

Please Start Here

General Information	
Jurisdiction Name	San Bruno
Reporting Calendar Year	2024
Contact Information	
First Name	Roscoe
Last Name	Mata
Title	Planning Manager
Email	Rmata@sanbruno.ca.gov
Phone	6507451743
Mailing Address	
Street Address	567 El Camino Real
City	San Bruno
Zipcode	94066

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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Jurisdiction	San Bruno	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	01/31/2023 - 01/31/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed	0
	Restricted	
	Non-Deed	0
Extremely Low	Deed	0
	Restricted	
	Non-Deed	0
Very Low	Deed	0
	Restricted	
	Non-Deed	13
Low	Deed	0
	Restricted	
	Non-Deed	13
Moderate	Deed	0
	Restricted	
	Non-Deed	13
Above Moderate		6
Total Units		45

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	155	0	0
2 to 4 units per structure	3	2	0
5+ units per structure	104	0	0
Accessory Dwelling Unit	0	43	43
Mobile/Manufactured Home	0	0	0
Total	262	45	43

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	43	45
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted	57
Number of Proposed Units in All Applications Received:	203
Total Housing Units Approved:	70
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	53	95
Discretionary	4	108

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	4
Number of Units in Applications Submitted Requesting a Density Bonus	140
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	0
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	San Bruno	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier				Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes													Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Applications	
1				2	3	4	5													6	7	8	9	10	11
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L7?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	
Summary Row: Start Data Entry Below							0	0	0	0	8	17	6	18	7	19	128	203	70	0					
	017-410-090	271 Goodwin Dr		B2401-0004	ADU	R	1/5/2024												1	1		NONE	No	No	
	017-513-180	130 Yuba Ct		ADU2401-0002	ADU	R	1/9/2024												1	1		NONE	No	No	
	020-254-150	848 Jenevein Ave		ADU2401-0001	ADU	R	1/9/2024												1	1		NONE	No	No	
	020-084-100	571 Oak Ave		ADU2402-0002	ADU	R	2/5/2024												1	1		NONE	No	No	
	020-242-170	1304 Jenevein Ave		ADU2402-0003	ADU	R	2/7/2024												1	1		NONE	No	No	
	020-121-360	111 San Bruno Ave W		ZMC23-001, TM23-001, AR23-001	5+	R	2/8/2024					2		2		3		39	46	46		NONE	No	Yes	
	021-196-140	140 Santa Helena Ave		ADU2402-0004	ADU	R	2/9/2024												1			NONE	No	No	
	019-062-090	2501 Crestmoor Dr		ADU2402-0005	ADU	R	2/13/2024												1	1		NONE	No	No	
	017-171-270	2200 Pinecrest Dr		CE2402-0005	ADU	R	2/14/2024												1	1		NONE	No	No	
	020-351-570	125 Anza Way		ADU2403-0001	ADU	R	3/6/2024												1	1		NONE	No	No	
	020-093-210	564 Acacia Ave		ADU2403-0002	ADU	R	3/8/2024												1	1		NONE	No	No	
	020-082-220	1382 Williams Ave		ADU2403-0003	ADU	R	3/12/2024												1	1		NONE	No	No	
	020-391-100	475 Milton Ave		ADU2403-0004	ADU	R	3/13/2024												1			NONE	No	No	
	020-243-230	522 Oak Ave		ADU2403-0007	ADU	R	3/26/2024												1	1		NONE	No	No	
	020-152-150	917 7th Ave		BLD-2025-407, ADU2404-0001	ADU	R	4/1/2024												1			NONE	No	No	
	020-115-270	864 Hensley Ave		ADU2404-0002	ADU	R	4/2/2024												1			NONE	No	No	
	020-191-230	714 3rd Ave		ADU2404-0004	ADU	R	4/8/2024												1	1		NONE	No	No	
	017-202-090	481 Fernwood Dr		ADU2404-0003	ADU	R	4/8/2024												1			NONE	No	No	
	017-091-120	2900 Evergreen Dr		BLD-2024-132, ADU2404-0005	ADU	R	4/22/2024													1	1		NONE	No	No
	020-392-220	150 Florida Ave		UP24-006, AR24-007, B2406-0004	2 to 4	R	4/24/2024											1	2	3	3		NONE	Yes - Local	No
	020-275-230	460 Poplar Ave		CE2405-0006	ADU	R	5/20/2024												1	1		NONE	No	No	
	020-282-030	385 Cypress Ave		ADU2405-0001	ADU	R	5/23/2024												1			NONE	No	No	
	017-125-140	2866 Fleetwood Dr		ADU2405-0002	ADU	R	5/28/2024												1			NONE	No	No	
	020-403-060	287 Elm Ave		ADU2405-0003	ADU	R	5/29/2024												1			NONE	No	No	
	020-392-220	150 Florida Ave		ADU2406-0001	ADU	O	6/5/2024												1	1		NONE	Yes - Local	No	
	017-401-050	140 Del Norte Dr		ADU2406-0002	ADU	R	6/6/2024												1			NONE	No	No	
	020-103-040	981 Masson Ave		ADU2406-0003	ADU	R	6/7/2024												1	1		NONE	Yes - Local	No	
	020-283-230	320 Cypress Ave		ADU2406-0004	ADU	R	6/20/2024												1			NONE	No	No	
	021-194-120	116 Santa Maria Ave		ADU2406-0005	ADU	R	6/24/2024												1			NONE	No	No	
	020-331-430	160 Scenic Ct		ADU2406-0006	ADU	R	6/27/2024												1	1		NONE	No	No	
	020-381-040	281 Mastick Ave		ADU2406-0007	ADU	R	6/28/2024												1	1		NONE	No	No	
	020-406-730, 020-406-700, 020-406-690, 020-406-870, 020-406-590, 020-406-790	271 El Camino Real		PRE24-001	5+	R	7/8/2024					6						29	35			NONE	No	Yes	
	020-406-730, 020-406-700, 020-406-690, 020-406-870, 020-406-590, 020-406-790	271 El Camino Real		PRE24-001	ADU	R	7/8/2024												2			NONE	No	Yes	

ANNUAL ELEMENT PROGRESS REPORT
 Housing Element Implementation

Note: "*" indicates an optional field
 Cells in grey contain auto-calculated formulas

Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Project Identifier		Affordability by Household Income - Completed Entitlement										Affordability by Household Income - Building Permits										Affordability by Household Income - Certificates of Occupancy										Streamlining			Historic Sites			Housing with Financial Assistance or Other Restrictions			Housing without Financial Assistance or Other Restrictions			Form of Affordability or Other Restrictions			Demolished/Destroyed Units			Density Bonus			Notes																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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22	1223	1224	1225	1226	1227	1228	1229	1230	1231	1232	1233	1234	1235	1236	1237	1238	1239	1240	1241	1242	1243	1244	1245	1246	1247	1248	1249	1250	1251	1252	1253	1254	1255	1256	1257	1258	1259	1260	1261	1262	1263	1264	1265	1266	1267	1268	1269	1270	1271	1272	1273	1274	1275	1276	1277	1278	1279	1280	1281	1282	1283	1284	1285	1286	1287	1288	1289	1290	1291	1292	1293	1294	1295	1296	1297	1298	1299	1300	1301	1302	1303	1304	1305	1306	1307	1308	1309	1310	1311	1312	1313	1314	1315	1316	1317	1318	1319	1320	1321	1322	1323	1324	1325	1326	1327	1328	1329	1330	1331	1332	1333	1334	1335	1336	1337	1338	1339	1340	1341	1342	1343	1344	1345	1346	1347	1348	1349	1350	1351	1352	1353	1354	1355	1356	1357	1358	1359	1360	1361	1362	1363	1364	1365	1366	1367	1368	1369	1370	1371	1372	1373	1374	1375	1376	1377	1378	1379	1380	1381	1382	1383	1384	1385	1386	1387	1388	1389	1390	1391	1392	1393	1394	1395	1396	1397	1398	1399	1400	1401	1402	1403	1404	1405	1406	1407	1408	1409	1410	1411	1412	1413	1414	1415	1416	1417	1418	1419	1420	1421	1422	1423	1424	1425	1426	1427	1428	1429	1430	1431	1432	1433	1434	1435	1436	1437	1438	1439	1440	1441	1442	1443	1444	1445	1446	1447	1448	1449	1450

Jurisdiction	San Bruno	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability														
Income Level	RHNA Allocation by Income Level	Projection Period - 06/30/2022-01/30/2023	2									3	4	
			2023	2024	2025	2026	2027	2028	2029	2030	2031			Total Units to Date (all years)
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted	-	14	-	-	-	-	-	-	-	-	-	14	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	704	28	-	-	-	-	-	-	-	-	-	64	640
	Non-Deed Restricted	-	9	13	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	405	105	-	-	-	-	-	-	-	-	-	133	272
	Non-Deed Restricted	-	8	7	13	-	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	573	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	13	9	13	-	-	-	-	-	-	-	35	538
Above Moderate		1,483	1	5	6	-	-	-	-	-	-	-	12	1,471
Total RHNA		3,165												
Total Units			22	177	45	-	-	-	-	-	-	-	244	2,921

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction		San Bruno						
Reporting Year		2024 (Jan. 1 - Dec. 31)						
Table D								
Program Implementation Status pursuant to GC Section 65583								
Housing Programs Progress Report								
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.								
1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
1a. Preserve and Rehabilitate Existing Housing Stock	Partner with regional entities on a home repair program with a focus on households in low resource areas, citywide households with disabled or special needs, and condominium associations in low resource areas. Give special emphasis to address high number of older units in low resource areas with lead paint	Program established by end of December 2025			Not yet started. On schedule. Staff intend to establish program with Rebuilding Together with HEART facilitating. AFFH Matrix Metric: Annual updates to the home maintenance website following July 1, 2024; Sharing of the home repair program on 1 social media post per quarter starting in 2026; Assist two households annually after establishment of a home repair program			
1b. Preserve and Rehabilitate Existing Housing Stock	Continue efforts to bring substandard units into compliance and include results in annual reports. Bring at least 100 non-ADU units into compliance over the planning period. Establish an amnesty program to waive fines/fees within low resource areas.	Ongoing, with the establishment of the amnesty program by the end of December 2025			Not yet started. On schedule. AFFH Matrix Metric: Bring at least 100 non-ADU units into compliance over the planning period			
1c. Preserve and Rehabilitate Existing Housing Stock	Provide home maintenance and improvement education on website.	Website by September 1, 2024			Completed. Behind schedule. Website published in January 2025: https://www.sanbruno.ca.gov/1165/Homeowner-Resources			
1d. Preserve and Rehabilitate Existing Housing Stock	Ensure retention of existing income-restricted affordable units in the City through annual reporting methods. Develop a plan to preserve at-risk units in the next Housing Element cycle.	Ongoing reporting, plan to be part of Seventh Cycle Housing Element			Not yet started. Behind schedule. HEART has been engaged to assist with monitoring. AFFH Matrix Metric: Retain 334 income-restricted affordable units			
1e. Preserve and Rehabilitate Existing Housing Stock	Advertise BMR units as they become available, utilizing the same strategies outlined in the Affirmative Marketing Plan under Program 13.	Begin with the completion of Program 13, ongoing thereafter			Not yet started. On schedule. AFFH Matrix Metric: Establish and implement Affirmative Marketing Strategies for 100% of BMR units that are vacated during the planning period			
2a. Short Term Rentals	Monitor and maintain an inventory of approved short-term rentals and include data in annual reports. Actively pursue code enforcement for unapproved short-term rentals.	Begin by January 1, 2024, and ongoing thereafter			Ongoing. On Schedule. 22 short term rentals have been approved citywide and code enforcement active for unapproved short-term rentals.			
2b. Short Term Rentals	If a large proportion of units (over 5%) are used as short-term rentals, citywide or in particular neighborhoods, then adopt policies to mitigate the impacts of vacation rentals on affordable housing within one year of the annual report that reports the large proportion.	Adopt policies within one year of exceeding threshold			Ongoing. On schedule. To be addressed if threshold exceedance occurs.			
3a. Adequate Sites to Accommodate Regional Fair Share of Housing Growth	Rezoned additional sites for 1,099 units to address the 847-unit shortfall and provide a buffer, as summarized in the City's RHNA sites strategy presented in Table 1-2. The rezoning shall meet the statutory requirements of Government Code §65583(c)(1)(A) and 65583.2(h) and (i), and will occur concurrent with the re-adoption of the 2023-2031 Housing Element, anticipated to occur in August 2024.	Rezoning by July 1, 2024 (or concurrent with the re-adoption of the Housing Element)			Complete. Behind schedule. Rezoning completed in September 2024. AFFH Matrix Metric: Rezone all sites identified in the sites inventory to accommodate and provide a buffer for the 847 unit shortfall (25 very low income and 822 above moderate income units)			
3b. Adequate Sites to Accommodate Regional Fair Share of Housing Growth	Provide annual monitoring and reporting of overall housing growth and progress, including status of the Tanforan sites. The City will pursue alternative actions (including additional rezoning) if projects do not progress toward completion in the planning period as intended by December 2026.	Annually			Ongoing. On schedule.			
3c. Adequate Sites to Accommodate Regional Fair Share of Housing Growth	Analyze future development projects on Sites Inventory properties for consistency with Housing Element, with quarterly updates showing compliance with No Net Loss, Surplus Land Act on publicly owned sites, if the No Net Loss reporting shows a deficit in lower or moderate-income units, the City shall update the Sites Inventory within one year of the quarterly update showing the deficit.	Quarterly updates to begin July 1, 2024			Not yet started. Behind schedule.			

3d. Adequate Sites to Accommodate Regional Fair Share of Housing Growth	Update the Summary of RHNA Strategy table to increase the Total Units Toward RHNA to add a minimum of 500 units to the Total Units Toward RHNA in moderate or high resource areas by December 2026 through a combination of: 1. Rezoning of A-R (Administrative and Research) lands on Sneath Lane to allow mixed-use high-density residential; 2. Rezoning of additional high-density residential units at Tanforan; 3. Redevelopment of Crestmoor High School; or 4. Other potential sites identified by December 2026. If publicly owned sites (including City-owned and school sites) are identified as potential sites for housing development, the City will work with the public agencies to ensure compliance with Surplus Land Act.	Amended Summary of RHNA Strategy table by end of December 2026			Underway. On Schedule. Crestmoor High School entitled for redevelopment in 2024 with 155 units.			
3e. Adequate Sites to Accommodate Regional Fair Share of Housing Growth	Engage with the owners of Sites Inventory properties on an annual (fiscal year) basis: 1. For entitled sites: discuss issues and processes for building permit submittal, issuance, and construction; 2. For sites with pending projects: discuss progress on the entitlement review and next steps; 3. For sites that do not have entitled or pending projects: discuss development potential and work to connect interested owners with potential development partners.	Annually starting on July 1, 2024			Underway. On schedule.			
3f. Adequate Sites to Accommodate Regional Fair Share of Housing Growth	Amend the Zoning Code to also apply the by-right approval requirement pursuant to State law Government Code §§553.21h) and (j) to sites rezoned for the 5th cycle Housing Element shortfall that are not also 6th cycle Housing Element sites.	By July 1, 2024 (or concurrent with the readoption of the Housing Element)			Complete. Behind schedule. Completed in September 2024			
3g. Adequate Sites to Accommodate Regional Fair Share of Housing Growth	Expediently process the planning applications and environmental review for the redevelopment of The Shops at Tanforan, which includes 1,014 units, with the goal of completing the entitlement process by the end of 2025. The anticipated submittal date of the planning application is September 2024. The City shall condition the development to have the housing units constructed in Phase I of the development	By the end of December 2025			Ongoing. On schedule. Application submitted in October 2024. Joint study sessions held on November 19, 2024 and March 18, 2025 with the City Council and Planning Commission. Project hearings scheduled for November 2025.			
4a. Accessory Dwelling Units	Facilitate 224 new ADUs in planning period. Perform annual monitoring survey of new ADUs and include results in HCD annual reports. Coordinate with 21 Elements for regional long-term reporting/monitoring process.	Monitoring starting January 1, 2024, ongoing thereafter			Ongoing. Behind schedule. Annual monitoring survey launched in October 2024.			
4b. Accessory Dwelling Units	Establish ADU amnesty program and legalize at least 50 ADUs over the planning period.	Establish program by July 1, 2025			Underway. On schedule. Program under development. AFFH Matrix Metric: Legalize at least 50 ADUs over the planning period			
4c. Accessory Dwelling Units	Implement a public information and proactive outreach campaign through social media, the City's website about ADU opportunities and processes, including promotion of pre-approved ADU plans developed by Housing Endowment and Regional Trust of San Mateo County (HEART), and CalHFA ADU grants.	By July 1, 2025, ongoing thereafter			Underway. On schedule. ADU website is developed and promotion of ADU Resource Center informational events is underway; pre-approved plans are under review and will be promoted on City website.			
4d. Accessory Dwelling Units	Develop financial incentives for owners to provide income restricted ADU rentals in high resource areas.	By July 1, 2025			Underway. On schedule. City is participating in ADU Center Working Group to develop. AFFH Matrix Metrics: Entitle 75 income-restricted affordable housing units (including ADUs) in high resource areas. Legalize at least 50 ADUs over the planning period			
4e. Accessory Dwelling Units	Review progress in year 3 and 6 of the planning period, if ADU and overall RHNA production falls below projections, develop additional incentives for construction or identify alternative sites within six months of the year 3 and/or 6 reviews. (See also Program 3.d)	By end of Year 3 and Year 6 of the Planning Period			Not yet started. On schedule.			
4f. Accessory Dwelling Units	Place ballot measure to allow amendments to the ADU Ordinance to increase the allowable number of ADUs/ADUs beyond State law on eligible R-1 and R-2 parcels (see also Program 5 below).	Ballot measure on November 2026 ballot			Not yet started. On schedule.			
4g. Accessory Dwelling Units	Assist ADU owners in finding tenants, including marketing available ADUs beyond City limits through regional/County organizations.	Ongoing, as units are available			Not yet started. Behind schedule. Developing process to connect ADU owners with HIP Housing home sharing program. AFFH Matrix Metric: Establish an ADU marketing plan with the goal of matching five ADU owners with tenants during the planning period			

4h. Accessory Dwelling Units	<p>San Bruno is participating in the countywide ADU Resource Center to help facilitate ADU production. The ADU Resource Center is a non-profit supported by San Mateo County jurisdictions and foundations, and will provide tools, educational materials, and expert staff to help jurisdictions and homeowners build more ADUs. It will be modeled after the award-winning Napa Sonoma ADU Center, which offers a proven model for increasing ADU production. Programs and benefits of the resource center include:</p> <ul style="list-style-type: none"> • HCD Compliance / Housing Element Implementation Support • Updating ADU Ordinances and Complying with New Laws • ADU Process Improvements • Support on Opt-in Programs and Best Practices • ADU Affordability Monitoring • Jurisdiction-Specific Educational Materials and Events • Time Saving Services for Your Planning Staff • Access to a Growing Network of ADU Experts • Plans Gallery for pre-approved and pre-reviewed plans • ADU affordability programs will begin 	Beginning summer 2024 and annually thereafter			<p>Underway. On schedule. City is participating in Countywide ADU Resource Center</p> <p>AFFH Matrix Metric: Facilitate the development of two additional ADUs per year, beyond the 26 annually projected to meet the RHNA</p>			
5a. Amend Ordinance No. 1284 to Expand Housing Opportunities	<p>Place ballot measure to allow amendments to Ordinance No. 1284 to expand housing opportunities, which shall include, but not be limited to:</p> <ol style="list-style-type: none"> 1. Provide for "Missing Middle" housing opportunities through amending the Municipal Code to remove the 2,900 sq. ft. per unit requirement in order to allow 2 units for any R-2 legal parcel, and allow legal non-conforming sites, including those with greater units than allowed by zoning, to be rehabilitated, expanded, or rebuilt and maintain the non-conforming number of units. 2. Amending the zoning map, applicable specific plans, and/or zoning text to allow Transit Corridor Plan (TCP) regulations (particularly height and densities) to apply to the entirety of El Camino Real within the City limits and provide environmental clearance for new housing development beyond the 1,610 units provided in the TCP Environmental Impact Report. 	Ballot measure on November 2028 ballot			<p>Underway. On schedule. Joint meetings to inform PC/CC of path to 2028 ballot measure. Consultant is under contract to evaluate the feasibility of the TCP regulations and has updated Planning Commission and City Council at a November joint meeting.</p> <p>AFFH Matrix Metric: Construction of 300 non-ADU "Missing Middle" units in high resource areas</p>			
5b. Amend Ordinance No. 1284 to Expand Housing Opportunities	<p>Should the ballot measure fail, within six months, the City will initiate a community outreach program to develop alternative actions to address housing mobility improvements which shall include the City's single-family neighborhoods, allowing a variety of housing types (e.g., duplexes, triplexes, and fourplexes) with appropriate development standards to facilitate maximum allowable densities. Alternative actions may include a modified measure to be put on the 2030 ballot.</p>	If necessary, begin within six months of November 2028 ballot measure failing			Not yet started. On schedule. To be completed within 6 months of 2028 ballot measure if required.			
6a. Update Affordable Housing Program	Develop affordable housing funding implementation plan to identify priorities for use of housing funds, impact fees and in-lieu fee revenues.	By the end of December 2024			Not yet started. Behind schedule. HEART has been engaged to support this effort.			
6b. Update Affordable Housing Program	<p>Amend policies/regulations to encourage extremely low units and a variety of housing types for households with special needs:</p> <ol style="list-style-type: none"> 1. Adjust the percentage of lower vs. mod income units based on remaining on RHNA need; 2. Establish a minimum percentage of 20% of BMR units for households with disabilities, special needs (including accessibility), and larger households (3-4 bedroom units); 3. Establish affirmative requirements for developers; 4. Develop a program that gives displaced residents (former residents of the City of San Bruno) preferential access to new affordable housing units; 5. Ensure inclusionary policies do not constrain housing development by completing a nexus study to confirm percentages, in-lieu fees, and impact fees; and 6. Analyze extending affordability covenant requirements beyond 45-55 years. 	By the end of December 2027			<p>Not yet underway. On schedule. HEART has been engaged to support this effort.</p> <p>AFFH Matrix Metrics: Entitlement of 777 lower income units to meet the City's remaining RHNA; 30 BMR units for special needs or larger households; Have 10 households with former residents of the City occupy new affordable units; Facilitate the development of 352 units affordable to extremely low income households (RHNA) and 30 BMR units for special needs</p>			
6c. Update Affordable Housing Program	Examine city-owned sites for potential affordable housing projects, issue an RFP and prioritize proposals that provide for special needs households. Enter into agreement with an affordable housing developer for a city-owned site.	Issue RFP by the end of December 2026, enter into agreement by the end of December 2027			Not yet underway. On schedule. HEART has been engaged to support this effort.			
7a. Encourage Lot Consolidation	Establish an administrative fee waiver for lot line adjustment/mergers for housing projects on properties in the Sites Inventory that propose densities listed in the Sites Inventory.	Update User Fee Schedule by July 1, 2024			Complete. Behind schedule. Completed in September 2024.			
7b. Encourage Lot Consolidation	Establish a 50% fee reduction for lot line adjustment/mergers for all multi-family housing projects (3 or more units, not counting ADUs).	Update User Fee Schedule by July 1, 2024			Complete. On schedule. Effective in July 2024.			
8a. Expand Access to Public Information About Housing	Post annual HCD reports on City website.	Ongoing			Ongoing. On schedule. Will be posted upon finalization and submittal to HCD.			
8b. Expand Access to Public Information About Housing	Post No Net Loss quarterly updates on City website	By the end of December 2024, ongoing thereafter			Underway. Behind schedule. City is developing report contents and structure.			

8c. Expand Access to Public Information About Housing	Post monthly Development Activity Report, showing approved, pending, under construction, and recently completed housing projects, as well as whether a project has affordable units and project contact information.	By the end of December 2024, ongoing thereafter			Underway. Behind schedule. Staff have created an interactive map which is maintained on a regular basis and shows approved, pending, under construction and recently completed housing projects. Staff are currently developing a process to export the map's data into a monthly report.			
8d. Expand Access to Public Information About Housing	Create a new housing resources page(s) on the City website, with a fair housing section and links to resources for legal counsel and advocacy assistance for renters and residents with disproportionate housing needs.	By July 1, 2025, ongoing thereafter			Complete. Ahead of schedule. Completed in January 2025: https://www.sanbruno.ca.gov/571/Affordable-Housing-Resources			
8e. Expand Access to Public Information About Housing	Provide proactive public notification and engagement for Housing Element program implementation, and available programs/services, through social media posts and announcements/links on the City's homepage.	Ongoing			Underway. Behind schedule. City has updated its ADU website and created the Affordable Housing Resource website. More public engagement is anticipated. AFFH Matrix Metric: Provide three social media posts per quarter advertising or introducing housing information related to any AFFH topic starting January 1, 2024			
8f. Expand Access to Public Information About Housing	Provide an annual update to the Planning Commission and City Council on Housing Element implementation, notify, and invite interested community members to attend and discuss housing issues at this public hearing, and schedule the hearing no later than January in order to allow the results to inform the upcoming fiscal year budget.	Starting in 2025, ongoing thereafter			Underway. Behind schedule. Annual update held in March of 2025 with interested community members invited to attend. Future years will be scheduled in January.			
8g. Expand Access to Public Information About Housing	The city will support the development and use of a regional affordable housing portal by modifying its affordable housing covenant to require the utilization of the regional platform for the marketing of BMR units in the city.	By the end of December 2024, ongoing thereafter			Complete. On schedule. The City's Affordable Housing Agreement template was modified to require utilization of Doorway for marketing of BMR units.			
8h. Expand Access to Public Information About Housing	Educate faith-based organizations on opportunities to develop affordable housing through SB 4 and/or AB 1851.	Annually			Not started. On schedule. HEART will assist with outreach targeted for Summer 2025. AFFH Matrix Metric: Annually outreach to faith-based organizations on opportunities to develop affordable housing with the goal of initiating one affordable housing development during the planning period			
8i. Expand Access to Public Information About Housing	Provide Spanish translation and/or interpretation for published materials and community meetings related to Housing Element and AFFH activities that involve fair housing (Program 12), affirmative marketing (Program 13), additional housing options (Program 15), or are geographically targeting low resource areas	To begin July 1, 2024, and ongoing thereafter			Not started. Behind schedule. The City plans to hold a community engagement event April 24, 2025 for long-range planning efforts with Spanish translation and materials. Outreach and materials for the Environmental Justice Element will be provided in Spanish. AFFH Matrix Metric: 100% of community meetings and identified published material to have Spanish translation and interpretation			
9a. Streamline Review Processes for Housing Projects	Amend Municipal Code to establish a ministerial process in compliance with State law Government Code §66583.2(h) and (i) if the project includes deed-restricted 20% lower income units for at least 55 years.	By July 1, 2024			Complete. Behind schedule. Completed in September 2024.			
9b. Streamline Review Processes for Housing Projects	Waive the pre-application fees for housing projects on the Sites Inventory that meet the projected density	By July 1, 2024			Complete. Behind schedule. Completed in September 2024.			
9c. Streamline Review Processes for Housing Projects	Establish a multi-family residential construction permit plan review turnaround time of no more than 20 working days for the first submittal and 15 working days for subsequent submittals, for any multi-family residential project that provide 20% or more lower-income units.	By July 1, 2024			Complete. On Schedule. Was implemented July 2024.			
9d. Streamline Review Processes for Housing Projects	Amend Municipal Code to simplify review processes for new single-family homes and additions	By July 1, 2024			Complete. On schedule. Effective in July 2024.			
10a. Reduce Barriers to Housing Development	Amend parking regulations for residential projects to align with State Density Bonus Law standards, and reference AB2097 for projects near transit. In addition, review and revise requirements for bicycle parking and off-street vehicle loading areas for larger multi-family developments in order to remove constraints to development.	By the end of December 2025			Not yet started. On schedule.			
10b. Reduce Barriers to Housing Development	Establish deferred payment of all City impact fees to Certificate of Occupancy/Final Inspection for housing projects that meet the projected density represented in the City's RHNA table, including approved projects, pending projects and future housing projects on the Sites Inventory.	By the end of December 2024			Complete. Behind schedule. Adopted in January 2025.			

10c. Reduce Barriers to Housing Development	Update the User Fee Schedule to simplify application, permitting and impact fees for housing projects and develop an online fee calculator tool for multi-family housing projects.	Update the User Fee Schedule by July 1, 2025, and launch the calculator tool by January 1, 2026			Underway. Behind schedule. Agreement with consultant in place with anticipated adoption by Jan 1, 2026.			
10d. Reduce Barriers to Housing Development	Develop a clear process for completing base density studies for projects within the TCP utilizing a Density Bonus.	By the end of December 2024			Not yet started. Behind schedule.			
10e. Reduce Barriers to Housing Development	Revise objective design standards for residential development, including the Mixed-Use Zoning from the Transit Corridors Plan, to review and revise floor area ratio limits for smaller lots, minimum setbacks, and upper floor stepbacks. These standards will replace the current findings in the Municipal Code required for Architectural Review Permits	By July 1, 2026			Not yet underway. On schedule. Work anticipated to begin in Q4 of 2025 in concert with TOC-consistency amendments			
10f. Reduce Barriers to Housing Development	Hold annual workshops with housing developers to discuss continued efforts to remove governmental constraints regarding processes and feasibility of regulations	By July 1, 2025, and ongoing thereafter			Underway. On schedule. HEART has been engaged to facilitate discussion.			
10g. Reduce Barriers to Housing Development	Maintain existing zoning flexibility for small-lot or attached residential "Missing Middle" unit types, and adopt an ordinance for SB 9.	Ongoing, adopt SB 9 ordinance by December 2025			Not yet started. On schedule. AFFH Matrix Metric: Construction of 300 non-ADU "Missing Middle" units in high resource areas			
10h. Reduce Barriers to Housing Development	Amend the Central Business District (C-B-D) regulations to allow all residential projects on sites where ground floor commercial may not be economically feasible. The C-B-D regulations only apply to Downtown San Bruno and is the only mixed-use district that requires non-residential ground floor uses	By July 1, 2026			Underway. Ahead of schedule. Staff are incorporating this amendment into other ordinance amendments planned for Spring/Summer 2025.			
11. Update Municipal Code to Reflect State Laws	Ensure the Municipal Code is updated to reflect State housing laws, including but not limited to: 1. Housing Accountability Act; 2. Density Bonus; 3. ADUs; 4. Emergency shelters (AB 139, AB 2339) – Emergency shelters are permitted by right without discretionary review in the City's M-1, TOD-S, TOD-1, and TOD-2 zones. The TOD zones are located near transit and services and have adequate capacity to accommodate the City's unsheltered homeless. Amend the Municipal Code to adopt the same development standards as currently outlined in the Emergency Shelter Overlay (M-1 zone), except the following changes will be made: a. Expand the definition to comply with AB 2339 to include interim housing options such as bridge housing, navigation centers, and respite and recuperative care; b. Amend parking standards to only require parking for staff, and in no cases require more than similar uses in that district; c. Establish a maximum bed limit of 50 beds per shelter; and 5. Low-barrier navigation centers for	First phase by end of December 2024, second phase by end of December 2025			Underway. Behind schedule. Items 1, 2, 3, 4, 5, 6, 7, 8, and 9 were addressed through Municipal Code Amendments adopted April 9, 2024 and January 28, 2025. AFFH Matrix Metric: Municipal Code fully compliant with State Housing laws by January 31, 2025; Adoption of ordinances to align the Municipal Code to State law, with first phase by July 1, 2024, and the second phase by January 31, 2025			
12a. Fair Housing	Maintain and distribute accurate information about fair housing laws and policies.	Ongoing			Ongoing. On schedule. Information about fair housing and legal resources available on Affordable Housing Resource Hub website: https://www.sanbruno.ca.gov/1163/Legal-Resources AFFH Matrix Metric: hold two outreach events annually starting in 2025			
12b. Fair Housing	Partner with local fair housing organizations to perform fair housing training for landlords and tenants.	Start January 1, 2025, ongoing thereafter			Not yet underway. Behind schedule. HEART has been engaged to help facilitate relationship with fair housing organizations and trainings.			
12c. Fair Housing	Petition San Mateo County to ensure fair housing testing occurs at least every 3 years in the City of San Bruno.	Start January 1, 2025, ongoing thereafter			Not yet underway. Behind schedule. HEART has been engaged to facilitate discussions with the County. AFFH Matrix Metric: Testing to occur at least every 3 years			
12d. Fair Housing	Continue to offer discounted utility rates (cable, garbage, water, and sewer) for lower income households in San Bruno.	Ongoing			Ongoing. On schedule.			
13. Affirmative Marketing Plan	Affirmative marketing plan for inclusionary units, including accessible units. Amend affordable housing/BMR ordinance (Program 6b) to require the developer to implement an affirmative marketing plan for inclusionary units included in a project which will provide supportive organizations adequate prior notice of the availability and a process for supporting qualified people to apply, including notifying disability-serving organizations with adequate prior notice of the availability of physically accessible units for supporting people with qualifying disabilities to apply.	Program 6b by the end of December 2027, at least annually thereafter			Not yet started. On schedule. HEART has been engaged to assist with this task. AFFH Matrix Metric: Include affirmative marketing requirement as a condition of approval for 75% of applicable housing projects prior to ordinance adoption Provide supportive organizations with notice of availability of 100% of all housing projects starting with the ordinance adoption			

14a. Homeless Prevention and Services	Support social services for housing and homeless prevention and work with homeless service providers to prioritize legal help, housing assistance, and other social services for unsheltered persons in San Bruno, including but not limited to, support of nonprofits such as LifeMoves that offers housing solutions and services for homeless, and active participation in the Continuum of Care planning process and support its efforts to address the needs of San Bruno residents in need of emergency shelter or temporary housing.	Ongoing			Ongoing. On schedule. San Bruno continues to contract with LifeMoves to provide support for individuals experiencing homelessness. AFFH Matrix Metric: Increase funding for LifeMoves, or a similar non-profit, by 10% annually throughout the planning period; Attend at least 75% of the Continuum of Care meetings per year			
14b. Homeless Prevention and Services	Provide referrals to the YMCA Community Resource Center (San Mateo County Core Services Agency), Veteran's Administration (VA) National Call Center of Homeless Veterans, and to the Department of Housing and Urban Development and VA Supportive Housing (HUD-VASH) program for unsheltered families or individuals, and at-risk families or individuals.	Ongoing			Ongoing. On schedule. City continues to refer to these organizations.			
15a. Additional Housing Options	Promote San Mateo County's Mortgage Credit Certificate (MCC) program for firsttime homebuyers, and HEART's down payment assistance program, with affirmative marketing to households in low resource areas and households with disproportionate housing needs including Hispanic households, persons with disabilities, and single parents.	By July 1, 2024, ongoing thereafter			Ongoing. On schedule. Resources are included in the Affordable Housing Resource Hub. HEART has been engaged to assist with affirmative marketing. AFFH Matrix Metric: Sharing of the down payment assistance program information on 1 social media post per quarter starting in 2024, on the City's website, and at fair housing outreach meetings.			
15b. Additional Housing Options	Continue to participate in the San Mateo County Housing Authority's Housing Choices Voucher program (formerly the federal Section 8 program). Publicize availability of this program to residents through social media and the City's website. Follow up with owners who have opted to participate in the program to ensure a "good faith effort" by participating owners	Ongoing			Ongoing. Behind schedule. Resources are being incorporated into the Affordable Housing Resource website. AFFH Matrix Metric: Increase voucher use by 10% from 2023 levels			
15c. Additional Housing Options	Encourage, facilitate, and promote home sharing opportunities through support of Housing Investment Partnership (HIP) Home Sharing program, which facilitates living arrangements among two or more unrelated people.	Ongoing			Ongoing. On schedule. HIP Home Sharing program information is included on Affordable Housing Resource website. AFFH Matrix Metric: Increase funding for HIP, or similar non-profit, by 10% annually throughout the planning period			
16a. Place-Based Strategies for Community Preservation and Revitalization	Prioritize capital improvements in low resource areas, such as neighborhoods east of El Camino Real. Starting on July 1, 2025 (FY25-26), prioritize ADA improvements, pedestrian improvements, bicycling improvements, transit improvements, tree planting and parks improvements in lower resourced neighborhoods (east of El Camino Real).	Establish metrics by July 1, 2025; ongoing implementation and reporting thereafter			Ongoing. Ahead of schedule. Equity criteria and metrics were incorporated into CIP scoring and prioritization in October 2024 for the FY 2025-2026 CIP. Centennial Plaza has been completed, and Florida Park is under construction. AFFH Matrix Metrics: - Develop metrics as part of the preparation of the CIP for FY25-26, and implement those metrics for each budget year on an ongoing basis; Apply for funding on an annual basis - Facilitate the development of 10 mobility/infrastructure improvements during the planning period, including three in low resource areas - Completion of planned park improvements in low resource areas, including Centennial Plaza and			
16b. Place-Based Strategies for Community Preservation and Revitalization	Engage school districts to identify metrics for disparities in educational outcomes that are within the City's authority; and develop guidelines for developers to provide amenities within projects that can reduce identified disparities in educational outcomes.	Establish metrics by July 1, 2025; develop guidelines by end of December 2025			Not yet underway. Behind schedule. AFFH Matrix Metric: Improved educational outcomes by the last year of the planning period			
16c. Place-Based Strategies for Community Preservation and Revitalization	Continue to refer impacted homeowners to the San Francisco International Airport's noise insulation program.	Ongoing			Ongoing. On schedule. AFFH Matrix Metric: Targeted mailers to inform homeowners that have not already participated in the program			

Jurisdiction	San Bruno	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		
Notes		

