning period.

Responsibility: Community and Economic Development
Funding Sources: Developer Funded
Timeframe: The research will be completed three years from certification and the recommendations will be completed five years from certification.

~~Program 5-G:~~Program 4-P: Increase the number of affordable rental and homeownership units in higher resource areas of San Bruno through targeted redevelopment and infill.

Contributing Factor: Lack of affordable housing in high resource areas
Fair Housing Issue: Concentration of Hispanic residents in lower resource areas.
Fair Housing Category: Disproportionate housing need

Accessory dwelling units (ADUs) can offer an additional source of affordable housing to homeowners and the community. The ~~city~~ City last updated its ADU ordinance in March 2021 and now has an up-to-date ordinance considered compliant with State Government Code Section 65852.2. ~~Continue to inform homeowners about the Accessory Dwelling Unit Ordinance which permits second units by-right on appropriate residential sites.~~

ACTIONS:

- Continue to inform homeowners about the Accessory Dwelling Unit Ordinance which permits second units by-right on appropriate residential sites.
- Promote the Accessory Dwelling Unit Ordinance. Conduct proactive outreach by sharing information about ADU resources with residents and other stakeholders. Outreach will be conducted at least twice per year during the planning period and may include sharing information via newsletters, email communication, events, or social media
- Continuing to implement a public information and proactive outreach campaign via the city's website to encourage residents to construct ADUs, inform property owners of the standards for ADU development, permitting procedures, construction resources, and the importance of ADUs, including ADUs affordable to lower-income households. Outreach will be conducted at least semiannually.
- Promote the construction of ADUs in high resource areas and areas of concentrated affluence by supplying informational materials in community gathering places such as high-resource areas or mailers to residents of high-resource areas. The city has submitted its ADU ordinance to the State for review. Should HCD require revisions to the ordinance, the ordinance will be modified to comply within one year upon receipt of the comments. Encourage ADUs in new single-family subdivisions to accommodate multi-generational and other housing needs.
- Promote pre-approved ADU plans developed by Housing Endowment and Regional Trust of San Mateo County (HEART), a non-profit corporation that seeks to increase housing in the county.~~.~~
- Continue to monitor state laws regarding accessory dwelling units and amend the ~~c~~City's ordinance as needed.

METRIC:

- Goal of issuing building permits for 30 accessory dwelling units per year.

Responsibility: Community and Economic Development
Funding Source: General Fund
Timeframe: Ongoing

Program 4-Q: Participate in a regional down payment assistance program.

Contributing Factor: Lack of affordable housing in high resource areas
Fair Housing Issue: Concentration of Hispanic residents in lower resource areas.
Fair Housing Category: Disproportionate housing need

ACTIONS:

- Establish a regional partnership with HEART ~~(San Mateo County)~~
- Include affirmative marketing to households with disproportionate housing needs including Hispanic households, persons with disabilities, and single parents (e.g. Spanish and English, targeted to neighborhoods east of El Camino Real)
- Conduct homebuyer education quarterly in partnership with HEART

METRIC:

- Number of San Bruno residents participating in regional down payment assistance program.

Responsibility: Community and Economic Development and HEART
Funding Source: General Fund
Timeframe: Every three years and within three years of certification.

Responsibility: Community and Economic Development
Funding Source: General Fund
Timeframe: Ongoing

Program 4-R: Marketing Plan for Accessible Units.

Contributing Factor: Lack of housing for people with disabilities who tend to have extremely low incomes
Fair Housing Issue: Concentration of people with disabilities in one area of the city.
Fair Housing Category: Disproportionate housing need

ACTIONS:

- As a condition of entitlement approval, the city shall require that a housing developer implement an affirmative marketing plan for physically accessible units included in the project which will provide disability-serving organizations adequate prior notice of the availability of the accessible units and a process for supporting people with qualifying disabilities to apply.

METRIC:

- Number of housing development applications received with accessible units.

Responsibility: Community and Economic Development
Funding Source: General Fund
Timeframe: Ongoing with each entitlement application

Program 4-S: Support social services for housing and homeless prevention and shall work with homeless service providers to prioritize legal help, housing assistance, and other social services for unhoused families in San Bruno.

Contributing Factor: Lack of housing for people with extremely low incomes which are also people with disproportionate housing needs.
Fair Housing Issue: Concentration of low-income people with disproportionate housing needs east of El Camino Real; Vulnerability to displacement in neighborhoods east of El Camino Real
Fair Housing Category: Disproportionate housing need

ACTIONS:

- The ~~city~~ City shall support non-profits, such as LifeMoves, -that offer housing solutions and services for homeless: The City shall support with staff expertise and funding, as available, for non-profit organizations that offer solutions to solving homelessness and/or provide housing related services for the homeless or at-risk homeless.
- The city shall support Continuum of Care planning: The City shall be an active participant in the Continuum of Care planning process and support its efforts to address the needs San Bruno residents in need of emergency shelter or temporary housing by attending at least ¾ of all meetings during a calendar year.
- The city shall provide referrals to the YMCA Community Resource Center (San Mateo County Core Services Agency) helping families with social services for housing and homeless prevention.
- The city shall provide referrals to Veterans and their immediate families that are homeless or at risk of homelessness. Resources for referrals include the Veteran's Administration (VA) National Call Center of Homeless Veterans at 1-877-4AID-VET and to the HUD-VASH program that is a joint effort between the Department of Housing and Urban Development and the VA Supportive Housing (HUD-VASH) Program to move Veterans and their families out of homelessness and into permanent housing through a voucher program that allows homeless Veterans to rent privately owned housing.
- The City will annually review, and amend as necessary, the Municipal Code to ensure consistency with Government Code Section 65583(a)(4)(A)(ii).

METRIC:

- Reduction of the Point in Time homeless count in the City of San Bruni over the planning period.

Responsibility: Community and Economic Development
Funding Source: General Fund
Timeframe: Ongoing

Program 4-T: Facilitate noise insulation retrofits. Continue to pursue funding for noise insulation from the San Francisco International Airport and educate residents about program benefits.

ACTIONS:

- Continue to seek funds through the Federal Aviation Administration's Aircraft Noise Insulation Program.
- Educate targeted homeowners on the benefits of participation in the program.
- Provide technical assistance necessary to help qualifying homeowners apply for the funding and implement the insulation retrofits.

METRIC:

- Facilitate the upgrading of 100 existing homes in the city that still qualify for the program.

Responsibility: Community and Economic Development
Funding Source: Federal Aviation Administration's Aircraft Noise Insulation Program
Timeframe: Ongoing

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