



# San Bruno Housing Element 2015-2023



Adopted  
April 14, 2015



# San Bruno Housing Element

## 2015-2023

Adopted by  
San Bruno City Council  
April 14, 2015

## City of San Bruno

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# 1 Introduction

## 1.1 PURPOSE

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In accordance with California Government Code (Title 7, Division 1, Chapter 3, Article 10.6), this Housing Element, a component of San Bruno's General Plan, presents a comprehensive set of housing policies and actions to address identified housing needs. The State has required an update of a jurisdiction's housing element every five years. However, new State law has changed the update requirement to an eight-year cycle for future housing elements if the current housing element is adopted and certified by the January 31, 2015 deadline. Therefore, this Housing Element spans eight years, from January 31, 2015, to January 31, 2023.

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 the adopted San Bruno 2025 General Plan and recently adopted (2013) Transit Corridors Specific Plan (TCP).

## 1.2 ORGANIZATION

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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),
- households characteristics and housing stock characteristics (Chapter 2),
- existing assisted housing and potential risk of conversion to market rates (Chapter 2),
- special housing needs (Chapter 2),
- opportunities for energy conservation (Chapter 2),
- governmental and non-governmental constraints (Chapter 3),
- a detailed site inventory addressing availability and suitability for affordable housing development (Chapter 4),
- quantified objectives that estimate the maximum number of units, by income level, to be constructed, rehabilitated or conserved over the planning period (Chapter 4),
- detailed accomplishments during the last Housing Element cycle (Chapter 4 and Appendix A), and
- a new eight-year housing program with goals, programs, and implementation actions (Chapter 5).

### **1.3 SUMMARY OF ACCOMPLISHMENTS IN THE LAST CYCLE**

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#### **Meeting the 2007-2014 Regional Housing Needs Allocation (RHNA)**

During the last Housing Element cycle San Bruno made adequate sites available in order to meet its RHNA, and a portion of the affordable housing need was also permitted and in many cases constructed. The total production and permitting that occurred during the last cycle exceeded the RHNA for the moderate-income affordability level. Most of the affordable housing production occurred in line with the opportunity identified for the former U.S. Navy Western Division Site and Pacific Bay Vistas, as described in the last Housing Element. The affordable housing development on that site included:

- Acappella Apartments at the Crossing (SNK-1), approved in 2008, completed in 2011, and resulting in a total of 163 units with 83 low income rental units, 54 moderate-income rental units, and 26 above moderate income units;
- Grand Luxe Apartments at the Crossing (SNK-2), also approved in 2008, completed in 2011, and resulting in a total of 187 units with 62 low income rental units, 73 moderate-income rental units, and 52 above moderate income units; and
- Pacific Bay Vistas apartments, approved in 2011, completed in 2014, and resulting in 200 moderate-income rental units and 108 above moderate-income rental units.

It should be noted that none of these affordable units are deed-restricted affordable units. Chapter 4: Sites Inventory and Analysis provides a more detailed summary of the housing production accomplished under the last RHNA.

#### **Removing Constraints**

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

- Amended the Zoning Ordinance to create a reasonable accommodation procedure to provide exceptions in zoning and land use for persons with disabilities.
- 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 SB-2.
- Amended the Zoning Ordinance to implement state density bonus regulations in accordance with SB-1818.
- In addition, the Planning Commission and City Council held public meetings to review and receive public input on the proposed emergency shelter zoning. In response to resident's concerns, the City Council held a study session in February 2015 to consider alternative locations for emergency shelters. The City Council supported an alternative location in the M-1, Industrial Zone, in the northeast portion of the City. The City Council will consider adoption of an emergency shelter ordinance later in 2015.
- The City adopted the Transit Corridors Specific Plan (TCP) in 2013, which provides a framework for new mixed-use land use designations in the main transit corridors of the

city in order to promote a mix of residential and non-residential uses near transit and near one another.

- The City Council placed Measure N, the Economic Enhancement Initiative, on the November 4, 2014 ballot to implement the Transit Corridors Plan by amending the Zoning Code to allow increased building heights, above-ground multi-story parking structures and increased residential density in the TCP area. Measure N passed by a two thirds majority. Measure N will facilitate development of multi-family housing along major commercial streets within about ½ mile of the new San Bruno Caltrain station.

Appendix A contains a program-by-program account of accomplishments of the last Housing Element, as well as recommendations for keeping, modifying, or removing programs based on City staff experience with implementation over the last 5 years. The evaluation was used as the basis for the housing programs contained in this Element.

## 1.4 RELATED PLANS AND PROGRAMS

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A number of local and regional plans and programs relate to the Housing Element. Brief descriptions of these plans and programs follow.

### Relationship to Other General Plan Elements

The San Bruno 2025 General Plan was adopted on March 24, 2009. This updated Housing Element for 2015-2023 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: Constraints on Housing 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 such as **Program 2-A** (Update the Zoning Ordinance to be consistent with the General Plan and Transit Corridors Plan) to encourage new residential development that is close to services and transit. In another example, **Program 2-D** (Reuse former school sites) contains a specific action to remind City staff to require the redevelopment of the Crestmoor school site to cluster housing in order to preserve the open space on that site in accordance with General Plan policy OSR-8. In yet another example, **Program 2-J** requires annual performance evaluations of the Housing Element programs in conjunction with annual review of the General and describes how City staff will handle inconsistencies identified in the future.

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)).

## **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 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 one half 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 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.

### ***Urban Water Management Plan***

San Bruno adopted the 2011 Urban Water Management Plan (UWMP) in accordance with the requirements of the California Urban Water Management Act. San Bruno receives water from three supply sources: wholesale surface water from 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.

### ***Planned Development Area (PDA)***

The City's TCP Area is designated as a Priority Development Area (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**

Plan Bay Area (2013) is a long-range integrated transportation and land-use/housing strategy through 2040 for the San Francisco Bay Area. The Plan Bay Area has implications for land use planning throughout the San Francisco Bay Area. The Plan includes the region's Sustainable Communities Strategy and the 2040 Regional Transportation Plan. The Plan is designed to meet the requirements of California's landmark 2008 Senate Bill 375 (SB-375), which calls for developing a Sustainable Communities Strategy to accommodate future population growth and reduce greenhouse gas emissions from cars and light trucks.

### **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.

### **HOPE Plan to End Homelessness**

HOPE (Housing Our People Effectively) is a ten-year action plan initiated by San Mateo County that brings together the business, nonprofit, and public sector communities to address the challenging issue of homelessness. This plan reflects the Board of Supervisors' goal that housing should exist in our community for people at all income levels and all generations of families, including those who are extremely low income or who are homeless. The HOPE Plan is built around two key strategies: housing and prevention. To end homelessness, San Mateo County must follow the housing strategy successfully documented in other communities around the country: increasing the supply of permanent affordable and supportive housing for people who are homeless and developing strategies to help them move into housing as rapidly as possible. The second key strategy is to prevent individuals and families from becoming homeless in the

first place by assisting them to maintain their housing. These goals are consistent with the San Bruno Housing Element.

## 1.5 DATA SOURCES

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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)
- 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)
- 2013 San Mateo HOPE Report on Homelessness
- Specific data sources used are identified in each table or figure.

## 1.6 PUBLIC PARTICIPATION AND OUTREACH

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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 such as recommendations received at 21 Elements Outreach Panels. Public outreach conducted as part of this Housing Element update included:

### ***Housing Program Implementation (2007-2014)***

The City Council reviewed the Housing Element Annual Progress Report (APR) regularly throughout the 2009 to 2014 Housing Element planning period. The City Council and Planning Commission have held a number of meetings to complete implementation of programs in the current Housing Element.

On March 4, 2014, the Planning Commission held a workshop and received public comment on the Housing Element update process, including the requirement that the City implement four Housing Element programs related to SB-2 and SB-1818 to comply with state law and to be eligible for the State's streamlined process for the 2015-2023 Housing Element Update, summarized below:

- Establish a Reasonable Accommodation process for housing for persons with disabilities;
- Establish a Density Bonus Program to address requirements of SB-1818;
- Allow Transitional Housing and Supportive Housing as permitted uses within residential zones; and
- Establish a zone in the City where emergency shelter would be allowed by right.

On March 18, 2014, City staff reported and the Planning Commission discussed the four programs that the City must implement in order to close out the current Housing Element cycle. On April 8, 2014, the City Council reviewed the four proposed housing program implementation measures.

On May 6, 2014, City staff presented four draft ordinances amending the San Bruno Municipal Code to implement the four Housing Element programs to the Planning Commission. The Planning Commission unanimously recommended that the City Council adopt three of the four ordinances, but determined that more study was necessary before supporting the emergency shelter ordinance. Residents voiced concerns about potential concentration of homeless persons and impacts on the quality of life of the surrounding residential neighborhood. Several residents urged the City to explore alternative locations for emergency shelters. Staff also received phone calls and letters from residents expressing similar concerns prior to the Planning Commission meeting. The Planning Commission directed staff to study alternative locations for emergency shelter zoning and provide additional information about the characteristics of the local homeless population and their needs as well as performance standards for shelters. While fully supportive of the emergency shelter zoning, the Planning Commission seeks to ensure that an emergency shelter ordinance is sensitive to residents, while meeting the need for emergency shelter in compliance with State law.

On July 8, 2014, the City Council held a Study Session to review and hear public comment on the three Housing Element implementation actions as recommended by the Planning Commission. The City Council expressed concerns that proposed density bonus concessions and incentives may conflict with standards and design guidelines in the adopted Transit Corridors Plan and other community development objectives for architectural and land use quality. The Council was also concerned that certain types of transitional and supportive housing may require community care licensing by the state, which was not addressed in the ordinance. The City Council directed staff to do additional research and report back.

On August 26, 2014, the City Council adopted the three ordinances amending the Municipal Code regarding Reasonable Accommodation process, Density Bonuses and Transitional Housing and allowing Supportive Housing as permitted uses within the definition of “Special Residential Care Facility”. The Council will further study the location for emergency shelter zoning with an objective to adopt an emergency shelter ordinance before January 31, 2015.

### ***Housing Element Update (2015-2023)***

The City Council and Planning Commission have held a number of meetings and workshops to consider the update of San Bruno’s Housing Element for the 2015 to 2023 planning period. These meetings were also an opportunity for the City Council and the public to learn about efforts to update the Housing Element for the next planning period.

On October 14, 2014, the City Council reviewed the draft Sites Inventory and Programs and Implementation Actions for the Housing Element update and directed staff to submit the draft Housing Element to HCD. The City Council expressed concern that the RHNA affordable housing targets were not met during the last Housing Element cycle, and desired to implement programs and strategies that would improve performance in the next cycle. The discussion on available housing sites focused on housing opportunities that will be created in the TCP area with completion of the zoning code update and passage of Measure N, the San Bruno Economic Enhancement Initiative, described below. The discussion on housing programs focused on two new pro-

grams and proposed changes to existing programs. The City Council approved forwarding the draft Housing Element to HCD for initial review.

### ***Transit Corridors Plan***

The public process for the Transit Corridors Plan (TCP), including the work of a 17-member Steering Committee and community workshops, has also addressed housing issues in the transit oriented development and downtown districts. Input from these outreach activities is incorporated as appropriate into this Housing Element.

On February 12, 2013, the City Council adopted the TCP, thus implementing Housing Element Program 2-B to increase residential options in the downtown and transit corridors area in the vicinity of the new Caltrain Station. Preparation of the plan involved extensive public engagement, including the work of a 17-member Steering Committee and community workshops.

On May 29, 2014, the City Council held a special public meeting to inform residents and receive public comment on a proposed ballot measure to implement the TCP by amending City Ordinance 1284 which placed constraints to certain types of development. Over 100 residents attended the meeting and commented on a variety of issues related to housing development within the TCP area.

On July 22, 2014, the City Council placed the Economic Enhancement Initiative (Measure N) on the November 4, 2014 ballot to allow increased building heights, increased residential density, and above-ground multi-story parking structures. Passage of Measure N would allow increased building heights, above-ground multi-story parking structures and increased residential density in the TCP area. Passage of Measure N will facilitate development of up to 1,610 residential units along major commercial streets within about ½ mile of the new San Bruno Caltrain station. This will present the greatest opportunity for new housing in the City over the next 20 years.

The City conducted outreach to San Bruno voters regarding Measure N in a number of ways, including: public meetings, staff presentations to service organizations and other groups, City website, a fact sheet and FAQ distributed at City Hall and public Library, posters at City Hall and other strategic locations, such as the Shops at Tanforan, and a short informational video aired regularly on San Bruno's cable TV station. The also City held Town Hall Forum public meeting on October 21, 2014, to allow the proponent and opponent to present the arguments in favor and against Measure N, and to give San Bruno voters the opportunity to ask questions. About 50 residents participated in the forum.

On November 4, 2014, Measure N passed with support of 67 percent of San Bruno voters. This represents a major step towards implementing the vision of the TCP to promote mixed use transit oriented with housing close to San Bruno's new Caltrain station.

### **21 Elements Outreach Panels**

The 21 Elements team facilitated a series of panel discussions to solicit input from stakeholders throughout the county on housing issues. Three meetings were held, with focused stakeholder participants, including housing developers, housing advocates and funding providers, and special needs service providers.

### ***Developer Panel***

On December 5, 2013, the 21 Elements project team convened a panel of local developers to discuss housing development issues in San Mateo County. The panel consisted of representatives from Mercy Housing, MidPen Housing Corporation, Habitat for Humanity, Van Meter Williams Pollack (architects), and Bridge Housing. The panel addressed present and future concerns in housing development, such as community politics, the growing senior population, and the pressing need for more workforce housing. Key recommendations from the panel included:

- Utilize program-level CEQA review to add certainty and speed to development approval, as feasible;
- Examine local density and FAR requirements, and consider a variable density system where small units or senior units only count as a fraction of a unit;
- Facilitate lot consolidations;
- Consider increasing density beyond 30 units/acre to allow for better design; and
- Reduce parking requirements, or create separate parking requirements for affordable housing.

### ***Advocates and Funders Panel***

On February 6, 2014, the 21 Elements project team convened a panel of local housing advocates and funding providers to discuss housing needs in San Mateo County, and solutions to address this need. The panel consisted of representatives from Silicon Valley Community Foundation, Enterprise Community Partners, Housing Leadership Council – San Mateo, Peninsula Interfaith Action, Law Foundation of Silicon Valley, and Building Industry Association. Additional advocates in attendance included the Housing Leadership Council/HEART and the Sierra Club. The panel discussed the extreme lack of affordable housing in San Mateo County, and the high cost of all housing in general. The panel presented solutions to address this problem, including allocating more resources through housing trust funds and affordable housing impact fees, encourage the development of more housing in the context of great places, anti-displacement measures such as strengthened condo conversion requirements and considering community benefits, and continuing to educate and outreach to the community to dispel myths about affordable housing.

### ***Special Needs Service Providers Panel***

On April 10, 2014, the 21 Elements project team convened a panel to discuss housing issues for special needs groups. Representatives from HIP Housing, San Mateo Mental Health, local shelters, and attorneys for disability rights attended the meeting. The group discussed potential legislative actions to address shared housing within the context of the Housing Element, including counting this type of housing toward regional housing need allocations, the high level of need to increase the number of housing units available for extremely low-income households, and the need for a variety of types of transitional housing (including small 4-6 bed arrangements that can be most successful). The San Carlos Airport Land Use Compatibility Plan update was also discussed, and the potential constraints on new housing that could be imposed by revising land use compatibility boundaries.

All of these sources of public input were used to identify Housing Element priorities and new programs, as well as to tailor programs and background information to better serve the commu-

nity. Changes in the Draft Housing Element as a result of the community outreach process include:

- Study and facilitate small lot development.
- Possible impact fee covering infrastructure improvements in the TCP area.
- Homeowner rehabilitation assistance.
- Additional informational handouts.
- Provision of replacement housing for all income levels when demolition occurs.
- Development of Transit Corridors Plan Design Guidelines.
- Development of strategies for use of the City's BMR housing in-lieu fees.
- Possible modifications development standards to encourage new second units.

## 2 Housing Needs Assessment

This chapter provides demographic and housing market information to evaluate existing and future housing needs. The main purposes of this assessment are to identify population groups with the greatest housing needs and to provide a general direction and focus for future housing initiatives.

### 2.1 INCOME CATEGORIES

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. The income categories are summarized below and are based on a household's percentage of San Mateo County's Area Median Income (AMI).

**Table 2.1-1: Income Category Definitions**

Extremely Low	Below 30% of area median income
Very Low	30%-50% of area median income
Low	50%-80% of area median income
Moderate	80%-120% of area median income
Above Moderate	Above 120% of area median income

HCD uses these categories, sometimes with minor adjustments, to establish the annual income limits for San Mateo County, as shown in the table below.

**Table 2.1-2: San Mateo County Income Limits (2013)**

Income Category	Number of Persons Per Household (Maximum Income)				
	1	2	3	4	5
Extremely Low	\$23,750	\$27,150	\$30,550	\$33,950	\$36,650
Very Low	\$39,600	\$42,250	\$50,900	\$56,550	\$61,050
Lower Income	\$63,350	\$72,400	\$81,450	\$90,500	\$97,700
Median Income	\$72,100	\$82,400	\$92,700	\$103,000	\$111,250
Moderate Income	\$86,500	\$98,900	\$111,250	\$123,600	\$133,500

*Source: HCD State Income Limits 2013 and State CDBG and HOME Income Limits also available at <http://www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html>*

### 2.2 GENERAL DEMOGRAPHICS AND PROJECTIONS

Much of San Bruno's population growth occurred between 1940 and 1970. Post-World War II construction resulted in a population boom from 6,500 in the 1940s to 35,000 in the mid-1960s. Since that time, the population has increased only moderately due to land constraints.

According to California Department of Finance (DOF) estimates, San Bruno had a January 2013 population of 42,828 residents. The most recent census estimates are from July 2012, and show a population for San Bruno of 42,165 residents. According to census data, San Bruno grew by two percent from 2000 to 2010, on par with the county as a whole. The Association of Bay Area Governments

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(ABAG) predicts that San Bruno's growth will pick up over the next two decades, bringing the population to 53,400 by 2030. Population projections provide a snapshot of future trends based on assumptions about development capacity, demographic changes and economic conditions. Population counts, estimates and projections are shown in the table below.

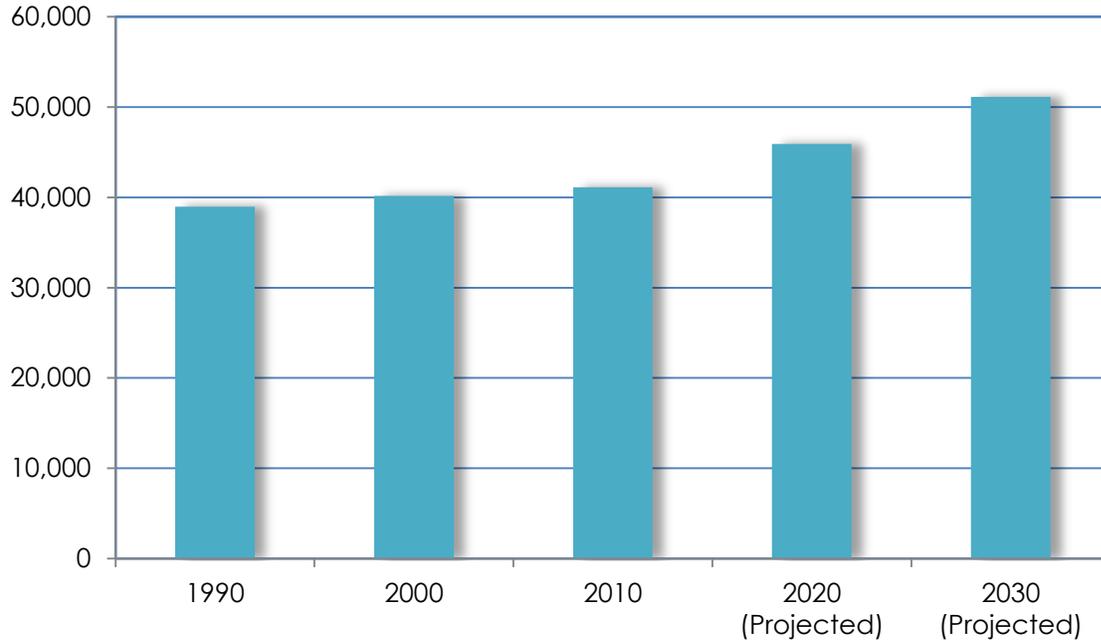
**Table 2.2-1: San Mateo County and Cities Population Change (2000-2030)**

	2000	2010	Estimated Population 2013	Projected Population 2030	Projected Percent Change 2010- 2030
Atherton	7,194	6,914	6,893	7,500	8%
Belmont	25,123	25,835	26,316	28,200	9%
Brisbane	3,597	4,282	4,379	4,800	12%
Burlingame	28,158	28,806	29,426	34,800	21%
Colma	1,187	1,454	1,458	2,000	38%
Daly City	103,625	101,072	103,347	113,700	12%
East Palo Alto	29,506	28,155	28,675	33,200	18%
Foster City	28,803	30,567	31,120	32,700	7%
Half Moon Bay	11,842	11,324	11,581	12,200	8%
Hillsborough	10,825	10,825	11,115	11,600	7%
Menlo Park	30,785	32,026	32,679	35,800	12%
Millbrae	20,718	21,532	22,228	27,100	26%
Pacifica	38,390	37,234	37,948	39,200	5%
Portola Valley	4,462	4,353	4,448	4,700	8%
Redwood City	75,402	76,815	79,074	91,900	20%
<b>San Bruno</b>	<b>40,165</b>	<b>41,114</b>	<b>42,828</b>	<b>51,100</b>	<b>24%</b>
San Carlos	27,718	28,406	28,931	31,900	12%
San Mateo	92,482	97,207	99,061	115,400	19%
South San Francisco	60,552	63,632	65,127	78,800	24%
Woodside	5,352	5,287	5,441	5,600	6%
Unincorporated	61,277	61,611	63,603	73,900	20%
<b>San Mateo County Total</b>	<b>707,163</b>	<b>718,451</b>	<b>735,678</b>	<b>836,100</b>	<b>16%</b>

*Source: U.S. Census (2000 and 2010); CA Department of Finance (2013); and, Association of Bay Area Governments, Projections 2013*

The graph below and the table that follows, show population trends in San Bruno itself and in comparison to the rate of population growth in San Mateo County as a whole and throughout the State of California.

**Figure 2.2-1: Population Growth in San Bruno (1990-2030)**



Source: U.S. Census (1990, 2000 and 2010); Association of Bay Area Governments, Projections 2013 for the years 2020 and 2030

**Table 2.2-2: Comparison of Population Growth Trends and Projections (1990-2030)**

	Number			Percent Change		
	San Bruno	San Mateo County	California	San Bruno	San Mateo County	California
1990	38,961	649,623	29,760,021			
2000	40,165	707,163	33,871,648	3%	9%	14%
2010	41,114	718,451	37,253,956	2%	2%	10%
2020 (Projected)	45,900	775,100	40,643,643	12%	8%	9%
2030 (Projected)	51,100	836,100	44,279,354	11%	8%	9%

Source: Association of Bay Area Governments, Projections 2013; US Census SFI 1990-2010; California Department of Finance projections for California (January 2013), <http://www.dof.ca.gov/research/demographic/reports/projections/P-1/>

The table below shows Plan Bay Area projections (approved July 2013) for housing units, households and local jobs. The following tables are ABAG Projections 2013, which provide more detailed information on household characteristics, types of jobs, etc. ABAG Projections 2013 provide an indicator of trends and conditions in San Mateo County and its jurisdictions.

ABAG Projections 2013 are based on 2010 demographic data taken directly from the U.S. Census. The 2010 employment data are derived from (1) California County-Level Economic Forecast, 2011-2040, California Department of Transportation; (2) Bay Area Job Growth to 2040: Projections and Analysis, Center for Continuing Study of the California Economy; and, (3) 1989-2009 National Establishment Times-Series (NETS) Database, Walls & Associates using Dun and Bradstreet data; and labor force data from U.S. Bureau of Labor Statistics and the U.S. Census Bureau's 2005-2009 ACS.

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**Table 2.2-3: Plan Bay Area Projections for Housing, Households and Jobs (2010-2040)**

	Housing Units			Households			Jobs		
	2010	2040	Percent Change	2010	2040	Percent Change	2010	2040	Percent Change
Atherton	2,530	2,750	9%	2,330	2,580	11%	2,610	3,160	21%
Belmont	11,030	12,150	10%	10,580	11,790	11%	8,180	10,450	28%
Brisbane	1,930	2,180	13%	1,820	2,090	15%	6,780	7,670	13%
Burlingame	13,030	16,700	28%	12,360	16,170	31%	29,540	37,780	28%
Colma	430	680	58%	410	660	61%	2,780	3,200	15%
Daly City	32,590	36,900	13%	31,090	35,770	15%	20,760	26,580	28%
East Palo Alto	7,820	8,670	11%	6,940	8,340	20%	2,670	3,680	38%
Foster City	12,460	13,350	7%	12,020	12,950	8%	13,780	17,350	26%
Half Moon Bay	4,400	4,660	6%	4,150	4,410	6%	5,030	6,020	20%
Hillsborough	3,910	4,230	8%	3,690	4,010	9%	1,850	2,250	22%
Menlo Park	13,090	15,090	15%	12,350	14,520	18%	28,890	34,980	21%
Millbrae	8,370	11,400	36%	7,990	11,050	38%	6,870	9,300	35%
Pacifica	14,520	15,130	4%	13,970	14,650	5%	5,870	7,100	21%
Portola Valley	1,900	2,020	6%	1,750	1,900	9%	1,500	1,770	18%
Redwood City	29,170	37,890	30%	27,960	36,860	32%	58,080	77,480	33%
<b>San Bruno</b>	<b>15,360</b>	<b>19,820</b>	<b>29%</b>	<b>14,700</b>	<b>19,170</b>	<b>30%</b>	<b>12,710</b>	<b>16,950</b>	<b>33%</b>
San Carlos	12,020	13,800	15%	11,520	13,390	16%	15,870	19,370	22%
San Mateo	40,010	50,200	25%	38,230	48,620	27%	52,540	72,950	39%
South San Francisco	21,810	28,470	31%	20,940	27,900	33%	43,550	53,790	24%
Woodside	2,160	2,250	4%	1,980	2,080	5%	1,760	2,060	17%
Unincorporated	22,510	27,470	22%	21,070	26,170	24%	23,570	31,180	32%
<b>County Total</b>	<b>271,030</b>	<b>326,070</b>	<b>20%</b>	<b>257,840</b>	<b>315,090</b>	<b>22%</b>	<b>345,200</b>	<b>445,080</b>	<b>29%</b>
<b>County Change</b>		<b>55,040</b>			<b>57,240</b>			<b>99,880</b>	

Source: ABAG/MTC. Draft Plan Bay Area, Final Forecast of Jobs, Population and Housing, July 2013

[http://onebayarea.org/pdf/final\\_supplemental\\_reports/FINAL\\_PBA\\_Forecast\\_of\\_Jobs\\_Population\\_and\\_Housing.pdf](http://onebayarea.org/pdf/final_supplemental_reports/FINAL_PBA_Forecast_of_Jobs_Population_and_Housing.pdf)

**Table 2.2-4: Projections for Population, Households and Total Jobs (2010-2040)**

Geographical Area	2010	2015	2020	2025	2030	2035	2040	2010-2040 Change
<b>Bay Area Regional Total</b>								
Population	7,150,739	7,461,400	7,786,800	8,134,000	8,496,800	8,889,000	9,299,100	1,738,261
Households	2,608,023	2,720,410	2,837,680	2,952,910	3,072,920	3,188,330	3,308,090	580,307
Persons Per Household	2.69	2.69	2.69	2.7	2.71	2.73	2.75	0.06
Employed Residents	3,268,680	3,547,310	3,849,790	3,949,620	4,052,020	4,198,400	4,350,070	929,720
Jobs	3,385,300	3,669,990	3,987,150	3,949,620	4,196,580	4,346,820	4,505,230	961,520
Jobs/Employed Residents	1.04	1.03	1.04	3,949,620	1.04	1.04	1.04	0
<b>San Mateo County</b>								
Population	718,451	745,400	775,100	805,600	836,100	869,300	904,400	150,849
Households	257,837	267,150	277,200	286,790	296,280	305,390	315,100	47,553
Persons Per Household	2.75	2.76	2.76	2.77	2.79	2.81	2.83	0.06
Employed Residents	342,060	368,790	398,220	406,310	413,740	425,830	438,770	83,770
Jobs	345,190	374,940	407,550	414,240	421,500	432,980	445,070	87,790
Jobs/Employed Residents	1.01	1.02	1.02	1.02	1.02	1.02	1.01	0
Percent of Bay Area Population	10.00%	10.00%	10.00%	9.90%	9.80%	9.80%	9.70%	-0.30%
Percent of Bay Area Jobs	10.20%	10.20%	10.20%	10.50%	10.00%	10.00%	9.90%	-0.30%
<b>San Bruno Planning Area (City Limits and Sphere of Influence)</b>								
Population	41,114	43,500	45,900	48,400	51,100	53,900	56,800	12,786
Households	14,701	15,430	16,190	16,900	17,670	18,410	19,170	3,709
Persons Per Household	2.77	2.79	2.81	2.84	2.87	2.9	2.94	0.13
Employed Residents	20,660	22,630	24,760	25,560	26,400	27,520	28,670	6,860
Jobs	12,710	13,800	15,010	15,390	15,810	16,360	16,950	3,650
Jobs/Employed Residents	0.62	0.61	0.61	0.6	0.6	0.59	0.59	0
Percent of County Population	5.70%	5.80%	5.90%	6.00%	6.10%	6.20%	6.30%	0.50%
Percent of County Jobs	3.70%	3.70%	3.70%	3.70%	3.80%	3.80%	3.80%	0.10%

Source: ABAG Projections 2013

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**Table 2.2-5: Projections for Types of Jobs (2010-2040)**

Geographical Area	2010	2015	2020	2025	2030	2035	2040	2010-2040 Change
<b>Bay Area Regional Total</b>								
Agriculture and Natural Resources Jobs	24,640	25,180	24,800	25,690	23,940	23,330	22,750	-1,890
Mfg, Wholesale and Transportation Jobs	863,420	711,380	717,180	763,680	819,010	861,170	861,170	-2,250
Retail Jobs	402,670	367,180	347,400	370,400	399,950	453,870	453,870	51,200
Health, Educ. and Recreation Service Jobs	1,056,030	1,053,510	1,120,700	1,216,120	1,322,650	1,403,080	1,403,080	347,050
Financial and Professional Services Jobs	851,610	780,260	766,860	824,190	893,550	990,840	990,840	139,230
Other Jobs	555,260	513,240	499,180	534,850	580,460	645,670	645,670	90,410
Total Jobs	3,753,460	3,449,640	3,979,200	3,979,200	4,280,700	4,595,170	4,595,170	841,710
Total Employed Residents	3,452,117	3,225,100	3,410,300	3,633,700	3,962,800	4,264,600	4,264,600	812,483
<b>San Mateo County</b>								
Agriculture and Natural Resources Jobs	2,220	2,270	2,170	2,330	2,050	1,920	1,810	-410
Mfg, Wholesale and Transportation Jobs	67,480	72,420	74,520	77,750	71,470	69,260	67,140	-340
Retail Jobs	35,350	36,680	38,210	38,060	38,340	38,760	39,180	3,830
Financial and Professional Services Jobs	86,150	93,920	102,400	106,780	111,300	116,930	122,770	36,620
Health, Educ. and Recreation Service Jobs	86,980	95,860	105,670	110,160	114,870	120,830	127,060	40,080
Other Jobs	67,010	73,790	81,340	82,400	83,470	85,280	87,110	20,100
Total Jobs	345,190	374,940	407,550	414,240	421,500	432,980	445,070	99,880
Total Employed Residents	342,060	368,790	398,220	406,310	413,740	425,830	438,770	96,710
Ratio of Jobs to Employed Residents	1.01	1.02	1.02	1.02	1.02	1.02	1.01	0
<b>San Bruno Planning Area (City Limits &amp; Sphere of Influence)</b>								
Agriculture and Natural Resources Jobs	50	60	50	60	50	50	40	-10
Mfg, Wholesale and Transportation Jobs	1,290	1,410	1,500	1,540	1,470	1,450	1,430	140
Retail Jobs	2,590	2,690	2,810	2,800	2,820	2,850	2,880	290
Financial and Professional Service Jobs	2,440	2,630	2,840	2,950	3,060	3,200	3,340	900
Health, Educ. and Recreation Service Jobs	4,290	4,830	5,440	5,720	6,020	6,380	6,780	2,490
Other Jobs	2,050	2,180	2,360	2,330	2,390	2,430	2,480	430
Total Jobs	12,710	13,800	15,010	15,390	15,810	16,360	16,950	4,240
Employed Residents	20,660	22,630	24,760	25,560	26,400	27,520	28,670	8,010
Ratio of Local Jobs to Employed Residents	0.62	0.61	0.61	0.61	0.6	0.59	0.59	0.53

Source: ABAG Projections 2013

According to the American Community Survey, San Bruno is relatively diverse; approximately half the residents are white, and this number has been declining over the past decades. The percentage of Asian residents, on the other hand, has grown to a quarter. Almost 30 percent of the population in San Bruno identifies as Hispanic, and this population has been growing as well. Latino or Hispanic is not a separate racial category on the American Community Survey, and so all individuals who identify as Latino or Hispanic also belong to another racial category as well (ie- black, white, other etc.). Race and ethnicity are shown in the table below for San Bruno, San Mateo County and the State of California.

**Table 2.2-6: Race and Ethnicity (2011)**

	City of San Bruno	San Mateo County	State of California
White	51%	59%	62%
Black	3%	3%	6%
Asian	25%	25%	13%
Other	12%	8%	14%
More than one race	9%	5%	4%
Hispanic	29%	25%	38%
Not Hispanic	71%	75%	62%
Total population	41,215	720,143	37,330,448

*Source: 2009-2011 American Community Survey*

According to the American Community Survey, the median age in San Bruno was 39, an increase from 36 in 2000. Approximately 23 percent of the residents are children under 19, and 20 percent are over the age of 60. 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. Looking out to the year 2030, the California Department of Finance (2013) projects that the number of people over the age of 75 in San Mateo County will increase from 6 percent of the population to 10 percent of the population, comprising 79,949 of the projected 803,288 people in San Mateo County in 2030. The table below shows the current distribution of the population in San Mateo County by age cohort.

**Table 2.2-7: Age of Residents (2011)**

	San Bruno 2000	San Bruno 2011	San Mateo County 2011	California 2011
Under 5 years	6%	6%	6%	7%
5 to 19 years	19%	17%	18%	21%
20 to 34 years	22%	21%	19%	22%
35 to 44 years	18%	15%	15%	14%
45 to 59 years	19%	22%	22%	20%
60 to 74 years	10%	13%	13%	11%
75 years and over	5%	7%	6%	5%
Median age	36	39	39	35
Total population	40,165	41,215	720,143	37,330,448

Source: 2000 US Census SF1, 2009-2011 American Community Survey

## 2.3 HOUSING CHARACTERISTICS

### PHYSICAL CHARACTERISTICS

According to California Department of Finance (DOF) estimates, San Bruno had a total of 15,717 housing units as of January 2013, which is a five percent increase since 2000 when there were 14,980 housing units in San Bruno. A majority of homes in San Bruno are in single-family detached buildings. Another 14 percent of the households live in large, multi-unit buildings of 20 units or more, while the rest live in smaller multi-unit buildings. The table below shows housing units in San Bruno compared to San Mateo County as a whole and the State of California. The pie chart that follows shows the distribution of housing units by residential building type in San Bruno.

**Table 2.3-1: Total Housing Units (2000, 2010 and 2013)**

	City of San Bruno		San Mateo County		State of California	
	Number	Percent Change	Number	Percent Change	Number	Percent Change
2000	14,980	—	260,576	—	12,214,549	—
2010	15,356	2.5%	271,031	4.0%	13,670,304	11.9%
2013	15,717	2.4%	272,477	0.5%	13,785,797	0.8%

Source: 2000 US Census and California Department of Finance April 2010 and January 2013 Estimates — <http://www.dof.ca.gov/research/demographic/reports/estimates/e-5/2011-20/view.php>

The tables below are from the American Community Survey, and compare the distribution of building types and the number of bedrooms per unit between San Bruno, San Mateo County as a whole and the State of California. Most (65 percent) homes in San Bruno have two-three bedrooms, and only 16 percent have more than three bedrooms.

**Table 2.3-2: Residential Building Types Comparison (2011)**

	City of San Bruno	San Mateo County	State of California
Single family detached	63%	57%	58%
Single family attached	3%	9%	7%
2 units	2%	2%	3%
3 or 4 units	4%	5%	6%
5 to 9 units	9%	6%	6%
10 to 19 units	5%	6%	5%
20 or more units	14%	14%	11%
Mobile home or other	0%	1%	4%
Total Housing Units	15,593	271,140	13,688,351

*Source: 2009-2011 American Community Survey*

**Table 2.3-3: Number of Bedrooms Per Unit Comparison (2011)**

	City of San Bruno	San Mateo County	State of California
No bedroom	3%	4%	4%
1 bedroom	16%	16%	14%
2 bedrooms	25%	26%	28%
3 bedrooms	40%	34%	33%
4 bedrooms	12%	16%	16%
5 or more bedrooms	4%	5%	4%
Total	15,593	271,140	13,688,351

*Source: 2009-2011 American Community Survey*

## **OCCUPANCY CHARACTERISTICS**

Similar the rest of San Mateo County and the Bay Area as a whole, the demand for both rental and ownership housing in San Bruno is strong. According to 2011 data from the American Community Survey, the vacancy rate for owner-occupied homes was just under one percent, and the vacancy rate for rentals was 4.4 percent. According to information from the California DOF, the overall vacancy rate in San Bruno was 4.3 percent as of January 2013, although this figure includes all housing, including vacant housing unavailable for rent or sale. A housing market with a vacancy rate under five percent 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.

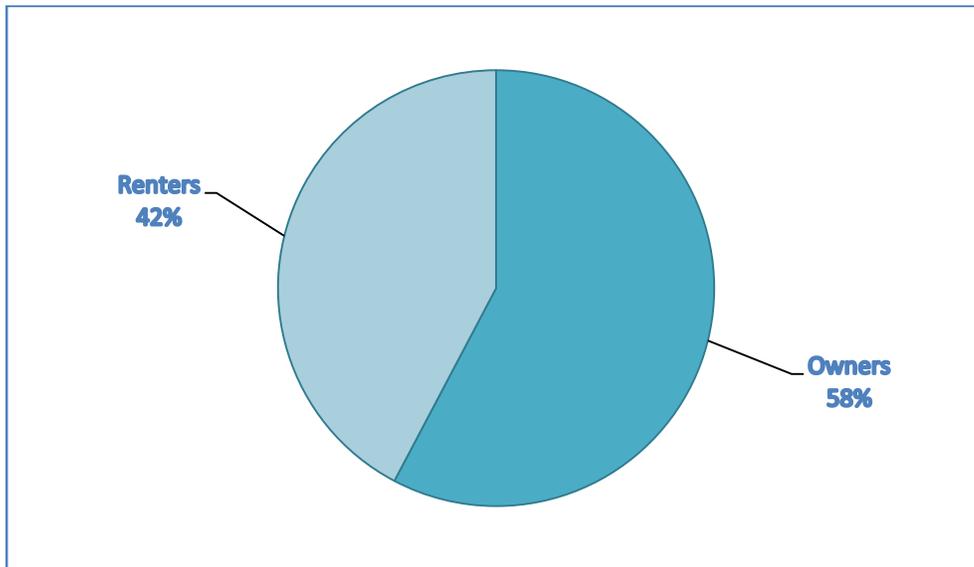
**Table 2.3-4: Vacancy Rates (2000 and 2011)**

		City of San Bruno	San Mateo County	State of California
<b>2000</b>	Owner	0.4%	0.5%	1.4%
	Renter	1.7%	1.8%	3.7%
<b>2011</b>	Owner	0.9%	1.2%	2.2%
	Renter	4.4%	4.0%	5.5%

Source: 2009-2011 American Community Survey, 2000 US Census

The pie chart below shows that 58 percent of the occupied housing units in San Bruno are owner-occupied, a very similar number to San Mateo County as a whole. The percentage of homeowners in San Bruno has declined slightly since 2000, when 63 percent of the units were owner-occupied.

**Figure 2.3-1: Tenure of Housing in San Bruno (2011)**



Source: 2009-2011 American Community Survey

The table below compares the distribution of owner and renter housing in 2000 and 2011 with San Mateo County as a whole and the State of California.

**Table 2.3-5: Tenure of Housing (2000 and 2011)**

		City of San Bruno	San Mateo County	State of California
<b>2000</b>	Percent Owners	63%	61%	57%
	Percent Renters	37%	39%	43%
<b>2011</b>	Percent Owners	58%	59%	56%
	Percent Renters	42%	41%	44%

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

San Bruno’s average household size was 2.8 as of January 2013 (California Department of Finance). Based on the American Community Survey, ownership households are slightly larger, while rental households are slightly smaller.

**Table 2.3-6: Average Household Size of Owners Compared to Renters (2000 and 2011)**

		City of San Bruno	San Mateo County	California
<b>2000</b>	Average Household Size	2.7	2.7	2.9
	Average Household Size	2.7	2.7	2.9
<b>2011</b>	Owners Average Household Size	2.9	2.8	3.0
	Renters Average Household Size	2.7	2.7	2.9

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

Most of the households in San Bruno are family households, (69 percent) 30 percent with children and 39 percent without children. Just under a quarter of the households are comprised of a single person living alone. According to a United State Census Bureau report, nationwide over the last 60 years the number of single person households has increased dramatically — from 10 percent of all households in the United States in 1950 to 17 percent in 1970, and by 2012, the proportion of single-person households increased to 27.4 percent of all households. The share of households that were married couples with children has halved since 1970, from 40 percent to 20 percent in 2012, according to the report. Households by type in 2011 are shown in the table below.

**Table 2.3-7: Households by Type (2011)**

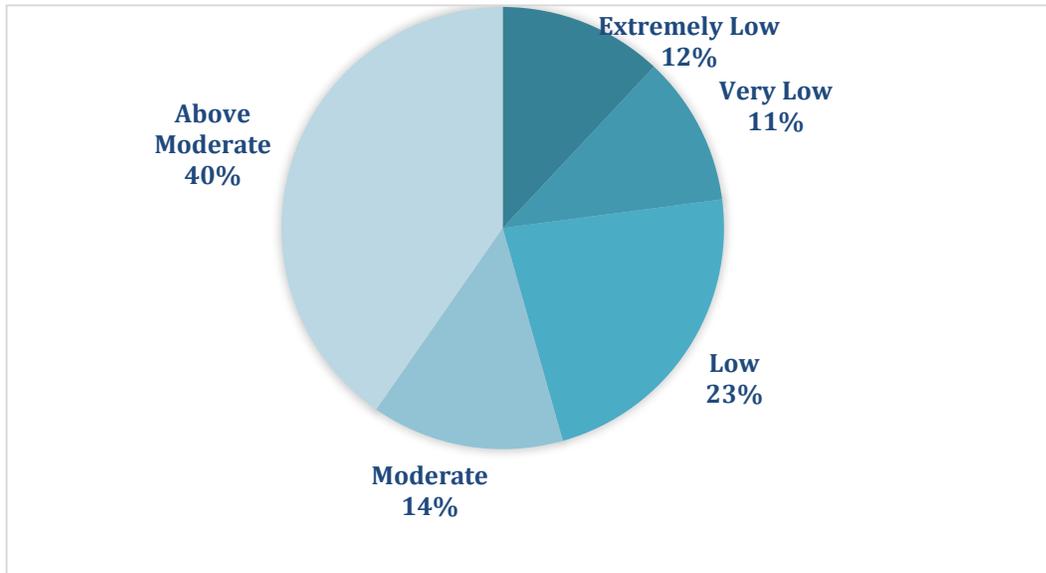
	City of San Bruno	San Mateo County	State of California
Single person	22%	25%	24%
Family no kids	39%	37%	35%
Family with kids	30%	31%	33%
Multi-person, nonfamily	8%	7%	7%
Total households	14,725	256,305	12,433,049

*Source: 2009-2011 American Community Survey*

## **INCOME CHARACTERISTICS**

The median household income in San Bruno is \$82,000 a bit lower than the countywide median of \$92,000. The graph below shows the distribution of households by income in San Bruno in 2011. Almost half San Bruno’s households are lower income: 12 percent are extremely low income, 11 percent are very low income, and 23 percent are low income. These residents are particularly at risk for overpaying for housing. Fourteen percent of San Bruno’s residents are moderate income.

**Figure 2.3-2: Distribution of Households in San Bruno by Income (2010)**



Source: CHAS Data 2006-2010

**Table 2.3-8: Household Income (2013)**

	City of San Bruno	City of San Bruno San Mateo County	State of California San Mateo County
Under \$25,000	12%	12%	21%
\$25,000 to \$34,999	6%	6%	9%
\$35,000 to \$49,999	11%	10%	13%
\$50,000 to \$74,999	20%	16%	17%
\$75,000 to \$99,999	16%	12%	12%
\$100,000+	35%	44%	28%
Poverty Rate	7.30%	7.40%	16%
Total	14,725	256,305	12,433,049
Median Income 2000	\$83,809	\$95,606	\$64,116
Median Income 2011	\$82,246	\$91,958	\$63,816

*Source: Association of Bay Area Governments, adjusted to 2013 dollars*

Generally, renters are as likely as owners to be lower income. 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.

**Table 2.3-9: City of San Bruno Households by Income Category and Housing Tenure (2010)**

	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
Owners	41%	56%	52%	65%	69%
Renters	59%	44%	48%	35%	31%
Total Number	1,720	1,630	3,380	2,095	6,005
Percent of all households	12%	11%	23%	14%	40%

*Source: CHAS Data 2006-2010*

## **2.4 HOUSING SAN MATEO COUNTY'S WORKFORCE**

Though San Mateo County has a robust economy, much of its workforce cannot afford to live within the county. Job growth has been strong, although cyclical, over the past 10 years, and is projected to continue. However, housing development has not kept up the pace with the growth in local jobs. According to the Department of Housing (Housing Needs Study, 2007), by 2025, San Mateo County's supply of housing will only meet one third to one half of the demand. Additionally, 40 percent of new jobs in the county will pay lower income wages.

A home meets the standard definition of affordability if it does not cost more than 30 percent of a household's income. A household that spends more than 30 percent of its gross income on housing is considered to be overpaying for housing. Housing that costs more than 30 percent 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 \$1,400 and a home sales price of \$222,000. A single parent family with the adult working as a police officer would be considered moderate income, and can afford a monthly rent of about \$2,400 and a home costing \$374,000. Neither of these example households can afford San Mateo County’s median condominium, costing \$579,418, or single-family home, which costs \$1,246,121 (SAMCAR), although the example single-parent family can afford the median county rent of \$2,234.

Other examples of affordable home sales and rents based on occupation are shown in the table below.

**Table 2.4-1: Home Affordability by Occupation (2013)**

Occupation	Annual Salary	Affordable Home	Affordable Rent
Elementary School Teacher	\$66,590	\$255,805	\$1,665
Police Officer	\$97,487	\$374,495	\$2,437
Cook	\$29,247	\$112,352	\$731
Retail Salesperson	\$28,427	\$109,202	\$711
Registered Nurse	\$112,137	\$430,774	\$2,804

*Source: HCD State Income Limits 2013; [www.hsh.com/calc-howmuch.html](http://www.hsh.com/calc-howmuch.html)*

*Maximum Affordable House Price is based on the following assumptions: 4.5% interest rate; 30-year fixed loan; 50% Yearly Salary as Down Payment; 1% property tax; PMI, .5% insurance rate; and no other monthly payments/debt.*

San Bruno is largely a residential city, with approximately 11,400 jobs, or one job for every four residents. Just under half the jobs in San Bruno pay more than \$3,333 a month. According to census data, 94 percent of San Bruno residents leave the city to work, and workers from other jurisdictions fill 91 percent of the jobs in the city.

According to ABAG projections, San Bruno can expect to see its workforce increase by 18 percent by 2025, with much of that job growth coming from the financial and professional services sector and the health, educational and recreational service sector. The table below shows the distribution of the workforce in San Bruno and San Mateo County by age, salary and education.

**Table 2.4-2: Workforce Age, Salary and Education (2011)**

	San Bruno	San Mateo County
<b>Jobs by Worker Age</b>		
Age 29 or Younger	26%	19%
Age 30 to 54	56%	61%
Age 55 or Older	18%	20%
<b>Salaries Paid by Jurisdiction Employers</b>		
\$1,250 per Month or Less	20%	14%
\$1,251 to \$3,333 per Month	32%	27%
More than \$3,333 per Month	47%	59%
<b>Jobs by Worker Educational Attainment</b>		
Less than High School	10%	9%
High school or Equivalent, No College	12%	13%
Some College or Associate Degree	22%	23%
Bachelor's Degree or Advanced Degree	31%	36%
Educational Attainment Not Available	26%	19%
<b>Total Workers</b>	<b>11,416</b>	<b>303,529</b>

*Source: 2011 U.S. Census On The Map*

*(Educational Attainment Not Available is for workers 29 and younger)*

## **2.5 HOME PRICES AND SALES HOUSING AFFORDABILITY**

According to data from Zillow ([www.zillow.com](http://www.zillow.com)), in October 2013 the median sales price for a single-family home in San Bruno was \$635,600 and this median sale price for a multi-family home is close to \$276,600. According to Zillow, home prices in San Bruno have decreased by eight percent over the past year. During the same time period, many other cities in San Mateo County have seen a large increase in housing prices.

Home sale prices in San Bruno took a serious hit during the housing crisis, and have not yet wholly recovered. As a result, San Bruno has some of the most affordable homes in San Mateo County. While single-family homes are unaffordable to households earning less than a moderate income, multi-family homes are significantly more affordable. A single person earning a low income and a four-person family making a very low income can both afford to own a home in San Bruno.

The tables below are from the San Mateo County Association of Realtors (SAMCAR) and show median single family and condominium home price trends between 2005 and the third quarter of 2013. The average price of a single family home in San Mateo County increased between 2005 and 2013 by about \$150,000 (from \$1,095,951 in 2005 to \$1,246,121 in 2013). The average priced condominium decreased in price during that same time period by \$6,616 (from \$586,034 in 2005 to \$579,418 in 2013).

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**Table 2.5-1: Median Single Family Home Sales Prices (2005, 2010, 2012 and 3<sup>rd</sup> Quarter 2013)**

	2005	2010	2012	Third-Quarter of 2013	Actual Change (2005-2013)
Atherton	\$3,000,000	\$2,900,000	\$3,200,000	\$3,225,000	+\$225,000
Belmont	\$920,500	\$882,000	\$912,000	\$1,123,500	+\$203,000
Brisbane	\$690,500	\$532,500	\$597,500	\$720,000	+\$29,500
Burlingame	\$1,250,000	\$1,080,000	\$1,300,000	\$1,520,500	+\$270,500
Colma	\$792,500	\$462,500	\$432,500	\$400,000	-\$392,500
Daly City	\$730,000	\$520,000	\$485,000	\$630,767	-\$99,233
East Palo Alto	\$605,000	\$247,250	\$285,000	\$400,000	-\$205,000
Foster City	\$1,050,000	\$962,500	\$1,000,000	\$1,278,000	+\$228,000
Half Moon Bay	\$965,000	\$725,000	\$735,500	\$849,900	-\$115,100
Hillsborough	\$2,500,000	\$2,375,000	\$2,750,000	\$3,250,000	+\$750,000
Menlo Park	\$1,255,000	\$1,200,000	\$1,325,000	\$1,460,000	+\$205,000
Millbrae	\$976,500	\$870,000	\$910,000	\$1,205,000	+\$228,500
Pacifica	\$817,500	\$532,500	\$520,000	\$666,000	-\$151,100
Portola Valley	\$1,855,000	\$1,722,000	\$2,200,000	\$1,970,000	+\$115,000
Redwood City	\$835,000	\$1,017,500	\$999,999	\$949,950	+\$114,950
<b>San Bruno</b>	<b>\$749,000</b>	<b>\$549,000</b>	<b>\$536,187</b>	<b>\$710,000</b>	<b>-\$39,000</b>
San Carlos	\$965,000	\$895,000	\$1,000,000	\$1,201,000	+\$236,000
San Mateo	\$860,000	\$750,000	\$778,000	\$925,500	+\$65,500
South San Francisco	\$740,000	\$520,000	\$500,750	\$650,000	-\$90,000
Woodside	\$1,825,000	\$1,755,000	\$1,605,000	\$1,810,000	-\$15,000
San Mateo County Average Sales Price	\$1,095,951	\$934,680	\$976,787	\$1,246,121	+\$150,170

Source: San Mateo County Association of Realtors (SAMCAR), based on statistics compiled by MLS, Inc.  
— [http://www.samcar.org/index.cfm/sales\\_statistics.htm](http://www.samcar.org/index.cfm/sales_statistics.htm)

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**Table 2.5-2: Median Condominium Home Sales Prices (2005, 2010, 2012 and 3<sup>rd</sup> Quarter 2013)**

	2005	2010	2012	Third-Quarter of 2013	Actual Change (2005-2013)
Atherton	\$715,000	\$688,700	---	---	---
Belmont	\$527,000	\$410,000	\$525,000	\$804,000	+\$277,000
Brisbane	\$660,000	\$330,000	\$417,322	\$508,000	-\$152,000
Burlingame	\$650,000	\$539,250	\$648,000	\$685,000	+\$35,000
Colma	---	---	\$385,000	---	---
Daly City	\$485,000	\$277,500	\$261,000	\$417,500	-\$67,500
East Palo Alto	\$470,000	\$246,000	\$290,000	\$425,000	-\$45,000
Foster City	\$679,500	\$600,000	\$570,000	\$660,000	-\$19,500
Half Moon Bay	\$552,250	\$365,000	\$366,250	\$439,000	-\$113,250
Hillsborough	---	---	---	\$572,000	---
Menlo Park	\$830,000	\$816,000	\$895,000	\$864,000	+\$34,000
Millbrae	\$600,000	\$512,500	\$549,000	\$624,900	+\$24,900
Pacifica	\$573,281	\$360,000	\$311,250	\$452,250	-\$121,031
Portola Valley	---	---	---	---	---
Redwood City	\$539,500	\$438,500	\$490,000	\$592,500	+\$53,000
<b>San Bruno</b>	<b>\$355,500</b>	<b>\$199,500</b>	<b>\$560,000</b>	<b>\$278,500</b>	<b>-\$77,000</b>
San Carlos	\$614,750	\$525,000	\$500,000	\$727,000	+\$112,250
San Mateo	\$505,000	\$365,000	\$405,000	\$517,000	+\$12,000
South San Francisco	\$535,500	\$335,000	\$310,000	\$433,000	-\$102,500
Woodside	\$725,000	---	---	\$840,000	+\$115,000
San Mateo County Average Sales Price	\$586,034	\$449,467	\$457,835	\$579,418	-\$6,616

Source: San Mateo County Association of Realtors (SAMCAR), based on statistics compiled by MLS, Inc.  
— [http://www.samcar.org/index.cfm/sales\\_statistics.htm](http://www.samcar.org/index.cfm/sales_statistics.htm)

The ability of a household to be able to purchase a median priced single family home or townhome/condominium is shown in the table below. The annual income, or ability to pay, is based on the income limits by household size established annually by HCD.

**Table 2.5-3: Ability to Pay for For-Sale Housing in San Bruno (2013)**

	<i>Annual Income</i>	<i>Maximum Affordable Home Price</i>	<i>Median Priced Single Family Detached Home</i>	<i>Affordability Gap for Single Family Home</i>	<i>Median Priced Townhome or Condominium</i>	<i>Affordability Gap for Townhome or Condominium</i>
<b>Single Person Household</b>						
Extremely Low Income	\$23,750	\$97,114	\$545,005	-\$447,891	\$187,860	-\$90,746
Very Low Income	\$39,600	\$161,925	\$545,005	-\$383,080	\$187,860	-\$25,935
Low Income	\$63,350	\$259,039	\$545,005	-\$285,966	\$187,860	\$71,179
Median Income	\$72,100	\$294,818	\$545,005	-\$250,187	\$187,860	\$106,958
Moderate Income	\$86,500	\$353,699	\$545,005	-\$191,306	\$187,860	\$165,839
<b>Four Person Household</b>						
Extremely Low Income	\$33,950	\$138,822	\$545,005	-\$406,183	\$187,860	-\$49,038
Very Low Income	\$56,550	\$231,233	\$545,005	-\$313,772	\$187,860	\$43,373
Low Income	\$90,500	\$347,655	\$545,005	-\$197,350	\$187,860	\$159,795
Median Income	\$103,000	\$370,055	\$545,005	-\$174,950	\$187,860	\$182,195
Moderate Income	\$123,600	\$505,402	\$545,005	-\$39,603	\$187,860	\$317,542

*Source: Baird + Driskell Community Planning; San Mateo County Association of Realtors; [www.hsh.com/calc-howmuch.html](http://www.hsh.com/calc-howmuch.html) (Maximum Affordable House Price is based on the following assumptions: 4.5% interest rate; 30-year fixed loan; 50% Yearly Salary as Down Payment; 1% property tax; PMI, .5% insurance rate; and no other monthly payments/debt)*

## 2.6 RENTS AND RENTAL HOUSING AFFORDABILITY

Renting in San Bruno is more expensive than owning a home, according to data from 2013. According to RealFacts LLC, a firm that conducts monthly surveys of rents for complexes over 50 units in size, a studio in San Bruno cost \$1,400, a 1-bedroom \$2,200, a two-bedroom \$1,900 and a three bedroom \$3,000. *(Please note that RealFacts indicates that rent for a two-bedroom unit is less than for a one-bedroom. Staff is researching this anomaly in the data)*

Rents in San Mateo County have been generally rising since 2010, after seeing a dip during the recent housing and economic downturn. RealFacts' most recent report, prepared in October 16, 2013, concludes "Bay Area apartment rents slowed their march upward in the third quarter in a sign that the worst may be over in a region that has been slammed by two years of increases."

In San Bruno, a single person earning up to a moderate income cannot afford a one-bedroom apartment. A family of four earning a moderate income can just barely afford a three-bedroom apartment. Given the high number of households earning a low income in San Bruno, affordable rental housing could be a concern.

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**Table 2.6-1: Average Rents in San Bruno (2005-2013)**

	Studio		1 Bedroom 1 Bath		2 Bedroom 1 Bath		3 Bedroom 2 Bath	
	Price	% Increase	Price	% Increase	Price	% Increase	Price	% Increase
2005	\$983	—	\$1,343	—	\$1,311	—	\$1,750	—
2006	\$1,109	13%	\$1,466	9%	\$1,405	7%	\$1,800	3%
2007	\$1,224	10%	\$1,502	2%	\$1,693	20%	\$2,389	33%
2008	\$1,320	8%	\$1,656	10%	\$1,791	6%	\$2,740	15%
2009	\$1,145	-13%	\$1,472	-11%	\$1,667	-7%	\$2,884	5%
2010	\$1,090	-5%	\$1,550	5%	\$1,657	-1%	\$2,829	-2%
2011	\$1,242	14%	\$1,712	10%	\$1,792	8%	\$2,830	0%
2012	\$1,409	13%	\$2,005	17%	\$1,898	6%	\$3,034	7%
2013	\$1,428	1%	\$2,240	12%	\$1,938	2%	\$3,014	-1%

Source: RealFacts Annual Trends Report (2013)

**Table 2.6-2: Summary of Rents (2013)**

	City of San Bruno		San Mateo County	
	RealFacts	Craigslist	RealFacts	Craigslist
Studio	\$1,428	\$1,229	\$1,463	\$1,429
One Bedroom	\$2,240	\$2,102	\$2,004	\$1,990
Two Bedroom	\$1,938	\$2,514	\$2,285	\$2,660
Three Bedroom	\$3,014	\$4,608	\$3,400	\$3,758
Four Bedroom	—	\$3,748	—	\$6,418

Source: RealFacts Annual Trends Report, based on reporting from large apartment complexes, Craigslist Survey conducted in June and July 2013. County Craigslist information derived from average of municipal sampling.

The ability of a household to be able to rent a median a home is shown in the table below. The annual income, or ability to pay, is based on the income limits by household size established annually by HCD.

**Table 2.6-3: Ability to Pay for Rental Housing in San Bruno (2013)**

	Annual Income	Max. Affordable Monthly Rent	2013 Market Rent	Affordability Gap
<b>Single Person</b>				
Extremely Low Income	\$23,750	\$594	\$2,240	-\$1,646
Very Low Income	\$39,600	\$990	\$2,240	-\$1,250
Low Income	\$63,350	\$1,584	\$2,240	-\$656
Median Income	\$72,100	\$1,803	\$2,240	-\$438
Moderate Income	\$86,500	\$2,163	\$2,240	-\$78
<b>Four Person</b>				
Extremely Low Income	\$33,950	\$849	\$3,014	-\$2,165
Very Low Income	\$56,550	\$1,414	\$3,014	-\$1,600
Low Income	\$90,500	\$2,263	\$3,014	-\$752
Median Income	\$103,000	\$2,575	\$3,014	-\$439
Moderate Income	\$123,600	\$3,090	\$3,014	\$76

Source: Baird + Driskell Community Planning; RealFacts (2013)

Note: Estimates based upon upper end of income bracket. Single person analysis based upon 1 bedroom 1 bath unit, four-person estimate is based on 3 bedroom 2 bath unit. Ability to pay is based upon 30% of income devoted to housing.

## 2.7 ADJUSTING FOR INFLATION

The tables below adjust sales prices and rents for inflation over the 2005 to 2013 time period (inflation rate of 19 percent over the eight year period). In 2013 dollars, average household income in San Bruno decreased slightly from \$83,809 in 2000 to \$82,246 in 2011, or a 1.9 percent decrease in purchasing power over that time period. In real purchasing power (constant 2013 dollars), home sales prices have gone down significantly in San Bruno since 2005. However, over the 2005 to 2013 period rents, in constant 2013 dollars, rents have increased 40 percent for one-bedroom units and 24.2 percent for two-bedroom units.

The conclusions of this analysis are that: (1) Sales housing prices are significantly lower than seven years ago and as a result are more affordable to lower-income households (2) incomes have remained relatively consistent, and so household purchasing power has remained the same, (3) rents have significantly increased relative to purchasing power, with rents increasing by about 33 percent in real dollars while incomes have remained flat over the same time period. This analysis underscores some of the challenges of availability and affordability of market rate rental and sales housing in San Mateo County.

**Table 2.7-1: Median Home Sale Prices in 2013 Dollars — Adjusted for Inflation (2005-2012)**

	Single Family			Multi-Family		
	San Bruno	San Mateo County	California	San Bruno	San Mateo County	California
2005	\$887,884	\$939,148	\$576,436	\$422,450	\$586,432	\$498,848
2006	\$883,666	\$961,170	\$636,410	\$402,500	\$625,140	\$534,980
2007	\$852,787	\$935,536	\$594,272	\$368,816	\$600,432	\$493,920
2008	\$643,893	\$865,512	\$485,784	\$276,480	\$554,364	\$412,776
2009	\$587,287	\$749,304	\$365,580	\$230,310	\$465,696	\$337,716
2010	\$588,808	\$762,910	\$359,948	\$213,465	\$449,507	\$333,733
2011	\$537,007	\$691,439	\$330,527	\$180,250	\$390,576	\$300,142
2012	\$545,005	\$660,944	\$305,727	\$187,860	\$360,065	\$271,185
<b>7-Year Change</b>	<b>-\$342,879</b>	<b>-\$278,204</b>	<b>-\$270,709</b>	<b>-\$234,590</b>	<b>-\$226,367</b>	<b>-\$227,663</b>
<b>7-Year Percent Change</b>	<b>-38.6%</b>	<b>-29.6%</b>	<b>-47.0%</b>	<b>-55.5%</b>	<b>-38.6%</b>	<b>-45.6%</b>

Source: San Mateo County Association of Realtors, based on actual sales of each year; State based on Zillow/MLS (adjusted for inflation to 2013 dollars)

**Table 2.7-2: Average Rents in San Bruno in 2013 Dollars — Adjusted for Inflation (2005-2012)**

	Studio		1 Bedroom 1 Bath		2 Bedroom 1 Bath		3 Bedroom 2 Bath	
	Price	Annual Increase	Price	Percent Increase	Price	Annual Increase	Price	Annual Increase
2005	\$1,170	—	\$1,598	—	\$1,560	—	\$2,083	—
2006	\$1,275	9%	\$1,686	5%	\$1,616	4%	\$2,070	-1%
2007	\$1,371	7%	\$1,682	0%	\$1,896	17%	\$2,676	29%
2008	\$1,426	4%	\$1,788	6%	\$1,934	2%	\$2,959	11%
2009	\$1,237	-13%	\$1,590	-11%	\$1,800	-7%	\$3,115	5%
2010	\$1,166	-6%	\$1,659	4%	\$1,773	-2%	\$3,027	-3%
2011	\$1,279	10%	\$1,763	6%	\$1,846	4%	\$2,915	-4%
2012	\$1,423	11%	\$2,025	15%	\$1,917	4%	\$3,064	5%
2013	\$1,428	0%	\$2,240	11%	\$1,938	1%	\$3,014	-2%
<b>8-Year Change</b>	<b>+\$258</b>	<b>+22.0%</b>	<b>+\$642</b>	<b>+40.2%</b>	<b>+\$378</b>	<b>+24.2%</b>	<b>+\$931</b>	<b>+44.7%</b>

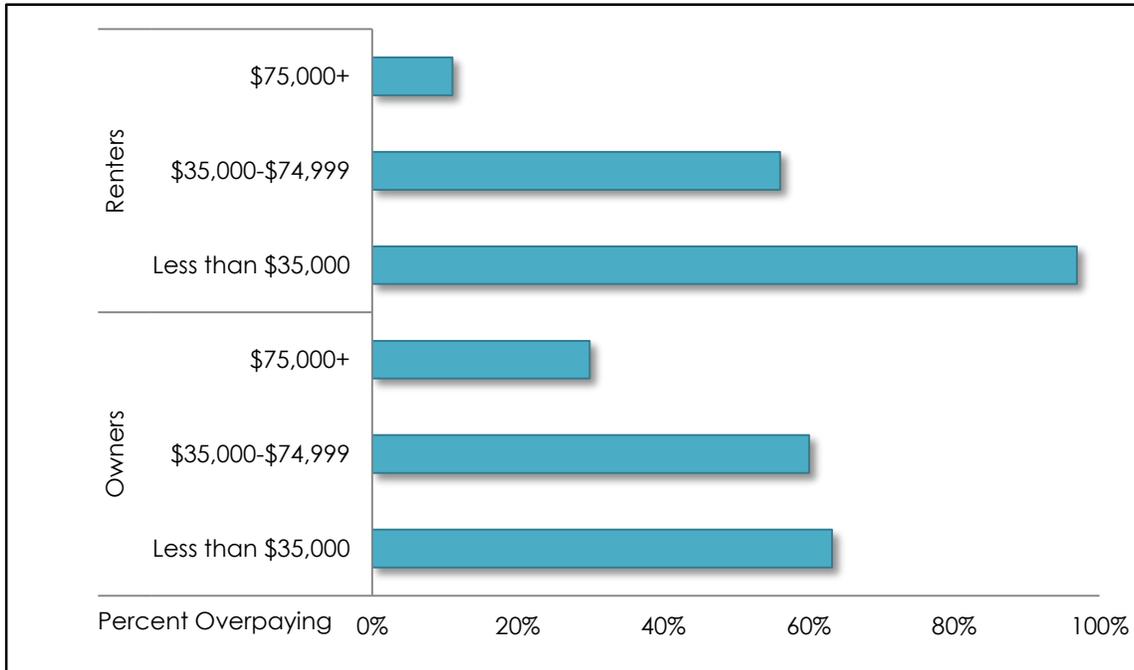
Source: RealFacts Annual Trends Report, with rents adjusted for inflation to 2013 dollars

## 2.8 OVERPAYMENT FOR HOUSING

Households are considered to be overpaying for housing if they spend more than 30 percent of their income on rent or mortgage payments. More than half the San Bruno residents making under \$75,000 annually are overpaying for housing. Almost all of the lowest income renters, those

making under \$35,000, are overpaying on rent. Renters are more likely to be overpaying for housing than homeowners. 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. Or, those 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.

**Figure 2.8-1: San Bruno Households Overpaying for Housing by Income (2011)**



Source: 2009-2011 American Community Survey

**Table 2.8-1: Households Overpaying for Housing (2011)**

	Income	San Bruno		San Mateo County	California
		Number	Percent	Percent	Percent
<b>Owner-occupied</b>	Less than \$35,000	720	63%	68%	68%
	\$35,000-\$74,999	1,407	60%	53%	54%
	\$75,000+	1,483	30%	33%	27%
<b>Renter-occupied</b>	Less than \$35,000	1,239	97%	95%	90%
	\$35,000-\$74,999	1,253	56%	61%	49%
	\$75,000+	278	11%	11%	9%

Source: 2009-2011 American Community Survey; Excludes Households with no income or cash rent.

## 2.9 HOUSING OVERCROWDING

According to the U.S. Census Bureau, a unit is considered overcrowded if it the unit is occupied by more than 1.01 persons per room (excluding bathrooms and kitchens). Homes with more than 1.5 persons per room are considered severely overcrowded. 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.

San Bruno has a slightly larger number of overcrowded rental homes than elsewhere in the county. Nine percent of rental homes are overcrowded and approximately three percent are extremely overcrowded. Just fewer than three percent of owner-occupied homes are overcrowded or extremely overcrowded.

**Table 2.9-1: Number of Overcrowded Units (2011)**

		San Bruno		San Mateo County	California
		Occupied Homes	Percent	Percent	Percent
<b>Owners</b>	Not overcrowded	8,283	97%	96%	96%
	Overcrowded	143	1.7%	3%	3%
	Extremely overcrowded	74	0.9%	1%	1%
<b>Renters</b>	Not overcrowded	5,452	88%	86%	86%
	Overcrowded	563	9.0%	8%	8%
	Extremely overcrowded	210	3.4%	5%	6%

Source: 2009-2011 American Community Survey

Note: 0-1 people per room is not overcrowded, 1-1.5 people per room is overcrowded, more than 1.5 people per room is extremely overcrowded

## 2.10 OTHER HOUSING ISSUES

In addition to issues with affordability and overcrowding, housing can have physical problems such as lack of facilities or deterioration due to age. One of the best ways to assess the condition of the housing stock is through a windshield survey. The American Community Survey also provides useful information as to the conditions of the housing stock.

More than half of San Bruno’s housing stock was built in the 1950s or earlier. 85 percent of all homes in the city were built before 1980. Only seven percent of the homes have been built in the last decade. Older housing can be more expensive to maintain and renovate.

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 40 homes are lacking either complete plumbing facilities or complete kitchen facilities. The tables below show the age of housing and the number of housing units with housing problems. 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.

**Table 2.10-1: Year Structure Built (2011)**

	<b>San Bruno</b>	<b>San Mateo County</b>	<b>California</b>
Built in 2000 or more recently	7%	5%	12%
Built in 1990s	3%	6%	11%
Built in 1980s	5%	9%	15%
Built in 1970s	14%	17%	18%
Built in 1960s	19%	17%	14%
Built 1950s or Earlier	53%	45%	30%
Total	15,593	271,140	13,688,351

*Source: 2009-2011 American Community Survey*

**Table 2.10-2: Number of Potential Housing Problems (2011)**

	<b>San Bruno</b>		<b>San Mateo County</b>	
	Number	Percent	Percent	Percent
Lacking complete plumbing facilities	19	0.1%	0.3%	0.6%
Lacking complete kitchen facilities	20	0.1%	0.9%	1.3%
No telephone service available	111	0.8%	1.2%	1.9%

*Source: 2009-2011 American Community Survey*

## **2.11 REGIONAL HOUSING NEEDS ALLOCATION (RHNA)**

The Regional Housing Needs Allocation (RHNA) process addresses housing needs across income levels for each jurisdiction in California. All of the Bay Area’s 101 cities and nine counties are given a share of the Bay Area’s total regional housing need. The Bay Area’s regional housing need is allocated by the California Department of Housing and Community Development (HCD), and finalized through negotiations with the Association of Bay Area Governments (ABAG). San Mateo County jurisdictions, through a unique process different from other Bay Area counties, collaboratively developed a formula to divide up San Mateo County’s overall housing allocation among the 21 jurisdictions in the county.

San Bruno’s RHNA requires the city to ensure there is land available for a total of 1,155 new housing units between 2014 and 2022. Approximately 37 percent of those units will be for households making more than moderate income, 18 percent will be for households making moderate income, 14 percent for low-income, and 15 percent for very low income and extremely low income households each. The total number of housing units and the distribution by income category requires the city to make sure there are adequate housing sites and programs to address a variety of housing choices, types and densities.

**Table 2.11-1: Regional Housing Needs Allocation 2014 - 2022**

	<b>Extremely Low Income</b> Up to \$31,650	<b>Very Low Income</b> \$31,651- \$52,750	<b>Low Income</b> \$52,751- \$84,400	<b>Moderate Income</b> \$84,401- \$123,600	<b>Above Moderate Income</b> \$123,601+	<b>Total</b>
Atherton	17	18	26	29	3	93
Belmont	58	58	63	67	222	468
Brisbane	12	13	13	15	30	83
Burlingame	138	138	144	155	288	863
Colma	10	10	8	9	22	59
Daly City	200	200	188	221	541	1,350
East Palo Alto	32	32	54	83	266	467
Foster City	74	74	87	76	119	430
Half Moon Bay	26	26	31	36	121	240
Hillsborough	16	16	17	21	21	91
Menlo Park	116	117	129	143	150	655
Millbrae	96	97	101	112	257	663
Pacifica	60	61	68	70	154	413
Portola Valley	10	11	15	15	13	64
Redwood City	353	353	429	502	1,152	2,789
<b>San Bruno</b>	<b>179</b>	<b>179</b>	<b>161</b>	<b>205</b>	<b>431</b>	<b>1,155</b>
San Carlos	97	98	107	111	183	596
San Mateo	429	430	469	530	1,242	3,100
South San Francisco	282	283	281	313	705	1,864
Woodside	11	12	13	15	11	62
Unincorporated	76	77	103	102	555	913
<b>San Mateo County Total</b>	<b>2,292</b>	<b>2,303</b>	<b>2,507</b>	<b>2,830</b>	<b>6,486</b>	<b>16,418</b>

Source: Association of Bay Area Governments, Final 2014-2022 Regional Housing Need Allocation by County. Yearly Income is based on a family of four.

## **2.12 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(a)(6)) 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.

## SENIORS

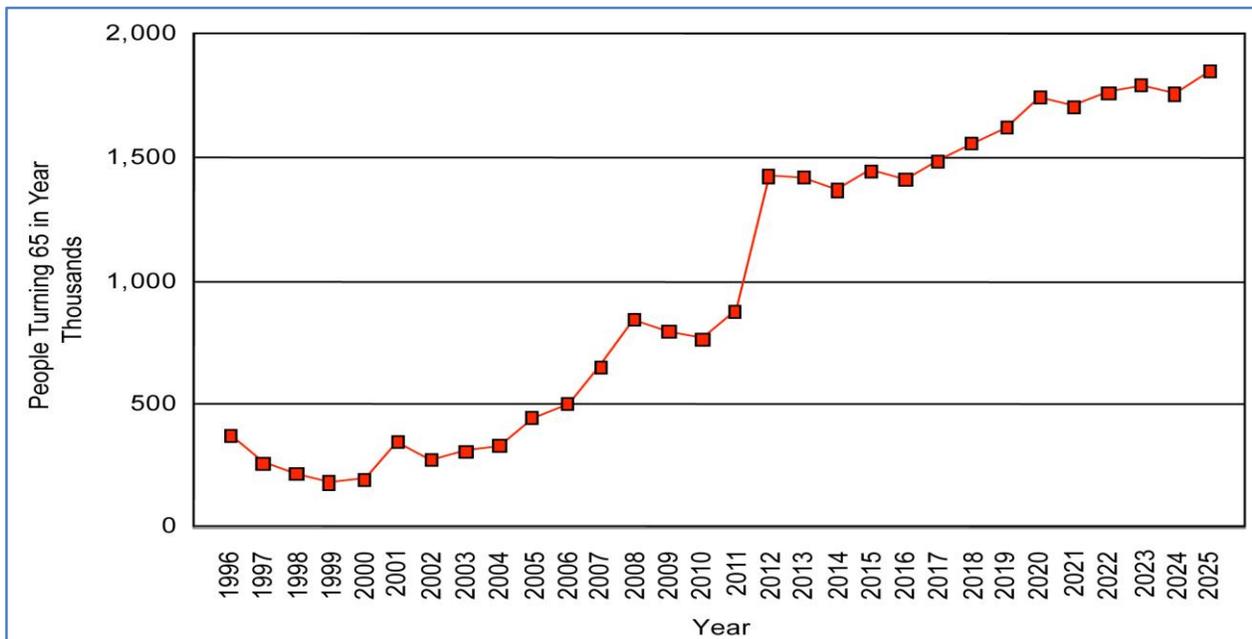
Seniors face many housing challenges as they age, including the likelihood of a fixed budget, higher medical costs and greater likelihood of disabilities. According to American Community Survey, there are currently approximately 5,634 seniors living in San Bruno.

Seniors' income tends to decline as they age. Young seniors often have some retirement savings or employment income that can supplement social security. More than 42 percent of seniors in the 65-74 year age bracket worked in the past year, while only 10 percent of seniors age 75 or more worked. Older seniors are more likely to use up their savings and therefore are more likely to live in poverty.

Younger seniors tend to need less support. Most prefer to stay in their home for as long as they can. They 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. Senior renters are particularly at risk for displacement because their incomes are decreasing while their housing expenses are increasing.

The graph below shows the significant increase in the senior population in the United States, with a significant increase between 2011 and 2014 as baby boomers reach 65 years of age.

**Figure 2.12-1: Number of People Projected to Turn 65 Each Year in the United States (1996-2025)**



Source: Pew Research Center, 2010

Seniors in San Bruno have lower-incomes than seniors elsewhere in the county. More than a third of seniors earn less than \$30,000 annually, and half make under \$50,000 annually. The poverty rate among seniors in San Bruno is slightly higher than the poverty rate for seniors in the county

as a whole affordable housing options for these seniors are crucial. Seniors in San Bruno, like seniors in San Mateo County as a whole, are significantly more likely to be homeowners than renters. Thus, 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. Often, homeownership means greater housing security. According to the 2013 report, *Key Housing Trends in San Mateo*, 52 percent of seniors who rent in San Mateo County are economically insecure while only 27 percent of seniors who own their own home without a mortgage are economically insecure.

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 *Key Housing Trends in San Mateo County*, the county can expect to see a 76 percent increase in the number of seniors. A key challenge in the coming years will be how to accommodate the needs of aging residents. For more information about senior trends and preferences, see the 2013 *Key Housing Trends in San Mateo* report. The tables below show a comparison of income and home ownership for seniors living in San Bruno and San Mateo County compared to the State of California.

**Table 2.12-1: Senior Households by Income (2011)**

	<b>San Bruno</b>	<b>San Mateo County</b>	<b>California</b>
Below Poverty Level	8%	6%	10%
Income under \$30,000	34%	28%	38%
\$30,000-\$49,000	21%	19%	20%
\$50,000-\$74,999	17%	16%	16%
\$75,000-\$99,999	12%	11%	9%
\$100,000+	16%	26%	17%
Total Seniors	3,017	55,093	2,474,879

*Source and Notes: 2009-2011 American Community Survey, Seniors are age 65+*

**Table 2.12-2: Senior Households by Tenure (2011)**

		San Bruno	San Mateo County	California
All Ages	Owners	58%	60%	57%
	Renters	42%	40%	43%
	Total	14,796	256,423	12,433,172
Age 65-74	Owners	75%	79%	75%
	Renters	25%	21%	25%
	Total	1,562	27,053	1,265,873
Age 75-84	Owners	80%	81%	75%
	Renters	20%	19%	25%
	Total	934	18,014	823,750
Age 85 +	Owners	94%	75%	69%
	Renters	6%	25%	31%
	Total	351	9,136	342,029

*Source and Notes: 2009-2011 American Community Survey, Seniors are age 65 +*

## **PEOPLE LIVING WITH DISABILITIES**

The Census Bureau defines disability as, “A long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.” Not surprisingly, people over 65 are much more likely to have a disability.

People with disabilities face many challenges when looking for housing. There is a limited supply of handicap accessible, affordable housing generally, and the supply is especially tight near transit. Being near transit is important because many people with disabilities cannot drive. People with disabilities are also often extremely low income due to the challenge of securing long-term employment, and to higher medical bills. Additionally, because some people with disabilities, particularly developmental disabilities, have lived with their parents they often do not have rental or credit history. This makes it harder to compete for the limited housing that is available.

People with disabilities may have unique housing needs. 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. The State Attorney General, in a letter to the City of Los Angeles in May 2001, stated that local governments have an affirmative duty under fair housing

laws to provide reasonable accommodation and “It is becoming increasingly important that a process be made available for handling such requests that operates promptly and efficiently.” He advised jurisdictions not to use existing variance or conditional use permit processes because they do not provide the correct standard for making fair housing determinations and because the public process used in making entitlement determinations fosters opposition to much needed housing for individuals with disabilities.

A fundamental characteristic of a fair housing reasonable accommodation procedure is the establishment of appropriate findings that reflect the intent and specific language of both the federal and state fair housing statutes. In this regard, it is somewhat different than traditional or typical zoning cases because here the focus of review is the need of the individual with disabilities to overcome barriers to housing, not on the topography of the site or the unique character of the lot. The focus here is solely on the special need of the individual to utilize his or her home or dwelling unit, which is directly related to the individual’s disability. It is this reasoning that underlies the Attorney General’s warning not to utilize variance criteria for such determinations.

## **PEOPLE WITH DEVELOPMENTAL DISABILITIES**

SB 812, signed into law in 2010, requires Housing Elements to include an analysis of the special housing needs of people with developmental disabilities. Additionally, SB 812 requires that individuals with disabilities receive public services in the least restrictive, most integrated setting appropriate to their needs

California defines developmentally disabled as a “severe and chronic disability that is attributable to a mental or physical impairment. The disability must begin before the person’s 18th birthday, be expected to continue indefinitely, and present a substantial disability.” Some development disabilities cause mental retardation and some do not. Common developmental disabilities include Down’s syndrome, autism, epilepsy and cerebral palsy.

People with developmental disabilities in San Mateo County have various diagnoses. The common ones are summarized below. Because people can have multiple diagnoses, the numbers total more than 100 percent. The information below has been provided by the Golden Gate Regional Center (GGRC), which covers the San Francisco Bay Area.

**Table 2.12-3: Type of Developmental Disability in San Mateo County (2013)**

	<b>San Mateo County</b>
Mild/Moderate Mental Retardation	50%
Autism	18%
Epilepsy	18%
Cerebral Palsy	17%
Severe/Profound Mental Retardation	11%

*Source: Golden Gate Regional Center, 2013*

People with developmental disabilities tend to be younger than the general population. There are several reasons for this: for some diagnoses there is a shorter life expectancy; more importantly, starting in the 1990s there was an “autism wave” with many more young people being diagnosed

with the disorder, for reasons that are still not well understood. The racial demographics of the developmentally disabled population mirror that of the population of the Bay Area.

**Table 2.12-4: Age of People with Development Disabilities in San Mateo County (2013)**

<b>San Mateo County</b>	
0-5	19%
6-21	30%
22-51	36%
52+	15%
Total	100%

*Source: Golden Gate Regional Center, 2013*

Many people with developmental disabilities are unable to secure long-term employment. This results in many people relying on Supplemental Security Income (SSI) and many earn 10-20 percent of the Area Median Income (AMI).

People with developmental disabilities have various housing needs and housing situations. Most San Bruno residents with disabilities (61 percent) live with a parent or legal guardian. The remaining San Bruno residents with developmental disabilities live independently or with some supportive services.

**Table 2.12-5: Living Arrangements of People with Developmental Disabilities (2013)**

<b>Lives with</b>	<b>Number</b>		<b>Percent</b>	
	City of San Bruno	San Mateo County	City of San Bruno	San Mateo County
Parents/Legal Guardian	150	2,289	61%	66%
Community Care Facility (1-6 Beds)	42	532	17%	15%
Community Care Facility (7+ Beds)	0	73	0%	2%
Independent/Supportive Living	19	349	8%	10%
Intermediate Care Facility	24	191	10%	5%
All Others	10	60	4%	2%
<b>Total</b>	<b>245</b>	<b>3,494</b>	<b>100%</b>	<b>100%</b>

*Source: Golden Gate Regional Center, 2013. Counts based on zip code and may include small areas outside of jurisdictional borders.*

According to the Golden Gate Regional Center (GGRC), trends that are affecting people with developmental disabilities include California’s moves to reduce institutionalization, ageing family caregivers not being able to continue providing in-house care and the growing wave of people with autism.

**Deinstitutionalization** – In 1977, California passed the Lanterman Developmentally Disabled Services Act, to minimize the institutionalization of developmentally disabled people, help them remain in their communities, and to allow them to live their lives as similar to non-disabled people as possible. To accomplish this end the State has been closing large institutional care facilities,

resulting in more people with disabilities being integrated into the community. However, this has increased the demand for community-based independent living options to serve the needs of the developmentally disabled.

**Aging Baby Boomers Unable to Care for their Children with Developmental Disabilities –** As displayed in the table below, almost three quarters of people with developmental disabilities live with a parent or caregiver, and many of these caregivers are baby boomers. As these caregivers age their ability to continue to care for their developmentally disabled children will decrease to the point where it is no longer possible. This trend is also going to be a factor in the increased need for community-based independent living options for the developmentally disabled. Many service delivery systems and communities are not prepared to meet the increasing need.

**Increasing Numbers of People with Autism -** A large number of people with developmental disabilities have autism. They have been brought up as independent members of the community and want to remain independent and involved in the community. There is a coming need to supply community-based independent living options for these individuals.

**Table 2.12-6: Living Arrangements of People with Developmental Disabilities in San Mateo County (2014)**

Age	Home of Parent or Guardian	Own Home	Licensed Group Home	Licensed Health Care Facility	Foster-Type Care	Homeless	Subtotal of Autism Only	Total Number for All Diagnoses
0-3	609	0	0	0	11	0	**	620
4-12	930	0	11	0	1	1	329	943
15-29	908	47	113	17	13	2	212	1,100
30-44	294	103	135	35	12	0	34	579
45-59	156	109	245	71	11	1	52	593
60-74	35	53	122	91	6	0	10	307
75-89	3	5	20	17	0	0	0	45
90-104	0	0	4	1	0	0	0	5
Grand Total	2,935	317	650	232	54	4	637	4,192

\*\*No diagnosis yet

Source: Golden Gate Regional Center, February 2014

## **OTHER DISABILITIES**

People in San Bruno also have non-developmental disabilities, such as hearing disabilities or vision disabilities. Some residents have both developmental and non-developmental disabilities.

In San Bruno, almost a third of the senior population has some kind of disability. Eight percent of the total population in the city has some kind of disability. The most common disabilities in the county are ambulatory disabilities (4.5 percent of the population) and independent living disabilities (3.7 percent).

**Table 2.12-7: Age and Type of Disability (2011)**

	Number			Percent		
	San Bruno	San Mateo County	California	San Bruno	San Mateo County	California
Under 18 with Disability	318	3,270	280,649	3.7%	2%	3%
Age 18-64 with Disability	1,263	23,231	1,843,497	3.1%	5%	8%
Age 65 + with Disability	1,757	28,703	1,547,712	32%	31%	37%
Any Age with Any Disability	3,338	55,204	3,671,858	8%	8%	10%
Any Age With Hearing Disability	964	15,651	1,022,928	2.3%	2%	3%
With Vision Disability	543	8,199	685,600	1.3%	1%	2%
With Cognitive Disability	1,204	19,549	1,400,745	2.9%	3%	4%
With Ambulatory Disability	1,866	29,757	1,960,853	4.5%	4%	5%
With Self Care Disability	905	12,819	862,575	2.2%	2%	2%
With Independent Living Disability	1,518	22,735	1,438,328	3.7%	3%	4%

Source: 2009-2011 American Community Survey. Some people may have multiple disabilities

## DISABILITY POLICY RECOMMENDATIONS

The three major needs for people with disabilities are low cost (subsidized) rents, handicapped accessible homes, and buildings near public transportation. These needs are very similar to the desires of other segments of the population. Policies that promote affordable housing generally are also good for the disabled community. Specific recommendations from the Golden Gate Regional Center include:

- Jurisdictions assisting with site identification for low income developments;
- Policies to promote accessible homes;
- Inclusionary zoning;
- Second units; and
- Mixed use zoning

Additionally, some people with development disabilities need supportive housing that is affordable and located near public transit. In supportive housing, additional services are provided at the home.

## FEMALE-HEADED HOUSEHOLDS

Households headed by a single parent can have special needs due to the economic limitation of earning only one income, and the challenges of childcare without a partner. Although gender equality has made strides over the past 50 years, women continue to earn lower incomes than men. Therefore, female-headed households in particular have specific housing needs that must be addressed. The special needs of female-headed households can include low cost housing,

suitable for children and located near schools and childcare facilities. Innovative, shared living arrangements, including congregate cooking and childcare, could also be appropriate

Female-headed households make up over a quarter of the total households in San Bruno. The most vulnerable female-headed households can be those where women are living with children without a partner. San Bruno has 750 such households. An additional, approximately 3,400 households are headed by women living alone or with other family members. Female-headed households in San Bruno have similar rates of poverty as the general population.

**Table 2.12-8: Female Headed Households (2011)**

	San Bruno		San Mateo County	California
	Number	Percent	Percent	Percent
Female living with own children, no partner	751	5%	4%	7%
Female living with other family members, no partner	1,262s	9%	6%	6%
Female living alone	2,132	14%	15%	13%
Total Households	14,725	100%	256,305	12,433,049
Female Households Below Poverty Level	—	8%	8%	17%

*Source: 2009-2011 American Community Survey*

## 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 than smaller ones. 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 rent or cost, or problems with the physical condition of the home.

San Bruno has approximately 1,500 households with five or more members. These households are significantly more likely than smaller households to have housing problems: a majority of large households in San Bruno have some kind of housing problem.

**Table 2.12-9: Households with 5 or More Persons by Tenure and Housing Problems (2010)**

		San Bruno		San Mateo County	California
		Number	Percent	Percent	Percent
<b>Owner-occupied</b>	Housing Problems	595	72%	59%	61%
	No Housing Problems	235	28%	41%	39%
<b>Renter-occupied</b>	Housing Problems	565	82%	84%	81%
	No Housing Problems	125	18%	16%	19%

*Source: 2006-2010 CHAS Data*

## **EXTREMELY LOW INCOME HOUSEHOLDS**

Extremely Low Income (ELI) households earn 30 percent of the area median income or less. In San Mateo County this amounts to an annual income of \$33,950 or below for a family of four. Many ELI households live in rental housing and most likely facing overpayment, overcrowding or substandard housing conditions. 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.

There are 1,790 ELI households in San Bruno according to 2010 CHAS data. More than half of these households live in rental units, representing a higher percentage of renters than in San Bruno’s general population. Most of San Bruno’s ELI households face some kind of housing problem: 85 percent of all ELI renter households, and 75 percent of ELI owner households face overcrowding, overpayment, and/or lack complete kitchen or plumbing facilities.

**Table 2.12-10: Housing Needs of Extremely Low Income (ELI) Households in San Bruno (2010)**

<b>Household Category</b>	<b>Renter Households</b>	<b>Owner Households</b>	<b>Total Households</b>
Total households any income	5,950	8,960	14,910
Total ELI households	1,045	745	1,790
ELI households with housing problems	85%	75%	81%
ELI households with cost burden (paying 30% or more of income)	85%	75%	81%
ELI households with cost burden (paying 50% or more of income)	80%	60%	72%

Source: HUD Comprehensive Housing Affordability Strategy (2006-2010)

## **HOMELESS NEEDS**

All 21 jurisdictions within San Mateo County have adopted the ten-year HOPE Plan (Housing Our People Effectively: Ending Homelessness in San Mateo County), designed to end homelessness within ten years. The HOPE Plan adopts a Housing First policy, which seeks to move homeless people into permanent housing instead of shelters by increasing the stock of affordable and subsidized housing. Although the HOPE planners recognized that there is a lack of needed resources throughout the housing continuum, including emergency and transitional housing, the greatest need and the most effective use of new and/or redirected resources is the creation and protection of quality affordable and supportive housing.

According to the January 2013 countywide homeless survey, there are 2,281 homeless people living in San Mateo County. Close to 90 percent of the homeless population was living in San Mateo County when they became homeless.

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 number of homeless people living on the street in San Mateo County has decreased since 2007, while the number living in an RV, car or encampment, has risen dramatically to just over 40 percent of the total homeless population. The remaining 43 percent are considered sheltered homeless.

The vast majority of homeless people are single adults (who may be living with another adult, but no children). However, one-fifth of the sheltered homeless are families. Most homeless people are white (60%) and male (a range between 60-71 percent depending on sheltered and unsheltered). Notably, 72 percent of the unsheltered homeless population has an alcohol or drug problem, while only eight percent of the sheltered population has a similar problem.

### **HOMELESSNESS IN SAN MATEO COUNTY AND THE CITY OF SAN BRUNO**

As of the 2013 San Mateo Homeless Census, 99 unsheltered homeless people and seven sheltered homeless people lived in San Bruno. This is the largest number of homeless people in the city since 2007. The tables below provide additional information on the homeless and are from the San Mateo County January 2013 homeless count.

**Table 2.12-11: Homeless Count in the City of San Bruno and San Mateo County (2013)**

<b>Year</b>	<b>City of San Bruno</b>			<b>San Mateo County</b>		
	Unsheltered Homeless	Sheltered Homeless	Total Homeless	Unsheltered Homeless	Sheltered Homeless	Total Homeless
2007	31	0	31	1,094	970	2,064
2009	34	21	55	803	993	1,796
2011	14	6	20	1,162	987	2,149
2013	99	7	106	1,299	982	2,281
2007 - 2013						
Actual Change	68	7	75	205	12	217
2007 - 2013						
Percent Change	+219%		+242%	+19%	+1%	+11%

Source: 2013 San Mateo County Homeless Census and Survey, 2011 San Mateo County Homeless Census and Survey, 2009 San Mateo County Homeless Census and Survey, prepared by the San Mateo Human Services Agency, Center on Homelessness

**Table 2.12-12: Demographics of the Homeless Population in San Mateo County (2013)**

	San Mateo County Homeless Count	
	Unsheltered Homeless	Sheltered Homeless
Single Adult or Living w/Another Adult	94%	79%
Family	6%	21%
Male	71%	60%
Female	29%	40%
White	60%	—
Latino	19%	—
African American	13%	—
Other Races	10%	—
Non-Veteran	89%	76%
Veteran	11%	24%
Alcohol / Drug Problems	72%	8%
Physical Disability	52%	—
Chronic Health Problem	47%	—
Mental Illness	37%	10%

Source: 2013 San Mateo County Homeless Census and Survey, prepared by the San Mateo Human Services Agency, Center on Homelessness. May not total 100% due to rounding

**Table 2.12-13: Location When Homelessness Occurred (2013)**

	San Mateo County Count
Living in San Mateo County when became homeless	87%
Hometown in San Mateo County	69%

Source: 2013 San Mateo County Homeless Census and Survey, prepared by the San Mateo Human Services Agency, Center on Homelessness

**Table 2.12-14: Location of the Homeless Population in San Mateo County (2007-2013)**

	2007	2013	Percent Change
On the Street	29%	15%	-41%
In Car, R.V., or Encampment	24%	41%	90%
In Emergency Shelter	14%	11%	-18%
In Motel with Motel Voucher	5%	1%	-73%
In Transitional Housing	15%	19%	41%
In Institution	13%	12%	7%
Total:	2,064	2,281	217

Source: 2013 San Mateo County Homeless Census and Survey, 2011 San Mateo County Homeless Census and Survey, 2009 San Mateo County Homeless Census and Survey, prepared by the San Mateo Human Services Agency, Center on Homelessness

**FARM WORKERS**

Farm workers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural labor. Most jurisdictions in San Mateo County have no farms or farmworkers, however there are 334 farms and 1,722 farmworkers in the county, primarily located in coastal communities. Of these 1,722 farmworkers, 88 are migrant workers and 329 work less than 150 days annually (and are therefore considered to be “seasonal labor”). 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 suitable for families, will help meet the needs of these farm workers.

**Table 2.12-15: Farm workers in San Mateo County (2012)**

	2007	2012
Total Farms	329	334
Land in farms (acres)	57,089	48,160
Hired Farm Labor	-	1,722
Migrant labor	-	88
Working > 150 days annually	-	718
Working <150 days annually	-	329

Source: USDA Census of Agriculture, 2012.

**2.13 ASSISTED HOUSING DEVELOPMENTS AT RISK OF CONVERSION**

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 2023 (i.e. 10 years from the beginning of the housing element planning period—2013).

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 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 percent tax credits (for more specifics by project, please see Chapter 4, Table 4.1-1). Because the projects were built within the last decade, and the deed restrictions apply for several decades, none of these developments is considered to be at-risk of conversion within the next 10 years. 60 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 2.13-1: Assisted Housing Developments in San Bruno**

Project Name	Year Completed	Tenure	Units by Household Income Category				Deed-Restricted Units	Earliest Date of Conversion
			Very Low	Low	Moderate	Above Moderate		
Avalon 1 (formerly Archstone I or Meridian)	2005	Rental	60	0	240	0	60	2060
Avalon 2 (formerly Archstone II or Paragon)	2007	Rental	37	0	148	0	37	2062
Village at the Crossing	2007	Rental	41	187	0	0	228	2037

Note: in the Village at the Crossing, 100 percent of units have 30-year affordability restrictions (41 very low and 187 low), of which 105 are restricted as affordable for an additional 25 years (11 very low and 94 moderate).

Archstone I and II are were sold to AvalonBay in 2013.

Source: City of San Bruno, 2014.

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.

However, San Bruno had one housing development with deed-restricted affordable units that converted to market rate during the prior Housing Element period, Treetops Apartments, now called Pacific Bay Vistas. Treetops vacated in 2005 due to severe mold problems, and remained closed for almost eight years. Treetops had 62 affordable units when it closed in 2005 (20 percent of the original 308 units) with restrictions set to expire in 2015. The City approved a new building plan in 2005 with an extension of the affordability restrictions until 2017 because of an assumed two-year delay in completion of the project. The new project (Pacific Bay Vistas) was approved for 510 units, and 15 percent of the additional 202 units (30 units) would have new 30-year low-income affordability restrictions. As a result of the economic downturn in 2008, the developer submitted a new proposal to renovate the existing vacant complex with same number units (308), which was approved in 2010. Unfortunately, the developer paid off the original loan, which terminated the affordable housing covenants, and the project was reopened in 2014 without any affordable units.

## **QUALIFIED ENTITIES**

Pursuant to California Government Code Section 65863.11, owners of government-assisted projects cannot terminate subsidy contracts, prepay a federally-assisted mortgage, or discontinue use restrictions without first providing an exclusive Notice of Opportunity to Submit an Offer to Purchase. This Notice is required to be sent to Qualified Entities at least 12 months prior to sale or termination of use restrictions. Qualified Entities are nonprofit or for profit organizations or

individuals that agree to maintain the long-term affordability of projects. The organizations listed in Table 2.6-2 represent those identified by HCD as Qualified Entities.

**Table 2.13-2: Qualified Entities, San Mateo County Vicinity**

<b>Organization</b>	<b>Address</b>	<b>City</b>
Affordable Housing Foundation	PO Box 26516	San Francisco
BRIDGE Housing Corporation	One Hawthorne, Ste 400	San Francisco
Christian Church Homes of Northern California	303 Hegenberger Rd, Ste 201	Oakland
Community Home Builders and Assoc.	675 North First St, Ste 620	San Jose
Foundation for Affordable Housing, Inc.	2847 Story Rd	San Jose
Housing Corporation of America	31423 Coast Highway, Ste 7100	Laguna Beach
The Lesley Foundation	4 West 4th Ave, Ste 408	San Mateo
Med-Peninsula Housing Coalition	303 Vintage park Drive, #250	Foster City
Northern California Land Trust, Inc.	3126 Shattuck	Berkeley
Palo Alto Housing Corporation	725 Alma St	Palo Alto
West Bay Housing Corporation	120 Howard St, #120	San Francisco

Source: California Department of Housing and Community Development, Entities Interested in Participating in California's First Right of Refusal Program Pursuant to Government Code Section 658363.11, downloaded from HCD website on March 11, 2009: <http://www.hcd.ca.gov/hpd/hrc/tech/presrv/>

## **2.14 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 in accordance with Government Code Section 65583(b)(8).

### **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.

## **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 2013 California Building Code, including the Green Building Code and related Energy Code in 2014. All building projects are held to these updated standards.

### **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.

Housing Element **programs 4-A and 4-B** support the other General Plan policies by promoting energy conservation in residential design and renovation.

## PROMOTING ENERGY CONSERVATION PROGRAMS AND CHOICES

Finally, there are numerous financial and technical resources available today to help households reduce their energy use. Housing Element **Program 4-B** commits City staff to promoting these resources as they become available, and helping to connect residents with the information they need to determine their eligibility and take advantage of appropriate programs.

### Pacific Gas & Electric

Pacific Gas & Electric (PG&E) provides both natural gas and electricity to residential consumers in San Mateo County, including San Bruno. PG&E also participates in several financial and technical assistance programs and offers incentives to help qualified homeowners and renters conserve energy and control costs. These programs include:

- **The California Alternate Rates for Energy Program (CARE)** provides a 20 percent monthly discount on energy rates to income qualified households, certain non-profits, facilities housing agricultural employees, homeless shelters, hospices and other qualified non-profit group living facilities.
- **Family Electric Rate Assistance (FERA)** is a rate reduction program for large households of three or more people with low- to middle-income.
- **The Energy Partners Program** provides income-qualified customers free energy education, weatherization measures and energy-efficient appliances to reduce gas and electric usage.
- **The Relief for Energy Assistance through Community Help (REACH)** Program provides one-time energy assistance to low-income customers who have experienced severe hardships and have no other way to pay their energy bill. This program is managed by the Salvation Army.
- **The Low Income Home Energy Assistance Program (LIHEAP)** provides eligible low-income persons, via local governmental and nonprofits, financial assistance to offset energy costs and the weatherizing of homes to improve efficiency. This program is managed by the Department of Community Services and Development.
- **Household Rebates** for “Smart Home” improvements that make homes more energy efficient and more environmentally responsible. PG&E offers a variety of incentives including rebates for installing energy-efficient appliances, whole house fans, or cool roofs; sealing heating and cooling ducts; recycling old appliances. With *e-Rebates*, customers have the ability to apply online for energy efficiency rebates for homes or small businesses.
- **The Energy Efficiency Rebates for Multifamily Properties** are offered to multifamily property owners and managers of existing residential dwellings that contain 2 or more units. The program encourages the installation of qualifying energy-efficient products in individual tenant units and in the common areas of residential apartment buildings, mobile home parks, and condominium complexes.
- **The Balanced Payment Plan (BPP)** is designed to eliminate big swings in a customer’s monthly payments by averaging energy costs over the year.

- **Residential Energy Efficiency Federal Tax Credits.** Existing homeowners and builders are eligible for tax credits for energy-efficiency improvements and for solar energy systems. For the latest information on federal tax credits for energy efficiency available through the American Recovery and Reinvestment Tax Act of 2009, see the Tax Incentives Assistance Project (<http://energytaxincentives.org/>).
- **Non-Residential New Construction (NRNC)**, also known statewide as *Savings By Design* (<http://www.savingsbydesign.com/>), is a program for commercial, industrial, High Tech and agricultural customers that encourages energy-efficient building and process design and construction. The program, administered by California's four investor-owned utilities under the auspices of the California Public Utilities Commission (CPUC), offers analysis and resources to aid owners and design teams with energy-efficient facility design.
- **Single Family Affordable Solar Homes (SASH)** program, a program to provide substantially higher incentives to help qualifying low-income homeowners install solar electric systems. These projects help reduce long-term housing costs for low-income residents, help meet local greenhouse gas reduction targets under AB 32, and provide hands-on "green job" training opportunities for local job training programs. The goal of this incentive program is to provide low-income homeowners in California access to solar photovoltaic systems and reduce bills without increasing monthly expenses. The program requires no administrative management since GRID Alternatives will provide outreach, project management, and installation services.
- **Multifamily Affordable Solar Housing (MASH)** program, which provides higher incentives to offset the project costs of installing solar on multifamily affordable housing buildings in California. The goal of the MASH is to incorporate high levels of energy efficiency and high performing solar systems to help enhance the overall quality of affordable housing.

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# 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 expansion of San Bruno’s housing supply. 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)(4) and (5).

## 3.1 GOVERNMENTAL CONSTRAINTS

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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. 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.

### 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 3.1-1. The City’s Zoning Ordinance will be updated within one year after the adoption of the Housing Element to reflect these residential densities in accordance with **Program 2-A**. The General Plan explicitly provides that bonuses for “income-restricted housing shall be in accordance with State law, and in addition to the density or FAR.” Land use categories that accommodate residential development include:

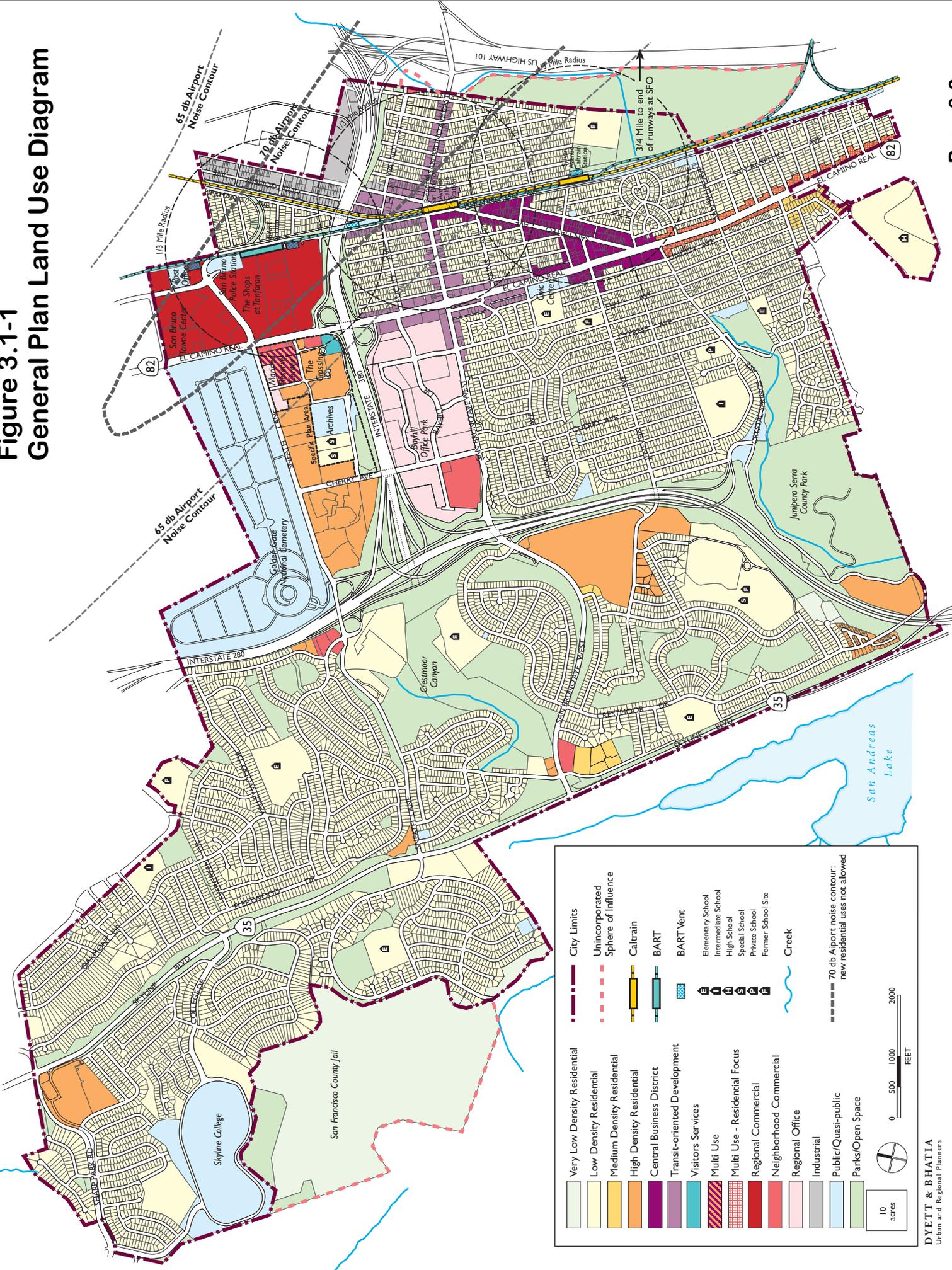
- **Very Low Density Residential.** Single family detached residential development at a density of 0.1 to 2.0 units per acre; innovative development patterns, preservation of natural features, pedestrian paths, and other amenities are encouraged.
- **Low Density Residential.** Single family detached 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 multifamily 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.

The updated General Plan also re-designated three major commercial corridors in San Bruno to new, mixed-use designations that will allow for commercial, office, and residential uses and so capitalize on the proximity of these corridors to BART and Caltrain. The General Plan was amended in February 2013 to revise the Transit Oriented Development land use designation to accommodate higher intensity development within the Transit Corridors Plan area. General Plan

land use designations that allow for residential development at higher densities with mixed uses include:

- **Central Business District (Downtown Mixed Use).** Allows 3.0 base maximum 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. However, the Transit Corridors Plan provides for a maximum of 1,610 housing units in the TCP area. City Council action and subsequent environmental review would be required to increase the maximum number of units. 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 Springs Road, placing emphasis on multifamily housing in new development projects. Multi Use-Residential Focus permits one or more of a variety of uses, including: multifamily 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).

**Figure 3.1-1  
General Plan Land Use Diagram**



	Very Low Density Residential		City Limits
	Low Density Residential		Unincorporated Sphere of Influence
	Medium Density Residential		Caltrain
	High Density Residential		BART
	Central Business District		BART Vent
	Transit-oriented Development		Elementary School
	Visitors Services		Intermediate School
	Multi Use		High School
	Multi Use - Residential Focus		Special School
	Regional Commercial		Private School
	Neighborhood Commercial		Former School Site
	Regional Office		Creek
	Industrial		
	Public/Quasi-public		
	Parks/Open Space		

10 acres  
 0 500 1000 2000 FEET

70 db Airport noise contour:  
 new residential uses not allowed

## **Residential Development and Density Bonuses**

California housing law requires that where affordable housing is included in residential developments, a density bonus must be granted. SB 1818 (Hollingsworth) amended the law in 2004 implementing the density bonus granted on a sliding scale such that the amount of the bonus increases as the percentage of affordable units increases, until the maximum of 35 percent is reached. Applicants also receive a greater bonus for provision of very-low income and low-income units, versus the provision of moderate-income units.<sup>1</sup>

## **Transit Corridors Plan**

The City adopted a Transit Corridors Plan in February 2013 that focuses on commercial/transit corridors of El Camino Real, San Bruno Avenue, and San Mateo Avenue, adjacent to the future location of the Caltrain Station on San Bruno Avenue. The Plan serves as the regulatory document to implement the new General Plan Update 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.

## **Zoning Development Standards**

A summary of development standards for the City's current residential zoning districts is shown in Table 3.1-1 and the current zoning designations are depicted in Figure 3.1-2. However, the Zoning Ordinance is expected to be updated following the adoption of this Housing Element so as to be in accordance with the new General Plan. Zoning requirements for setbacks and lot coverages are similar to other cities in San Mateo County, and are not generally perceived as a constraint to housing development in San Bruno. Multifamily apartments are allowed by-right in the R-3 Medium Density and R-4 High Density Residential districts. San Bruno zoning and land use designations do not distinguish between kinds of residential use, such as an apartment building that provides transitional or supportive housing, or SROs. **Program 6-E** proposes actions to address the need for more supportive and extremely-low income housing, including arrangements such as SROs, rent-subsidized apartments leased in the open market, or long-term set-asides of units within privately-owned buildings. Likewise, San Bruno has worked to ensure that standards for single family residential areas also do not distinguish between kinds of residential buildings.

## **Parking**

Parking requirements in San Bruno are also similar to other cities in San Mateo County and are not considered a major barrier to the development of affordable housing. However, recent experience with the Planned Development on the former US Navy Site demonstrated that reduced parking requirements can increase the affordability of housing without reducing the attractiveness or convenience, particularly when the housing is transit-accessible and caters to special needs groups that have less demand for parking, such as the elderly or the disabled. As most of the opportunity sites in this Housing Element cycle are infill redevelopment in transit

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<sup>1</sup> California Government Code Section 65915, amended by Chapter 928, Statutes of 2004. This law only applies to developments consisting of five or more dwelling units.

accessible commercial corridors, this finding may apply to many of these parcels. Policies T-34 through T-42 in the San Bruno 2025 General Plan require existing parking requirements be reviewed and revised in part to ensure they do not add unnecessary cost to affordable housing development.

These General Plan policies also suggest ways in which the city can better meet parking needs without raising parking requirements, such as allowing the joint or shared use of parking facilities. Housing Element **Program 3-H** helps to implement those transportation policies by requiring the review and revision of parking requirements in conjunction with the update of the Zoning Ordinance to be consistent with the General Plan and the TCP.

### **Planned Development**

The purpose of the P-D Planned Development District is to allow a mixture of land uses, density, or design relationships that will produce a superior built environment but which may need a variety of exceptions to existing land use and 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, efficient, and timely process.

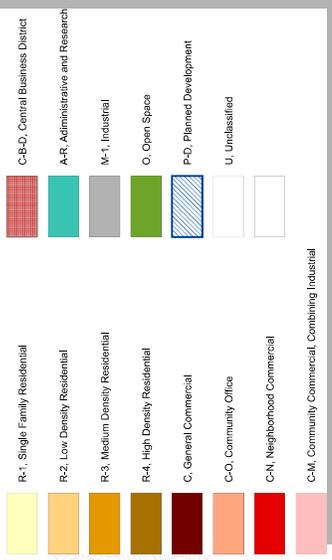
San Bruno's largest Planned Development site is the former U.S. Navy Site, now called The Crossing. Since 1999, the City has worked with the developer and consultants to prepare a U.S. Navy Site and Its Environs Specific Plan (January 2001, amended January 2002 and August 2005), entered into a Development 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 Planned Development projects under construction or approved include Skycrest, approved for 24 units in 2005 and completed in 2014, Cedar Mills, approved for 14 units in 2011 and completed in 2013, and the rebuilding of 32 units in Crestmoor after the fire in 2010.

### **Airport Noise and Land Use Regulations**

San Francisco International Airport (SFO) is located just east of San Bruno in the City and County of San Francisco, and is a major source of noise in some areas of the City. The San Bruno 2025 General Plan contains policies designed to reduce the impact of airport noise on new residential development in particular, by establishing higher noise insulation standards for some noise-impacted areas, and by prohibiting new residential uses in the most airport noise-impacted areas. While this is a governmental constraint in that the City is imposing these regulations on new development, this issue is described in more detail under Environmental Constraints later in this chapter.



### Zoning Designations



### Legend

- Infrastructure TYPE**
- LIFT STATION
  - PUMP STATION
  - TANK
- Landmarks**
- CIVIC
  - FIRE
  - POLICE
  - SCHOOL
  - City Limits
- Recreational NAME**
- CARLTON CORNERS ACTIVITY CENTER
  - EDMONTON SCHOOL-SENIOR CENTER
  - OLD FIREHALL
  - PORTOLA COMMUNITY CENTER
  - SENIOR CENTER
  - SKYLINE ACTIVITY CENTER
  - WAR MEMORIAL BUILDING RECREATION CENTER

CRD. NO.	DATE	AMENDED	CRD. NO.	DATE
1456	11-25-06		1507	1-22-08
1458	11-25-06			
1464	5-13-08			
1488	5-29-08			
1507	11-27-08			
1534	2-19-09			
1543	02-26-09			

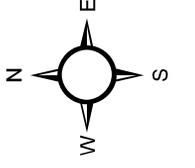


Figure 3.1-2

# Zoning Map

## City of San Bruno

**Table 3.1-1: City of San Bruno Property Development Regulations: R-1, R-1-D, R-2, R-3, R-4, CBD**

	R-1/R-1-D	R-2	R-3	R-4	CBD
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	2,000
Minimum Lot Area per Unit (sq ft)	n/a	2,900	1,950	1,450	n/a
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	25
Maximum Lot Coverage	80% impervious surface 40% structures	85% impervious surface 55% structures	85% impervious surface 60% structures	85% impervious surface 60% structures	100%, less required parking and landscaping
Minimum Yards (ft)					
Front	15	15	15	15	n/a
Side	5 interior lot 10 corner lot	5 interior sides 10 street sides	5 interior sides 10 street sides	5 interior sides 10 street sides	n/a
Rear	10	10	10	10	n/a
Minimum Setback from Sidewalk to Garage (ft)	20	20	20	20	n/a
Maximum Height (ft)	35	35	50 ft or 3 stories, whichever is most restrictive	50 ft or 3 stories, whichever is most restrictive	55 or 4-stories
Parking					
Single Family	2 car garage or carport per unit.				
Single Family with second unit	3 covered spaces per single family home.				
Duplex (2 units, 3br each)	4 covered spaces.				
Studio	1.5 spaces per unit. At least one covered space provided for each unit.				
Apartment	2 covered spaces per unit.				
Mobile Home Park:	2 spaces per site. Parking may be tandem. One additional space for each 10 sites for laundry and recreational facilities.				
Rooming House, Lodging House	1 space for each two sleeping rooms.				
Guest Parking	In all instances, guest parking must consist of 0.1 spaces per unit.				

Source: City of San Bruno Community Development Department, Zoning Ordinance (Reprinted June 1999), 21 Elements Parking Standards Survey Internal Summary, September 2008.

## HOUSING FOR PERSONS WITH DISABILITIES

### Reasonable Accommodations

Both the federal Fair Housing Act (FHA) and the California Fair Employment and Housing Act (FEHA) mandate that cities make “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).) What this means is that reasonable exceptions to zoning and land use regulations (such as minimum setbacks) should be made 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, building codes, plan review, and site inspections processes.

The San Bruno Zoning Ordinance allows housing for persons with disabilities by right in any residential zoning district. The current definition of family in San Bruno’s Zoning Ordinance—*“one or more persons occupying a premises and living as a single housekeeping unit as distinguished from a group occupying a hotel, club, fraternity, sorority house, rooming house, or boardinghouse. A family shall be deemed to include necessary servants.”* (Ord. 1410 § 1 (part), 1982: prior code § 27-3.1 (part))—does not create unreasonable restrictions on persons with disabilities.

In regards to specific reasonable accommodations requests, San Bruno procedure is to process these requests over the counter. For example, a request for building a wheelchair ramp is processed over the counter and requires only a building permit, costing under \$100. City code allows a ramp to extend six feet into the 15-foot front yard setback, so it is unlikely that any further planning review would be necessary. City procedure is to process building permits using CalDAG 2003 and the 2007 California Building Code, as adopted by the City. No local amendments to these codes diminish the ability of the City to accommodate persons with disabilities. Requests for refunds to permit fees, based on economic need, are available through City Council review and approval. Retrofits made according to the Americans with Disabilities Act (ADA) are handled by the Building Division. The San Bruno City Council adopted a Reasonable Accommodation ordinance on August 26, 2014, amending the zoning ordinance to provide exceptions in zoning and land use for housing for persons with disabilities in compliance with state law and Program 3-E of the previous Housing Element. **Program 3-E** ensures that the City will implement the adopted Reasonable Accommodation Program and facilitate development, maintenance and improvement of housing for persons with disabilities.

### Group Accommodations (Including Supportive and Transitional Housing)

Special residential care facilities of six persons or fewer are allowed by right in the R-1, R-2, R-3, and R-4 residential zones. Special residential care facilities of six persons or fewer are treated no differently than any other residential use. The Fire Department and Building Division inspect the residence for compliance with codes for a single family residence; no special building permits are required. No noticing (or community input) is required for special residential care facilities of six persons or fewer. Special residential care facilities over six persons require a Conditional Use Permit, with review by the Planning Commission. Such permits are routinely issued usually for senior housing with disabled provisions. Community noticing and input for special residential care facilities over six persons is the same for all Conditional Use Permits, with no differences

between types of residential development. No special residential care facility proposed within San Bruno has yet been denied.

San Bruno does not restrict siting or apply minimum distances to any special needs housing. There are also no explicit governmental constraints on the creation of specific kinds of special residential care facilities such as supportive, transitional, or emergency housing. Supportive and transitional housing are treated no differently than any other residential use.

The City's Zoning Ordinance is currently compliant with Fair Housing Law. An update of the Zoning Ordinance is in progress as an implementation measure of the Housing Element (**Program 2-A**) to ensure consistency between the General Plan, Housing Element, and Zoning Ordinance. The City Council adopted a Zoning Code amendment on August 26, 2014 to implement **Program 6-A** revising definition of "special residential care facilities" to explicitly include transitional and supportive housing uses.

### **OTHER EFFORTS TO FACILITATE AFFORDABLE AND ACCESSIBLE HOUSING**

Other housing programs address special incentives for housing projects designed and constructed for disabled persons. Although there was no new affordable housing development in the last Housing Element cycle, the City remains committed to expedite permit review and waive planning, building, and licensing fees for affordable housing development—including units designed for persons with disabilities—as it did for The Crossing (U.S. Navy Site), and **Program 5-F** directs the City to continue this policy throughout the community by providing expedited review and fee waivers for affordable housing, and housing for seniors and persons with disabilities.

The City has also worked to facilitate affordable residential development in more areas of the city. In accordance with recommendations in the last Housing Element, which suggested the City modify development regulations in appropriate districts to encourage housing for special needs groups, the City adopted two new General Plan land use classifications<sup>2</sup> that encourage residential development in accessible central locations, Transit Oriented Development and Multi-Use Residential Focus, as well as amended the Zoning Ordinance to allow residential lofts in commercial zones. **Program 5-G** represents the continuation of the program to consider modifications to development regulations to encourage affordable housing through smaller-sized units and other approaches to reduce construction costs. **Program 5-E** represents the continuation of the program to encourage development of units designed for large families.

### **ORDINANCE 1284 HEIGHT AND DENSITY LIMITS**

Initiative Ordinance 1284, which imposed city-wide height and density limits constraining higher density residential development, was adopted by City Council in June 1977. The Ordinance was intended to preserve the existing character of San Bruno by requiring voter approval for building that exceed the maximum 50-foot or three story height limit, increased residential density, construction of above-ground multi-story parking structures, and projects encroaching upon scenic corridors and open spaces.

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<sup>2</sup> The Updated General Plan, including the land use classifications, was adopted March 2009.

Under Ordinance 1284, permits and approvals cannot be issued to allow construction of the following types of buildings, 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 may limit residential development within the City. However, the City has built considerable amount of housing since 2003 (see Chapter 4) while Ordinance 1284 has been in place.

In addition, during the 2000-2007 Housing Element cycle, the City took steps to address the constraints posed by Ordinance 1284 and performed a legal analysis of the applicability of the Ordinance in the Redevelopment Plan Area in 2005. The analysis revealed that while the Ordinance 1284 limits the number of stories in a building to three, it does not specifically define a story. Consequently, the City Council amended the Zoning Ordinance to define a “loft floor” which opens to the space below separately from a “story” which does not, thus allowing extra living space to be developed within the confines of the 50-foot height limit.

Overall, Ordinance 1284 is most restrictive to existing residential neighborhoods because of the prohibition on increased densities on existing residentially zoned parcels (See below for a description of the treatment of second units specifically). This is because the ordinance was designed as a preservation measure. Ordinance 1284 is not viewed as a major constraint to affordable housing development in this Housing Element, however, 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 below. Height limits still apply in other parts of the City, but in general the provisions of the ordinance 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;
- Below ground (more than 50 percent below grade) parking facilities; and
- Proposed development regulated under State laws, such as density bonuses, etc.

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 this ordinance than by available parcel size. Most likely candidates are located in the TCP area where development sites have the potential for consolidation, such as the Citibank site adjacent to an existing City parking lot. 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 inappropriate 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 is a potential constraint on the feasibility of developing high-density housing along commercial corridors outside of the TCP area.

## **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 percent of the vote. These new development standards will allow the development of multi-family housing along major commercial streets within about 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, building up to 65 feet or five stories along San Bruno Avenue, building 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.

While Ordinance 1284 is in effect, policies proposed in this Housing Element attempt to make affordable housing development feasible whether or not Ordinance 1284 remains unchanged: through financial and logistical support for lot consolidation (**Program 2-E**), reduced parking requirements (**Program 3-I**), density bonus incentives (**Program 5-B**), fee waivers (**Program 5-F**), modified development standards (**Program 5-G**), and other financing/subsidy strategies (e.g. **Program 5-D**).

## **SECOND UNITS: ORDINANCE 1421 AND AB 1866**

Ordinance 1421, adopted by City Council in 1983, was intended to preserve the existing scale and character in established residential neighborhoods. Under the ordinance, only second units constructed prior to June 1977 were permitted within the city due to safety, traffic congestion, parking, and infrastructure concerns. However, the passage of AB 1866 in the California State Assembly in 2002 conflicted with Ordinance 1421; AB 1866 mandates that as of July 1, 2003, second unit applications are to be considered through ministerial process, without discretionary review or hearing, according to an adopted City ordinance. AB 1866 stipulates that a City ordinance may include “requirements relating to height, setback, lot coverage, architectural review, site plan review, fees, charges, and other zoning requirements generally applicable to residential construction in the zone in which the property is located” (California Government Code 65852.2(b)(1)(G)). In other words, if all applicable zoning standards and procedures are met, second units are to be ministerially approved in some residential areas of the City. Therefore, in July 2003, San Bruno adopted a Second Dwelling Unit Ordinance pursuant to California Government Code 65852.2. The ordinance, found in Section 12.92.031 of the City’s Municipal Code, applies AB 1866 and sets standards for the development of second dwelling units so as to increase the supply of smaller and affordable housing units while maintaining compatibility with existing neighborhoods.

Permission to construct second units helps to ensure availability of affordable housing stock in San Bruno while maintaining current zoning standards in residential districts and preventing alteration of existing neighborhood character and scale. **Program 5-J** directs the City to encourage second units in new single family neighborhoods to accommodate multi-generational dwelling.

As a separate but related issue, **Program 1-C** continues the provision of information on how to legalize second units developed prior to 1977 in R-1 and R-2 zones. During the current Housing Element cycle (2007-2014), the City has successfully legalized 26 second units constructed prior to June 30, 1977, through existing programs, and accomplished necessary life safety and building code upgrades (with the work paid for by the homeowners). Continued legalization of these units may also contribute a small proportion to the affordable units the City can count toward its RHNA. **Program 1-C** also directs the City to develop a legalization process and criteria for second units constructed between 1977 and 2003, while ensuring provision of adequate parking.

## **DEVELOPMENT REVIEW PROCESS**

Generally, all projects undergo a development review process through the Planning Department to ensure compatibility and safety of development throughout San Bruno. Permits and approvals from the Building Department are also required. Projects that do not require a General Plan or a zoning change do not need Planning Commission or City Council approval. The table below summarizes the housing types permitted by zoning district. Table 3.1-3 summarizes the types of permits required for housing projects and typical processing time. For non-conforming residential projects—those requiring a conditional use permit and/or variance—the application is forwarded to the Planning Commission upon recommendation by the Architectural Review Committee.

**Table 3.1-2: Housing Types Permitted by Zoning District**

Housing Types	ZONE				C-B-D (Mixed Use)
	R-1	R-2	R-3	R-4	
SF-Detached	P	P	P	P	
SF-Attached	P	P	P	P	
2-4 DU			P	P	P
5+ DU				P	P
Residential Care =< 6P <sup>1</sup>	P	P	P	P	
Residential Care > 6P <sup>1</sup>	CUP	CUP	CUP	CUP	
Mobile-Homes	CUP	CUP	CUP	CUP	
Manufactured Homes	P	P	P	P	
2nd Unit	P	P	P	P	

P=Permitted CUP=Conditional Use

1) Residential Care includes single room occupancy, transitional housing, and supportive housing.

Source: San Bruno Planning Division

Depending on the conformity of a project application with the General Plan and the Zoning Ordinance, and magnitude and complexity of a development proposal, the time that elapses 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 Planning Commission or City Council review, or a required Negative Declaration or Environmental Impact Report (EIR).

For a typical single family (infill) unit, required planning review ranges from two to three months and building review requires up to six weeks. A single family residential subdivision requires three to six months for planning review, three months for engineering work, and three months for building review. Multifamily developments generally require three to four months for planning review and up to four months for building review. As Architectural Review is not required of single family subdivisions but is required of multifamily housing developments, this could be seen as a constraint to the development of affordable housing. However, the City is actively working to mitigate this constraint through the development of the Downtown and Transit Corridors Plan, which provides detailed development design standards and thereby increase certainty for developers and streamline the building review process in the future. This is particularly important in the transit corridors areas, because the vast majority of opportunity sites are in these corridors and the planning effort represents the priority the City places on transit-oriented and compact, efficient infill development. **Program 2-B** commits the City to working towards the implementation of the Transit Corridors Plan. The City does not impose any additional fees or burdens on multifamily development, supportive housing, transitional housing, SROs, or group homes. Again, the development review process for all conforming residential development is the same.

**Table 3.1-3: Timelines for Permit Procedures in San Bruno**

<b>Type of Approval or Permit</b>	<b>Typical Processing Time</b>	<b>Approval Body</b>
Site Plan Review	32 - 4 weeks	Planning staff
Architectural/Design Review (minor)	6 - 8 weeks	Architecture Review Committee
Architectural/Design Review (major)	8 - 16 weeks	Planning Commission
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
Parcel Maps	8 - 12 weeks	Planning Commission
Negative Declaration	4 - 6 months	Planning Commission
Environmental Impact Report	6-12 months	Planning Commission

Source: San Bruno Planning Division

The length of San Bruno’s review process is comparable to other Bay Area cities and should not be viewed as a constraint to housing development. Using a policy developed during the last Housing Element cycle, the City expedited the permit process for 55 homes damaged during the Glenview fire, and 308 apartments at Pacific Bay Vistas. To further encourage the development of affordable housing, Housing Element **Program 5-F** continues this program of expediting permit processing for very-low, low-, and moderate-income projects. The table below shows typical processing procedures by type of project.

**Table 3.1-4: Typical San Bruno Processing Procedures by Project Type**

	<b>Single Family Unit</b>	<b>Subdivision</b>	<b>Multifamily Units</b>
	Site Plan Review	Site Plan Review	Site Plan Review
	Architectural Review	Design Review	Design Review
		Tentative Map	Initial Study
		Final Map	Negative Declaration
		Initial Study	
		Negative Declaration	
Estimated Total Processing Time	8 weeks	8 months	6 months

Source: 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 specific planning, which was done for the former Navy Site. Because the Specific Plan specified many requirements, such as environmental review, design guidelines, and parking, individual projects built within the Specific Plan area were processed more quickly. The City is currently working on the Downtown and Transit Corridors Plan, which will also be designed to expedite the approval of projects that meet development standards and guidelines in the area. Many of the opportunity sites identified in this document fall this new Plan area, so, in effect, the City is already footing the bill for extensive pre-planning for these sites.

In order to increase approval certainty, San Bruno is working to clarify design criteria for project approval through **Program 2-A, Program 2-F**, which concern the update of the Zoning Ordinance to be consistent with the General Plan. Additionally, during the 2007-2014 housing cycle, San Bruno adopted the Transit Corridors Plan, which streamlines the review process, and will continue to be implemented through **Program 2-B**.

While the City's General Plan and Zoning Ordinance brings 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 Residential Design Guidelines, implemented 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.

## **COURT CASES**

### **PALMER V. CITY OF LOS ANGELES (2009)**

The California Court decision in Palmer v City of Los Angeles hinders San Bruno's ability to require affordable rental housing through the City's Below Market Rate Housing Program. The court ruled that local inclusionary housing programs cannot mandate rent restrictions in new rental housing developments or require payment of in-lieu fees as an alternative. City staff is participating in a countywide Nexus Study to potentially adopt an affordable housing impact fee in place of the BMR ordinance.

## **FEES AND EXACTIONS**

San Bruno has established fees for building permits and planning services for all residential developments. As shown in Table 3.1-5, 2009 development fees for a model single family for-sale home in a new subdivision total approximately \$21,657, while those for a model multifamily rental unit in an apartment complex total approximately \$7,927. Other planning fees are listed in Table 3.1-6, although they would not be applicable to a conforming residential project. 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. However, they represent reasonable development costs and are not viewed as a constraint to affordable housing production. The building fees are still a small portion of overall housing development costs (See pages 3-31 and 3-32 for information about residential land and construction costs.) LEED certified projects are eligible for up to a 10 percent reduction in permit fees. The City Council may waive any fee in whole or in part based upon a showing of public purpose. A comprehensive permit fee nexus study was performed in 2006.

Often, a majority of the cost for new homes in a conventional single family subdivision is a result of the park in-lieu fee. However, this fee can be reduced or waived by providing on-site open space and recreational facilities. The Zoning Ordinance requires dedication of two (2) acres of parkland per 50 acres of residential subdivision (50 lots or more), or payment of in-lieu fees equal to the market value of land at a rate of 4.5 acres of parkland per 1,000 residents. It should also be noted that the park in-lieu fee applies only to residential subdivisions. However, it is assumed in this example that the developer would provide the park and recreational facilities required by the Zoning Ordinance, and in most cases, the developer is given proportional credit for the park and recreational facilities provided. The park in-lieu fee would be reduced or waived for those opportunity sites on closed school locations which are developed to preserve existing open space.

**Table 3.1-5: Model Development Fees, Conforming Development Projects (2009)**

	<i>Single Family Detached For-Sale</i>	<i>Multifamily Rental Apartment</i>
<b>Project Assumptions</b>		
Project Size (units)	1	100
Living Area per Unit (sq. ft.)	1,800	1,000
Parking Area per Unit (sq. ft.)	400	470
Construction Costs per Unit	\$365,900	\$197,900
	<i>Per Unit Costs (\$)</i>	<i>Per Unit Costs (\$)</i>
<b>Building Fees</b>		
Building Permit Fee	2,876	1,395
Plan Check Fee	2,157	1,326
Mechanical Fees	1,450	315
Electrical Fees	611	312
Plumbing Fees	1,245	701
Seismic Fee	55	49
Green Building Surcharge	15	8
Technology Fee	556	245
City Art Fund Fee	309	191
C&D Recycling Deposit	1,000	500
General Plan Maintenance	288	140
Document Imaging Fee	201	89
Waste Water Capacity Charges	5,825	874
Water Capacity Charges	2,504	480
Water Meter Installation Fee	259	207
Public Works Department Fees	630	152
Fire Department Fees	640	250
<b>Total Building Fees</b>	<b>\$20,622</b>	<b>\$7,233</b>
<b>Planning Fees</b>		
Planning Department Fees <sup>a</sup>	1,610	857
For-Sale Single Family Residential Tax <sup>b</sup>	1,080	0
Parks In-Lieu Fee <sup>c</sup>	see d. below	see d. below
Below Market Rate Housing In-Lieu Fee <sup>d</sup>	see a. below	n/a
<b>Total Planning Fees</b>	<b>\$2,690</b>	<b>\$857</b>
<b>Other Fees</b>		
School Assessment Fees <sup>e</sup>	5,922	3,290
<b>Total Fees per Unit</b>	<b>\$29,359</b>	<b>\$11,430</b>
<i>Total Fees as Percent of Construction Costs Per Unit</i>	<i>8%</i>	<i>6%</i>

a. The fees indicated are for standard design review. Applications for larger and more complex projects will generally include additional approvals such as environmental review, tract maps, and planned development permits. These applications have no set fee, and the applicant is responsible for actual cost of staff and consultant time.

b. Single-Family Residential Tax applies only to “for sale” units, not rental units.

c. Developers are required to provide adequate park and recreational facilities for a subdivision by the dedication of land in the subdivision or the payment of in-lieu fees. In most cases, proportional credit is given for on-site open space/recreational improvements. If an in lieu fee is required, the amount is based on the cost of land to provide the required recreational facilities.

d. The City's Below Market Rate Housing Ordinance requires new residential developments with 10 or more units to provide a minimum of 15 percent of the total units affordable to very-low, low- and moderate-income households. The City Council may approve payment of an in-lieu fee of \$38,700 per unit for single-family detached and \$39,450 per unit for multi-family development.

e. School District fees in San Bruno are \$3.29 per square foot for new residential development in 2014.

Source: City of San Bruno Community Development Department, 2014

### **Below Market Rate Housing Ordinance and In-Lieu Fee**

The construction of above-moderate income housing depletes the amount of available residential land, while contributing to rising land prices because of increased scarcity of developable sites. Market-rate housing development also exacerbates the affordable housing challenge by creating more need for goods and services typically provided by low-wage employees who need lower cost housing. In order to offset the negative effects of new market-rate housing on the provision of non-market rate housing, to ensure the continued availability of affordable housing, and to promote the economic integration of lower income households in neighborhoods throughout the city, San Bruno adopted a Below Market Rate Housing Ordinance in 2008. The Below Market Rate Housing Ordinance requires new residential developments of 10 or more units to provide a minimum of 15 percent of total units to very-low, low-, and moderate-income households. For ownership housing, 40% of affordable units must be affordable to low-income households and 60% must be affordable to moderate-income households. For rental housing, 40% of affordable units must be affordable to very low-income households and 60% must be affordable to low-income households. Although, as described on page 3-15, the Palmer Court decision invalidated inclusionary requirements for rental housing, and the City is exploring alternatives for the inclusion of affordable units in new rental developments. 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.

The City's first preference is for a developer to actually construct the affordable units; however, the City Council may approve an in-lieu fee of \$38,700 per single family detached unit and \$39,450 per multifamily unit if the new construction would be infeasible or present an unreasonable hardship to the developer due to factors such as project size or site constraints. The in-lieu fees are contributed to the City's Below Market Rate Housing Trust Fund. Developers have paid in-lieu fees totaling about \$3.5 million instead of building the required affordable units on site in 4 single family developments with a total of 97 units, or approximately \$36,750 per unit since 2008.

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:

- Land owners, 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 land-owners, 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 City reduces this constraint by providing a wide range of incentives to developers who provide affordable housing units. These incentives include:

- Expedited processing for development applications;
- Planning and building fee waivers;

- Provision of State density bonuses; and
- Potential City subsidies for affordable housing in the Transit Corridors Plan Area.

### ***Regarding Flexibility in Meeting BMR Requirements***

San Bruno has built flexibility into the Below Market Rate Housing Ordinance. The City Council may approve alternatives to the construction of new inclusionary units where the proposed alternative supports specific housing element policies and goals (such as those for provision of second units, or rehabilitation of older structures) 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.

The City's first preference is for the actual construction of new affordable units. However, any approval or conditional approval shall be based on a finding that:

- The net cost of the alternative is at least equal to the net cost to provide below market rate units; and
- New construction would be infeasible or present unreasonable hardship in light of such factors as project size, site constraints, market competition, price and product type disparity, developer capability, and financial subsidies available.

Evidence must be submitted to the City Manager or designee and included in the request for any waiver of the construction of new affordable units.

The City encourages developers to apply for the State Density Bonus to reduce the impact of the BMR requirement, including density bonus parking standards. For example, in 2009, the supported reducing the parking requirement for a proposed 48-unit mixed-use project in the downtown from the City standard of 2.1 per residential unit to 1.7 per unit, which would have reduce the total by 20 spaces (applying a cost of \$20-30,000 per structured parking space, a savings of \$2 to \$3 million). Although that project was not constructed due to the economic recession, it demonstrates the City's commitment to facilitate the construction of affordable housing.

### ***Impacts on Timing, Cost, and Supply of Housing of BMR Requirements***

During the development of the BMR Ordinance, San Bruno hired an economic consultant to calculate reasonable in-lieu fees for new residential rental and ownership developments. This analysis included assessment of impacts of the proposed in-lieu fees on the feasibility of residential projects, and compared the parameters of San Bruno's BMR Ordinance 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. For example, the economic consultant found that 11 of the 21 jurisdictions in San

Mateo County, have inclusionary ordinances. Nine of the 11 jurisdictions with ordinances require 15 percent or more affordable units, as does San Bruno. Ten of the 11 jurisdictions with ordinances allow a fee to be paid in-lieu of the development of affordable units, as does San Bruno.

Although the Below Market Rate Ordinance was only adopted in 2008, the inclusionary housing policy has been applied to all new housing developments since the 2003 Housing Element was adopted. As summarized on page 1-2 and described in more detail on page 4-2, the City has met most of the RHNA housing objectives from the last cycle. The inclusionary policy has been effective and there has been no evidence of a negative impact on the timing, cost, or supply of housing in the city. For instance, the developer of the Merimont 70-unit single family project negotiated a fee in-lieu of providing affordable units on site, and that project will be completed in 2010. A total of four projects have thus far negotiated payment of in-lieu fees because the sites were located far from the transit corridors and in the midst of traditional single-family residential neighborhoods. However, in the entitled downtown redevelopment project described in more detail in Chapter 4, the affordable units are being provided on site because the location specifically meets City goals for provision of affordable housing near transit and services.

### **Fees for Non-Conforming Projects**

The development fees for non-conforming projects, as contained in Table 3.1-6, are not a constraint to housing development. Residential uses are permitted by the new General Plan on all of the City's identified housing opportunity sites, so they would not require the higher application fees associated with a General Plan or Zoning Ordinance amendment or from Planned Development permits. In order to further encourage development of affordable housing, the City has already adopted policies of waiving building and planning fees for development of very-low, low-, and moderate-income housing. **Programs 5-F** and **5-G** continue those policies from the last Housing Element.

**Table 3.1-6: Other Development Fees, Projects Requiring Special Permits (2009)**

	Application Fee (\$)
Architectural Review *	1,600
Conditional Use Permit	1,610
Development Agreement *	4,500
General Plan Amendment *	4,500
Minor Modification	925
Miscellaneous Required Review	370
Parking Exception	1,180
Planned Development Permit *	4,500
Planned Unit Permit *	4,500
Temporary Use Permit	450
Variance	1,975
Zoning Amendment *	4,000

\* Estimates. The applications require a deposit. The applicant is responsible for actual cost of staff and consultant time.

Source: City of San Bruno Community Development Department, 2009.

### 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 \$15,300 to \$50,500). San Bruno’s total fees for single family housing thus fall below the average for jurisdictions in the county.

According to the survey, total fees for 10-unit multifamily housing developments vary much more dramatically than for single family developments, with a range from \$529,000 to \$2,405,000. In this context, San Bruno’s fees associated with multifamily residential development are well below the average across jurisdictions in the county.

## INFRASTRUCTURE

### The Network

As a built-out community, San Bruno’s infrastructure network has been extended to virtually every corner of the city. All of the housing opportunity sites proposed in this Housing Element are on existing developed property connected to all City services. Redevelopment of these infill sites is not expected to require any infrastructure improvements by the City. Developers are required to pay fees for service hook-ups and/or for their proportionate share of improvements to the water treatment plant. The provision of on-site improvements, such as streets, curbs, gutters, sidewalks, landscaping, drainage, water, and sewer infrastructure, are standard conditions of development approval and have not been barriers to affordable housing development in the

past. The City does not maintain any requirements for off-site infrastructure improvements. Infrastructure costs are incorporated into the total residential development project costs discussed under Market Constraints, below.

**Water Supply**

According to the San Bruno Urban Water Management Plan (UWMP) (2007), 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 to meet demands that could not otherwise be met through local groundwater production. In the fiscal year 2004-2005, San Bruno total water demand was 3.76 million gallons per day (mgd), which comes roughly to .00009415 mgd per capita. Between 2000 and 2005, an average of 2.25 mgd, or 55 percent of the City’s total supply, was purchased as part San Bruno’s normal SFPUC purchases.

Back in 1984 San Bruno signed a Settlement Agreement and Master Water Sales Contract (Master Contract) with San Francisco, supplemented by an individual Water Supply Contract. These contracts provide San Bruno a Supply Assurance of 3.25 mgd. Although the Master Contract and accompanying Water Supply Contract expired in 2009, the Supply Assurance (which quantified San Francisco’s obligation to supply water to its individual wholesale customers) survives their expiration and continues indefinitely.

Table 3.1-7 below roughly compares the total water demand projected and accommodated in the City’s UWMP for 2015 to an estimate of the population and water demand that may result in 2014 from adding the RHNA allocation to today’s (2008) population. As can be seen in the table, the UWMP was designed to accommodate a higher future population than is likely to occur even if all of this Housing Element’s RHNA or Quantified Objectives (next chapter) are constructed this cycle. As such, water supply is not expected to be a constraint to future housing development.

**Table 3.1-7: San Bruno Water Demand Comparison**

<b>Urban Water Management Plan (2007)</b>	
UWMP 2015 Population Estimate <sup>a</sup>	45,672
UWMP 2015 Total Water Demand Estimate (mgd) <sup>b</sup>	4.30
2015 Calculated Per Capita Demand (mgd)	.00009415
<b>Future Water Demand Adjusted to Housing Element</b>	
2014 Population using 2008 Claritas + RHNA <sup>c</sup>	43,362
2014 Total Water Demand using 2008 Claritas + RHNA (mgd) <sup>d</sup>	4.08
2014 Population using 2008 Claritas + Quantified Objectives <sup>e</sup>	45,317
2014 Total Water Demand using 2008 Claritas + Quantified Objectives (mgd)	4.27

a. The UWMP 2015 population estimate is from SFPUC Wholesale Customer Water Demand Projections (URS, 2004), based on the City’s 2001 Draft General Plan but adjusted for the U.S. Census estimates. This is a more conservative (higher) estimate of future population than that projected in the adopted version of the General Plan.

b. The UWMP 2015 water demand was estimated using the Decision Support System Model, developed for San Francisco Public Utilities Commission’s Water System Improvement Program (URS, 2005).

c. Population using 2008 + RHNA takes the most current 2008 population estimate from the needs assessment chapter (40,706 from Claritas) and adds the potential additional residential population that would result from 973 new units at 2.73 persons per household (the ABAG persons per household number for 2015).

d. Demand using 2008 + RHNA multiplies the population under (c) by the calculated per capita demand.

e. Same method as (c), using additional residential population that would result from 1,689 new units.

Source: *San Bruno Urban Water Management Plan (2007); Dyett & Bhatia, 2009.*

### **Waste Water Treatment**

San Bruno jointly owns the South San Francisco-San Bruno Water Quality Control Plant whose dry-weather treatment capacity is 13 mgd. During dry weather San Bruno currently uses about 30 percent of plant capacity, or 3.9 mgd. There is no formal agreement as to the proportion of water treatment capacity entitled to each city, however, assuming fulfilling the RHNA represents a population increase of about 7 percent<sup>3</sup>, and assuming that per capita waste water treatment need remains unchanged, by 2014 San Bruno need would have increased by 7 percent to 4.2 mgd, or 32 percent of plant dry weather capacity. Waste water treatment is therefore not expected to be a constraint to housing development during this RHNA cycle.

### **Solid Waste Disposal**

San Bruno has been diverting at least 50 percent 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. While the County anticipates the landfill to reach capacity in 2017, an expansion is underway that is expected to extend capacity for an additional eight years. San Bruno does not anticipate RHNA housing development to be constrained by solid waste disposal capacity.

## **BUILDING CODE AND ENFORCEMENT**

The City has adopted the 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.

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<sup>3</sup> (973 units x 2.73 persons per household)/40,706)

## **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 affordable to very low income households. The City monitors new state legislation that may restore some state funding for affordable housing.

## **HOUSING CHOICES VOUCHER PROGRAM**

The Housing Choices Voucher Program (formerly Section 8) is government assistance to help low-income families obtain safe, decent, and affordable housing. Under certain circumstances, the program may also be used to assist the household in purchasing a home. Families that receive vouchers can select units with rents that are either below or above market rate. The recipient of the voucher is responsible for finding appropriate housing within the private market. The federal government's Housing and Urban Development Department (HUD) mandates that the voucher recipient household must pay 30 percent of its monthly adjusted gross income for rent and utilities. HUD, through the County Housing Authority, then pays the remainder of the rent directly to the landlord. If the household chooses a unit where costs are greater than market rate, the voucher recipient is expected to pay the additional amount. Fiscal Year 2013 HUD-established fair market monthly rents for San Mateo County are \$1,191 for studios, \$1,551 for one-bedroom units, \$1,956 for two-bedroom units, \$2,657 for three-bedroom units and \$3,212 for four-bedroom units.

San Mateo County has received 4,322 vouchers from the federal government, all of which are utilized, and many people on the waiting list.

### **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- and sometimes 2-year contracts. Although the tenant can attempt to break the lease and move, he/she 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 the hassles of placement all over again.

**Good Tenants:** Generally speaking, program tenants tend to be good tenants. Most tenants waited and worked hard to qualify for their vouchers and complaints to the housing authority against the tenant could result in the tenant losing his/her voucher.

## Program Disadvantages

**Difficulty of move-in:** Often times, it is a lengthy process of paperwork and inspections before the tenant can move in and start paying. Some housing authorities are better than others and it depends on how quickly paperwork is submitted, inspections pass, etc.

**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.

Through Housing Element **Program 3-B** San Bruno will continue to support and participate in this program.

## 3.2 FUNDING SOURCES FOR AFFORDABLE HOUSING

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This section describes several local, State, and federal housing programs that provide financial assistance to very-low, low- and moderate-income households for monthly housing costs, home rehabilitation, and down payment assistance.

### FEDERAL RESOURCES

- **Community Development Block Grant (CDBG).** Annual direct grants provided to metropolitan areas and urban counties to revitalize neighborhoods, expand affordable housing opportunities, and/or improve community facilities and services. The grants are aimed to benefit low- and moderate-income persons. In San Mateo County, CDBG funds are split between community development and housing development programs. The County received approximately \$2.4 million in CDBG for Fiscal Year 2013-2014. Funds are shared among 16 cities within the County and the County unincorporated area. No funding was specifically allocated to San Bruno in Fiscal Year 2014-15.
- **HOME Investment Partnerships Program.** Federally funded program for use by the State for housing rehabilitation, tenant-based rental assistance, assistance to homebuyers, housing acquisition, and new housing construction. San Mateo County received approximately \$900,000 in HOME funds for Fiscal Year 2009-2010-.
- **Low Income Housing Tax Credit (LIHTC).** Created by HUD in 1997, allocates the equivalent of approximately \$5 billion annually to state and local agencies in tax credits for the acquisition, rehabilitation, or construction of rental housing for low-income households. In California, credits are administered by the California Tax Credit Allocation Committee (CTCAC). 22 affordable housing developments have been constructed in San Mateo County using LIHTC since 2003, comprising 1,365 units, but none have been in San Bruno.
- **HUD Homeless Management Information Systems (HMIS) Technical Assistance Program.** Provides technical assistance to promote the development of housing and supportive services as part of the Continuum of Care approach, and to enable local jurisdictions to better understand the scope and dimensions of homelessness in their communities so that they may address the issue and provide services more effectively.
- **Emergency Shelter Grants.** Federally funded program for use by states, metropolitan cities, and urban counties for the rehabilitation or conversion of buildings for use as emergency shelter and for homeless prevention activities. San Mateo County received

approximately \$199,000 in Emergency Solutions Grant funds for Fiscal Year 2013-2014. The County dedicates all of its Emergency Shelter Grant funding to two agencies, Samaritan Housing and Invision Shelter Network, which operate several homeless shelters and other types of social service assistance in communities on the San Francisco Peninsula.

- **203k Rehabilitation Mortgage Insurance.** A tool for neighborhood revitalization and expansion of homeownership opportunities, HUD's 203k Rehabilitation Mortgage Insurance programs insure the cost of rehabilitation of newly purchased homes that are at least a year old and fall within the FHA mortgage limit for the area. The 203k Streamline Limited Repairs program allows homeowners to refinance \$35,000 into their mortgages to pay for less extensive improvements or upgrades to a home before move-in.

## **STATE RESOURCES**

To ensure that lack of housing for California's workforce does not derail economic activity, the State maintains numerous housing programs including:

- **California Low Income Housing Tax Credit Program.** Augments the federal LIHTC program through allocation of additional tax credits for affordable housing rehabilitation and production. State tax credits are only available to projects that have previously received or are concurrently receiving federal tax credits, so the program does not stand alone. The 2009 cap for state tax credits is \$85 million.
- **Multifamily Housing Program.** Provides deferred payment loans local public entities or nonprofit organizations for the purpose of construction, rehabilitation, and preservation of permanent and transitional housing for low-income households. Loans have a term of 55 years with 3 percent interest and 0.42 percent payments due annually.
- **Downtown Rebound Capital Improvement Program.** Provides financing to revitalize downtowns and neighborhoods, reduce development pressure of agricultural and open space resources, and provide working families with options to live close to their jobs. Funding is through the Multifamily Housing Program.
- **California Housing Finance Agency (CalHFA) First-Time Homebuyer Programs.** Provides a variety of programs and assistance for eligible first-time homebuyers, including low-interest loans and down payment assistance. However, due to current State budget shortfalls, many of these programs are temporarily unavailable, including conventional 30-year fixed mortgage loans, the 30-year government insured/guaranteed mortgage, the California Homebuyer Down payment Assistance Program (CHDAP), and the Extra Credit Teacher Home Purchase Program (ECTP).
- **Inter-Regional Partnership Program.** Between 2001 and 2004, provided grants to inter-regional consortia of two or more governments, two or more subregions within a multi-county council of governments, or a county working collaboratively with the State or federal government, to develop, evaluate and implement policies and incentives to mitigate current or future imbalances of jobs and housing. Grants were to be used for development of implementation plans, to promote jobs in residential communities and housing in "job rich" communities. Eight Inter-Regional Partnerships (IRPs) were funded by the program, and results from the projects are still being published. ABAG, of which San Bruno is a part, has been a leading participant.

- **Supportive Housing Initiative Act (SHIA).** Administered by the Department of Mental Health, the intent of this initiative is to provide the incentive and leverage for local governments, the nonprofit sector, and the private sector to invest resources that expand and strengthen supportive housing opportunities. SHIA targets very-low income Californians with disabilities such as mental illness, HIV and Aids, chemical dependency, and other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act, and may include families with children, elderly persons, young adults aging out of the foster care system, CalWORKS participants, individuals exiting from institutional settings, or homeless people (AB 2780, Statutes of 1998, Chapter 310). SHIA grant money can be used to provide both an array of supportive services to clients in housing and for the housing itself, including leasing or operating costs.
- **Transit-Oriented Development (TOD) Housing Program.** Provides funding to stimulate the production of higher density housing and related infrastructure within close proximity to qualifying transit stations that encourages increased public transit ridership and minimizes automobile trips. Provide loans for rental housing development and land acquisition for proposed housing development; grants for infrastructure that supports housing or facilitates connectivity to transit from one or more specific housing developments; or mortgage assistance for first-time low or moderate income homebuyers. All eligible projects must be within ¼ mile of a qualifying transit station, be at least 50 units in size, and include at least 15 percent of total residential units as restricted units for at least 55 years. Maximum loan, grant or combination of the two for a single development is \$17 million. Maximum assistance for applications based on a single qualifying transit station is \$50 million over the life of the program.
- **Housing Enabled by Local Partnerships (HELP).** Administered by the California Housing Finance Agency to local governments, HELP aims to provide affordable housing opportunities through program partnerships with local governments. However, as of March 2008, HELP has been temporarily suspended due to declining applications from municipalities and funding constraints.

## LOCAL RESOURCES

San Bruno participates in, distributes information about, and/or refers residents and project proponents to the following San Mateo County programs:

- **San Bruno Below Market Rate (BMR) Housing Fee Fund.** The City collects affordable housing in lieu fees for projects that do not provide the required affordable housing units on site in accordance with the City's BMR Housing Program. The fee can only be collected in for-sale developments, as the Palmer court decision has invalidated the affordable rental requirements of inclusionary housing in California. The City has collected approximately \$3.5 million in BMR fees. Program 3-A commits the City to developing a strategy for the use of these funds to create and preserve affordable housing in San Bruno.
- **Housing Endowment and Regional Trust (HEART) of San Mateo County.** HEART'S mission is to raise funds from public and private sources to finance affordable housing in San Mateo County through loans to developers and homebuyers. As of Spring 2009, HEART had raised nearly \$10 million and invested in nearly 650 new housing units. Over \$7 million of the funds have come from public sources, including HCD, San Mateo Coun-

ty, CalHFA, and dues from member cities. HEART contributed \$1.76 million to the Village at the Crossing.

- **San Mateo County Home Loan Assistance Programs.** The County has administered two different mortgage assistance programs for moderate- and low-income first-time homebuyers as well as a housing rehabilitation loan program for both rental and owner-occupied housing that is occupied by very-low and low-income households. The Start/StartPLUS Down Payment Assistance Program is a special low-interest, deferred-payment loan program for first-time homebuyers that allows deferral of principal and interest payments for the first five years of the loan. A 5 percent down payment is typically required. However, the program is currently unavailable due to lack of funding. The Mortgage Credit Certificate Program, also for first-time homebuyers, provides federal income tax credits equal to 15 percent of annual mortgage interest. Buyers must have a maximum gross income of \$95,000 for a one- or two-person household and \$109,250 for a three or more person household. Between 25 and 30 credit certificates were made available starting June 2008.
- **FOCUS Priority Development Areas.** The FOCUS program, a joint effort of the four regional planning entities in the Bay Area (Association of Bay Area Governments, Metropolitan Transportation Commission, Bay Conservation and Development Commission, and the Bay Area Air Quality Management District), aims to develop a region-wide strategy for development and conservation. As part of the program, cities can apply for Priority Development Area (PDA) status for infill opportunity areas within existing communities, where they would like to see new housing and development along transit corridors. PDA-designated places are then eligible for technical assistance, planning grants, and capital funding from the regional agencies. San Bruno has earned “potential” PDA status for 700 acres along its three transit corridors (San Bruno Avenue, San Mateo Avenue, and El Camino Real). Nearly all of the housing sites identified in this Element are within or near the PDA.
- **Transportation for Livable Communities Housing Incentive Program.** Awards federal transportation funds to local jurisdictions in the San Francisco Bay Area that are locating compact housing near transit. Administered by the Metropolitan Transportation Commission, this Program seeks to maximize public investments in the transit infrastructure, encourage transit use, and address regional housing needs. In the third cycle of the program (FY 2007-08 – 2008-09), 11 projects have received funding totaling \$16.7 million. Two projects are in San Mateo County (Daly City and South San Francisco).

Additionally, the Human Investment Project for Housing (HIP), a local non-profit organization, administers several assistance programs, including the Self Sufficiency Program, which provides housing assistance to low-income families who are currently enrolled in education or job training programs. Rebuilding Together Peninsula, another local nonprofit, provides free home repairs and rehabilitation for eligible low-income seniors, families, and persons with disabilities.

### 3.3 ENVIRONMENTAL CONSTRAINTS

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Environmental factors such as topography, soils, and 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 impacts affordable housing, and policies are provided in the San Bruno 2025 General Plan to specifically address each of these issue areas in the context of all potential types of development. The updated 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.

## **AIRPORT NOISE**

Ambient noise is a major concern in San Bruno due to the proximity of three freeways (Highway 101, and interstates 380 and 280), Caltrain and BART tracks, and the flight paths of SFO. The eastern portions of the city closest to SFO are most affected by noise from overhead flight patterns. 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 prohibited, which essentially means that new residential development and/or redevelopment cannot be allowed in the areas surrounding the BART and Caltrain stations, as well as in portions of the Belle Air Park North neighborhood. None of the sites identified in this Housing Element fall within the 70 dB airport noise contour; however, several are within the 65 dB contour, meaning that noise insulation on new housing construction will be held to the higher standards defined for those areas in the San Bruno 2025 General Plan. This additional noise insulation may incur somewhat higher costs for development relative to development on adjacent parcels outside the 65 dB CNEL area.

## **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 not considered

to be a constraint, because none of the housing opportunity sites in this Housing Element are in earthquake zones.

## **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.

San Bruno notes recent statutory changes to Government Code Section 65302 (Chapter 369, Statutes 207 [AB 162]) which requires amendment of the safety and conservation elements of the general plan to include analysis and policies regarding flood hazard and management information upon the next revision of the housing element on, or after, January 1, 2009. As the General Plan contains maps, analysis, and policies regarding flood hazards and management described in AB 162; and as the General Plan was updated, adopted, and CEQA-certified in March 2009; and as the General Plan has been a primary resource for the preparation of this Housing Element, therefore the City holds this Housing Element to be consistent with the newest and best information on flood hazards in San Bruno, pursuant to AB 162.

## **3.4 MARKET AND OTHER NON-GOVERNMENTAL CONSTRAINTS**

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

### **VACANT/UNDERDEVELOPED LAND**

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. 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 seven years has been limited to redevelopment opportunities such as the reuse of the former U.S. Navy Site (1,063 units), reuse of the Carl Sandburg Elementary School site (70 units), reuse of a former church property at Cedar Mills (14 units) and reuse of the former Skycrest Center (24 units). As part of the development of the Transit Corridors Plan, redevelopment and intensification opportunities have been identified along the City's main commercial corridors: the sites identified in this Housing Element are located along El Camino Real (Highway 82), San Mateo Avenue, and San Bruno Avenue. Parcels are relatively small, but because of high densities permitted, significant project sizes can be achieved even on small sites, and in many cases sites are adjacent to each other and could be assembled into a larger development opportunity site. Opportunity sites are discussed in more detail in Chapter 4.

### **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 one acre in size or larger.

Furthermore, the City has demonstrated progress in existing **Program 1-F** designed to conserve and expand the supply of small (non-conforming) residential lots. The General Plan allows development density/intensity to increase with the size of the development site, which encourages lot consolidation. The passage of AB 26 and the loss of redevelopment funds mean that the City can no longer use tax increment funds for land assembly.

## **RESIDENTIAL LAND COSTS**

Because San Bruno is a virtually built-out city where residences and businesses have been established for many years, very few sales transactions of raw land take place in a given year. A search for land transactions on RedFin revealed just three land sales (of underutilized sites for redevelopment) in San Bruno over the past three years; sale prices ranged from \$400,000 to \$2.9 million (inflation adjusted), or \$28.51 to \$61.78/acre (inflation adjusted).. All of these sites, including those in San Bruno, are designated for mixed-use development in the new General Plan; their commercial zoning will be updated to reflect new General Plan designations during the comprehensive Zoning Ordinance update in the next year.

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 (with lower income households disproportionately having to locate in substandard conditions), resulting in direct displacement, caused by the redevelopment of sites with existing residential properties, or indirect, caused by increasing rents.

The Housing Element includes a number of programs to address the issue of displacement of lower income residents, including (list programs from your housing element), that will strive to minimize displacement of lower income residents. In addition, new Program 5-H commits the City to participate in a San Mateo Countywide effort to evaluate potential strategies to address displacement.

## **CONSTRUCTION COSTS**

The following land costs are approximate, and derived from conversations with local developers. For a typical multi-family construction in San Mateo County, land costs add approximately \$90,000 per unit. Land for a single-family home often costs \$400,000 or more per lot.

Construction costs include both hard costs, such as labor and materials, and soft costs, such as architectural and engineering services, development fees and insurance. For multi-family homes in San Mateo County, hard costs account of 60-65 percent of the building cost and soft costs average around 15-20 percent (the remaining 15-20 percent is land costs). For single family homes, hard costs often are roughly 40 percent of the total cost, soft costs are 20 percent, and land is 40 percent.

According to housing developers in San Mateo County, construction costs for multi-unit buildings vary based on the form of parking (structured vs. surface) in addition to other environmental factors such as topography, pre-existing structures etc. For a larger, multi-unit building, costs can vary from \$185,000/unit to as high as \$316,000/unit. The cost per square foot ranges from \$172-\$200.

For the least expensive production single-family homes, the cost of preparing the vacant land is around \$100,000/lot, and the cost of construction is approximately \$145/sf. For more expensive, custom homes, however, the construction costs can be higher than \$435/sf. In general, soft costs add another approximate third to the subtotal.

Without subsidies, new for-profit housing is likely to be unaffordable to extremely-low, very-low, and low-income households, and some moderate-income households. Reductions in amenities and lower-quality building materials can reduce sales and rental prices, but minimum building and safety standards must be maintained. In certain cases, greater density can increase the affordability of residential projects by reducing per-unit costs. Reduced parking requirements can also make housing more affordable (particularly for multifamily housing).

## **MORTGAGE FINANCING**

Until mid-2008, home mortgage financing was readily available at attractive rates throughout San Mateo County and California. Rates vary, but ranged around 6.25 percent to seven percent from 2006-2008 for a 30 year fixed rate loan (HSH Associates Financial Publishers). However, rates have been as high as ten or 12 percent in the last decade.

As part of the aftermath of the subprime crisis in 2008, interest rates are very low. In San Mateo County, rates range from 4.0-4.5 percent for a fixed-rate, 30-year mortgage. One remaining challenge is that many mortgages in San Mateo County are for more than \$417,000, meaning they qualify as *jumbo loans* and often have higher interest rates.

The data in the table below is from the Home Mortgage Disclosure Act (HMDA) and represents loan applications in 2012 for of one- to four-unit properties, as well as manufactured homes. More than 65 percent of the loan applications were filed by households earning above a moderate income (greater than 120 percent of AMI). Moderate income households (80-120 percent of AMI) represented 18 percent of loan applicants, low income households (50-80 percent of AMI) represent 12 percent, and very low income households (less than 50 percent of AMI) only 4 percent. Almost 75 percent of all loans were approved and accepted by the applicants, and 10 percent were denied. Above moderate-income households had the highest rates of approval of any group. Loan approval rates have improved since the subprime crisis.

**Table 3.4-1: Disposition of Applications for Conventional Home Purchase Loans (2012)**

Income Level	number of loan applications	% of all loans	% of loans originated	% of loan applications denied	% other*
Less than 50% AMI (Very Low Income)	700	4%	57%	22%	21%
50-80% AMI (Low Income)	1,968	12%	67%	14%	20%
80-120% AMI (Moderate Income)	3,017	18%	73%	11%	17%
120%+	11,381	67%	76%	8%	16%
All	17,066	100%	74%	10%	17%

Source HMDA Data, 2012 for San Francisco-San Mateo-Redwood City MSA

## CONSTRUCTION FINANCING

Construction loans for new housing are difficult to secure in the current market. In past years, lenders would provide up to 80 percent of the cost of new construction (loan to value ratio). In recent years, due to market conditions and government regulations, banks require larger investments by the builder.

Due to Federal and state budget cuts, affordable housing developers have had a much harder time securing funding. Since 2009, the Federal Government has cut programs such as Community Development Block Grants, HOME, and HOPE VI funding by 27-50 percent (ABAG). Traditionally, these programs have been a large source of affordable housing funds. In addition to Federal cuts, the State dissolved Redevelopment agencies in 2012, leaving San Mateo County with a loss of \$25.5 million in funds for affordable housing. However, Low Income Housing Tax Credits still provide an important source of funding, so it is important for jurisdictions to consider which sites are eligible for affordable housing development. MidPen Housing has agreed to help jurisdictions identify appropriate sites.

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## 4 Land Inventory & Quantified Objectives

This chapter is designed to address the requirements of Government Code sections 65583(a)(3) and (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, and an analysis of the relationship of the General Plan, zoning, and public facilities and services to these sites. Here the realistic development capacity for the planning period is determined. Quantified housing construction and rehabilitation objectives are identified for extremely-low, very-low, low-, moderate-, and above-moderate income households. An important conclusion of this chapter is that San Bruno will need to implement a program to rezone sites to provide enough realistic development capacity to accommodate its RHNA. Therefore, a program to rezone sites within the Transit Corridors Specific Plan area (Program 2-A) is an integral part of this Housing Element because it ensures consistency between the General Plan, the Housing Element, and the Zoning Ordinance and also provides for additional sites that go beyond the baseline RHNA need.

### 4.1 EXISTING LAND USE SUMMARY

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San Bruno's gross acreage (all land uses including streets and roads) is approximately 3,600 acres. The majority (approximately 52 percent) 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 percent of total). Commercial and industrial/auto-related land uses make up approximately 8 percent and 2 percent of San Bruno's net land area, respectively. Of these, regional retail uses occupy the greatest area. Public and quasi-public land uses make up approximately 20 percent of the city's net land area. This public/quasi-public count is high due to several non-local government uses, including the Golden Gate National Cemetery and Marine Reserves Center. Parks and open space make up about 13 percent of the city's net land area. Around two percent of the city's net land area is vacant land and surface parking lots.

#### 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 multifamily 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 multifamily 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 50-60 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 multifamily complexes average 29.1 housing units per net acre.

The approved Transit Corridors Specific Plan 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. San Bruno voters passed Measure N on November 4, 2014, which enacts TCP recommended increased maximum building heights and residential density allowing the full amount of housing envisioned in the Plan. The City will complete the Zone Code update to establish the mixed use zoning standards for the area and new development standards in accordance with Measure N.

## **SUMMARY OF 2007-2014 HOUSING PRODUCTION**

### **Effectiveness of the Housing Element**

Approximately 764 housing units were approved and constructed between 2007 and 2014 in San Bruno over the last Housing Element was. Table 4.1-1 summarizes these housing production achievements in San Bruno over the last Housing Element cycle. This table provides evidence of San Bruno's good faith effort to facilitate housing development for all economic levels within the city. Not only was most of the total RHNA need accommodated, but in San Bruno all of the moderate income and 16 units of lower income housing need were actually constructed. This was achieved despite delays in the update of the Zoning Ordinance. Regarding Government Code Section 65584.09, San Bruno is under no obligation to rezone to accommodate unmet need during the last cycle.

Table 4.1-1: Summary of Housing Production under last RHNA (2007-2014)

Project Name	APN	Status	Category	Units per Acre	Tenure (Renter or 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		
Skycrest	019320010 to 240	Building Final 2014	SF	9	O				24	24	Developer paid inclusionary fees of \$43,167 per unit in lieu of providing affordable units.
SNK 1	020013230	Building Final 2011	MF	50	O			109	54	163	Based on pricing of market-rate units obtained from the internet, the City estimates that: 75% of 1-br units and 50% of 2-br units are affordable to moderate income households.
SNK 2	020013240	Building Final 2011	MF	50	R			103	84	187	Based on pricing of market-rate units obtained from the internet, City estimates that: 75% of 1-br units, 50% of 2-br units and 20% of 3-br units are affordable to moderate income households.
Merimont	091840 (70 parcels)	Building Final 2011	SF	7	O				70	70	Developer paid inclusionary fee of \$29,655 per unit in lieu of providing affordable units on site.
Cedar Mills	020042180 to 310	Building Final 2013	SF	8.5	O				14	14	Developer paid inclusionary fee of \$29,655 per unit in lieu of providing affordable units on site.
Pacific Bay Vistas	017061290 & 280	Building Final 2014	MF Rehab	23	R			200	108	308	Rehab of apartment complex vacated in 2005 due to severe mold. Deed restrictions ended for 62 very low income units after the owner paid off the original loan. Based on pricing of market-rate units obtained from the internet, the City estimates that about 75% of 1-br units and 50% of 2-br units are affordable to moderate income households.
Crestmoor	Various	Building Final 2014	SF	8	O				-18	-18	PG&E gas line explosion and fire on September 10, 2010 destroyed 38 homes. 20 homes were rebuilt by 2014.
2 <sup>nd</sup> Units	Various	Approved	2 <sup>nd</sup> Units	8	R	8	8			16	A spot check of rents for 2 <sup>nd</sup> units on Craig's List indicate that rents are in the low and very low-income range.
<b>Total Units Created</b>						<b>8</b>	<b>8</b>	<b>412</b>	<b>354</b>	<b>764</b>	
<b>Quantified Objectives Meeting RHNA</b>						<b>222</b>	<b>175</b>	<b>226</b>	<b>629</b>	<b>1,252</b>	
<b>2007-2014 RHNA</b>						<b>222</b>	<b>160</b>	<b>188</b>	<b>403</b>	<b>973</b>	
<b>RHNA Remaining Need</b>						<b>214</b>	<b>152</b>	<b>(224)</b>	<b>67</b>	<b>209</b>	

Source: City of San Bruno, 2014

## ASSISTED HOUSING SUPPLY

As described in Chapter 2: Housing Needs Assessment, San Bruno has three assisted housing developments<sup>1</sup>, Avalon1, completed in 2005; Avalon2, completed in 2007; and Village at the Crossing, also completed in 2007, all of which were built before the last 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.

San Bruno had one housing development with affordability covenants that expired during the last Housing Element cycle. The 308-unit TreeTops apartment complex was vacated in 2005 due to severe mold problems and remained closed until the complex was renovated in 2013. Treetops had 62 restricted units for lower income households whose affordability covenants expired in 2013. For a more detailed analysis of the risk of conversion, please see Chapter 2.

**Program 3-C** ensures maintenance of affordability requirements at new assisted housing developments; 55 years for assisted rental units and 45 years for assisted ownership units, after initial occupation, and directs staff to annually reconcile the number of assisted units in the city to ensure that all available affordable units are filled by low-income families. **Program 3-J** commits the City to adopting an affordable housing impact fee based on the nexus study that is being prepared in cooperation with a number of cities in San Mateo County. The City will also consider an affordable housing commercial linkage fee which is being analyzed in the same study. The impact fees would fill a gap created when the Palmer court decision invalidated the City's rental housing inclusionary program.

## 4.2 HOUSING PRODUCTION UNDERWAY

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### ENTITLED AND UNDER CONSTRUCTION

Approximately 120 housing units are in the pipeline as of the start of this Housing Element cycle (June 30, 2014). This production underway is summarized in Table 4.2-1 (projects under construction) and Table 4.2-2 (pipeline approvals) below, and contributes to meeting the new RHNA obligation. This pipeline housing production is expected to be built within this Housing Element cycle.

The majority of pipeline units are expected in one project, an 83-unit mixed-use development in downtown San Bruno, called the Plaza apartments, and approved in October 2014. The Plaza is also expected to accommodate a portion of the moderate-income needs based on the actual affordability. The Plaza development has a TOD General Plan designation, which does not place a maximum density on individual projects, and will be rezoned as part of the approval process. The project is designed at 85 units to the acre, substantially higher than the default density for San Bruno. The project consists of 45 one-bedroom and 38 two-bedroom units.

In order to determine reasonable market-rate prices for the Plaza units, comparison prices were retrieved online 44 units in 6 apartment complexes listed for the open market in San Bruno (October 2014), which were assumed to be market rates. The market rental rates for one-

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<sup>1</sup> Avalon1 and 2 were formerly known as Meridian and Paragon, then Archstone I and II.

bedroom apartments range from \$1,600 to \$3,000/month with a median of \$2,300, while the two-bedroom apartments range from \$2,000 to 3,900/month with a median of \$2,740.

According to San Mateo County 2014 Income Limits, a one-person household in the low-income category can afford a monthly rent of \$1,551, while a two-person household in the low-income category can afford a monthly rent of \$1,772. Thus, none of the units are expected to be affordable to low income households. A two-person household in the moderate-income category can afford a rent of about \$2,472, and a three-person household in the moderate-income category can afford a rent of about \$2,780. This puts about 50 percent of the market-rate one-bedroom apartments in the moderate-income affordability range for one- or two-person households, and about 50 percent of the market-rate two-bedroom apartments in the moderate-income range for three-person households.

This affordability assessment is reflected in the distribution for the Plaza Apartments by affordability level in Table 4.2-1, in which 50 percent of one- and two-bedroom apartments are allocated to the moderate-income category.

**Table 4.2-1: Housing Production Underway and Approval Pipeline for 2014-2022 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				
<b>2014-2022 RHNA</b>													
Under Construction						358	161	205	431	1,155			
173 San Benito Ave	019320010 to 240	Under Construction	Single Family	9	O			I		I	Owner-initiated small project.		
<b>Total Units Under Construction, by Income Category</b>						0	0	I	0	I			
Pipeline Approvals													
Glenview Terrace	019042150, 160, 170	Approval process	Single Family	15	O					30	Vacant former gas station and church properties. Developer will pay affordable housing fees in lieu of providing affordable units on site, per San Bruno's BMR Program.		
173 San Benito	021176010	Entitled	Duplex	38	R			2		0	Owner-initiated small project.		
406-418 Mateo Ave	San 020364320, 020364120, 020364130, 020364140	Approved October 2014	Multifamily	84	O			42		41	Project is all rental. City's inclusionary program cannot be applied due to Palmer court decision and loss of Redevelopment.		83
Second Units 541 4th Ave 840 6th Ave 386 Goodwin Dr 117 San Anselmo A	020204100 020162160 017412030 020161130	Approval process	2 <sup>nd</sup> Units	8	R	4					Rents for 2nd units are generally affordable to very low income households, based on information obtained from the internet.		4
<b>Total Units in Pipeline, by Income Category</b>						4	0	44	71	119			
<b>Grand Total Units Underway, by Income Category</b>						0	0	I	I	I			
<b>RHNA Remaining Need, by Income Category</b>						354	161	157	363	1,035			

Source: City of San Bruno, 2014.

### **4.3 ADDITIONAL DEVELOPMENT POTENTIAL**

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As described in Chapter 3, 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 demonstrated that affordable housing can and will 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 City Staff have identified for 2014-2022, including development trends and recent and ongoing planning efforts.

#### **THRIVING MARKET FOR MIXED USE WITH RESIDENTIAL**

##### **Successful Redevelopment of the Former U.S. Navy Site**

The successful completion of the residential development at the Crossing on the former U.S. Navy Site is an important example of how San Bruno has been consistent in its message about affordable housing and mixed-use development in the city. Since the adoption of the Navy Site Specific Plan and certification of the EIR for the site in 2000, the completed residential phases have occurred in line with City expectations and priorities for the provision of affordable housing. A total of 1,063 units have been constructed, of which 325 are deed restricted affordable units. Importantly, these developments, particularly the Village at the Crossing, provide proof that reducing parking for senior units did not reduce desirability or convenience of the units.

##### **Mixed Use Redevelopment Anchors Downtown**

In October 2014, the City approved entitlements for the development of a three-story mixed-use commercial and residential building on an approximately one-acre site at the southern end of downtown San Bruno. The project involves the demolition of four commercial properties, including a long-vacant theater building, and construction of approximately 6,500 square feet of commercial space at the ground level, 83 residential apartment units, and 106 underground parking spaces. The approvals include a General Plan Amendment, Specific Plan Amendment, Zone Change, Architectural Review Permit, and Use Permit. The City had previously approved a 48-unit for-sale residential condominium project with 14,500 square feet of ground floor retail. That project was not constructed as result of the economic recession though is now being pursued with new developers. This development is consistent with the 2025 General Plan and the TCP and the overall goals of this Housing Element. This project is an important example of how San Bruno has been consistent in its message about mixed-use, higher density development in the city, especially in proximity to transit.

#### **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. The land use designations are described in detail in the Chapter 3 discussion of governmental constraints and resources and Section 4.4 of this chapter. In line with General Plan goals, all of the new<sup>2</sup> housing opportunity sites identified in this Housing Element are located in these mixed-use transit corridors.

### **Zoning Consistency with General Plan and Default Density**

The 2025 General Plan took the first big step toward accommodating the development of transit-accessible, affordable infill housing in San Bruno. As described above, each of the main transit corridors now carries a General Plan land use designation sufficient to build more than 30 dwelling units to the acre, which is in accordance with the default density<sup>3</sup> for the region established by the State.<sup>4</sup> In fact, the Transit Corridors Plan does not assign a maximum density for individual residential development projects within the TCP area. Instead, the Transit Corridors Plan 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.

Nonetheless, San Bruno recognizes that HCD does not consider a General Plan Land Use Designation alone sufficient for a default density claim, and therefore provides the following reasoning for higher density development along transit corridors- the location characteristics of the TCP area with proximity to transit, jobs, and the shopping 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 already built, are under construction or in the

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<sup>2</sup> Former school sites were available during the last Housing Element cycle and remain available for this Housing Element, therefore they are not considered “new.” However, a number of development sites requiring rezoning identified in the prior Housing Element were not counted towards the RHNA, but are considered new in the this Housing Element.

<sup>3</sup> According to Government Code Section 65583.2(c)(3)(B), if a local government has adopted density standards that comply with the population based criteria defined in HCD’s AB 2348 Technical Assistance Paper (for San Bruno this is 30 dwelling units to the acre), no further analysis is required to establish the adequacy of the density standard to facilitate the development of housing affordable to lower-income households per Section 65583.2(c)(3)(A). This Housing Element reasons that default density is justified by General Plan designations as well as favorable location characteristics and market conditions.

<sup>4</sup> Density bonus for affordable housing would be in addition to these densities.

approval process along the El Camino Real corridor in San Bruno (the Plaza Apartments) and neighboring Cities, such as South San Francisco and Millbrae.

San Bruno anticipates that Transit Corridors Plan and Measure N, approved in 2013 and 2014, will stimulate developer interest to invest in residential development in the TCP area. The Transit Corridors Plan 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. Measure N amends the San Bruno Municipal Code to allow increased building heights to four stories in the downtown and five stories elsewhere, increased residential density and above ground multi-story parking structures that can support residential uses.

This Housing Element includes two Programs to amend the Zoning Ordinance by rezoning sites to complete this shift in land use priorities and to meet the 2014-2022 RHNA, which is the final major implementation step for the TCP. **Programs 2-A and 2-B** ensure the timely implementation of the Transit Corridors Plan and Zoning Ordinance Update to ensure consistency with the density standards depicted in the General Plan and Transit Corridors Plan.

#### **Mixed Use Development Sites with Multiple Lots**

This Housing Element relies on development of mixed-use sites within the Transit Corridors Plan area to accommodate the City's RHNA. The Transit Corridors Plan envisions mixed use projects to be residential above retail uses, however the Plan does allow 100 percent 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. Several factors make this a very likely possibility, including the fact that, several of the larger sites, such as a 4-acre site along El Camino Real at San Bruno Avenue, are in single ownership, and the Transit Corridors Plan provides incentives for parcel assembly. Development sites that are 20,000 square feet or greater have no limit on FAR, allowing projects that can take advantage of the recently approved increased height limits.

#### **Residential Rehabilitation**

The San Mateo Housing Department administers a county-wide residential rehabilitation program designed to help low and moderate income homeowners. Currently, the County is able to undertake only a limited number of rehabilitation projects because of limited funding. The Program provides low interest loans for housing repairs for low and very low income homeowners and investor-owners who rent to low and very low income renters. Information about rehabilitation loans is available on the County's website.

The City's Residential Rehabilitation Program funded by the former Redevelopment Agency ceased to operate when redevelopment was eliminated in California in 2012. The City does not have a replacement program.

In 1999, approximately 80 housing units within the former San Bruno Redevelopment Project Area were identified as having the potential to be substantially rehabilitated. These sites are scattered throughout the area, and are therefore not shown on a separate map. The City is working with the County to encourage housing rehabilitation projects in San Bruno and to improve public awareness of the program. The revised goal for rehabilitation projects for this housing cycle is 16 (12 low-income units and four very-low income units).

Please note, this Element does not rely on rehabilitated units to meet the regional housing need for this cycle. The units are reported for monitoring and evaluation purposes in Table 4.5-1, but they are not necessary to meet this RHNA. **Program 1-D** ensures that the City will explore opportunities to create a City-sponsored program to assist homeowners with rehabilitation and preventative maintenance, including potential funding from the City's BMR Housing In-Lieu Fee Fund. **Program 1-I** provides that the City will continue to waive permit fees for rehabilitation projects administered under CDBG, San Mateo County programs, which helps to reduce the cost of these desirable rehabilitation projects for affordable housing.

Consistent with these efforts, the updated General Plan includes a guiding policy to preserve neighborhood character and quality in the city's eastern neighborhoods through two policies that address the preservation, renovation, and rehabilitation of historic structures in coordination with the standards of the Secretary of the Interior and the Office of Historic Preservation during reuse and intensification within the city's older neighborhoods.

## 4.4 OPPORTUNITY SITES AND REALISTIC CAPACITY

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### REALISTIC DEVELOPMENT

As described in Section 4.2, San Bruno has demonstrated success in setting and achieving regional housing needs targets. Recent development trends suggest that not only can San Bruno bring affordable housing online in a timely fashion, but in line with the City's long-range vision, new housing development is shifting toward transit corridors and toward more multi-family, condominium and rental opportunities (for example, the Crossing, and the Plaza Apartments in Downtown approved in October 2014). Furthermore, as described in Section 4.3, the San Bruno 2025 General Plan, community involvement in the preparation of the Transit Corridors Plan, and success of Measure N suggests that there is widespread buy-in for the redesign of the city's major corridors into mixed-use, transit-oriented development. The housing opportunity sites described in this section build on this momentum.

### SITES

Under the land uses designated in the San Bruno 2025 General Plan (described in Section 4.3), many acres of commercial land in San Bruno are newly eligible to be redeveloped with mixed uses including housing at or above metropolitan regional default densities. **Program 2-A** explains that in the interim before the Zoning Ordinance is updated, the City will in practice enforce the new General Plan land uses and densities rather than the old zoning designations.

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, all of which are especially appropriate and likely for redevelopment over the period of this Housing Element cycle. Figure 4.4-1 and Table 4.4-1 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 4.4-2 shows housing opportunity sites that require rezoning for housing to be consistent with the recently adopted General Plan and Transit Corridors Plan. The tables 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, multifamily 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 of the sites particularly attractive targets for redevelopment in the near-term. None of the sites are residential uses, thus redevelopment poses no risk of displacing households. **Program 2-E** specifically states the City will support and facilitate the redevelopment of the identified housing opportunity sites for future expansion of the city's housing stock to address a variety of housing needs.

The calculations used to estimate realistic development capacity along the transit corridors assume complete redevelopment of each site at densities considerably lower than could be permitted. In fact, the Transit Corridors Plan specify a maximum density for individual projects, and the Plaza apartment project recently approved in the downtown has a density of 85 units per acre. On these sites, there is reasonable potential for as many as 958 units to be constructed during this Housing Element cycle.

The projected residential development capacity for mixed-use sites does not assume residential-only development in order to produce the quantified objectives; for the TOD designation it is assumed that about half of a project could be for non-residential uses. Furthermore, the assessment of sites that may undergo change is very conservative, accounting for only 15 percent of the land actually designated for mixed-use development under the General Plan. Additionally, a realistic development capacity of mixed-use sites was determined using both the updated General Plan designations as well precedents, as follows:

- **TOD Zones.** The General Plan, as amended by the Transit Corridors Plan, does not specify a maximum density for individual projects, and development sites that are 20,000 square feet or larger have no maximum floor area ratio. Furthermore, with the passage of Measure N, maximum building heights have increased to five stories along El Camino Real, San Bruno Avenue and Huntington Avenue, and four stories in Downtown along San Mateo Avenue. The density of each project will be determined by the development standards of setbacks, stepbacks, and height and the market for the type of housing proposed. Therefore, assuming conservatively that 50 percent of a project is devoted to nonresidential uses (commercial, parking, landscaping) a residential density of up to 110 units per acre would result at average unit size (1,000 square feet). Thus, even if a project were built at 40 or 45 units per acre, this would still consume only half of the overall development capacity of a site. This analysis assumes TOD projects achieve 40 units to the acre. Thus, the assumed residential density is less than half of the potential maximum, even without any bonuses.
  - **El Camino Real.** The El Camino Real designation generally applies to parcels along the El Camino Real corridor, and emphasizes new development of residential uses with some ground floor retail to leverage proximity to the Caltrain Station and Downtown, while being sensitive to adjacent existing lower density neighborhoods. The El Camino Real designation allows new mixed-use residential and commercial and single-use residential development. Residential uses, such as condominiums, should front onto El Camino Real, with ground floor retail at significant street corners. Medium-density residential uses, such as townhomes, are encourage adjacent to existing residential neighborhoods. Several large potential development sites consisting of multiple parcels in single ownership are identified in Table 4.2-2.

- **San Bruno Avenue.** The San Bruno Avenue designation encourage higher intensity development along San Bruno Avenue and Huntington Avenue. While residential densities are not as intense as along El Camino Real, because of generally smaller development sites, San Bruno Avenue will become a transit-oriented development corridor with both residential and commercial uses. The San Bruno Avenue designation allows new mixed-use residential and commercial and single-use residential development in areas outside of the 70 decibel SFO airport noise contour, primarily west of the new Caltrain Station and along Huntington Avenue south of Euclid Avenue.
- **Central Business District.** The Central Business District (CBD) designation allows for a moderate increase in intensity of uses along San Mateo Avenue, with efforts to preserve the existing urban fabric and scale of storefronts. The CBD designation allows mixed use with ground floor retail and upper-floor residential or office uses are permitted, while new medium-density residential uses are encouraged to infill existing surface parking lots. It should be noted that higher density residential uses area allowed, as demonstrated by the approval of the Plaza mixed use project in October 2014, which is an 83-unit multifamily building with 6,500 square feet of ground floor retail, at a density of 85 units per acre.
- **MU-RF.** The General Plan allows up to 3.0 FAR with a maximum FAR of 0.6 FAR for non-residential uses. This designation is directly designed to incentivize housing production at high densities, reserving a vast majority of development capacity for residential use. Furthermore, the designation permits a residential-use only project (without requiring ground-level commercial uses). This designation permits a maximum of 48 units per acre without affordable housing bonus (40 units base + 8 units incentive-based bonus—such as for design and off-site improvements). Thus, an overall density of 40 units per acre is considered reasonable.

These assumptions are reasonable because they are only for the selected housing opportunity sites, and not for the entire TOD or MU-RF zones. Therefore, it allows for many other unidentified sites in the transit corridors to convert to office-commercial mixed-use, or some other ratio of residential to non-residential use permissible within the General Plan designations.

The General Plan provides for “sliding scale” FARs, with a 2.0 FAR for parcels less than 20,000 s.f. in size, and NO maximum FAR for sites 20,000 square feet or greater, providing significant incentives for lot consolidation, and enabling higher densities to be realized.

#### **DEFAULT DENSITY**

A majority of the identified housing opportunity sites are subject to the default density argument defined in Government Code Section 65583.2(c)(3)(B) (described earlier on page 4-11). These sites account for over half of the total units and over 80 percent of the very low and low-income units to meet the City’s RHNA These sites, shown in Table 4.4-1 and Table 4.4-2, are mostly designated in the General Plan TOD designation. This designation allows for greater than 30 units to the acre and thus this Element assumes those units (921 in all) to be affordable at all income levels. The result is that these TOD sites and second units, provides for most of the affordable RHNA need during this cycle.

## **HOUSING OPPORTUNITIES ON FORMER SCHOOL SITES**

Former school sites available for residential reuse within San Bruno include Crestmoor High School, Edgemont School, Willard Engvall School, and Crestmoor Elementary School. Crestmoor Elementary School became vacant in 2013, while the other schools were vacant during the prior Housing Element cycle. While these former school sites are not considered “affordable”, they represent opportunities for redevelopment in line with existing neighborhood character. The former school sites require no zoning changes prior to redevelopment with residential use. The realistic development capacity of these sites is 6 units to the acre because they are designated Low Density Residential under the General Plan and Zoning (a maximum of 8 units to the acre). The quantified objectives for these sites assumes provision of 15 percent affordable housing per **Program 6-A** and existing City Ordinance. The City anticipates that these affordable single family units will likely fall under the moderate-income category. **Program 2-D** describes the City’s role in monitoring and facilitating the School District’s redevelopment of these sites with both affordable and market-rate housing, and reminds City Staff to align the redevelopment program for the Crestmoor site with the General Plan policy to conserve open space on the site for community use.

## **SECOND UNITS**

As described in Chapter 3, San Bruno has a second dwelling unit ordinance pursuant to California Government Code Section 65852.2. The second unit ordinance implements AB 1866 to set standards for the development of second dwelling units so as to increase the supply of smaller and affordable housing while ensuring that they remain compatible with existing neighborhoods. Over the last Housing Element cycle, the City was successful in legalizing 26 second units constructed prior to June 30, 1977, and has been able to accomplish life safety and building code upgrades. Based on this record, and anticipation of higher than average demand for second unit legalization in a difficult housing market and economy, the City anticipates continued legalization and construction of second units at a rate of five units per year during this housing cycle. New **Program 1-C** also ensures that the City will develop an expanded legalization process to address second units constructed between 1977 and 2003.

## **EMERGENCY SHELTER ZONE**

As discussed in Chapter 2, San Bruno has an identified need for a zone that permits emergency shelters by right and can accommodate 32 beds. **Program 6-D** requires the City to amend the Zoning Ordinance to provide an appropriate zone or zones within which emergency shelters are permitted, in accordance with State law. In the previous Housing Element, the City had identified the Transit Oriented Development (TOD) area designated under the San Bruno 2025 General Plan as an appropriate zone for emergency shelters, because it is near public transportation and commercial services.

However, during public meetings to consider adoption of the emergency shelter zone, residents expressed opposition to locating emergency shelters in the TOD area because they could have a negative impact on the surrounding low-density residential neighborhoods. Concerns included increased concentration of homeless population in proximity to an existing 10-bed shelter<sup>5</sup> already within the proposed TOD area, which would be detrimental to safety and quality of life, and potentially diminish property values. City staff is conducting further research and public outreach, and will present alternative location(s) for an emergency shelter zone to the Planning Commission and City Council. The City anticipates completing the process to designate a zone

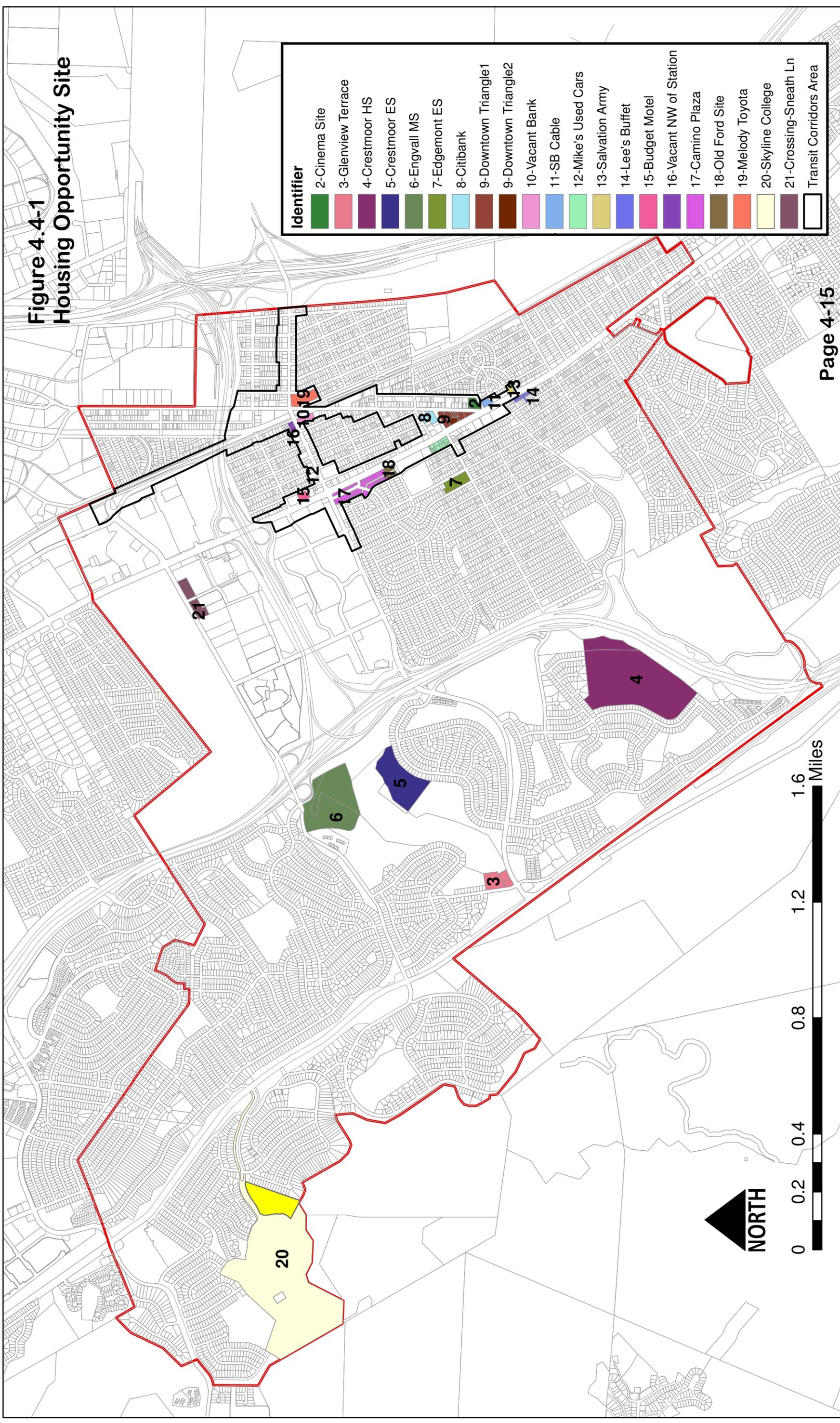
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<sup>5</sup> Saint Bruno’s Catholic Worker Hospitality House operates a 10-bed shelter on San Bruno Avenue.

that can accommodate the need during the planning period, and the timeline ensures the program itself is accomplished within six months after adoption of the Housing Element.

An alternative location under consideration for the emergency shelter zone is the City's M-1, Light Industrial zoning district in the northeastern section of the City. The identified area is 5,5 acres with 45 parcels (the majority 5,000 square feet or greater, which is sufficient and reasonably available (vacant or underutilized) to meet the City's identified need, including the potential for reuse or conversion of existing buildings. The area is near public transportation, including San Bruno BART station and SamTrans bus routes (1/4 mile) and the Caltrain Station (1/2 mile) and commercial uses including the Tanforan and Towne Center shopping centers (1/3 of mile) and downtown (1/2 mile).

Figure 4.4-1  
 Inventory of Available Housing Sites  
 San Bruno Housing Element (RHNA: 2014-2022)



*City of San Bruno Housing Element 2015-2023  
Chapter 4: Land Inventory and Quantified Objectives*

**Table 4.4-1: Housing Opportunity Sites Zoned for Residential Development (Counted for RHNA)**

Map ID	APN	Address	Description of Current Use	General Plan Land Use (new)	Zoning Designation (old)	Parcel Size (acres)	Maximum Units per Acre (by General Plan Land Use) <sup>1</sup>	Realistic Unit Capacity <sup>2</sup>	Infrastructure Capacity	Opportunities or Constraints?	PDA	EIR
1	019270270	Sneath Ln and Engvall Rd	Old Engvall MS	Low Density Residential	R1	10.01	8	60	Yes	Vacant school site; consolidation opportunity	N	N
1	019270260	Sneath Ln and Engvall Rd	Old Engvall MS	Low Density Residential	R1	11.11	8	67	Yes		N	N
2	019170130	250 Courtland Dr	Old Crestmoor HS	Low Density Residential	R1	4.28	8	26	Yes	Vacant school site; consolidation opportunity	N	N
2	019170020	250 Courtland Dr	Old Crestmoor HS	Low Density Residential	R1	40.21	8	241	Yes		N	N
3	020253050	500 Acacia Ave	Old Edgemont ES	Low Density Residential	R1	2.18	8	13	Yes	Vacant school site	N	N
3	019270130	2322 Crestmoor Dr	Old Crestmoor ES	Low Density Residential	R1	12.23	8	73	Yes	Vacant school site	N	N
4	020361230	475 San Mateo Ave	Citibank	TOD	CBD	0.13	None; Max. 4 stories if site ≥ 20,000 sf	6	Yes	One owner, interested in redevelopment. Potential to combine with City parking lot, provide opportunity to consolidate into a 1.08-acre project.	Y	Y
4	020361240	475 San Mateo Ave	Citibank Parking Lot	TOD	CBD	0.56	None; Max. 4 stories if site ≥ 20k sf	27	Yes		Y	Y
4	020361070	501 Sylvan Ave	City Parking Lot	TOD	CBD	0.39	None; Max. 4 stories if site ≥ 20k sf	19	Yes		Y	Y
5	020362210	El Camino Real/San Mateo	Triangle (76 Gas Station)	TOD	C/CBD	0.28	None; Max. 4 stories if site ≥ 20k sf	14	Yes		Y	Y
5	020362240	El Camino Real/San Mateo	Triangle	TOD	C/CBD	0.34	None; Max. 4 stories if site ≥ 20k sf	16	Yes	Underutilized, older one-story commercial buildings. 3 parcels in single ownership (1/3 of site), owner interested in redeveloping. 7 parcels provide opportunity to consolidate into a 1.9-acre site	Y	Y
5	020362200	El Camino Real/San Mateo	Triangle	TOD	CBD	0.32	None; Max. 4 stories if site ≥ 20k sf	15	Yes		Y	Y
5	020362050	El Camino Real/San Mateo	Triangle	TOD	CBD	0.09	None; Max. 4 stories if site ≥ 20k sf	4	Yes		Y	Y
5	020362060	El Camino Real/San Mateo	Triangle	TOD	CBD	0.09	None; Max. 4 stories if site ≥ 20k sf	4	Yes		Y	Y
5	020362070	El Camino Real/San Mateo	Triangle	TOD	CBD	0.08	None; Max. 4 stories if site ≥ 20k sf	4	Yes		Y	Y
5	020362180	El Camino Real/San M	Triangle (Bank of America)	TOD	CBD	0.73	None; Max. 4 stories if site ≥ 20,000 sf	33	Yes	Y	Y	
<b>Subtotal Zoned and Counted for RHNA</b>						<b>83</b>		<b>622</b>				

Source: City of San Bruno, 2014.

City of San Bruno Housing Element 2015-2023  
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**Table 4.4-2: Other Housing Opportunities Requiring Rezoning (Counted for RHNA) (See also Figure 4.4-1)**

Map ID	APN	Address	Description of Current Use	General Plan Land Use (new)	Zoning Designation (old)	Parcel Size (acres)	Maximum Units per Acre (by General Plan Land Use) <sup>1</sup>	Realistic Unit Capacity <sup>2</sup>	Infrastructure Capacity	Opportunities or Constraints?	PDA	EIR
6	020362190	El Camino Real/San M	Triangle	TOD	C	0.06	None; assume 50	3	Yes	Underutilized, marginal uses. Older one-story commercial buildings. These parcels, once rezoned, would enhance the redevelopment potential of the larger Triangle site, but are not necessary for that sites' reasonable redevelopment.	Y	Y
6	020362230	El Camino Real/San M	Triangle (Used car lot)	TOD	C	0.38	None; assume 50	18	Yes		Y	Y
7	020121360	111 San Bruno Ave W	Vacant bank	TOD	C	0.41	None; assume 50	20	Yes	Strong redevelopment opportunity. Vacant building and underutilized, marginal retail across from new Caltrain Station.	Y	Y
7	020121350	761 Huntington Ave	Strip retail	TOD	C	0.24	None; assume 50	12			Y	Y
8	020371400	398 El Camino Real	San Bruno Cable TV	TOD	C	0.56	None; assume 50	27	Yes	City-owned	Y	Y
9	020256130	529 El Camino Real	Mike's Used Cars	TOD	CN	0.11	None; assume 50	6	Yes	Underutilized, marginal use; One owner; Majority of site is surface parking with small one-story commercial building; 10 parcels provide opportunity to consolidate into a .82-acre site.	Y	Y
9	020256140	529 El Camino Real	Mike's Used Cars	TOD	CN	0.11	None; assume 50	6	Yes		Y	Y
9	020256150	529 El Camino Real	Mike's Used Cars	TOD	CN	0.17	None; assume 50	9	Yes		Y	Y
9	020256160	529 El Camino Real	Mike's Used Cars	TOD	CN	0.06	None; assume 50	3	Yes		Y	Y
9	020256170	529 El Camino Real	Mike's Used Cars	TOD	CN	0.06	None; assume 50	3	Yes		Y	Y
9	020256180	529 El Camino Real	Mike's Used Cars	TOD	CN	0.06	None; assume 50	3	Yes		Y	Y
9	020256190	529 El Camino Real	Mike's Used Cars	TOD	CN	0.06	None; assume 50	3	Yes		Y	Y
9	020256250	529 El Camino Real	Mike's Used Cars	TOD	CN	0.04	None; assume 50	2	Yes		Y	Y
9	020256260	529 El Camino Real	Mike's Used Cars	TOD	CN	0.11	None; assume 50	5	Yes		Y	Y
9	020256270	529 El Camino Real	Mike's Used Cars	TOD	CN	0.14	None; assume 50	7	Yes		Y	Y

City of San Bruno Housing Element 2015-2023  
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**Table 4.4-2: Other Housing Opportunities Requiring Rezoning (Counted for RHNA) (See also Figure 4.4-1)**

Map ID	APN	Address	Description of Current Use	General Plan Land Use (new)	Zoning Designation (old)	Parcel Size (acres)	Maximum Units per Acre (by General Plan Land Use) <sup>1</sup>	Realistic Unit Capacity <sup>2</sup>	Infrastructure Capacity	Opportunities or Constraints?	PDA	EIR
9	020256280	529 El Camino Real	Mike's Used Cars	TOD	CN	0.07	None; assume 50	4	Yes		Y	Y
9	020256090	Jenevein/El Camino Real	Mike's Used Cars	TOD	CN	0.11	None; assume 50	6	Yes	Underutilized commercial uses in single ownership at strategic corner location next to Mike's Used Cars. Potential for a 0.44-acre mixed use development site.	Y	Y
9	020256100	Jenevein/El Camino Real	Mike's Used Cars	TOD	CN	0.07	None; assume 50	2	Yes		Y	Y
9	020256320	Jenevein/El Camino Real	Mike's Used Cars	TOD	CN	0.14	None; assume 50	7	Yes		Y	Y
9	020256340	Jenevein/El Camino Real	Mike's Used Cars	TOD	CN	0.06	None; assume 50	3	Yes		Y	Y
9	020256350	Jenevein/El Camino Real	Mike's Used Cars	TOD	CN	0.06	None; assume 50	3	Yes		Y	Y
10	020371470	300 El Camino Real	Salvation Army Site	MU-RF	C	0.42	50	17	Yes	Underutilized parcel with large parking lot	Y	
11	020406870	271 El Camino Real	Vacant Restaurant (Formerly Lee's Buffet) and parking lot	MU-RF	CN	0.30	30	9	Yes	Vacant. Single ownership. Potential for approx.. 21 town homes	Y	
11	020406590	271 El Camino Real		MU-RF	CN	0.11	30	2	Yes		Y	
11	020406690	271 El Camino Real		MU-RF	CN	0.07	30	2	Yes		Y	
11	020406700	271 El Camino Real		MU-RF	CN	0.14	30	2	Yes		Y	
11	020406730	271 El Camino Real		MU-RF	CN	0.06	30	4	Yes		Y	
11	020406790	271 El Camino Real		MU-RF	CN	0.06	30	2	Yes		Y	
12	020116310	850 El Camino Real	Budget Motel	TOD	C	0.62	None; assume 50	25	Yes	Old and deteriorated (1950's) construction	Y	
13	020111150	104 San Bruno Ave W	Vacant lot	TOD	C	0.17	None; assume 50	7	Yes	Vacant; 2 parcels provide opportunity to consolidate into a .48-acre project.	Y	Y
14	020111160	170 San Bruno Ave W	Vacant lot	TOD	C	0.29	None; assume 50	12	Yes		Y	Y
15	020075110	799 El Camino Real	Camino Plaza	TOD	C	0.18	None; assume 50	7	Yes	23 parcels in same ownership, opportunity to consolidate into a 4-acre project site.	Y	Y
15	020075100	El Camino Real	Camino Plaza	TOD	C	0.19	None; assume 50	8	Yes		Y	Y
15	020075090	715 El Camino Real	Camino Plaza	TOD	C	0.19	None; assume 50	8	Yes		Y	Y
15	020075080	El Camino Real	Camino Plaza	TOD	C	0.09	None; assume 50	4	Yes		Y	Y

*City of San Bruno Housing Element 2015-2023  
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**Table 4.4-2: Other Housing Opportunities Requiring Rezoning (Counted for RHNA) (See also Figure 4.4-1)**

Map ID	APN	Address	Description of Current Use	General Plan Land Use (new)	Zoning Designation (old)	Parcel Size (acres)	Maximum Units per Acre (by General Plan Land Use) <sup>1</sup>	Realistic Unit Capacity <sup>2</sup>	Infrastructure Capacity	Opportunities or Constraints?	PDA	EIR
15	020072320	751 San Bruno Ave	Camino Plaza	TOD	C	0.29	None; assume 50	12	Yes		Y	Y
15	020072030	751 Camino Plaza	Camino Plaza	TOD	C	0.31	None; assume 50	13	Yes		Y	Y
15	020072040	Camino Plaza	Camino Plaza	TOD	C	0.11	None; assume 50	4	Yes		Y	Y
15	020072050	721 Camino Plaza	Camino Plaza	TOD	C	0.12	None; assume 50	5	Yes		Y	Y
15	020072060	711 Camino Plaza	Camino Plaza	TOD	C	0.11	None; assume 50	4	Yes		Y	Y
15	020072070	730-738 Kains Ave	Camino Plaza	TOD	C	0.21	None; assume 50	8	Yes		Y	Y
15	020072310	750 Kains Ave	Camino Plaza	TOD	C	0.25	None; assume 50	10	Yes		Y	Y
15	020076260	711 Kains Ave	Camino Plaza	TOD	C	0.23	None; assume 50	9	Yes		Y	Y
15	020076250	675 El Camino Real	Camino Plaza	TOD	C	0.11	None; assume 50	4	Yes		Y	Y
15	020076220	655 El Camino Real	Camino Plaza	TOD	C	0.25	None; assume 50	10	Yes		Y	Y
15	020076230	643 El Camino Real	Camino Plaza	TOD	C	0.35	None; assume 50	14	Yes		Y	Y
15	020076240	601 El Camino Real	Camino Plaza	TOD	C	0.23	None; assume 50	9	Yes		Y	Y
15	020076160	751 Kains Ave	Camino Plaza	TOD	C	0.10	None; assume 50	4	Yes		Y	Y
15	020076200	Linden Ave	Camino Plaza	TOD	C	0.20	None; assume 50	8	Yes		Y	Y
15	020076130	Linden Ave	Camino Plaza	TOD	C	0.09	None; assume 50	4	Yes		Y	Y
15	020076120	Linden Ave	Camino Plaza	TOD	C	0.09	None; assume 50	4	Yes		Y	Y
15	020076110	Linden Ave	Camino Plaza	TOD	C	0.09	None; assume 50	4	Yes		Y	Y
15	020076100	Linden Ave	Camino Plaza	TOD	C	0.09	None; assume 50	4	Yes		Y	Y
15	020076090	Linden Ave	Camino Plaza	TOD	C	0.09	None; assume 50	4	Yes		Y	Y
16	020096050	601 El Camino Real	Old Ford Dealer Site	TOD	C	0.09	None; assume 50	4	Yes	5 parcels in single ownership, opportunity to consolidate into a 1-acre project.	Y	Y
16	020096060	601 El Camino Real	Old Ford Dealer Site	TOD	C	0.09	None; assume 50	4	Yes		Y	Y
16	020096070	601 El Camino Real	Old Ford Dealer Site	TOD	C	0.09	None; assume 50	4	Yes		Y	Y
16	020096080	601 El Camino Real	Old Ford Dealer Site	TOD	C	0.09	None; assume 50	4	Yes		Y	Y

City of San Bruno Housing Element 2015-2023  
Chapter 4: Land Inventory and Quantified Objectives

**Table 4.4-2: Other Housing Opportunities Requiring Rezoning (Counted for RHNA) (See also Figure 4.4-1)**

Map ID	APN	Address	Description of Current Use	General Plan Land Use (new)	Zoning Designation (old)	Parcel Size (acres)	Maximum Units per Acre (by General Plan Land Use) <sup>1</sup>	Realistic Unit Capacity <sup>2</sup>	Infrastructure Capacity	Opportunities or Constraints?	PDA	EIR
16	020096090	601 El Camino Real	Old Ford Dealer Site	TOD	C	0.46	None; assume 50	18	Yes		Y	Y
17	020193380	222 San Bruno Ave E	Melody Toyota Service	TOD	C	2.26	60	136	Yes	Underutilized Toyota service center.	Y	Y
18	017080150	3300 College Dr.	Vacant	P/QP	OS	1.50	8	39	Yes	Community College District interested in building teacher housing		
18	017080150	3300 College Dr.		P/QP	OS	4.83	24	36	Yes			
19	020013120	881 Sneath Lane	Airport Office Park	P-D	P-D	1.44	60	86	Yes	In Navy Specific Plan area. Owner has submitted conceptual plans for multifamily development	Y	
19	020010720	881 Sneath Lane		P-D	P-D	1.54	60	92	Yes		Y	
20	020012160	Bayhill Dr.	Vacant	R-O	C	7.50	20	150	Yes	Approved by voters (Prop-A) for 150 senior apartments (1987)		
<b>Subtotal Unzoned (this table)</b>						<b>29.2</b>		<b>958</b>				
<b>Subtotal Zoned (Table 4.4-1)</b>						<b>82.3</b>		<b>622</b>				
<b>Subtotal Under Construction and in Approval Pipeline (Table 4.2-1)</b>								<b>120</b>				
<b>Grand Total All Opportunity Sites</b>						<b>111.5</b>		<b>1,701</b>				

<sup>1</sup> Exclusive of state-mandated affordable housing density bonus, which would further increase the achievable maximum units per acre.

<sup>2</sup> Assumes average densities of 50 units per acre for multifamily TOD, 30 units per acre for town homes, 40 units per acre for MU-RF, and eight units per acre for LDR. Assumptions based on average units per acre consistent with General Plan, Transit Corridors Plan and precedent developments.

Source: City of San Bruno, 2014.

## **4.5 QUANTIFIED OBJECTIVES**

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The quantified objectives in Table 4.5-1 establish the maximum number of housing units by income category that could be developed or rehabilitated during this Housing Element cycle (described in detail in sections 4.2 through 4.4). The table shows that the City's quantified objectives for 1,700 units include units under construction and in the pipeline plus units on sites that are already zoned residential or need to be rezoned, as follows:

- Recently completed, under construction, entitled or in currently in the approval pipeline equal 120 units.
- Sites that are already zoned for residential use have a capacity for 622 units.
- Sites that require rezoning to be consistent with the General Plan and Transit Corridors Plan would yield up to 958 units.

In addition, the City objectives for preservation and conservation is 130 units, distributed as follows:

- Substantial rehabilitation of 18
- Legalization or construction of 32 second units.
- Creation of living spaces for 80 households through the Homesharing Program

More assumptions about the distribution of units by affordability category are provided in the detailed footnotes to this table.

**Table 4.5-1: Summary of Quantified Housing Objectives and Other Identified Opportunities, San Bruno 2014-2022**

Income Category	Quantified Objectives						Total Q.O. plus P.&C. Objectives	Preservation & Conservation Objectives <sup>5</sup>	Remaining RHNA
	2014-2022 RHNA <sup>1</sup>	Under Construction and Pipeline Approvals <sup>2</sup>	Zoned For Residential <sup>3</sup>	Requiring Rezoning <sup>4</sup>	Subtotal Q.O. Meeting RHNA				
Extremely Low	179	0	22	145	167	33	200	0	
Very Low	179	4	22	145	171	37	208	0	
Low	161	2	49	136	186	53	239	0	
Moderate	205	47	68	171	286	7	293	0	
Above Moderate	431	67	461	361	889	0	889	0	
<b>Total by Type</b>	<b>1,155</b>	<b>120</b>	<b>622</b>	<b>958</b>	<b>1,700</b>	<b>130</b>	<b>1,830</b>	<b>0</b>	

A. See also tables 4.2-1, 4.4-1 and 4.4-2.

- For purposes of this analysis, the very-low income RHNA allocation is divided in half with 50 percent attributed to extremely-low income households.
- Housing developed, under construction, or in approval process between June 2013 and December 2014.
- Former school sites are zoned low density residential and realistic capacity is assumed to be 6 units to the acre. The quantified objectives assume provision of 15 percent affordable housing, per Housing Element Action 6-A and existing City BMR Ordinance.
- Realistic residential development capacity of identified opportunity sites designated TOD in the TCP area is assumed at 60-80 units per acre as demonstrated by a recently approved development in the downtown (Plaza apartments was approved at 83 units per acre). Realistic residential development capacity of identified opportunity sites designated MU-RF in the General Plan is 40 units to the acre. Many sites with General Plan TOD and MU-RF designation requiring rezoning will permit higher than the default density for San Bruno (30 du/acre). For those parcels (over 900 units capacity), projected units are considered affordable to satisfy the RHNA without relying on programs, and are included in the column labeled "Requiring Rezoning" under Quantified Objectives and are counted toward meeting the RHNA affordable housing need. These are the parcels from Table 4.4-2.
- Preservation and Conservation objectives include actions that facilitate preservation of affordable housing units. There are no restricted affordable units at risk of losing affordability restrictions over the Housing Element cycle. Assumptions below:
  - Construction and/or legalization of second units at a rate of 4 per year, which is equal to the average per year during the prior Housing Element cycle. Second units are more attractive in a strong economy and housing market. About 2/3 of second units are assumed to qualify for the very-low income category and 1/3 low-income.
  - HIP Housing Home Sharing Program matches home seekers with homeowners in San Mateo County. Over 90% of those placed are low to extremely low income, 53% are seniors and 38% are disabled, and many are at risk of homelessness. San Bruno contributes \$30,000 annually to the Homesharing Program, which places approximately ten new homeseekers per year in San Bruno.
  - Programs to promote energy and water-efficiency improvements such as the California HERO program and PG&E energy efficiency financing. It is assumed that a number of homeowners will take advantage of the program, given that over 70 permits for solar panel installations were issued in 2014.

Source: City of San Bruno, 2014

# 5 Goals, Programs, & Implementation Actions for 2015-2023

The goals, program, 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 65580). The housing goals, programs, and implementation actions that follow were created for the purpose of meeting the housing needs of the citizens of San Bruno from 2015 to 2023 given the limitations imposed by current political, economic, and social conditions, and in consideration of available State and federal funding.

Based on the successes of the last housing element cycle (detailed City review and comments on old programs can be found in Appendix A), this Element consolidates, revises, and updates existing programs in order to increase the usability of the document and to facilitate ongoing monitoring and evaluation of progress. This Element also eliminates several programs that were completed in the previous Housing Element to better facilitate the creation and retention of housing for lower-income households and households with special needs. New and substantially enhanced or modified programs are indicated with an asterisk (\*).

## 5.1 QUANTIFIED OBJECTIVES

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As required by Section 65583 of the California Government Code, the goals, policies, and programs in this chapter seek to meet quantified housing objectives. These objectives are described in Chapter 4: Sites Inventory.

## 5.2 GOALS, PROGRAMS, AND IMPLEMENTATION ACTIONS

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The following section provides a complete list of the proposed goals, programs, and implementation actions for the San Bruno Housing Element from 2015-2023, including responsible agencies, and implementation time frame. Housing Element goals are summarized in Table 5.2-1 below.

**Table 5.2-1: Housing Element Goals Summary**

<i>Goal Number</i>	<i>Goal Description</i>	<i>Government Code Correspondence</i>
1	Protect the quality and stability of existing neighborhoods through the conservation, rehabilitation, and improvement of the existing housing supply.	GC 65583(c)(4)
2	Accommodate regional housing needs through a community-wide variety of residential uses by size, type, tenure, affordability, and location.	GC 65583(c)(1)
3	Expand the variety of construction and financing techniques available to achieve new affordable housing and maintain it over time.	GC 65583(c)(2)
4	Achieve energy and environmental conservation in residential design—particularly techniques that would also reduce noise impacts on housing—while maintaining the affordability of housing units.	GC 65583(b)(8)
5	Ensure the continued availability of affordable housing for very-low, low-, and moderate-income households, seniors, persons with disabilities, single-parent households, large families, and other special needs groups.	GC 65583(c)(5)
6	Support the needs of those with extremely-low incomes, including access to counseling, referrals, dispute resolution, supportive housing, and emergency shelter.	GC 65583(c)(5); SB 2

**GOAL 1: Protect the quality and stability of existing neighborhoods through the conservation, rehabilitation, and improvement of the existing housing supply. (GC 65583(c)(4))**

**\* Program 1-A: Support infrastructure upgrades.**

Continue to seek funding to upgrade and maintain infrastructure needed by San Bruno's housing supply.

**Actions:**

- Identify funding sources necessary for infrastructure improvements on a project-by-project basis. Funding sources may include gas tax, CDBG, etc.
- Formulate a development impact fee to finance the upgrade and maintenance of infrastructure related to new residential and commercial development in the Transit Corridors Plan area, as a condition of project approval.
- Continue to incorporate infrastructure requirements in the fee structure for development proposals.
- Implement upgrades and maintenance through the City's Capital Improvement Program.

*Responsibility: Community Development Dept, Public Works Dept*

*Funding Source: Staff time, Gas Tax, Measure A, grants (e.g., C/CAG TOD-HIP), development fees*

*Timeframe: Ongoing*

**Program 1-B: Maintain and expand the supply of small lots.**

Conserve and expand the city's supply of small residential lots, where compatible with surrounding neighborhood character.

**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.

*Responsibility: Community Development Dept*

*Funding Source: Staff time*

*Timeframe: Within 2 years of Housing Element adoption*

**\* Program 1-C: Conserve and facilitate legalization of second units in R-1 and R-2 zones.**

---

Continue to legalize excess housekeeping units in R-1 and R-2 zones that were constructed prior to June 30, 1977 and that met the California Building Code at time of construction.

**Actions:**

- Continue to provide informational handouts to inform residents how to legalize second units in R-1 and R-2 zones at the Planning Department and the Public Library.
- Create a program to legalize second units constructed between 1977 and 2003, including alleviated existing barriers such as parking standards.
- Update application materials for excess housekeeping units to improve clarity.
- Aim to facilitate construction and/or legalization of second units at a rate of 4 per year, slightly above the recorded annual average from the prior Housing Element cycle due to the likelihood that second units are more attractive in a strong economy. Second units are assumed to qualify for the very-low income category.

*Responsibility: Community Development Dept*

*Funding Source: Staff time*

*Timeframe: Within 2 years after adoption of the Housing Element*

**Program 1-D: Pursue and promote resources for preservation and rehabilitation.**

---

Publicize federal, State, and local resources, both financial and programmatic, to assist homeowners in preventative maintenance and to preserve and rehabilitate the City's existing housing supply.

**Actions:**

- Continue to work with the San Mateo County Department of Housing Residential Rehabilitation Program, including providing referrals during Code enforcement.
- Continue to maintain a comprehensive list of available resources and publicize through the City's Resource Guide, flyers, cable TV, newspaper, the Focus newsletter, and the City's website. Ensure the Resource Guide contains details on whom to contact for more information on each program or resource.
- Promote local non-profit agencies that assist low-income homeowners with housing repairs.
- Explore opportunities to create a City-sponsored program to assist homeowners with rehabilitation and preventative maintenance, including potential funding from the City's BMR Housing In-Lieu Fee Fund.

*Responsibility: Community Development Dept*

*Funding Source: Staff time*

*Timeframe: Ongoing*

**Program 1-E: Ensure replacement housing.**

---

Develop a comprehensive program to replace housing throughout the City to accommodate all income levels

**Actions:**

- Amend the Zoning Ordinance to require replacement of demolished legal housing units in all areas of the city.
- Require replacement equal to or more than the number of legal units previously on the site.

*Responsibility: Community Development Dept*

*Funding Source: Staff time*

*Timeframe: Within 1 year after adoption of the Housing Element*

**Program 1-F: Improve legally non-conforming residential uses.**

---

Work to facilitate improvement and expansion of existing legal non-conforming residential uses if compatible with adjacent uses.

**Actions:**

- Review City policies to determine whether they can currently accommodate the demolition and reconstruction of existing substandard non-conforming structures with the same (non-conforming) number of units.
- Clarify permissible reconstruction/expansion of non-conforming uses in the Zoning Ordinance Update.
- Create an informational handout and provide public outreach to property owners with structures that may fall into this category.

*Responsibility: Community Development Dept*

*Funding Source: Staff time*

*Timeframe: Within 1 year after adoption of the Housing Element*

**Program 1-G: Support historic preservation.**

---

Support preservation and reuse of properties with historic character.

**Actions:**

- Preserve historic structures and resources during reuse and intensification within the city's older neighborhoods. (General Plan Policy ERC-44)
- Implement rehabilitation, renovation, or reuse of historic resources in coordination with the standards of the Secretary of the Interior and the Office of Historic Preservation. (General Plan Policy ERC-36)
- Provide technical assistance to property owners in determining appropriate rehabilitation techniques for historic properties, including providing referrals to the San Mateo County Historic Society.
- Continue to use the 2001 Historical Resources Survey to guide decisions about preservation and reuse of historic properties.
- Continue to use historic resources consultants as necessary for reviewing planning applications.
- Consult the Residential Design Guidelines as necessary during project review.

*Responsibility: Community Development Dept*

*Funding Source: Staff time*

*Timeframe: Ongoing*

**Program 1-H: Allow fee waivers for affordable rehabilitation.**

---

Waive permit fees for affordable housing rehabilitation achieved through the Community Development Block Grant (CDBG) program as well as through other San Mateo County programs or through non-profit agencies.

**Actions:**

- Continue to waive permit fees for housing rehabilitation conducted through CDBG, as well as through other San Mateo County or non-profit agencies.
- Consider amending Master Fee Schedule to reflect this policy.
- Continue to allow Master Fee Schedule fees to be waived by City Council based on need for any project, including affordable projects.

*Responsibility: Community Development Dept, City Council*

*Funding Source: Staff time*

*Timeframe: Ongoing*

**Program 1-I: Continue lead-based paint abatement.**

---

Provide information on local lead-based paint abatement programs to ensure safe and healthy living environments for all residents.

**Actions:**

- Display and distribute informational handout on local lead-based paint abatement programs at City Hall and the Public Library.
- Provide information on local lead-based paint abatement programs on the City website.

*Responsibility: Community Development Dept*

*Funding Source: Staff time*

*Timeframe: Ongoing*

**Program 1-J: Ensure renovations are compatible with neighborhood character.**

---

Maintain design standards to ensure that residential additions and renovations are compatible with overall neighborhood character. (See Program 2-E regarding new housing development.)

**Actions:**

- Review and update the Zoning Ordinance to ensure that design standards applicable to residential additions and renovations are based on the Residential Design Guidelines.
- Require applications for residential additions and renovations to comply with all standards set forth in the Residential Design Guidelines.
- Prepare informational handouts on the Residential Design Guidelines.
- Amend Guidelines as necessary to ensure they clearly reflect neighborhood character goals.

*Responsibility: Community Development Dept, Planning Commission*

*Funding Source: Staff time*

*Timeframe: Within 1 year after adoption of the Housing Element*

**GOAL 2: Accommodate regional housing needs through a community-wide variety of residential uses by size, type, tenure, affordability, and location. (GC 65583(c)(1))**

**Program 2-A: Update the Zoning Ordinance to make available adequate sites to accommodate San Bruno's share of regional housing need.**

Revise the Zoning Ordinance to reflect the San Bruno 2025 General Plan and Transit Corridors Plan (2013), including land use designations allowing mixed-use development.

**Actions:**

- Update the Zoning Ordinance to create Mixed Use and Multi Use–Residential Focus zoning districts with a minimum density of 20 units per acre that promote high-intensity mixed-use development, including retail, office, services, and housing to provide adequate sites to meet San Bruno's RHNA. Limit retail development along El Camino Real to those sites north of Crystal Springs Road, thus reinforcing the existing retail activity in Downtown.
- Allow residential uses by right without a conditional use permit, planned development permit or other discretionary action in Mixed-Use and Multi-Use Residential Focus zoning districts, consistent with Section 65583.2(h) & (i).
- Update the Zoning Map to match the designations indicated in General Plan and TCP.
- In the interim before the Zoning Ordinance is updated, encourage and facilitate approval of projects that adhere to the General Plan and TCP land uses and densities/intensities.
- Ensure that Zoning Ordinance amendment to rezone sites from nonresidential use to residential use is in accordance with Section 65583.2 of the California Government Code as amended by Assembly Bills No. 1690 and 1537.
- Treat agriculture-related employee housing providing accommodation for six or fewer employees the same as any single-family structure within all residential zoning districts, in accordance with Health and Safety Code Section 17021.5.

*Responsibility: Community Development Dept*

*Funding Source: Staff time*

*Timeframe: Within 3 years after adoption of the Housing Element*

**Program 2-B: Transit Corridors Plan Implementation.**

---

Develop strategies to implement the adopted Transit Corridors Plan with the goal, amongst others, of increasing residential options in Downtown and transit corridors in the vicinity of the San Bruno Avenue Caltrain Station completed in 2014.

**Actions:**

- Promote new or different housing products or arrangements (e.g., shared housing, cube housing, co-housing, etc.) that better meet current housing needs in the TCP area.
- Organize a working group of staff from various City Departments to review and propose strategies to carry out the implementation action plan recommended in the TCP, including infrastructure upgrades to accommodate new residential development.
- Develop a program to accomplish implementation actions in the adopted Transit Corridors Plan with the goal, amongst others, of increasing residential options in Downtown and transit corridors in the vicinity of the San Bruno Avenue Caltrain Station.
- Provide information materials on the TCP development standards and design guidelines on the City website and handout materials.

*Responsibility: Community Development Dept*

*Funding Source: Staff time*

*Timeframe: Within 1 year after adoption of the Housing Element*

**\* Program 2-C: Support identified housing opportunities.**

---

Work with property owners and the community to support and encourage the redevelopment of identified opportunity sites into mixed uses with affordable housing components.

**Actions:**

- Actively engage the community about options to redevelop the proposed housing opportunity sites listed in Table 4.4-1 and shown in Figure 4.4-1.
- Prioritize review of development proposals and permitting procedures for identified housing opportunity sites.

*Responsibility: Community Development Dept*

*Funding Source: Staff time*

*Timeframe: Ongoing*

**\* Program 2-D: Reuse former school sites.**

---

Facilitate the reuse of former school sites to accommodate affordable housing.

**Actions:**

- Work with the School District regarding the following reusable school sites (designated low density residential in the General Plan) to encourage the development of a variety of housing types to address the needs of all incomes. Densities shall be compatible with the surrounding uses, consistent with available service capacities and environmental constraints, and in accordance with existing City ordinances:
  - Willard Engvall School site
  - Crestmoor High School site
  - Edgemont School site
- Allow the redevelopment of the Crestmoor site to utilize clustering of new housing units to facilitate the preservation of open space and playgrounds according to General Plan Policy OSR-8 while not reducing the overall number of units achievable on the site.
- Work with the School District to increase access to information on how their low density residential sites may be suitable for affordable housing development.
- Initiate a dialog with affordable housing developers about what kind of partnerships and financial leverage would be necessary to reuse the school sites in a profitable way for the District and the developers.

*Responsibility: Community Development Dept, San Bruno Park School District, San Mateo Unified High School District*

*Funding Source: Staff time*

*Timeframe: Initiate actions within 2 years after adoption of the Housing Element*

**\* Program 2-E: Consolidate Lots.**

---

Use City funds to facilitate lot consolidation in support of the redevelopment of housing opportunity sites with affordable housing.

**Actions:**

- Starting with the Housing Opportunity Sites cited in Program 2-C, work with property owners to facilitate consolidation of adjacent parcels.
- Ensure that the Zoning Ordinance Update implements the General Plan and Transit Corridors Plan density and intensity standards (General Plan Table 2-1) which allow mixed use development density/intensity to increase with the size of the development site.

*Responsibility: Community Development Dept*

*Funding Source: Staff time*

*Timeframe: Within 2 years after adoption of the Housing Element*

**Program 2-F: Ensure compatibility of new housing with neighborhood character.**

---

Use Residential Design Guidelines and Transit Corridors Plan Design Guidelines to ensure that new housing development proposals are compatible with existing neighborhood character. (See Program 1-J regarding additions and renovations to existing homes.)

**Actions:**

- Use the new Transit Corridors Plan Design Guidelines to ensure that new housing development proposals are compatible with existing neighborhood character. Require applications for new multi-family residential and mixed-use development in the TCP area to comply with the design guidelines, development standards, and Mixed Use to Residential Transition Measures set forth in the TCP.
- Require applications for new single-family housing to comply with the standards set forth in the Residential Design Guidelines to ensure that the design, scale, and buffering retains existing neighborhood character.
- Require applications for new multi-family residential and mixed-use development in Transit Corridors Plan area to comply with the design guidelines, development standards, and Mixed Use to Residential Transition Measures set forth in the Transit Corridors Plan.
- Develop design standards during the Zoning Ordinance update for new multi-family residential projects in R-3, R-4, and new General Plan multi-use residential focus districts, to ensure compatibility of design and scale with surrounding uses.
- Use the development standards and processing procedures within the Residential Design Guidelines and Transit Corridors Plan Design Guidelines to increase applicant certainty, and periodically evaluate the implementation of the guidelines to ensure they do not unduly constrain residential development.

*Responsibility: Community Development Dept*

*Funding Source: Staff time*

*Timeframe: Ongoing, within one year after adoption of the Housing Element*

**\* Program 2-G: Provide senior housing for a range of income levels.**

---

Identify opportunities for the creation of affordable units for seniors who do not qualify for deed-restricted units due to equity in their current homes.

**Actions:**

- Encourage the development of small rental and for-sale units close to transit and services, especially in the Transit Corridors Plan area, which would appeal and be affordable to seniors on fixed incomes.
- Encourage developers to market “senior” units mixed with family units.
- Work with the Senior Center, AARP, and others to educate seniors about affordable housing options as they become available.

*Responsibility: Community Development Dept*

*Funding Source: Staff time*

*Timeframe: Ongoing*

**\* Program 2-H: Encourage moderate-income for-sale housing.**

---

Encourage moderate-income for-sale housing within the Multi Use-Residential Focus area along El Camino Real.

**Actions:**

- Notify the development community about the City's desire for more moderately-priced for-sale housing along the transit corridors, potentially in the form of multi-family condominiums.
- During project review, discuss with developers options for using density bonuses and smaller unit sizes to increase affordability while maintaining building quality and amenities.
- Consider reduction of parking requirements as outlined in program 3-I.

*Responsibility: Community Development Dept*

*Funding Source: Staff time*

*Timeframe: Ongoing*

**Program 2-I: Provide affordable housing education.**

---

Develop and implement an ongoing voter education program to inform residents of the need for affordable housing and ways the electorate can support its development.

**Actions:**

- Develop a voter education program addressing provision of affordable housing. Potential media to be used include newspaper articles, bulletins and informational handouts, cable television, community workshops, the Focus newsletter, and the City website.
- In the voter education program, highlight The Crossing site as an example of successful affordable housing production using voter-approved increased building heights.

*Responsibility: Community Development Dept*

*Funding Source: Staff time*

*Timeframe: Within 2 years after adoption of the Housing Element*

**Program 2-J: Conduct annual performance evaluations and ensure consistency with the General Plan and Transit Corridors Plan.**

---

During annual review of the General Plan, monitor, evaluate, and document housing program performance and consistency with General Plan goals and policies.

**Actions:**

- Annually review and evaluate implementation of housing programs. This can be facilitated through the draft annual performance report provided by the California Department of Housing and Community Development.
- Use the annual review as an opportunity to meet with Code Enforcement staff to discuss the overall condition of the housing stock and any particular concerns that may arise.
- If an inconsistency is identified between a General Plan policy or goal and a Housing Element program or action, City Staff will prepare and propose a prioritized list of possible remedies to the Planning Commission for consideration. If City Council action is necessary, they will be notified of Planning Commission and Staff recommendations prior to taking action.

*Responsibility: Community Development Dept*

*Funding Source: Staff time*

*Timeframe: Ongoing*

**GOAL 3: Expand the variety of construction and financing techniques available to achieve new affordable housing and maintain it over time. (GC 65583(c)(2))**

**Program 3-A: Publicize affordable housing financing strategies.**

Publicize the various financing strategies for development and expansion of affordable housing.

**Actions:**

- Study and publicize available financing strategies (see descriptions in policies below) for the development of new affordable housing. Inform property-owners and local non-profit and institutional groups of available resources through brochures, flyers in utility billings, cable TV, newspapers, and the City's Focus newsletter.
- 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 BMR housing in-lieu 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 5-J.

*Responsibility: Community Development Dept*

*Funding Source: Staff time*

*Timeframe: Ongoing*

**Program 3-B: Support the Housing Choices Voucher Program.**

Continue to participate in San Mateo County Housing Authority's Housing Choices Voucher program (formerly Section 8).

**Actions:**

- Encourage new housing developers to participate in the Housing Choices Voucher program during preparation of future development agreements/affordable housing programs.
- Promote this program as a way of providing a mix of affordable and market rate units.
- Publicize availability of this program to residents. Inform residents about the Housing Authority's application process for the Section 8 Moving-To-Work (MTW) program.
- 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.

*Responsibility: Community Development Dept*

*Funding Source: Staff time*

*Timeframe: Ongoing*

**\* Program 3-C: Monitor compliance with financing terms.**

---

Ensure that units built with long-term affordability requirements are actually occupied by lower-income households. (See also Program 5-E)

**Actions:**

- Maintain a list of developments with affordability covenants and check compliance with the agreement annually in conjunction with General Plan and Housing Element progress review.
- Monitor compliance of Avalon Bay at The Crossing, which includes 97 units with affordability covenants that receive annual subsidies from the Successor Agency to the former Redevelopment Agency.
- Monitor compliance of The Village at The Crossing senior apartments include 228 affordable units with affordable housing covenants.

*Responsibility: Community Development Dept*

*Funding Source: Staff time*

*Timeframe: Ongoing*

**Program 3-D: Promote the Mortgage Credit Certificate Program.**

---

The City will continue to participate in and promote San Mateo County's Mortgage Credit Certificate (MCC) program for first-time homebuyers.

**Actions:**

- Continue to advertise the availability of the program through informational handouts available at City Hall, the Public Library, and the Senior Center and through the City website.
- Continue to encourage and promote seminars by local realtors to inform first-time homebuyers of financing options. Informational seminars are also offered by the California Dream Alliance (a non-profit organization) in English and Spanish.

*Responsibility: Community Development Dept*

*Funding Source: Staff time; Mortgage Credit Certificate Program*

*Timeframe: Ongoing*

**Program 3-E: Facilitate reasonable accommodations.**

---

Facilitate the development, maintenance and improvement of housing for persons with disabilities by implementing Reasonable Accommodations program.

**Actions:**

- The City will implement the adopted reasonable accommodations procedure that provides exception in zoning and land use for housing for persons with disabilities. This procedure is a ministerial process, with minimal or no processing fee, subject to approval by the Community Development Director, or his/her designee, who would apply the following decision-making criteria:
- The request for reasonable accommodation will be used by an individual with a Disability protected under fair housing laws.
- The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws.
- The requested accommodation would not impose an undue financial or administrative burden on the City.
- The requested accommodation would not require a fundamental alteration in the nature of the City's land-use and zoning program.
- The City will inform service providers about the City's adopted Reasonable Accommodation Program.

*Responsibility: Community Development Dept*

*Funding Source: Staff time*

*Timeframe: Within one year after adoption of the Housing Element*

**Program 3-F: Accommodate manufactured housing.**

---

Continue to permit manufactured housing in single family zones.

**Actions:**

- Permit manufactured housing on permanent foundation systems in all single family zones, provided that the unit is no more than ten years old on the date of application and meets federal and local standards specified in Government Code Section 65852.3.
- Require applications for new manufactured housing to comply with standards set forth in the new Residential Design Guidelines.
- Ensure that no special restrictions on manufactured housing are included in the Zoning Ordinance Update or the Residential Design Guidelines beyond those that apply to regular single family construction.

*Responsibility: Community Development Dept*

*Funding Source: Staff time*

*Timeframe: Within 1 year after adoption of the Housing Element*

**\* Program 3-G: Permit child care by right in residential zoning districts.**

---

Ensure that land use regulations consistently allow childcare services by right in all residential zones in accordance with State law.

**Actions:**

- In accordance with San Bruno 2025 General Plan Policy LUD-10 and the California Child Day Care Act, revise the Zoning Ordinance as necessary to ensure consistent and streamlined definitions of small and large child care facilities.

*Responsibility: Community Development Dept*

*Funding Source: Staff time*

*Timeframe: Within 1 year after adoption of the Housing Element*

**Program 3-H: Reduce parking requirements.**

---

Reduce parking requirements for new or reuse housing projects along transit corridors and adjacent to transit stations, as well as within the Medium Density (R-3) and High Density (R-4) zones.

**Actions:**

- Consider ways to reduce parking standards for housing near transit and units with residents with reduced automobile use, such as seniors and persons with disabilities, and clarify and implement reduced parking requirements in the Zoning Ordinance Update.
- Update parking standards pursuant recommendations of the Transit Corridors Plan.
- Update parking standards pursuant to Government Code 65915(p) affordable housing density bonus requirements.
- Consider allowing—but not mandating—“unbundled” parking as part of residential developments (mandating this could create financing issues for purchase of these spaces).
- Consider updating parking standards to allow tandem parking to satisfy the parking requirement for second units by right as suggested by State law (Government Code Section 65852.2(e)). Currently tandem parking is only allowed by securing a parking exception from the Planning Commission.
- Consider updating parking standards to allow tandem parking to satisfy the parking requirement in R-3 and R-4 zoning districts.
- Review and consider revising zoning enforcement criteria and procedures to address localized problems with street parking availability due to the use of garages for storage of personal belongings rather than cars.

*Responsibility: Community Development Dept*

*Funding Source: Staff time*

*Timeframe: Within 1 year after adoption of the Housing Element*

**Program 3-I: Support condominium conversions, cooperatives, and other affordable housing ownership options.**

---

Facilitate condominium conversions, limited equity stock cooperatives, and community apartments to ensure affordable ownership choices within the housing supply.

**Actions:**

- Evaluate each condominium, stock cooperative, and community apartment project on its own merits.
- Consistent with the municipal code, continue to ensure residents of existing apartments have the first opportunity to buy their unit in the instance of condominium conversion.
- Coordinate with the California Association of Housing Cooperatives (CAHC), a nonprofit organization, about how to market and support cooperatives in San Bruno.
- Consider making condominium conversions subject to the City's existing Below Market Rate Housing Program, which provides for 15 percent of new for-sale units to be affordable to low and moderate income households. (See Program 5-C).

*Responsibility: Community Development Dept*

*Funding Source: Staff time*

*Timeframe: Within 1 year after adoption of the Housing Element*

**\* Program 3-J: Adopt an affordable housing impact fee.**

---

Conduct a nexus study that demonstrates the relationship between new housing or jobs and the need for affordable housing in San Bruno and determine a permissible and reasonable fee level for both residential and commercial development.

**Actions:**

- Continue to participate in the San Mateo Countywide Affordable Housing Impact Fee Nexus Study and Feasibility Study that will estimate the increase in demand for affordable housing associated with new residential and commercial development.
- Determine a permissible and reasonable impact fee level for both residential and commercial development based on local conditions that will not discourage development.

*Responsibility: Community Development Dept*

*Funding Source: Staff time*

*Timeframe: Within 1 year after adoption of the Housing Element*

**GOAL 4: Achieve energy and environmental conservation in residential design—particularly techniques that would also reduce noise impacts on housing—while maintaining the affordability of housing units. (GC 65583(b)(8))**

**Program 4-A: Promote energy conservation.**

Continue to publicize and encourage energy conservation programs, including weatherization programs.

**Actions:**

- Maintain an updated list of residential energy conservation opportunities, programs, and funding resources. Include information about programs available through PG&E, the State, and the federal government.
- Provide available information about energy conservation programs and state and federal grants at City Hall, the Public Library, on the City website, and intermittently in utility billings.
- Study new opportunities for providing rebates or incentives for homeowners' investments in energy-saving techniques (upgrading thermostats, insulation, windows, etc.)
- Consider structuring incentives as tax credits or improvements funded through voluntary long-term assessment on property tax bills.
- Promote the California HERO Program in San Bruno, endorsed by the City Council on October 14, 2014 (Resolution No. 2014-107), to provide for the financing of renewable energy distributed generation sources, energy and water efficiency improvements and electric vehicle charging infrastructure property owners in financing the cost of installing Improvements.

*Responsibility: Community Development Dept*

*Funding Source: Staff time*

*Timeframe: Within 2 years after adoption of the Housing Element*

**\* Program 4-B: Support household and business participation in energy conservation and efficiency programs through PG&E and the State.**

City Staff will work to promote and support participation energy efficiency and conservation programs described in Chapter 2 in order to help reduce long-term housing costs for residents (including low-income residents), help meet local greenhouse gas reduction targets under AB 32, and increase the sustainability of the local energy supply.

**Actions:**

- Promote programs through informational brochures made available where all residential building standards guidelines can be found.
- Provide links to the programs through the City website.
- Work with CHPC to identify households eligible for programs.

*Responsibility: Community Development Dept*

*Funding Source: California Public Utilities Commission, PG&E, Staff time*

*Timeframe: Within one year after adoption of the Housing Element, ongoing*

**Program 4-C: Facilitate noise insulation retrofits.**

---

Continue to pursue funding for noise insulation from the San Francisco International Airport and educate residents about program benefits.

**Actions:**

- Continue to seek funds through the Federal Aviation Administration's Aircraft Noise Insulation Program.
- Facilitate the upgrading of 154 existing homes in San Bruno that still qualify for aircraft noise insulation retrofits.
- 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.
- Encourage adoption of noise insulation standards by San Francisco International Airport to mitigate impacts from airplane back blast, and expand the CNEL threshold level for insulation from 65 CNEL to 60 CNEL.

*Responsibility: Community Development Dept*

*Funding Source: Federal Aviation Administration's Aircraft Noise Insulation Program*

*Timeframe: Within 4 years after adoption of the Housing Element, ongoing*

**\* Program 4-D: Ensure adequate water and sewer service and reduce water waste.**

---

Work with the San Francisco Public Utilities Commission (SFPUC) and local departments to ensure that there are adequate water and sewer services for new development, affordable housing receives priority for these services, and new development uses best management practices to reduce water waste.

**Actions:**

- Deliver a copy of the adopted Housing Element to the SFPUC and the Public Works Department's water and waste water divisions within one month after adoption.
- Adopt procedures to ensure that affordable housing developments are granted priority for service allocations.
- In accordance with General Plan policies ERC-19 through ERC-24 and PFS-19, work with developers and residents on an on-going basis to minimize the surface water run-off and pollution, increase water conservation during construction and operation phases of new residential development, and make recycled water available for appropriate uses.

*Responsibility: Community Development Dept; Public Works*

*Funding Sources: Staff time*

*Timeframe: Within 1 month to 1 year after adoption of the Housing Element; ongoing*

**Program 4-E: Encourage drought-resistant landscaping.**

---

Implement water conservation and drought-resistant landscaping guidelines and standards.

**Actions:**

- Adopt standards for water conservation and drought-resistant landscaping as part of the zoning code update.
- Continue to evaluate landscape plans for residential development projects for consistency with the City's Residential Design Guidelines and Transit Corridors Plan Design Guidelines.
- 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 informational brochures about drought-resistant and low-water landscaping options in the same locations where residential building standards guidelines can be found.

*Responsibility: Community Development Dept, Parks Dept*

*Funding Source: Staff time*

*Timeframe: Within 1 year after adoption of the Housing Element; ongoing*

**GOAL 5: Ensure the continued availability of affordable housing for very-low, low-, and moderate-income households, seniors, persons with disabilities, single-parent households, large families, and other special needs groups. (GC 65583(c)(5))**

**\* Program 5-A: Support the Below Market Rate Housing Ordinance.**

Through education and enforcement of the Below Market Rate Housing Ordinance (adopted 2008), provide guidelines for developers to comply with the City's inclusionary housing requirements.

**Actions:**

- In accordance with the BMR Ordinance, require new residential developments with 10 or more housing units to provide a minimum of 15 percent of total housing units affordable to very-low, low-, and moderate-income households through construction, donation of land, and/or payment of in-lieu fees.
- In accordance with the BMR Ordinance, require maintenance of subsidized housing units as affordable to very-low, low-, and moderate-income households for a period of at least 55 years from date of occupancy for rental units and 45 years for ownership units.
- Monitor State actions and court cases regarding validity of local inclusionary housing programs. Modify the City's BMR program as appropriate to maximize efforts to achieve affordable housing objectives in San Bruno.

*Responsibility: Community Development Dept*

*Funding Source: Staff time*

*Timeframe: Once a year*

**Program 5-B: Implement San Bruno's density bonus regulations.**

Offer a density bonus of up to 35 percent and incentives or concessions based on the number of affordable units in the development and a flat density bonus of 20 percent for all senior housing in accordance with State density bonus regulations (Government Code 65915).

**Actions:**

- Continue to meet State requirements (California Government Code 65915) for provision of density bonuses.
- Promote density bonus opportunities to property owners and developers at the earliest stages in pre-development review and consultation process.
- Ensure that State density bonus parking standards are allowed in qualifying density bonus projects. (See also Program 3-l)

*Responsibility: Community Development Dept*

*Funding Source: Staff time*

*Timeframe: Within one year after adoption of the Housing Element, ongoing*

**\* Program 5-C: Provide financial incentives for affordable condominium conversions.**

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Create incentives for condominium conversions that provide affordable housing.

**Actions:**

- Revise regulations to offer financial incentives for lower-income condominium conversions during the Zoning Ordinance Update.
- Offer financial incentives for condominium conversions which include at least 20 percent low- or moderate-income units or at least 15 percent very-low income units.
- Distribute information on this program and zoning update through project review processes, as well as through informational brochures at City Hall and the Public Library, and on the City's website.
- Consider providing financial assistance through the City's BMR In-Lieu Fee Fund for the creation of affordable units during condominium conversions. (See Program 3-J).

*Responsibility: Community Development Dept*

*Funding Source: BMR In-Lieu Fee Fund, General Fund, fee waivers, staff time*

*Timeframe: Within 1 year after adoption of the Housing Element*

**Program 5-D: Provide financial assistance to facilitate affordable housing development.**

---

Use the Below Market Rate Housing Fund to increase, improve, and preserve the community's supply of low- and moderate-income housing in San Bruno.

**Actions:**

- Provide financial assistance where necessary and appropriate to facilitate affordable housing development, based on diligent analysis of a project's financial feasibility and desirability.
- Prepare an Owner Participation Agreement to ensure that proposed financing resources are dedicated to the construction, rehabilitation, or rental costs of affordable housing projects.
- Study the incorporation of monitoring compliance with Owner Participation Agreements within the regular project permitting and approval processes.

*Responsibility: Community Development Dept, City Council*

*Funding Source: Staff time, BMR In-Lieu Fee Fund*

*Timeframe: Evaluate once a year*

**Program 5-E: Increase the supply of housing for large families.**

---

Encourage diversity in unit size to ensure that 3- and 4-bedroom affordable rental housing units are provided for large families.

**Actions:**

- Negotiate development of large (3- and 4-bedroom) units in future development agreements.
- Exclude senior housing developments from this expectation.

*Responsibility: Community Development Dept, Planning Commission*

*Funding Source: Staff time, incentives such as fee waivers, parking reductions, etc.*

*Timeframe: Ongoing*

**Program 5-F: Expedite review and waive fees for affordable housing.**

---

Continue to expedite review and waive planning and building fees for developers of affordable housing and housing for seniors and persons with disabilities.

**Actions:**

- Expedite permit review and waive planning, building, and license fees on projects providing housing affordable to very-low, low-, and moderate-income households, seniors, and persons with disabilities.
- Negotiate expedited permit review and fee waivers in future development agreements.

*Responsibility: Community Development Dept, City Council*

*Funding Source: Staff time*

*Timeframe: Ongoing*

**Program 5-G: Modify regulations to encourage affordable housing.**

---

Modify development regulations in specific zoning districts to encourage housing affordable to very-low, low-, and moderate-income households.

**Actions:**

- The adopted Transit Corridors Plan recommends modification of development regulations appropriate for development of affordable housing, in accordance with the San Bruno 2025 General Plan.
- Modify development regulations accordingly during the Zoning Ordinance Update.
- Encourage the development of small-size housing with small lots, studio apartments, shared housing, and other similar solutions to promote high quality of life in a small space.
- See also Program 3-I regarding reducing parking requirements.

*Responsibility: Community Development Dept*

*Funding Source: General fund, Staff time*

*Timeframe: Within 1 year after adoption of the Housing Element, ongoing*

**Program 5- H: Prevent Potential Displacement of Existing lower-income residents within San Bruno's Priority Development Area (PDA).**

---

Quantify, develop and evaluate potential strategies to address displacement of lower income residents. Displacement might be direct, caused by the redevelopment of sites with existing residential properties, or indirect, caused by increased market rents as an area becomes more desirable.

**Actions:**

- Coordinate with other jurisdictions in San Mateo County, under the umbrella of work to be undertaken by 21 Elements, to quantify, develop and evaluate potential strategies to address displacement of lower income residents.
- Based on this evaluation, develop measures and implement programs to address housing displacement, as appropriate.
- Monitor such programs annually for effectiveness and make adjustments as necessary.

*Responsibility: Community Development Dept, City Council, 21 Elements*

*Funding Source: Staff time*

*Timeframe: Evaluate programs and policies and provide recommendations by the end of 2015. Provide recommendations to City Council by mid-2016. Adopt appropriate programs and policies to address displacement within 2 years of adoption of the housing element. Monitor programs and policies annually for effectiveness.*

**Program 5-I: Promote the Second Unit Ordinance.**

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Continue to inform homeowners about the Second Unit Ordinance which permits second units by-right on appropriate residential sites.

**Actions:**

- Inform property owners of the Second Unit Ordinance through the Focus newsletter and other City outreach resources.
- Encourage second units in new single-family development to accommodate multi-generational and other housing needs, with a goal of approving 32 second units during the planning period.
- Review development standards to create more opportunities for new 2<sup>nd</sup> units that are compatible with the neighborhood during zoning code update.

*Responsibility: Community Development Dept*

*Funding Source: Staff time*

*Timeframe: Evaluate once a year*

**Program 5-J: Explore and consider new strategies to increase affordable housing.**

---

Given the loss of redevelopment agencies and the state court decision in *Palmer v. City of Los Angeles* (2009), which invalidated San Bruno's BMR program for rental housing, the City will explore new opportunities and strategies to facilitate financing and development of affordable housing.

**Actions**

- Identify affordable housing strategies that could be appropriate for San Bruno, such as: affordable housing impact fees, commercial linkage fees, rent stabilization, just cause eviction, rededication of boomerang funds back to affordable housing, public benefit zoning, funding for substantial rehabilitation, partnering with employers to fund and assist in facilitating affordable housing.
- Consider a policy to voluntarily set aside 20% of returned tax increment from the former redevelopment agency to be used for affordable housing, sometimes referred to as "boomerang" funds.
- Hold public workshops and meetings with the City Council, Planning Commission and residents to review and receive input on affordable housing strategies to determine whether the City should pursue the adoption of new housing program(s). Responsibility: Community Development Dept.

*Responsibility: Community Development Dept*

*Funding source: Staff time*

*Timeframe: within 2 years of Housing Element adoption*

**GOAL 6: Support the needs of those with extremely-low incomes, including access to counseling, referrals, dispute resolution, supportive housing, and emergency shelter. (GC 65583(c)(5), SB 2)**

**\* Program 6-A: Promote fair housing.**

Continue to adhere to State and federal fair housing and non-discrimination laws to ensure that housing opportunities are provided for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, family status, or disability.

**Actions:**

- Continue to inform Realtors, builders, city staff, and the community at large of the fair housing law and policies, through informational handouts available at City Hall and the Senior Center, and through information about fair housing services on the City's website.
- Ensure fair housing laws are adequately reflected in the Zoning Ordinance Update, including additions and revisions to definitions as necessary.
- Develop a non-discrimination policy State and federal fair housing and non-discrimination laws.

*Responsibility: Community Development Dept*

*Funding Source: Staff time*

*Timeframe: Within one year after adoption of the Housing Element, ongoing*

**Program 6-B: Support organizations that provide housing services.**

Cooperate with and support organizations providing housing information, counseling, and referral services, and handling complaints of housing discrimination.

**Actions:**

- Continue to provide referrals to fair housing services during Code enforcement.
- In annual budget deliberations, consider opportunities to provide financial assistance to support various organizations providing housing services for home repair, painting, case management, emergency food and shelter, crisis intervention, and assistance with rent and utility bill payments to low-income homeowners.

*Responsibility: Community Development Dept (Building Div), City Council*

*Funding Source: Staff time, General fund*

*Timeframe: Ongoing*

**Program 6-C: Support shared housing programs.**

---

Continue to support shared housing programs and to promote such programs through the Senior Center and other local agencies.

**Actions:**

- Continue to support the Housing Investment Partnership (HIP) Home Sharing program, which facilitates living arrangements among two or more unrelated people. Home owners 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, students, persons with disabilities (including developmental), families, veterans, emancipated foster youth and others.
- Continue to consider appropriation of monies for support of various organizations during annual budget review. (City allocated \$30,000 last year and this year to HIP)

*Responsibility: Community Development Dept, City Council*

*Funding Source: Staff time, BMR In-Lieu Fee Fund, General fund*

*Timeframe: Ongoing*

**Program 6-D: Accommodate city's share of emergency (homeless) shelter need.**

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Complete the process to amend the Zoning Ordinance to permit emergency (homeless) shelter facilities by right (that is, as a permitted use, without requiring a conditional use permit) to meet the City's identified need for 32 beds, in accordance with State law.

**Actions:**

- Study alternatives and conduct public meeting(s) to designate a preferred location for an emergency shelter zone. Alternatives include the TOD area identified in the previous Housing Element and the M-1, Light Industrial Zone.
- Both alternative locations have sufficient and reasonably available acreage (vacant or underutilized) to meet the City's identified need, including the potential for reuse or conversion of existing buildings. The TOD land use district includes 26 acres and 150 parcels and the M-1 zone includes 5.5 acres and 45 parcels.
- Prepare reasonable and objective development and performance standards permissible by law. Emergency shelters shall be subject to the same development standards as any other use within the identified zone, except that San Bruno may develop and apply written, objective standards in the Zoning Ordinance in accordance with SB2 that do not impede the City's ability to meet its identified need.
- Amend the Zoning Ordinance to establish new emergency shelter zoning district standards and map.
- Continue to support the 10-bed shelter run by St. Bruno's Church, and support future faith-based efforts to supply emergency and transitional housing to those in need.

*Responsibility: Community Development Dept*

*Funding Source: Staff time*

*Timeframe: Designate the emergency shelter zone within six months after adoption of the Housing Element. Amend the Zoning Ordinance establishing the zone*

**Program 6-E: Address identified need for extremely-low income and supportive housing.**

---

Evaluate and amend the Zoning Ordinance as appropriate to comply with state law (GC Section 65583(a)(5)) and investigate opportunities to create supportive housing units in accordance with the City's share of countywide need identified in the San Mateo County HOPE Plan.

**Actions:**

- Evaluate and amend the Zoning Ordinance as appropriate to allow transitional and supportive housing uses within residential zones in accordance with state law (GC Section 65583(a)(5)).
- Partner with local or regional agencies and non-profits that specialize in supportive housing development and management to identify opportunities for the development of supportive housing in San Bruno. Supportive housing may be organized as:
  - Apartment or single-room occupancy (SRO) buildings, townhouses, or single-family homes that exclusively house formerly homeless individuals and/or families;
  - Apartment or SRO buildings, or townhouses that mix special-needs housing with general affordable housing;
  - Rent-subsidized apartments leased in the open market; or
  - Long-term set-asides of units within privately-owned buildings.
- Work with partners to identify the range of local resources and assistance needed to facilitate the development of housing for extremely low-income households and to pursue access to specialized funding sources.
- Develop an action plan with partners, which will include assisting with site identification and acquisition, providing local financial resources, streamlining entitlements and providing incentives.

*Responsibility: Community Development Dept*

*Funding Source: Staff time, BMR In-Lieu Fee Fund, Community Development Block Grant, staff time*

*Timeframe: Evaluate and amend the Zoning Code as appropriate within one-year of adoption of the Housing Element. Evaluate program at least once a year.*

**Program 6-F: Participate in regional coordination on homelessness.**

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Work with other cities, agencies, and the County to address needs of the homeless.

**Actions:**

- Assist homeless service providers in seeking CDBG money to support local homeless programs.
- Provide technical assistance to emergency and transitional shelter providers by finding appropriate sites within San Bruno and connecting with potential clients.

*Responsibility: Community Development Dept*

*Funding Source: Community Development Block Grant*

*Timeframe: Ongoing*

# Glossary

**Accessible:** Used to describe housing that has special design features that help to alleviate physical disabilities. Such features include ramps, hand railings, lifts, special handles and other modifications.

**Affordable Housing:** Housing capable of being purchased or rented by a household with very-low-, low-, or moderate-income, based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30 percent of its gross monthly income for housing, including utilities.

**Aircraft Noise Insulation Program (ANIP):** This program has been in effect since 1986 and is designed to assist San Bruno residents who are impacted by airport noise with noise insulation improvements for their homes.

**Area Median Family Income:** This is defined by federal law and U.S. Department of Housing and Urban Development (HUD) regulations as the higher of (1) the metropolitan area or non-metropolitan county median family income; or (2) the statewide nonmetropolitan median family income. The median income calculations are based on a family of four persons. Income categories are based on the HUD-determined area median family income. (See "Income Categories.") New area median family income figures are published yearly by HUD and by the State Department of Housing and Community Development (HCD).

**Assisted Housing:** Dwelling units for which some type of public financial assistance (to pay for housing costs) is provided to the occupant.

**Assisted Living Facility:** Residential facilities designed for persons needing assistance with daily living activities. Generally, room, board and personal care is provided.

**Association of Bay Area Governments (ABAG):** ABAG is the regional planning agency and council of governments for the nine-county San Francisco Bay Area. Elected officials and representatives from Bay Area cities and counties comprise ABAG's General Assembly and Governing Board. ABAG is the agency responsible for determining each city's and county's Regional Housing Needs Allocation.

**Bay Area Rapid Transit (BART) District:** The District operates the Bay Area Rapid Transit system, the regional rail system for the San Francisco Bay Area.

**Below-Market-Rate Housing Unit:** Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. The U.S. Department of Housing and Urban Development sets standards for determining which households qualify as "low-income" or "moderate-income".

**Board and Care Home:** In California, these are also called Residential Care Facilities for the Elderly (RCFE). Although skilled nursing staff may be available, these are not medical facilities. Instead, they provide assistance with daily living for persons age 60 or older who are no longer able to live independently. A facility can be from one bed to several hundred beds in capacity. Small one- to six-bed facilities may be located in residentially zoned areas without a special permit and are considered in all respects to be the same as family dwellings (California Health and Safety Code Section 1568.0831(a)(2)). RCFEs are under the guidance of the California Department of Social Services Community Care Licensing division.

**Boarding House:** Establishments such as sorority houses, off-campus dormitories, residential clubs, and workers' camps which provide temporary or longer-term accommodations that, for the

period of occupancy, serve as a primary residence. These establishments may also provide complementary services, such as housekeeping, meals, and laundry services.

**California Environment Quality Act (CEQA):** A State law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project. (See “Environmental Impact Report (EIR).”)

**California Housing Finance Agency (CHFA):** A State agency, established by the Housing and Home Finance Act of 1975, which is authorized to sell revenue bonds and generate funds for the development, rehabilitation, and conservation of low- and moderate-income housing.

**CalTrain:** Officially the Peninsula Corridor Joint Powers Board, CalTrain is a commuter rail service (train) that travels between Santa Clara and San Francisco Counties.

**Central Business District:** San Bruno’s “downtown” shopping area along San Mateo Avenue between San Bruno Avenue and El Camino Real. Most buildings are one- or two-story commercial or retail establishments, some with residential units on their upper floor.

**Clustered Development:** Development in which a number of dwelling units are placed in closer proximity than typically permitted, or are attached, with the purpose of minimizing grading and retaining open space areas.

**Community Development Block Grant (CDBG):** A grant program administered by the U.S. Department of Housing and Urban Development on a formula basis for entitlement communities, and by the State Department of Housing and Community Development for non-entitled jurisdictions.

**Community Noise Equivalent Level (CNEL):** A 24-hour energy equivalent level derived from a variety of single-noise events, with weighting factors of 5 and 10 dBA applied to the evening (7:00 p.m. to 10:00 p.m.) and nighttime (10:00 p.m. to 7:00 a.m.) periods, respectively, to allow for the greater sensitivity to noise during these hours.

**Construction Costs:** Residential development costs that are attributable to the physical construction of buildings, such as labor and materials. These costs typically include the costs of building any required off-street parking spaces.

**Continuing Care Retirement Communities:** These communities vary in the services and amenities they provide for seniors and other older adults. They may offer independent living, assisted living, and/or skilled nursing services as well as educational, recreational activities, dining accommodations, and transportation services.

**Dedication, In lieu of:** Cash payments which may be required of an owner or developer as a substitute for a dedication of land, Low and Moderate Income Housing Fund (LMIHF).

**Density Bonus:** The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location. The State regulates the types of development that are entitled to a density bonus. Two examples are (1) a housing development that provides 20 percent of its units for lower-income households; and (2) 10 percent of its units for very low-income households. (See “Developable Rights, Transfer of.”)

**Density:** The number of residential dwelling units per acre of land. Densities specified in the General Plan are expressed in units per net developable acre. (See “Acres, Gross,” and “Acres, Net.”)

**Developable Land:** Land which is suitable as a location for structures and which can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

**Developer:** An individual who, or business which, prepares raw land for the construction of buildings or builds or causes to be built physical building space for use primarily by others, and in which the preparation of the land or the creation of the building space is in itself a business and is not incidental to another business or activity.

**Development Fee:** See “Impact Fee.”

**Disabled:** A person determined to have a mobility impairment or mental disorder expected to be of long or indefinite duration. Many such impairments or disorders are of such a nature that a person’s ability to live independently can be improved by appropriate housing conditions.

**Down Payment:** An initial payment for a home or property which generally constitutes between 10 to 20 percent of the property value. Many banks and lending institutions require a down payment as part of a loan agreement for the remainder of the property value.

**Duplex:** A detached building under single ownership which is designed for occupancy as the residence of two families living independently of each other.

**Dwelling Unit:** One or more rooms with a single kitchen, designed for occupancy by one family for living and sleeping purposes.

**Elderly:** (See “Seniors.”)

**Emergency Shelter:** Defined by Health and Safety Code Section 50800-50806.5 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

**Employment Center:** A geographic area in which a large number of jobs are concentrated.

**Environmental Impact Report (EIR):** A report that assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action. (See “California Environmental Quality Act.”)

**Excess Housekeeping Unit:** A housekeeping unit in excess of the maximum number of units permitted on a lot within the applicable zoning district. In San Bruno, an excess housekeeping unit built or added prior June 30, 1977 can obtain the status of a legal nonconforming use. The burden of proof is on the applicant provide documentation that the unit existed June 30, 1977.

**Family:** An individual or a group of persons living together who constitute a housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind.

**Financing:** Money loans for the construction of new housing or for land or home purchases.

**General Plan:** A compendium of a city’s or a county’s policies regarding its long-term physical, social, and economic development, in the form of maps and accompanying text. The General Plan is a legal document required of each local agency by the State of California Government Code Section 65301 and adopted by the City Council. The General Plan may also be called a “City Plan,” “Comprehensive Plan,” or “Master Plan.”

**Homelessness:** Refers to a condition in which one lacks a fixed, regular, and adequate night-time residence and whose primary night-time residence is one or a combination of: a supervised publicly or privately operated shelter designated to provide temporary living accommodations; an institution that provides a temporary residence for individuals intended to be institutionalized; or a public or private place not designated for, or ordinarily used as, a regular sleeping accommodation for human beings.

**Household:** All those persons, related or unrelated, who occupy a single housing unit. (See “Family.”)

**Householder:** The person, or one of the people, in whose name the home is owned, being bought, or rented.

**Housing Element:** One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under State law, Housing Elements have been updated every five years, although new legislation (Senate Bill 375) now requires the alignment of future Housing Element cycles with Regional Transportation Plan cycles.

**Housing First:** “Housing First” is an approach that centers on providing homeless people with housing quickly and then providing services as needed. What differentiates a “Housing First” approach from other strategies is that there is an immediate and primary focus on helping individuals and families quickly access and sustain permanent housing. This approach has the benefit of being consistent with what most people experiencing homelessness want and seek help to achieve. The “Housing First” model offers an alternative to emergency shelter or transitional housing for homeless individuals, but does not eliminate the City’s need to zone for such uses.

**Housing Unit:** The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law.

**Impact Fee:** A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce. California Government Code Section 54990 specifies that development fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose a development fee, the public agency must verify its method of calculation and document proper restrictions on use of the fund.

**In Lieu Fee:** (See “Dedication, In lieu of.”)

**Income:** The sum of the amounts reported separately for wages, salary, commissions, bonuses, or tips; self-employment income from own non-farm or farm businesses, including proprietorships and partnerships; interest, dividends, net rental income, royalty income, or income from estates and trusts; Social Security or Railroad Retirement income; Supplemental Security Income (SSI); any public assistance or welfare payments from the state or local welfare office; retirement, survivor, or disability pensions; and any other sources of income received regularly such as Veterans' (VA) payments, unemployment compensation, child support, or alimony.

**Income Categories:** The income limits for each income group are as follows, adjusted by household size, and as determined by a survey of incomes conducted by a city or county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development:

**Extremely Low:** A household with an annual income no greater than 30 percent of the area median family income.

**Very Low:** A household with an annual income usually no greater than 50 percent of the area median family income.

**Low:** A household with an annual income usually no greater than 80 percent of the area median family income.

**Moderate:** A household with an annual income between the lower income eligibility limits and 120 percent of the area median family income.

**Above-Moderate:** A household with an annual income above 120 percent of the County's area median family income.

**Infill Development:** Development of vacant land (usually individual lots or left-over properties) within areas which are already largely developed.

**Infrastructure:** Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

**Interest Rate:** The rate at which a bank or other lending institution charges for outstanding debt. The interest rate is a certain percentage of the outstanding loan amount.

**Land Use:** The occupation or utilization of land or water area for any human activity or any purpose defined in the General Plan.

**Lot:** (See "Site.")

**Lot Coverage:** The percentage or amount of the gross lot area that a building is allowed to cover per local zoning regulations. (See "Zoning.")

**Mortgage:** All forms of debt where the property is pledged as security for repayment of the debt.

**Non-Family Household:** Any persons, related or unrelated, who occupy a single housing unit but who are not a family. (See "Family.")

**Overcrowding:** Defined as more than one person per room in a housing unit.

**Parking, Underground:** Parking which is completely underground and on top of which residential dwelling units (or other non-residential uses) are built.

**Project Costs:** The total cost of new residential development.

**Regional Housing Needs Allocation:** The future housing needs for each region in California as determined by regional councils of government (the Association of Bay Area Governments in the case of the Bay Area). The most recent allocation covers the period between 1999 and 2006. State law requires regional councils of government to identify for each city and county its "fair share allocation" of the Regional Housing Needs Allocation.

**Regional:** Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad homogenous area.

**Residential:** Land designated in the General Plan and Zoning Ordinance for buildings consisting of dwelling units. May be vacant or unimproved. (See "Dwelling Unit.")

**Residential, Multiple Family:** Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

**Residential, Single Family:** A single dwelling unit on a building site.

**Residential Care Facilities:** There are a variety of residential care facilities that address the needs of special segments of the population, including special care for the chronically ill, seniors, special need adults or youths, etc. The California Department of Social Services, Community Care Licensing Division, issues licenses for residential facilities that provide 24-hour non-medical care for children, adults and the elderly.

**Residential Conservation Area:** Residential conservation areas were designated within the Redevelopment Project Area (see “San Bruno Redevelopment Area/Project/Program”) for which particular policies and programs were designed to conserve and improve the existing housing stock and implement other public and infrastructure improvements.

**San Andreas Fault Special Studies Zone, Earthquake Fault Zone:** A seismic hazard zone designated by the State of California within which specialized geologic investigations must be prepared prior to approval of certain new development.

**San Bruno Redevelopment Agency:** The Redevelopment Agency was the former governing body of the San Bruno Redevelopment Project area. The Agency guided and implemented the Redevelopment Plan. The Redevelopment Agency ceased to operate in January 2012 following passage of AB26, which eliminated redevelopment programs in California. A Successor Agency was established by AB26 to wind down the operations of the Redevelopment Agency.

**San Bruno Redevelopment Area/Project/Program:** The San Bruno Redevelopment Project Area consisted of approximately 717 acres of commercial, industrial, and residential land uses in the City mostly in the area east of El Camino Real, the Navy facility and a small area comprising the Skycrest Shopping Center and adjacent properties. The purpose of the Redevelopment Project was to alleviate adverse physical and economic conditions in the project area.

**Second Unit:** A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Sometimes called “granny flat” or “mother-in-law” unit.

**Section 8 Housing Choices Voucher Program:** A federal (HUD) rent-subsidy program which is the main source of federal housing assistance for low-income households. The program operates by providing “housing assistance payments” to owners, developers, and public housing agencies to make up the difference between the “Fair Market Rent” of a unit (set by HUD) and the household’s contribution toward the rent, which is calculated at 30% of the household’s adjusted gross monthly income. Section 8 includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

**Senior Facility:** Any residential facility that is restricted to persons age 62 or older (per San Bruno Zoning Ordinance).

**Senior Housing:** Defined by California Housing Element law as projects developed for, and put to use as, housing for senior citizens. Senior housing is based on: (1) if the U.S. Department of Housing and Urban Development (HUD) has determined that the dwelling is specifically designed for and occupied by elderly persons under a Federal, State or local government program; (2) it is occupied solely by persons who are 62 or older; or (3) it houses at least one person who is 55 or older in at least 80 percent of the occupied units, and adheres to a policy that demonstrates intent to house persons who are 55 or older. Under Federal law, housing that satisfies the legal definition of senior housing or housing for older persons described above, can legally exclude families with children.

**Seniors:** As defined by the San Bruno Zoning Ordinance, seniors include persons age 62 and older. However, for the purposes of analyzing U.S. Census data (age cohorts), seniors are defined as persons age 65 and older.

**Setback:** “The part of zoning regulations that restricts a building to within a specified distance from the property frontline or edge of the public street; thus, the structure must be set back a given number of feet from the frontline.” (Excerpted from Real Estate Development, Principles and Process, 3rd Edition, 2000.)

**Shared Living:** The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by 1566.3 of the California Health and Safety Code.

**Single-family Dwelling, Attached:** A building containing two dwelling units with each unit having its own foundation on grade.

**Single-family Dwelling, Detached:** A building containing one dwelling unit on one lot.

**Site Work:** Improvements made to an undeveloped piece of land to support the construction of building on the site. Such improvements include grading and other infrastructure improvements.

**Site:** A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot.

**Skilled Nursing Facility:** These facilities provide short-term and long-term care for those who need 24-hour nursing supervision. Medical treatment is offered under the supervision of licensed nurses, and at least one registered nurse must be on duty during the day. All skilled nursing facilities must be registered by the State of California.

**Specific Plan:** A plan that provides detailed design and implementation tools for a specific portion of the area covered by a general plan. A specific plan may include all regulations, conditions, programs, and/or proposed legislation which may be necessary or convenient for the systematic implementation of any general plan element(s).

**State of California Department of Housing and Community Development (HCD):** The State’s principal housing agency whose goals include the promoting housing and community development, increasing the supply of housing (especially affordable housing), and conserving and improving housing conditions. HCD is the State agency responsible for certifying local Housing Elements and for distributing funds for affordable housing.

**Storm Runoff:** Surplus surface water generated by rainfall that does not seep into the earth but flows overland to flowing or stagnant bodies of water or the city storm drainage system. Also referred to as “urban runoff.”

**Substandard Housing:** Residential dwellings which, because of their physical condition, do not provide safe and sanitary housing.

**Supportive Housing:** Defined by California Housing Element law as housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

**Target Population:** Defined by California Housing Element law as persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

**Tenure:** Refers to the distinction between owner-occupied and renter-occupied housing units.

**Transit Oriented Development (TOD):** The location of residential and non-residential development in close proximity to transit services in order to reduce the need for private automobile trips and encourage transit use. Surrounding streets, sidewalks and other public areas generally are designed to facilitate walking, biking and transit use.

**Transit, Public:** A system of regularly-scheduled buses and/or trains available to the public on a fee-per-ride basis. Also called “Mass Transit.”

**Transit:** The conveyance of persons or goods from one place to another by means of a local, public transportation system. (See “Transit, Public.”)

**Transitional Housing:** Defined by California Housing Element law as buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

**U.S. Department of Housing and Urban Development (HUD):** The federal housing agency responsible for housing and community development on a nationwide basis. HUD provides funds local housing and community development initiatives and programs and administers federal housing laws.

**Underdeveloped Land:** Lots or parcels for which the governing zoning regulations allow a greater intensity of development than what currently exists (either a greater number of dwelling units per acre or a larger floor-to-area ratio).

**Undevelopable:** Specific areas where topographic, geologic, and/or surficial soil conditions indicate a significant danger to future occupants and a liability to the City, and are thus designated as undevelopable by the City.

**Uniform Building Code (UBC):** A national, standard building code which sets forth minimum standards for construction.

**Vacancy Rate:** The percent of housing units which are unoccupied because they are either for sale or for rent. The vacancy rate provides a measure of the demand and supply for housing. Low vacancy rates indicate that demand for housing is very strong (or that it is in short supply), while high vacancy rates indicate that there is an oversupply of housing.

**Vacant:** Lands or buildings which are not actively used for any purpose.

**Zoning District:** A designated section of the City for which prescribed land use requirements and building and development standards are uniform.

**Zoning, Inclusionary:** Regulations which increase housing choice by providing the opportunity to construct more diverse and economical housing to meet the needs of low- and moderate-income families. Often such regulations require a minimum percentage of housing for low- and moderate-income households in new housing developments and in conversions of apartments to condominiums.

**Zoning:** The division of a city by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

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# **Appendix A: Detailed Program Accomplishments During Last Cycle (2007-2014)**

The California Department of Housing and Community Development requires that each housing element review the effectiveness of the previous housing element (specifically, its goals, policies and programs); describe progress in implementation; and analyze the appropriateness of these measures (i.e. whether and how these policies/programs should continue). This appendix assesses the achievements of the 2010 Housing Element, in accordance with State housing law. These results are quantified where appropriate and compared to what was projected in the 2010 Element. This evaluation provided a basis for the new Housing Element policies, as successful programs were retained and/or expanded, while unsuccessful programs were discarded or revised. Specific implementation and responsible agencies were identified in the revised Housing Programs (see Chapter 5).

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<b>GOAL 1: Protect the quality and stability of existing neighborhoods through the conservation, rehabilitation, and improvement of the existing housing supply. (GC 65583(c)(4))</b>	
<p><b>Program 1-A: Support infrastructure upgrades.</b> Continue to seek funding to upgrade and maintain infrastructure needed by San Bruno's housing supply.</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>Identify funding sources necessary for infrastructure improvements on a project-by-project basis. Funding sources may include gas tax, CDBG, RDA tax increment financing, etc.</li> <li>Continue to incorporate infrastructure requirements in the fee structure for development proposals.</li> <li>Implement upgrades and maintenance through the City's Capital Improvement Program.</li> </ul> <p><i>Responsibility: Community Development Dept, Public Works Dept, Redevelopment Agency</i></p> <p><i>Funding Source: Staff time, Gas Tax, Measure A, RDA, &amp; grants (e.g., C/CAG TOD-HIP), development fees</i></p> <p><i>Timeframe: Ongoing</i></p>	
<b>Funding sources &amp; funding amount (2007-2014):</b>	<ul style="list-style-type: none"> <li>The City identifies infrastructure funding through infrastructure master plans, Capital Improvement Program and the Transit Corridors Specific Plan. Outside funding sources include: Federal Tiger II grants for GBI planning and design, TLC funding for El Camino Real medians, and OBAG funds for station area pedestrian access improvements</li> <li>The City continues to rebuild the infrastructure destroyed in the Glenview explosion and fire on 9/9/10, funded through the \$50 million PG&amp;E trust agreement to rebuild the Crestmoor neighborhood</li> <li>Minimal outside funding is available. The elimination of Redevelopment in 2012 ended a significant funding source for infrastructure improvements.</li> </ul>
<b>Number of units assisted (2007-2014):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:
<b>Has the program been successful?</b> <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Moderate success	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> <li>City CIP projects for infrastructure upgrades support new housing:</li> <li>Mastick sewer/water main improvements</li> <li>Crestmoor neighborhood infrastructure improvements</li> <li>Sidewalk/streetscape improvements</li> <li>San Bruno GBI Complete Streets Case Study project produced 25% design drawings for streetscape and infrastructure improvements in the case study segment along El Camino Real.</li> <li>The Grand Boulevard Initiative (GBI) infrastructure needs and cost analysis</li> </ul>
<b>Do you recommend continuing the program?</b>	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program
	<p><i>How would you change the program to make it more successful? <b>Study feasibility of creating infrastructure impact fee for TCP area.</b></i></p>

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<p><b>Program 1-B: Maintain and expand the supply of small lots.</b> Conserve and expand the city's supply of small residential lots, where compatible with surrounding neighborhood character.</p> <p>Actions:</p> <ul style="list-style-type: none"> <li>Continue zoning that allows development of small, flexible parcels (e.g. zero lot-line) with a Planned Unit Permit in the Zoning Ordinance Update (The Municipal Code allows at least one (1) housing unit on any sub-standard parcel, provided that it is at least 25 ft wide).</li> <li>Continue to use the Residential Conservation Areas to preserve the small residential lots in the Redevelopment Area.</li> </ul> <p><i>Responsibility: Community Development Dept</i>  <i>Funding Source: Staff time</i>  <i>Timeframe: Ongoing</i></p>	
<b>Funding sources &amp; funding amount (2007-2014):</b>	NA
<b>Number of units assisted (2007-2014):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:
<p><b>Has the program been successful?</b></p> <p><input type="checkbox"/> Successful</p> <p><input type="checkbox"/> Unsuccessful</p> <p><input checked="" type="checkbox"/> Moderate success</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> <li>The zone code allows development of at least one (1) housing unit on any sub-standard parcel, provided that it is at least 25 ft wide. small, as well as flexible parcels (e.g. zero lot-line) with a Planned Unit Permit.</li> <li>Few vacant small (2,500 square foot) lots have been developed. The definition of a buildable lot is not clear.</li> <li>City has approved single family development projects with small residential lots. 24 units P-D at Skycrest with average lot size of 2,800 sq ft.; and 14-unit PUP at Cedar Mills with average lot size of 3,000 sq ft.</li> </ul>
<p><b>Do you recommend continuing the program?</b></p> <p><input checked="" type="checkbox"/> Keep Program</p> <p><input type="checkbox"/> Eliminate Program</p> <p><input checked="" type="checkbox"/> Modify Program</p>	<p><i>How would you change the program to make it more successful? <b>Evaluate ways to facilitate development of small lots, including updating the definition of a "buildable lot".</b></i></p>

<p><b>Program 1-C: Conserve second units in R-1 and R-2 zones.</b> Continue to legalize second units in R-1 and R-2 zones that were constructed prior to June 30, 1977 and that met the Uniform Building Code at time of construction.</p> <p>Actions:</p> <ul style="list-style-type: none"> <li>Continue to provide informational handouts to inform residents how to legalize second units in R-1 and R-2 zones at the Planning Department and the Public Library.</li> <li>Study strategies for legalizing second units constructed between 1977 and 2003, including ensuring provision of adequate parking and considering the application of treatment related to excess housekeeping units.</li> </ul> <p><i>Responsibility: Community Development Dept</i>  <i>Funding Source: Staff time</i>  <i>Timeframe: Within 1 year after adoption of the Housing Element</i></p>	
<b>Funding sources &amp; funding amount (2007-2014):</b>	NA
<b>Number of units assisted (2007-2014):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:

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<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA; Moderate: ; Low: ; Very-Low:	
<b>Has the program been successful?</b> <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Moderate success	<i>Why or why not?</i> <ul style="list-style-type: none"> <li>• City provides information and encourages legalization of excess housekeeping units (built prior to 1977) and creation of new second units (2003 and later).</li> <li>• The City does not have a mechanism to legalize non-conforming 2<sup>nd</sup> units created between 1977 and 2003</li> </ul>	
<b>Do you recommend continuing the program?</b>	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful? Explore a strategy to legalize 2nd units built between 1977-2003. Consider relaxing parking requirements. Consider applying same rules as EHU. Expand definition of EHU to include units built between 1977-2003.</i>

<p><b><i>Program 1-D: Promote the Redevelopment Residential Rehabilitation Loan Program (RRRLP). The RRRLP provides technical and/or financial assistance to low-income homeowners whose homes are not meeting health and safety standards.</i></b></p> <p>Actions:</p> <ul style="list-style-type: none"> <li>• Continue relationship with the County Department of Housing for their assistance in implementing the Redevelopment Agency's RRRLP. (The City's Redevelopment Agency does not have sufficient staff to administer the RRRLP by itself.)</li> <li>• Continue to allocate 20 percent of the Redevelopment Area tax-increment for programs that promote affordable housing, which includes the RRRLP.</li> <li>• Through the RRRLP, continue to offer low-interest loans for the repair of owner-occupied, single-family residences. Emergency repair loans up to \$10,000 and rehabilitation loans up to \$100,000 are offered for foundation and structural repair, termite damage, wiring and plumbing updates, accessibility modifications, and kitchen remodeling.</li> <li>• Prioritize funding for those homes identified in the 1999 Existing Conditions Survey Report for the Redevelopment Project, but which have not yet undergone rehabilitation.</li> <li>• Continue to provide referrals by the Building Division to Redevelopment Agency and San Mateo County rehabilitation programs during Code enforcement.</li> </ul> <p><i>Responsibility: Community Development Dept, Redevelopment Agency</i></p> <p><i>Funding Source: Staff time; Redevelopment Area tax-increment; San Mateo County Housing Rehabilitation Loan Program</i></p> <p><i>Timeframe: Ongoing</i></p>	
<b>Funding sources &amp; funding amount (2007-2014):</b>	Loss of Redevelopment in 2012 eliminated funding source for the RRRLP.
<b>Number of units assisted (2007-2014):</b>	Total: NA; Moderate: ; Low: ; Very-Low:
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA; Moderate: ; Low: ; Very-Low:

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<b>Has the program been successful?</b> <input type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input checked="" type="checkbox"/> Moderate success	<i>Why or why not?</i> <ul style="list-style-type: none"> <li>• 2 homes received funding for rehabilitation. Combination of RDA funds and County CDBG funds.</li> </ul>	
<b>Do you recommend continuing the program?</b>	<input type="checkbox"/> Keep Program <input checked="" type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i> <ul style="list-style-type: none"> <li>• No local source of funding with loss of Redevelopment.</li> <li>• Or, possibly identify another funding source, such as the BMR/ILF or potential future Affordable Housing Linkage Fees.</li> <li>• Possibly revise to include only emergency repairs.</li> </ul>

<p><b>Program 1-E: Pursue and promote resources for preservation and rehabilitation. Publicize federal, State, and local resources, both financial and programmatic, to assist homeowners in preventative maintenance and to preserve and rehabilitate the City's existing housing supply.</b></p> <p>Actions:</p> <ul style="list-style-type: none"> <li>• Continue to publicize the Redevelopment Residential Rehabilitation Loan Program and develop additional strategies and programs to assist homeowners in preventative maintenance.</li> <li>• Continue to maintain a comprehensive list of available resources and publicize through the City's Resource Guide, flyers, cable TV, newspaper, the Focus newsletter, and the City's website. Ensure the Resource Guide contains details on whom to contact for more information on each program or resource.</li> <li>• Provide handouts about Redevelopment Agency programs in the City Hall and Senior Center.</li> <li>• Promote local non-profit agencies that assist low-income homeowners with housing repairs.</li> </ul> <p><i>Responsibility: Community Development Dept, Redevelopment Agency</i></p> <p><i>Funding Source: Staff time</i></p> <p><i>Timeframe: Ongoing</i></p>	
<b>Funding sources &amp; funding amount (2007-2014):</b>	<ul style="list-style-type: none"> <li>•</li> </ul>
<b>Number of units assisted (2007-2014):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:
<b>Has the program been successful?</b> <input type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input checked="" type="checkbox"/> Moderate success	<i>Why or why not?</i> <ul style="list-style-type: none"> <li>• RDA LMIH funds are no longer available.</li> <li>• The City provided financial support to North Peninsula Neighborhood Services Center, a non-profit that assists low-income homeowners with housing repairs, which closed in 2014.</li> <li>• The City provides grants up to a maximum of \$75,000 for LEED Platinum Projects for residents of the Crestmoor-Glenview neighborhood who lost their home to the PG&amp;E gas line explosion and fire.</li> <li>• The City works with PG&amp;E on an ongoing basis to ensure that homeowners whose homes were damaged in the Glenview fire are provided the assistance they need to rebuild.</li> </ul>

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<b>Do you recommend continuing the program?</b>	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful? <b>Remove reference to the local RRRLP program. Work with San Mateo County Office of Housing Residential Rehabilitation Program.</b></i>
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<p><b>Program 1-F: Ensure replacement housing. Require replacement of any legal housing unit that is demolished within San Bruno.</b></p> <p>Actions:</p> <ul style="list-style-type: none"> <li>Amend the Zoning Ordinance to require replacement of demolished legal housing units in all areas of the city (not just the Redevelopment Area where it is already required by State law).</li> <li>Require replacement equal to or more than the number of legal units previously on the site.</li> </ul> <p><i>Responsibility: Community Development Dept, Redevelopment Agency</i></p> <p><i>Funding Source: Staff time</i></p> <p><i>Timeframe: Within 1 year after adoption of the Housing Element</i></p>		
<b>Funding sources &amp; funding amount (2007-2014):</b>	PG&E compensation fund  Private funding	
<b>Number of units assisted (2007-2014):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Has the program been successful?</b> <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Moderate success	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> <li>38 homes were destroyed in the PG&amp;E gas line explosion and fire on 9/9/10. 22 destroyed homes have been reconstructed and the City has contracted with a developer to rebuild homes on ten vacant lots.</li> <li>Treetops apartment complex closed in 2005, remained vacant until all 308 units were renovated and reopened in 2014.</li> <li>There has been no other loss of legal housing units in San Bruno</li> </ul>	
<b>Do you recommend continuing the program?</b>	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>

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<p><b>Program 1-G: Improve legally non-conforming residential uses. Work to facilitate improvement and expansion of existing legal non-conforming residential uses if compatible with adjacent uses.</b></p> <p>Actions:</p> <ul style="list-style-type: none"> <li>• Study options for legalizing grandfathered non-conforming units to ensure that the units are maintained in good condition.</li> <li>• Review City policies to determine whether they can currently accommodate the demolition and reconstruction of existing substandard non-conforming structures with the same (non-conforming) number of units.</li> <li>• Clarify permissible reconstruction/expansion of non-conforming uses in the Zoning Ordinance Update.</li> </ul> <p><i>Responsibility: Community Development Dept, Redevelopment Agency</i></p> <p><i>Funding Source: Staff time</i></p> <p><i>Timeframe: Within 1 year after adoption of the Housing Element</i></p>		
<b>Funding sources &amp; funding amount (2007-2014):</b>		
<b>Number of units assisted (2007-2014):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<p><b>Has the program been successful?</b></p> <p><input type="checkbox"/> Successful</p> <p><input type="checkbox"/> Unsuccessful</p> <p><input checked="" type="checkbox"/> Moderate success</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> <li>• As part of the zoning code update, the City is studying options for legalizing non-conforming units to ensure that they are maintained in good condition and clarifying permissible reconstruction/expansion of non-conforming uses</li> <li>•</li> </ul>	
<b>Do you recommend continuing the program?</b>	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>

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<p><b>Program 1-H: Support historic preservation. Support preservation and reuse of properties with historic character.</b></p> <p>Actions:</p> <ul style="list-style-type: none"> <li>• Preserve historic structures and resources during reuse and intensification within the city's older neighborhoods. (General Plan Policy ERC-44)</li> <li>• Implement rehabilitation, renovation, or reuse of historic resources in coordination with the standards of the Secretary of the Interior and the Office of Historic Preservation. (General Plan Policy ERC-36)</li> <li>• Provide technical assistance to property owners in determining appropriate rehabilitation techniques for historic properties, including providing referrals to the San Mateo County Historic Society.</li> <li>• Continue to use the Historical Resources Survey conducted in 2001 for the Redevelopment Area to guide decisions about preservation and reuse of historic properties.</li> <li>• Continue to use historic resources consultants as necessary for reviewing planning applications.</li> <li>• Consult the Residential Design Guidelines as necessary during project review.</li> </ul> <p><i>Responsibility: Community Development Dept, Redevelopment Agency</i></p> <p><i>Funding Source: Staff time, Redevelopment Rehabilitation Program funds</i></p> <p><i>Timeframe: Ongoing</i></p>		
<b>Funding sources &amp; funding amount (2007-2014):</b>		
<b>Number of units assisted (2007-2014):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<p><b>Has the program been successful?</b></p> <p><input checked="" type="checkbox"/> Successful</p> <p><input type="checkbox"/> Unsuccessful</p> <p><input type="checkbox"/> Moderate success</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> <li>• City staff performs due diligence to evaluate potential historic structures as part of completeness review for planning applications.</li> <li>• The City promotes preservation of historic structures and resources listed in the 2003 Historic Building Survey on a case-by-case basis.</li> </ul>	
<b>Do you recommend continuing the program?</b>	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<p><i>How would you change the program to make it more successful? <b>Add a provision for due diligence review as part of the formal application review.</b></i></p>

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<p><b>Program 1-I: Allow fee waivers for affordable rehabilitation. Waive permit fees for affordable housing rehabilitation achieved through the Community Development Block Grant (CDBG) program as well as through other San Mateo County or Redevelopment Agency programs or through non-profit agencies.</b></p> <p>Actions:</p> <ul style="list-style-type: none"> <li>• Continue to waive permit fees for housing rehabilitation conducted through CDBG, as well as through other San Mateo County or Redevelopment Agency programs or through non-profit agencies. Consider amending Master Fee Schedule to reflect this policy.</li> <li>• Continue to allow Master Fee Schedule fees to be waived by City Council based on need for any project, including affordable projects.</li> </ul> <p><i>Responsibility: Community Development Dept, Redevelopment Agency, City Council</i></p> <p><i>Funding Source: Staff time</i></p> <p><i>Timeframe: Ongoing</i></p>		
<b>Funding sources &amp; funding amount (2007-2014):</b>	NA	
<b>Number of units assisted (2007-2014):</b>	Total: N/A;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: N/A;      Moderate:      ;      Low:      ;      Very-Low:	
<p><b>Has the program been successful?</b></p> <p><input checked="" type="checkbox"/> Successful</p> <p><input type="checkbox"/> Unsuccessful</p> <p><input type="checkbox"/> Moderate success</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> <li>• City maintains its policy to waive permit fees for affordable housing rehabilitation. City has waived fees for affordable housing projects, including 325 affordable units at the Crossing.</li> <li>• The City waived building permit fees for 55 homes destroyed or damaged in the Glenview Fire.</li> </ul>	
<b>Do you recommend continuing the program?</b>	<p><input checked="" type="checkbox"/> Keep Program</p> <p><input type="checkbox"/> Eliminate Program</p> <p><input type="checkbox"/> Modify Program</p>	<p><i>How would you change the program to make it more successful? <b>Define circumstances for waiver of fees more clearly</b></i></p>

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<p><b>Program 1-J: Continue lead-based paint abatement. Provide information on local lead-based paint abatement programs to ensure safe and healthy living environments for all residents.</b></p> <p>Actions:</p> <ul style="list-style-type: none"> <li>• Display and distribute informational handout on local lead-based paint abatement programs at City Hall and the Public Library.</li> <li>• Provide information on local lead-based paint abatement programs on the City website.</li> </ul> <p><i>Responsibility: Community Development Dept, Redevelopment Agency</i></p> <p><i>Funding Source: Staff time</i></p> <p><i>Timeframe: Ongoing</i></p>		
<b>Funding sources &amp; funding amount (2007-2014):</b>		
<b>Number of units assisted (2007-2014):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<p><b>Has the program been successful?</b></p> <p><input checked="" type="checkbox"/> Successful</p> <p><input type="checkbox"/> Unsuccessful</p> <p><input type="checkbox"/> Moderate success</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> <li>• Information provided to public on City website and handouts at Planning counter.</li> <li>• Not sufficient information to tell whether the program is successful.</li> </ul>	
<b>Do you recommend continuing the program?</b>	<p><input checked="" type="checkbox"/> Keep Program</p> <p><input type="checkbox"/> Eliminate Program</p> <p><input type="checkbox"/> Modify Program</p>	<p><i>How would you change the program to make it more successful? <b>Create a one-page informational flyer to distribute to all planning and building applicants.</b></i></p>

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<p><b>Program 1-K: Ensure renovations are compatible with neighborhood character. Maintain design standards to ensure that residential additions and renovations are compatible with overall neighborhood character. (See Program 2-F regarding new housing development.)</b></p> <p>Actions:</p> <ul style="list-style-type: none"> <li>• Review and update the Zoning Ordinance to ensure that design standards applicable to residential additions and renovations are based on the new Residential Design Guidelines being developed in 2009.</li> <li>• Require applications for residential additions and renovations to comply with all standards set forth in the Residential Design Guidelines.</li> <li>• Prepare informational handouts on the Residential Design Guidelines.</li> <li>• Update the City website to reflect and make available the new Residential Design Guidelines.</li> <li>• Amend Guidelines as necessary to ensure they clearly reflect neighborhood character goals.</li> </ul> <p><i>Responsibility: Community Development Dept, Planning Commission</i></p> <p><i>Funding Source: Staff time</i></p> <p><i>Timeframe: Within 1 year after adoption of the Housing Element</i></p>		
<b>Funding sources &amp; funding amount (2007-2014):</b>		
<b>Number of units assisted (2007-2014):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<p><b>Has the program been successful?</b></p> <p><input checked="" type="checkbox"/> Successful</p> <p><input type="checkbox"/> Unsuccessful</p> <p><input type="checkbox"/> Moderate success</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> <li>• The City requires residential additions and renovations to comply with the 2009 Residential Design Guidelines, and provides informational handouts at the Planning counter and on the City website.</li> <li>• The City adopted an expedited permit process for rebuilding homes destroyed or damaged in the PG&amp;E fire. Projects where the design is consistent with the Residential Design Guidelines and threshold requirements are not exceeded, can be approved administratively, bypassing the usual architectural review process. Projects that exceed thresholds can be approved by the architectural review committee, but do not require Planning Commission approval.</li> </ul>	
<b>Do you recommend continuing the program?</b>	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful? .</i>

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<b>GOAL 2: Accommodate regional housing needs through a community-wide variety of residential uses by size, type, tenure, affordability, and location. (GC 65583(c)(1))</b>		
<b><i>Program 2-A: Update the Zoning Ordinance to be consistent with the new General Plan. Revise the Zoning Ordinance to reflect the San Bruno 2025 General Plan, including land use designations allowing mixed-use development.</i></b>		
Actions:		
<ul style="list-style-type: none"> <li>• Update the Zoning Ordinance to create Transit Oriented Development and Multi Use–Residential Focus zoning districts that promote high-intensity mixed-use development, including retail, office, services, and housing. Limit retail development along El Camino Real to those sites north of Crystal Springs Road, thus reinforcing the existing retail activity in Downtown.</li> <li>• Update the Zoning Map to match the designations indicated in General Plan.</li> <li>• In the interim before the Zoning Ordinance is updated, encourage and facilitate approval of projects that adhere to the new General Plan land uses and densities/intensities.</li> </ul>		
<i>Responsibility: Community Development Dept</i>		
<i>Funding Source: Staff time</i>		
<i>Timeframe: Within 1 year after adoption of the Housing Element</i>		
<b>Funding sources &amp; funding amount (2007-2014):</b>	General Fund	
<b>Number of units assisted (2007-2014):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Has the program been successful?</b> <input type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input checked="" type="checkbox"/> Neutral	<i>Why or why not?</i> <ul style="list-style-type: none"> <li>• The zone code update is expected to be completed in 2015.</li> <li>• The updated zoning code will create new Mixed Use and Multi Use–Residential Focus zoning districts that promote high-intensity mixed-use development, including retail, office, services, and housing, consistent with the 2009 General Plan and 2013 TCP.</li> <li>• Prior to adoption of the zoning update, the City is encouraging applicants to follow the new General Plan land uses and densities/intensities.</li> <li>• Recovery and rebuilding efforts resulting from the 2010 PG&amp;E explosion and fire in 2010 has diverted resources away from the zoning code update, which is still in progress with completion expected by the end of 2014.</li> </ul>	
<b>Do you recommend continuing the program?</b>	<input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful? <b>Revise program to require zone change to meet adequate sites for RHNA.</b></i>

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**Program 2-B: Complete Downtown and Transit Corridors Plan. Complete and adopt a Downtown and Transit Corridors Plan with the goal, amongst others, of increasing residential options in Downtown and transit corridors of El Camino Real and San Bruno Avenue in the vicinity of the future Caltrain Station.**

Actions:

- Consider how best to promote new or different housing products or arrangements (e.g., shared housing, cube housing, co-housing, etc.) that better meet current housing needs, and work these concepts into the Transit Corridors Plan.
- Incorporate development standards and design guidelines for residential uses in second stories over commercial uses on sites with Central Business District (San Mateo Avenue) and Transit Oriented Development designations in the General Plan.
- Structure the Downtown and Transit Corridors Plan to foster streamlined project review and approval processes, especially for projects that contain housing. The Downtown and Transit Corridors Plan will define development standards and guidelines in preparation for the Zoning Ordinance Update in order to avoid redundancy and ensure consistency of applicable standards.
- Evaluate increasing the height limit or number of stories above the existing requirements of Ordinance 1284 in certain locations within the transit corridors area, such as in the vicinity of the future Caltrain station. Such a change would be designed to accomplish green building objectives and make mixed-use development and affordable housing more financially feasible. The change would require voter approval in a citywide election. (This change is not required in order to meet the RHNA need for 2007-2014 and is not included in the analysis of opportunity sites.)
- If the Transit Corridors Plan is approved and includes a recommendation to increase height limits, the City proposes to bring the plan before the voters as a ballot measure, as required by Ordinance 1284.

*Responsibility: Community Development Dept, Redevelopment Agency*

*Funding Source: Staff time; RDA tax increment*

*Timeframe: Within 1 year after adoption of the Housing Element*

<b>Funding sources &amp; funding amount (2007-2014):</b>		
<b>Number of units assisted (2007-2014):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Has the program been successful?</b> <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<i>Why or why not?</i> <ul style="list-style-type: none"> <li>• The Transit Corridors Plan (TCP) was adopted by the City Council on February 12, 2013. The TCP encourages housing types that better meet current housing needs (e.g., shared housing, cube housing, co-housing, etc.) and mixed use development with residential over commercial uses.</li> <li>• The TCP will streamline the project review process (including a Program level EIR), and proposes to increased height limits above Ordinance 1284 requirements (requires voter approval in a citywide election)</li> </ul>	
<b>Do you recommend continuing the program?</b>	<input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful? <b>Revise the program to focus on the implementation of the TCP.</b></i>

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<p><b>Program 2-C: Support identified housing opportunities. Work with property owners and the community to support and encourage the redevelopment of identified opportunity sites into mixed uses with affordable housing components.</b></p> <p>Actions:</p> <ul style="list-style-type: none"> <li>• Actively engage the community about options to redevelop the proposed housing opportunity sites listed in Table 4.4-1 and shown in Figure 4.4-1.</li> <li>• Prioritize review of development proposals and permitting procedures for identified housing opportunity sites.</li> </ul> <p><i>Responsibility: Community Development Dept</i></p> <p><i>Funding Source: Staff time</i></p> <p><i>Timeframe: Ongoing</i></p>		
<b>Funding sources &amp; funding amount (2007-2014):</b>		
<b>Number of units assisted (2007-2014):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<p><b>Has the program been successful?</b></p> <p><input checked="" type="checkbox"/> Successful</p> <p><input type="checkbox"/> Unsuccessful</p> <p><input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> <li>• Staff actively engages the community and real estate professionals about options to redevelop housing opportunity sites listed in the Housing Element and the Transit Corridors Plan.</li> <li>• City actively works with property owners to support redevelopment of opportunity sites (vacant downtown Cinema site, Crestmoor Rebuild, and Glenview Terrace).</li> <li>• Although none of these projects include affordable housing on site, the Glenview Terrace project will pay an affordable housing in-lieu fee.</li> </ul>	
<b>Do you recommend continuing the program?</b>	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>

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**Program 2-D: Reuse former school sites. Facilitate the reuse of former school sites to accommodate affordable housing.**

Actions:

- Work with the School District regarding the following reusable school sites (designated low density residential in the General Plan) to encourage the development of a variety of housing types to address the needs of all incomes. Densities shall be compatible with the surrounding uses, consistent with available service capacities and environmental constraints, and in accordance with existing City ordinances:
  - a. Willard Engvall School site
  - b. Crestmoor High School site
  - c. Edgemont School site
- Allow the redevelopment of the Crestmoor site to utilize clustering of new housing units to facilitate the preservation of open space according to General Plan Policy OSR-8 while not reducing the overall number of units achievable on the site.
- Work with the School District to increase access to information on how their low density residential sites may be suitable for affordable housing development.
- Initiate a dialog with affordable housing developers about what kind of partnerships and financial leverage would be necessary to reuse the school sites in a profitable way for the District and the developers.

*Responsibility: Community Development Dept, Redevelopment Agency, San Bruno Park School District, San Mateo Unified High School District*

*Funding Source: Staff time*

*Timeframe: Initiate actions within 2 years after adoption of the Housing Element*

<b>Funding sources &amp; funding amount (2007-2014):</b>		
<b>Number of units assisted (2007-2014):</b>	Total: NA;	Moderate:        ;        Low:        ;        Very-Low:
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA;	Moderate:        ;        Low:        ;        Very-Low:
<b>Has the program been successful?</b> <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<i>Why or why not?</i> <ul style="list-style-type: none"> <li>• The San Mateo County High School District is considering options for reuse of the former Crestmoor High School site. The City will work with the District to encourage development of a variety of housing types to address the needs of all incomes while preserving open space and recreational facilities.</li> <li>• The San Bruno Park School District closed the Crestmoor Elementary School in 2013. The City will monitor the school district plans for the site.</li> <li>• The City is also keeping track of the former Willard Engvall and Edgemont School sites.</li> <li>• City maintains communication with school districts.</li> <li>• The Community college district is considering plans for development of teacher housing at Skyline College</li> </ul>	
<b>Do you recommend continuing the program?</b>	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>

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<p><b>Program 2-E: Consolidate Lots. Use City funds to facilitate lot consolidation in support of the redevelopment of housing opportunity sites with affordable housing.</b></p> <p>Actions:</p> <ul style="list-style-type: none"> <li>Starting with the Housing Opportunity Sites cited in Program 2-C, work with property owners to facilitate consolidation of adjacent parcels.</li> <li>Leverage a portion of Redevelopment tax increment funds to help to assemble/consolidate small parcels to create sites large enough for feasible affordable housing development.</li> <li>Ensure that the Zoning Ordinance Update implements the General Plan density and intensity standards (General Plan Table 2-1) which allow mixed use development density/intensity to increase with the size of the development site.</li> </ul> <p><i>Responsibility: Community Development Dept</i>  <i>Funding Source: Staff time; Redevelopment tax increment funds</i>  <i>Timeframe: Within 2 years after adoption of the Housing Element</i></p>		
<b>Funding sources &amp; funding amount (2007-2014):</b>		
<b>Number of units assisted (2007-2014):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<p><b>Has the program been successful?</b></p> <p><input checked="" type="checkbox"/> Successful  <input type="checkbox"/> Unsuccessful  <input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> <li>The City works with property owners and developers to encourage parcel consolidation to facilitate affordable housing development, with a focus on the Housing Opportunity Sites in Program 2-C.</li> <li>The Zoning Update, currently in progress, and Transit Corridors Plan will implement the General Plan the policy to allow development density to increase with the size of the development site. Sites less 20,000 square foot are limited to 2.0 FAR, no FAR limit for sites 20,000 square foot and greater.</li> <li>The loss of redevelopment means the City can no longer use tax increment funds for land assembly.</li> </ul>	
<b>Do you recommend continuing the program?</b>	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>

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**Program 2-F: Ensure compatibility of new housing with neighborhood character. Use Residential Design Guidelines to ensure that new housing development proposals are compatible with existing neighborhood character. (See Program 1-K regarding additions and renovations to existing homes.)**

Actions:

- Require applications for new single-family housing to comply with the standards set forth in the Residential Design Guidelines to ensure that the design, scale, and buffering retains existing neighborhood character.
- Require applications for new multi-family residential and mixed-use development in General Plan-designated TOD and CBD areas to comply with the standards set forth in the Downtown and Transit Corridors Plan.
- Develop design standards during the Zoning Ordinance update for new multi-family residential projects in R-3, R-4, and new General Plan multi-use residential focus districts, to ensure compatibility of design and scale with surrounding uses.
- Use the new development standards and processing procedures within the Residential Design Guidelines to increase applicant certainty, and periodically evaluate the implementation of the guidelines to ensure they do not unduly constrain residential development.

*Responsibility: Community Development Dept*

*Funding Source: Staff time*

*Timeframe: Ongoing, within one year after adoption of the Housing Element*

<b>Funding sources &amp; funding amount (2007-2014):</b>	NA	
<b>Number of units assisted (2007-2014):</b>	Total: NA; Moderate: ; Low: ; Very-Low:	
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA; Moderate: ; Low: ; Very-Low:	
<b>Has the program been successful?</b> <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<i>Why or why not?</i> <ul style="list-style-type: none"> <li>• The City requires applications for new single-family housing to comply with the Residential Design Guidelines to ensure that the design, scale, and buffering retains existing neighborhood character.</li> <li>• Residential Design Guidelines have been successfully used in evaluating all residential projects, such as the Cedar Mills development.</li> <li>• TCP Design Guidelines will be used to evaluate development in the TCP area.</li> <li>• The Zoning Code Update will establish development standards and design guidelines for new multi-family residential and mixed-use development to ensure compatibility of design and scale with surrounding uses, as recommended in the TCP.</li> </ul>	
<b>Do you recommend continuing the program?</b>	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful? <b>Include TCP design guidelines</b></i>

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<p><b>Program 2-G: Provide senior housing for a range of income levels. Identify opportunities for the creation of affordable units for seniors who do not qualify for deed-restricted units due to equity in their current homes.</b></p> <p>Actions:</p> <ul style="list-style-type: none"> <li>• Encourage the development of small rental and for-sale units close to transit and services, which would appeal and be affordable to seniors on fixed incomes.</li> <li>• Encourage developers to incorporate universal design and ADA accessibility characteristics in all new units, making them more attractive for purchase or rental by seniors.</li> <li>• Encourage developers to market “senior” units mixed with family units.</li> <li>• Work with the Senior Center, AARP, and others to educate seniors about affordable housing options as they become available.</li> </ul> <p><i>Responsibility: Community Development Dept</i> <i>Funding Source: Staff time</i> <i>Timeframe: Ongoing</i></p>		
<b>Funding sources &amp; funding amount (2007-2014):</b>	NA	
<b>Number of units assisted (2007-2014):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<p><b>Has the program been successful?</b></p> <p><input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> <li>• The TCP encourages development of small rental and for-sale units close to transit and services, which would appeal to and be affordable to seniors on fixed incomes.</li> <li>• TCP removes density limits and encourages a range of unit sizes, including small units.</li> <li>• 228 affordable senior apartments developed at the Village at the Crossing</li> </ul>	
<b>Do you recommend continuing the program?</b>	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>

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<p><b>Program 2-H: Encourage moderate-income for-sale housing. Encourage moderate-income for-sale housing within the Multi Use-Residential Focus area along El Camino Real.</b></p> <p>Actions:</p> <ul style="list-style-type: none"> <li>• Notify the development community about the City's desire for more moderately-priced for-sale housing along the transit corridors, potentially in the form of multi-family condominiums.</li> <li>• During project review, discuss with developers options for using density bonuses and smaller unit sizes to increase affordability while maintaining building quality and amenities.</li> <li>• Consider reduction of parking requirements as outlined in program 3-I.</li> </ul> <p><i>Responsibility: Community Development Dept</i>  <i>Funding Source: Staff time</i>  <i>Timeframe: Ongoing</i></p>		
<b>Funding sources &amp; funding amount (2007-2014):</b>		
<b>Number of units assisted (2007-2014):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<p><b>Has the program been successful?</b></p> <p><input checked="" type="checkbox"/> Successful  <input type="checkbox"/> Unsuccessful  <input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> <li>• City staff informs developers about the need for moderately-priced for-sale housing along the transit corridors, potentially in the form of multi-family condominiums, including options for using density bonuses and smaller unit sizes to increase affordability.</li> <li>• Zoning for mixed use and residential along the transit corridors not yet in place. Zone code update in progress.</li> <li>• The City evaluates projects based on adopted General Plan policies.</li> </ul>	
<b>Do you recommend continuing the program?</b>	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>

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<p><b>Program 2-1: Provide affordable housing education. Develop and implement an ongoing voter education program to inform residents of the need for affordable housing and ways the electorate can support its development.</b></p> <p>Actions:</p> <ul style="list-style-type: none"> <li>• Develop a voter education program addressing provision of affordable housing. Potential media to be used include newspaper articles, bulletins and informational handouts, cable television, community workshops, the Focus newsletter, and the City website.</li> <li>• In the voter education program, identify the successful production of affordable housing on The Crossing site (U.S. Navy Western Division Site) using voter-approved increased building heights.</li> </ul> <p><i>Responsibility: Community Development Dept</i></p> <p><i>Funding Source: Staff time</i></p> <p><i>Timeframe: Within 2 years after adoption of the Housing Element</i></p>		
<b>Funding sources &amp; funding amount (2007-2014):</b>		
<b>Number of units assisted (2007-2014):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<p><b>Has the program been successful?</b></p> <p><input checked="" type="checkbox"/> Successful</p> <p><input type="checkbox"/> Unsuccessful</p> <p><input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> <li>• City staff educates the public about the need for affordable housing using a variety of means, including community workshops during the development of the Transit Corridors Plan, articles in the City's Focus Newsletter and the City website.</li> <li>• City is conducting voter education for the proposed ballot measure to amend Ordinance 1284 to fully implement the TCP, potentially in November 2014. This will include education on the need for affordable housing.</li> </ul>	
<b>Do you recommend continuing the program?</b>	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>

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<p><b>Program 2-J: Conduct annual performance evaluations and ensure consistency with the General Plan.</b>                  During annual review of the General Plan, monitor, evaluate, and document housing program performance and consistency with General Plan goals and policies.</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>• Annually review and evaluate implementation of housing programs. This can be facilitated through the draft annual performance report provided by the California Department of Housing and Community Development.</li> <li>• Use the annual review as an opportunity to meet with Code Enforcement staff to discuss the overall condition of the housing stock and any particular concerns that may arise.</li> <li>• If an inconsistency is identified between a General Plan policy or goal and a Housing Element program or action, City Staff will prepare and propose a prioritized list of possible remedies to the Planning Commission for consideration. If City Council action is necessary, they will be notified of Planning Commission and Staff recommendations prior to taking action.</li> </ul> <p><i>Responsibility: Community Development Dept</i>  <i>Funding Source: Staff time</i>  <i>Timeframe: Ongoing</i></p>		
<b>Funding sources &amp; funding amount (2007-2014):</b>		
<b>Number of units assisted (2007-2014):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<p><b>Has the program been successful?</b></p> <p><input checked="" type="checkbox"/> Successful  <input type="checkbox"/> Unsuccessful  <input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> <li>• The City annually prepares the Housing Element Annual Progress Report to evaluate and document housing program performance. Community Development Department staff meet regularly to discuss housing issues.</li> </ul>	
<b>Do you recommend continuing the program?</b>	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>

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<b>GOAL 3: Expand the variety of construction and financing techniques available to achieve new affordable housing and maintain it over time. (GC 65583(c)(2))</b>		
<p><b>Program 3-A: Publicize affordable housing financing strategies.</b> Publicize the various financing strategies for development and expansion of affordable housing.</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>• Study and publicize available financing strategies (see descriptions in policies below) for the development of new affordable housing. Inform property-owners and local non-profit and institutional groups of available resources through brochures, flyers in utility billings, cable TV, newspapers, and the City's Focus newsletter.</li> </ul> <p><i>Responsibility: Community Development Dept, Redevelopment Agency</i></p> <p><i>Funding Source: Staff time</i></p> <p><i>Timeframe: Ongoing</i></p>		
<b>Funding sources &amp; funding amount (2007-2014):</b>		
<b>Number of units assisted (2007-2014):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Has the program been successful?</b> <input type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input checked="" type="checkbox"/> Neutral	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> <li>• City staff keep up with available financing strategies for the development of new affordable housing, and discuss with property-owners, and for-profit and non-profit developers.</li> </ul>	
<b>Do you recommend continuing the program?</b>	<input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	<p><i>How would you change the program to make it more successful? <b>Include information regarding availability of BMR in-lieu fee funds</b></i></p>

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<p><b>Program 3-B: Support the Housing Choices Voucher Program.</b> Continue to participate in San Mateo County Housing Authority's Housing Choices Voucher program (formerly Section 8).</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>• Encourage new housing developers to participate in the Housing Choices Voucher program during preparation of future development agreements/affordable housing programs.</li> <li>• Promote this program as a way of providing a mix of affordable and market rate units.</li> <li>• Publicize availability of this program to residents.</li> <li>• 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.</li> </ul> <p><i>Responsibility: Community Development Dept, Redevelopment Agency</i></p> <p><i>Funding Source: Staff time</i></p> <p><i>Timeframe: Ongoing</i></p>		
<b>Funding sources &amp; funding amount (2007-2014):</b>		
<b>Number of units assisted (2007-2014):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<p><b>Has the program been successful?</b></p> <p><input type="checkbox"/> Successful</p> <p><input type="checkbox"/> Unsuccessful</p> <p><input checked="" type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> <li>• City staff encourages housing developers to consider the Housing Choices Voucher program. The lottery for new applicants has not been open since 2008.</li> <li>• Section 8 waiting list was closed for years.</li> </ul>	
<b>Do you recommend continuing the program?</b>	<p><input checked="" type="checkbox"/> Keep Program</p> <p><input type="checkbox"/> Eliminate Program</p> <p><input type="checkbox"/> Modify Program</p>	<p><i>How would you change the program to make it more successful?</i></p> <ul style="list-style-type: none"> <li>• <b>Revise to address the S-8 Moving-To-Work program</b></li> <li>• <b>Provide information on City website and links to County Housing Authority website</b></li> </ul>

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<p><b>Program 3-C: Monitor compliance with financing terms.</b> Ensure that units built with long-term affordability requirements are actually occupied by lower-income households. (See also Program 5-E)</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>Maintain a list of developments with affordability covenants and check compliance with the agreement annually in conjunction with General Plan and Housing Element progress review.</li> </ul> <p><i>Responsibility: Community Development Dept, Redevelopment Agency</i></p> <p><i>Funding Source: Staff time</i></p> <p><i>Timeframe: Ongoing</i></p>		
<p><b>Funding sources &amp; funding amount (2007-2014):</b></p>	<ul style="list-style-type: none"> <li>Two projects- Avalon Bay (formerly Archstone) and The Village, both at the Crossing</li> <li>Housing Successor Agency to the San Bruno Redevelopment Agency</li> </ul>	
<p><b>Number of units assisted (2007-2014):</b></p>	<p>Total: NA;      Moderate:      ;      Low:      ;      Very-Low:</p>	
<p><b>Quantified objective for # of units to assist (2015-2023):</b></p>	<p>Total: NA;      Moderate:      ;      Low:      ;      Very-Low:</p>	
<p><b>Has the program been successful?</b></p> <p><input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> <li>325 affordable units are located within three multifamily residential developments at The Crossing. Each has an Affordable Housing Agreement that require annual certificates of program compliance. Staff monitors compliance on an ongoing basis and reviews the annual certificates of reviewed.</li> <li>The City maintains a list of developments with affordability covenants.</li> </ul>	
<p><b>Do you recommend continuing the program?</b></p> <p><input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program</p>	<p><i>How would you change the program to make it more successful?</i></p>	

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<p><b>Program 3-D: Preserve affordable units at Pacific Bay Vistas (formerly TreeTops).</b> The City will strive to preserve the original 62 very-low and low-income assisted housing units at Pacific Bay Vistas Apartments to ensure the full term of the deed restriction is met, regardless of delays in the redevelopment of the site.</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>• Uphold the existing requirement for preservation of the original 62 assisted housing units (Section 8 Housing Choices Voucher program) through 2017.</li> <li>• Negotiate an extension of the expiration date again if the redevelopment is further delayed, to ensure that the full term of the deed restriction is realized.</li> <li>• If the redevelopment provides more units than the original TreeTops development, express preference that the owner extend the original affordable units to match the later expiration dates of any new affordable units that are constructed as part of the default inclusionary requirement for new construction.</li> </ul> <p><i>Responsibility: Community Development Dept</i></p> <p><i>Funding Source: Staff time; density bonus (to increase financial feasibility of redevelopment)</i></p> <p><i>Timeframe: Ongoing</i></p>		
<b>Funding sources &amp; funding amount (2007-2014):</b>		
<b>Number of units assisted (2007-2014):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<p><b>Has the program been successful?</b></p> <p><input type="checkbox"/> Successful</p> <p><input checked="" type="checkbox"/> Unsuccessful</p> <p><input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> <li>• In response to real estate market conditions, the developer, AIMCO, applied for a modified project to allow a renovation alternative for the existing 308 apartment units, which was approved in June 2010. The affordability requirement was a condition of the original financing (1986) for the project. The developer paid off the original loan, which ended the affordability requirement. The renovation project began construction in December 2011, and the project will include no affordable units.</li> <li>• The 308-unit Treetops apartment complex was vacated in 2005 due to severe mold problems and remained vacant until 2013. Treetops included 62 below market rate units. The affordability term was 30 years, but the loan terms allowed the developer to terminate the affordability covenant upon refinancing.</li> <li>• An application to demolish the vacant complex and replace with a 510 unit project was approved in 2008. That approval required maintaining the 62 units through December 31, 2017. However, the developer could not obtain financing during the economic recession.</li> <li>• The developer, AIMCO, decided to renovate the existing complex, which was completed and occupied in 2013. The developer refinanced the project and removed the affordability obligation.</li> </ul>	
<b>Do you recommend continuing the program?</b>	<input type="checkbox"/> Keep Program <input checked="" type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<p><i>How would you change the program to make it more successful? <b>Developer refinanced and eliminated affordable units per financing agreement.</b></i></p>

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<p><b>Program 3-E: Promote the Mortgage Credit Certificate Program.</b> The City will continue to participate in and promote San Mateo County's Mortgage Credit Certificate (MCC) program for first-time homebuyers.</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>• Continue to advertise the availability of the program through informational handouts available at City Hall, the Public Library, and the Senior Center and through the City website.</li> <li>• Continue to encourage and promote seminars by local Realtors to inform first-time homebuyers of financing options. Informational seminars are also offered by the California Dream Alliance (a non-profit organization) in English and Spanish.</li> </ul> <p><i>Responsibility: Community Development Dept, Redevelopment Agency</i>  <i>Funding Source: Staff time; Mortgage Credit Certificate Program</i>  <i>Timeframe: Ongoing</i></p>		
<b>Funding sources &amp; funding amount (2007-2014):</b>		
<b>Number of units assisted (2007-2014):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<p><b>Has the program been successful?</b></p> <p><input type="checkbox"/> Successful  <input type="checkbox"/> Unsuccessful  <input checked="" type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> <li>• The availability of MCCs is contingent on the funding availability, which varies from year to year.</li> <li>• The City received no applications for MCCs during the Housing Element cycle.</li> </ul>	
<p><b>Do you recommend continuing the program?</b></p> <p><input type="checkbox"/> Keep Program  <input type="checkbox"/> Eliminate Program  <input checked="" type="checkbox"/> Modify Program</p>	<p><i>How would you change the program to make it more successful?</i></p>	

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<p><b>Program 3-F: Facilitate reasonable accommodations.</b> Facilitate the development, maintenance and improvement of housing for persons with disabilities by establishing a procedure that would reduce processing time for reasonable accommodation requests.</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>• The City will adopt a written reasonable accommodations procedure into the Zoning Ordinance to provide exception in zoning and land use for housing for persons with disabilities. This procedure will be a ministerial process, with minimal or no processing fee, subject to approval by the Community Development Director who would apply the following decision-making criteria: <ul style="list-style-type: none"> <li>(a) The request for reasonable accommodation will be used by an individual with a Disability protected under fair housing laws.</li> <li>(b) The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws.</li> <li>(c) The requested accommodation would not impose an undue financial or administrative burden on the City.</li> <li>(d) The requested accommodation would not require a fundamental alteration in the nature of the City's land-use and zoning program.</li> </ul> </li> </ul> <p><i>Responsibility: Community Development Dept</i></p> <p><i>Funding Source: Staff time</i></p> <p><i>Timeframe: Within one year after adoption of the Housing Element</i></p>		
<b>Funding sources &amp; funding amount (2007-2014):</b>	•	
<b>Number of units assisted (2007-2014):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<p><b>Has the program been successful?</b></p> <p><input checked="" type="checkbox"/> Successful  <input type="checkbox"/> Unsuccessful  <input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> <li>• City adopted (September 9, 2014) a Reasonable Accommodates program in the zoning code, based on fair housing laws.</li> </ul>	
<b>Do you recommend continuing the program?</b>	<input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	<p><i>How would you change the program to make it more successful? <b>Revise to emphasize implementation of the program.</b></i></p>

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<p><b>Program 3-G: Accommodate manufactured housing.</b> Continue to permit manufactured housing in single family zones.</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>• Permit manufactured housing on permanent foundation systems in all single family zones, provided that the unit is no more than ten years old on the date of application and meets federal and local standards specified in Government Code Section 65852.3.</li> <li>• Require applications for new manufactured housing to comply with standards set forth in the new Residential Design Guidelines.</li> <li>• Ensure that no special restrictions on manufactured housing are included in the Zoning Ordinance Update or the Residential Design Guidelines beyond those that apply to regular single family construction.</li> </ul> <p><i>Responsibility: Community Development Dept</i></p> <p><i>Funding Source: Staff time</i></p> <p><i>Timeframe: Within 1 year after adoption of the Housing Element</i></p>	
<b>Funding sources &amp; funding amount (2007-2014):</b>	
<b>Number of units assisted (2007-2014):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:
<p><b>Has the program been successful?</b></p> <p><input checked="" type="checkbox"/> Successful  <input type="checkbox"/> Unsuccessful  <input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> <li>• The City allows manufactured housing on permanent foundation systems in all single family zones provided that applications comply with the Residential Design Guidelines. No special restrictions on manufactured housing are included in the Zoning Update beyond those that apply to regular single family construction.</li> <li>• No manufactured homes produced during Housing Element cycle.</li> </ul>
<b>Do you recommend continuing the program?</b>	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input checked="" type="checkbox"/> Keep Program  <input type="checkbox"/> Eliminate Program  <input type="checkbox"/> Modify Program         </div> <div style="width: 50%; font-style: italic;"> <p><i>How would you change the program to make it more successful?</i></p> </div> </div>

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<p><b>Program 3-H: Permit child care by right in residential areas.</b> Ensure that land use regulations consistently allow childcare services by right in all residential zones in accordance with State law.</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>• In accordance with San Bruno 2025 General Plan Policy LUD-10 and the California Child Day Care Act, revise the Zoning Ordinance as necessary to ensure consistent and streamlined definitions of small and large child care facilities.</li> </ul> <p><i>Responsibility: Community Development Dept</i></p> <p><i>Funding Source: Staff time</i></p> <p><i>Timeframe: Within 1 year after adoption of the Housing Element</i></p>		
<b>Funding sources &amp; funding amount (2007-2014):</b>		
<b>Number of units assisted (2007-2014):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<p><b>Has the program been successful?</b></p> <p><input checked="" type="checkbox"/> Successful</p> <p><input type="checkbox"/> Unsuccessful</p> <p><input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> <li>• Child care is a permitted use in residential zones. City will clarify definitions of small and large child care facilities during the comprehensive zoning code update, currently in progress.</li> <li>• The Zoning Code Update will be consistent with streamlined definitions of small and large child care facilities in accordance with San Bruno 2009 General Plan Policy LUD-10 and the California Child Day Care Act</li> </ul>	
<b>Do you recommend continuing the program?</b>	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>

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**Program 3-I: Reduce parking requirements.** Reduce parking requirements for new or reuse housing projects along transit corridors and adjacent to transit stations, as well as within the Medium Density (R-3) and High Density (R-4) zones.

**Actions:**

- Consider ways to reduce parking standards for housing near transit and units with residents with reduced automobile use, such as seniors and persons with disabilities, and clarify and implement reduced parking requirements in the Zoning Ordinance Update.
- Update parking standards pursuant to Government Code 65915(p) affordable housing density bonus requirements.
- Consider allowing—but not mandating—“unbundled” parking as part of residential developments (mandating this could create financing issues for purchase of these spaces).
- Consider updating parking standards to allow tandem parking to satisfy the parking requirement for second units by right as suggested by State law (Government Code Section 65852.2(e)). Currently tandem parking is only allowed by securing a parking exception from the Planning Commission.
- Review and consider revising zoning enforcement criteria and procedures to address localized problems with street parking availability due to the use of garages for storage of personal belongings rather than cars.

*Responsibility: Community Development Dept*

*Funding Source: Staff time*

*Timeframe: Within 1 year after adoption of the Housing Element*

<b>Funding sources &amp; funding amount (2007-2014):</b>		
<b>Number of units assisted (2007-2014):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Has the program been successful?</b>  <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<i>Why or why not?</i> <ul style="list-style-type: none"> <li>• The City is considering ways to reduce parking requirements as part of the Zoning Ordinance Update, such as adopting state density bonus law standards, unbundled parking, tandem parking for second units, and enforcement for homeowners that use garage space for storage.</li> <li>• City adopted the Transit Corridors Plan in 2013, which recommends reduced parking requirements including tandem and shared parking arrangements for residential uses in the TCP area.</li> <li>• The TCP parking recommendations will be considered for other land uses in the comprehensive zoning code update.</li> <li>• City adopted a density bonus ordinance on September 9, 2014, including density bonus law parking standards.</li> <li>• City is modifying code enforcement program to emphasize community outreach and education before enforcement, including for parking related violations.</li> </ul>	
<b>Do you recommend continuing the program?</b>	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful? <b>Consider TCP parking recommendations in the zoning code update.</b></i>

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<p><b>Program 3-J: Support condominium conversions, cooperatives, and other affordable housing ownership options.</b> Facilitate condominium conversions, limited equity stock cooperatives, and community apartments to ensure affordable ownership choices within the housing supply.</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>• Evaluate each condominium, stock cooperative, and community apartment project on its own merits.</li> <li>• Consistent with the municipal code, continue to ensure residents of existing apartments have the first opportunity to buy their unit in the instance of condominium conversion.</li> <li>• Coordinate with the California Association of Housing Cooperatives (CAHC), a nonprofit organization, about how to market and support cooperatives in San Bruno.</li> </ul> <p><i>Responsibility: Community Development Dept</i></p> <p><i>Funding Source: Staff time</i></p> <p><i>Timeframe: Within 1 year after adoption of the Housing Element</i></p>	
<b>Funding sources &amp; funding amount (2007-2014):</b>	
<b>Number of units assisted (2007-2014):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:
<p><b>Has the program been successful?</b></p> <p><input checked="" type="checkbox"/> Successful  <input type="checkbox"/> Unsuccessful  <input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> <li>• The municipal code requires an apartment owner proposing to convert to condominiums to offer existing tenants the first opportunity to buy their unit.</li> <li>• There were no applications for condominium conversions in 2013.</li> <li>• City has approved one condominium conversion at Park Plaza, providing entry level for-sale housing opportunities.</li> </ul>
<p><b>Do you recommend continuing the program?</b></p> <p><input type="checkbox"/> Keep Program  <input type="checkbox"/> Eliminate Program  <input checked="" type="checkbox"/> Modify Program</p>	<p><i>How would you change the program to make it more successful? <b>Consider modifying program to study requiring condominium conversions to trigger compliance with the City's BMR ordinance.</b></i></p>

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<b>GOAL 4: Achieve energy and environmental conservation in residential design—particularly techniques that would also reduce noise impacts on housing—while maintaining the affordability of housing units. (GC 65583(b)(8))</b>		
<p><b>Program 4-A: Promote energy conservation.</b> Continue to publicize and encourage energy conservation programs, including weatherization programs.</p> <p>Actions:</p> <ul style="list-style-type: none"> <li>• Maintain an updated list of residential energy conservation opportunities, programs, and funding resources. Include information about programs available through PG&amp;E, the State, and the federal government.</li> <li>• Provide available information about energy conservation programs and state and federal grants at City Hall, the Public Library, on the City website, and intermittently in utility billings.</li> <li>• Study new opportunities for providing rebates or incentives for homeowners' investments in energy-saving techniques (upgrading thermostats, insulation, windows, etc.)</li> <li>• Consider structuring incentives as tax credits or improvements funded through voluntary long-term assessment on property tax bills.</li> </ul> <p><i>Responsibility: Community Development Dept</i></p> <p><i>Funding Source: Staff time, Redevelopment Agency funds</i></p> <p><i>Timeframe: Within 2 years after adoption of the Housing Element</i></p>		
<b>Funding sources &amp; funding amount (2007-2014):</b>		
<b>Number of units assisted (2007-2014):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<p><b>Has the program been successful?</b></p> <p><input checked="" type="checkbox"/> Successful  <input type="checkbox"/> Unsuccessful  <input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> <li>• The City adopted the new CalGreen building code at a "Tier 1" level (2011), which promotes higher green building standards. Tier 1 requires new homes to perform 15% more efficient than the standard CalGreen home.</li> <li>• The building division promotes energy conservation programs on its website and through an information brochure.</li> <li>• The City adopted the Rebuild It Green Grant Program to encourage homeowners with homes destroyed or damaged in the Glenview fire to apply for grants up to \$65,000 to rebuild green beyond code requirements. The grant amount was increased by \$10,000 in 2012. Upgrades include insulation with higher heat retention values, window and heating system modifications, and solar photovoltaic for the home's energy or hot water needs.</li> </ul>	
<b>Do you recommend continuing the program?</b>	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>

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<p><b>Program 4-B: Support household and business participation in energy conservation and efficiency programs through PG&amp;E and the State.</b> City Staff will work to promote and support participation energy efficiency and conservation programs described in Chapter 2 in order to help reduce long-term housing costs for residents (including low-income residents), help meet local greenhouse gas reduction targets under AB 32, and increase the sustainability of the local energy supply.</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>• Promote programs through informational brochures made available where all residential building standards guidelines can be found.</li> <li>• Provide links to the programs through the City website.</li> <li>• Work with CHPC to identify households eligible for programs.</li> </ul> <p><i>Responsibility: Community Development Dept</i></p> <p><i>Funding Source: California Public Utilities Commission, PG&amp;E, Staff time</i></p> <p><i>Timeframe: Within one year after adoption of the Housing Element, ongoing</i></p>		
<b>Funding sources &amp; funding amount (2007-2014):</b>		
<b>Number of units assisted (2007-2014):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<p><b>Has the program been successful?</b></p> <p><input checked="" type="checkbox"/> Successful  <input type="checkbox"/> Unsuccessful  <input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> <li>• Energy Upgrade is a statewide program consolidating rebates for homeowners to construct energy efficiency improvements in single-family homes. Through this program PG&amp;E offers two rebates to improve energy efficiency. For San Bruno residents, the City will match PG&amp;E rebates, pay half of the cost of home energy audits, waive all permit fees, and provide a standalone rebate for the installation of solar panels. San Mateo County will also match PG&amp;E's rebates. San Bruno residents are eligible to receive a maximum of \$12,000 in rebates for energy efficiency upgrades.</li> </ul>	
<b>Do you recommend continuing the program?</b>	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>

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<p><b>Program 4-C: Facilitate noise insulation retrofits.</b> Continue to pursue funding for noise insulation from the San Francisco International Airport and educate residents about program benefits.</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>• Continue to seek funds through the Federal Aviation Administration's Aircraft Noise Insulation Program.</li> <li>• Facilitate the upgrading of 154 existing homes in San Bruno that still qualify for aircraft noise insulation retrofits.</li> <li>• Educate targeted homeowners on the benefits of participation in the program.</li> <li>• Provide technical assistance necessary to help qualifying homeowners apply for the funding and implement the insulation retrofits.</li> <li>• Encourage adoption of noise insulation standards by San Francisco International Airport to mitigate impacts from airplane backblast, and expand the CNEL threshold level for insulation from 65 CNEL to 60 CNEL.</li> </ul> <p><i>Responsibility: Community Development Dept</i></p> <p><i>Funding Source: Federal Aviation Administration's Aircraft Noise Insulation Program</i></p> <p><i>Timeframe: Within 4 years after adoption of the Housing Element, ongoing</i></p>		
<b>Funding sources &amp; funding amount (2007-2014):</b>		
<b>Number of units assisted (2007-2014):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<p><b>Has the program been successful?</b></p> <p><input checked="" type="checkbox"/> Successful  <input type="checkbox"/> Unsuccessful  <input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> <li>• The City reviews the plans and issues permits for houses that participated in the Aircraft Noise Insulation Program sponsored by the San Francisco International Airport (SFO). SFO is reaching out to homeowners that purchased homes in the qualifying FAA noise contour where the previous property owner declined to participate. There are 47 potential properties that are eligible under the current criteria and 35 have participated in the program.</li> <li>• The City works with the SFO to encourage adoption of noise insulation standards to mitigate impacts from airplane backblast, and expand the CNEL threshold level for insulation from 65 CNEL to 60 CNEL.</li> </ul>	
<b>Do you recommend continuing the program?</b>	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>

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<p><b>Program 4-D: Ensure adequate water and sewer service and reduce water waste.</b> Work with the San Francisco Public Utilities Commission (SFPUC) and local departments to ensure that there are adequate water and sewer services for new development, affordable housing receives priority for these services, and new development uses best management practices to reduce water waste.</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>• Deliver a copy of the adopted Housing Element to the SFPUC and the Public Works Department's water and waste water divisions within one month after adoption.</li> <li>• Adopt procedures to ensure that affordable housing developments are granted priority for service allocations.</li> <li>• In accordance with General Plan policies ERC-19 through ERC-24 and PFS-19, work with developers and residents on an on-going basis to minimize the surface water run-off and pollution, increase water conservation during construction and operation phases of new residential development, and make recycled water available for appropriate uses.</li> </ul> <p><i>Responsibility: Community Development Dept; Public Works</i></p> <p><i>Funding Sources: Staff time</i></p> <p><i>Timeframe: Within 1 month to 1 year after adoption of the Housing Element; ongoing</i></p>		
<b>Funding sources &amp; funding amount (2007-2014):</b>		
<b>Number of units assisted (2007-2014):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<p><b>Has the program been successful?</b></p> <p><input checked="" type="checkbox"/> Successful  <input type="checkbox"/> Unsuccessful  <input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> <li>• San Bruno's Water System Master Plan (2013) and Urban Water Management Plan take into account buildout of the Housing Element, General Plan, Housing and the Transit Corridors Plan, identifying adequate water capacity to supply the demand for projected buildout.</li> <li>• The City performed water and sewer improvement projects serving residential land uses, including- design of new pump station, replacement of 2 water tanks, water mains, and a new water well, coordination with SFPUC and BAWSCA, design of sewer distribution system improvements and main relocation, and coordination with South San Francisco to maintain the waste water treatment plant.</li> <li>• The Housing Element was submitted to the SFPUC.</li> <li>• The TCP EIR and Water Supply Assessment analyzed availability of water for residential development. The TCP includes standards and guidelines to minimize surface water run-off and pollution, increase water conservation during construction and operation phases of new residential development, and make recycled water available for appropriate uses.</li> </ul>	
<b>Do you recommend continuing the program?</b>	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>

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<p><b>Program 4-E: Encourage drought-resistant landscaping.</b> Implement water conservation and drought-resistant landscaping guidelines and standards.</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>• Adopt standards for water conservation and drought-resistant landscaping as part of the zoning code update.</li> <li>• 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.</li> <li>• Provide informational brochures about drought-resistant and low-water landscaping options in the same locations where residential building standards guidelines can be found.</li> </ul> <p><i>Responsibility: Community Development Dept, Parks Dept</i></p> <p><i>Funding Source: Staff time</i></p> <p><i>Timeframe: Within 1 year after adoption of the Housing Element; ongoing</i></p>		
<b>Funding sources &amp; funding amount (2007-2014):</b>		
<b>Number of units assisted (2007-2014):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<p><b>Has the program been successful?</b></p> <p><input checked="" type="checkbox"/> Successful  <input type="checkbox"/> Unsuccessful  <input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> <li>• The Sustainability Audit for the Zoning Code Update recommends standards for water conservation and drought-resistant landscaping.</li> <li>• The City reviews each application for residential landscape plans for consistency with the City's Water Efficiency, Landscape and Irrigation Guidelines and Municipal Code Section 10.16, Water Conservation.</li> </ul>	
<b>Do you recommend continuing the program?</b>	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>

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<b>GOAL 5: Ensure the continued availability of affordable housing for very-low, low-, and moderate-income households, seniors, persons with disabilities, single-parent households, large families, and other special needs groups. (GC 65583(c)(5))</b>		
<p><b>Program 5-A: Support the Below Market Rate Housing Ordinance.</b> Through education and enforcement of the Below Market Rate Housing Ordinance (adopted 2008), provide guidelines for developers to comply with the City's inclusionary housing requirements.</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>In accordance with the BMR Ordinance, require new residential developments with 10 or more housing units to provide a minimum of 15 percent of total housing units affordable to very-low, low-, and moderate-income households through construction, donation of land, and/or payment of in-lieu fees.</li> <li>In accordance with the BMR Ordinance, require maintenance of subsidized housing units as affordable to very-low, low-, and moderate-income households for a period of at least 55 years from date of occupancy for rental units and 45 years for ownership units.</li> </ul> <p><i>Responsibility: Community Development Dept, Redevelopment Agency</i></p> <p><i>Funding Source: Staff time, Redevelopment Agency funds</i></p> <p><i>Timeframe: Ongoing</i></p>		
<b>Funding sources &amp; funding amount (2007-2014):</b>		
<b>Number of units assisted (2007-2014):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Has the program been successful?</b>  <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> <li>Palmer court decision (2009) invalidated the rental inclusionary requirement of San Bruno's BMR ordinance. The City continues to monitor the legal status of the BMR ordinance with respect to challenges.</li> <li>City is working with 21 Elements on the San Mateo County Grand Nexus Study, with the intention of adopting an affordable housing development impact fee and possibly an affordable housing commercial linkage fee.</li> <li>No new affordable housing projects were approved in 2013.</li> <li>The City has collected approximately \$3.5 million in BMR in-lieu fees, which will be used to facilitate development of new affordable housing.</li> </ul>	
<b>Do you recommend continuing the program?</b>  <input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program		<p><i>How would you change the program to make it more successful? <b>Update to include Nexus Study. Consider future changes in law, provide flexibility</b></i></p>

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**Program 5-B: Implement State density bonus regulations.** Offer a density bonus of up to 35 percent and incentives or concessions based on the number of affordable units in the development and a flat density bonus of 20 percent for all senior housing in accordance with State density bonus regulations (Government Code 65915).

**Actions:**

- Include provisions for density bonuses for residential developments in the Zoning Ordinance Update, including defining incentives such as reductions in parking, open space, setbacks, etc.
- Continue to meet State requirements (California Government Code 65915) for provision of density bonuses.
- Promote density bonus opportunities to property owners and developers at the earliest stages in pre-development review and consultation process.
- Ensure that State density bonus parking standards are allowed in qualifying density bonus projects. (See also Program 3-l)

*Responsibility: Community Development Dept*

*Funding Source: Staff time*

*Timeframe: Within one year after adoption of the Housing Element, ongoing*

<b>Funding sources &amp; funding amount (2007-2014):</b>		
<b>Number of units assisted (2007-2014):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Has the program been successful?</b>  <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<i>Why or why not?</i> <ul style="list-style-type: none"> <li>• The City Council adopted a Density Bonus ordinance on September 9, 2014.</li> <li>• The City encourages developers to review density bonus law at the earliest stages in pre-development review and consultation process.</li> </ul>	
<b>Do you recommend continuing the program?</b>	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful? <b>Modify program to focus on implementation.</b></i>

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<p><b>Program 5-C: Provide financial incentives for affordable condominium conversions.</b> Create incentives for condominium conversions that provide affordable housing.</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>• Revise regulations to offer financial incentives for lower-income condominium conversions during the Zoning Ordinance Update.</li> <li>• Offer financial incentives for condominium conversions which include at least 20 percent low- or moderate-income units or at least 15 percent very-low income units.</li> <li>• Distribute information on this program and zoning update through project review processes, as well as through informational brochures at City Hall and the Public Library, and on the City's website.</li> </ul> <p><i>Responsibility: Community Development Dept, Redevelopment Agency</i></p> <p><i>Funding Source: General Fund, Redevelopment Agency funds, fee waivers, staff time</i></p> <p><i>Timeframe: Within 1 year after adoption of the Housing Element</i></p>		
<b>Funding sources &amp; funding amount (2007-2014):</b>		
<b>Number of units assisted (2007-2014):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<p><b>Has the program been successful?</b></p> <p><input checked="" type="checkbox"/> Successful  <input type="checkbox"/> Unsuccessful  <input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> <li>• Consider making condominium conversions subject to the City's existing Below Market Rate Housing Program, which provides for 15 percent of new for-sale units to be affordable to low and moderate income households.</li> <li>• The City processed one conditional use permit application for a condominium conversion in 2009, during the Housing Element cycle at the 48-unit Park Plaza complex. The project included no affordable units because the tentative map had been adopted in 1981.</li> <li>• BMR In-Lieu Fee Fund a possible source of funding for affordable condominium conversions.</li> </ul>	
<b>Do you recommend continuing the program?</b>	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>

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<p><b>Program 5-D: Ensure affordability in the Redevelopment Area.</b> Continue to administer Redevelopment Project Area requirements for development of 15 percent affordable housing.</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>• Ensure affordability requirement is met through routine project review.</li> <li>• Work with developers to accommodate designs that facilitate affordable units.</li> <li>• See programs 2-E, 3-I, 5-G and 5-H for additional actions to facilitate meeting affordability requirements in the Redevelopment Area.</li> </ul> <p><i>Responsibility: Redevelopment Agency</i></p> <p><i>Funding Source: Staff time, Redevelopment Agency funds</i></p> <p><i>Timeframe: Ongoing</i></p>		
<b>Funding sources &amp; funding amount (2007-2014):</b>		
<b>Number of units assisted (2007-2014):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<p><b>Has the program been successful?</b></p> <p><input checked="" type="checkbox"/> Successful</p> <p><input type="checkbox"/> Unsuccessful</p> <p><input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> <li>• The program was successful. The Agency administered Redevelopment affordability requirements until the RDA was dissolved on 1/1/12.</li> <li>• On 1/13/12, the City elected to take on the housing assets and functions previously performed by the RDA.</li> </ul>	
<b>Do you recommend continuing the program?</b>	<input type="checkbox"/> Keep Program <input checked="" type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<p><i>How would you change the program to make it more successful? <b>Eliminate program</b></i></p>

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<p><b>Program 5-E: Provide financial assistance to facilitate affordable housing development.</b> Use the Redevelopment Low- and Moderate-Income Housing Fund to increase, improve, and preserve the community's supply of low- and moderate-income housing in the Redevelopment Area.</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>• Provide financial assistance where necessary and appropriate to facilitate affordable housing development, based on diligent analysis of a project's financial feasibility and desirability.</li> <li>• Prepare an Owner Participation Agreement to ensure that proposed financing resources are dedicated to the construction, rehabilitation, or rental costs of affordable housing projects.</li> <li>• Study the incorporation of monitoring compliance with Owner Participation Agreements within the regular project permitting and approval processes.</li> </ul> <p><i>Responsibility: Community Development Dept, Redevelopment Agency, City Council</i></p> <p><i>Funding Source: Staff time, Redevelopment Low- and Moderate-Income Housing Fund</i></p> <p><i>Timeframe: Ongoing</i></p>	
<b>Funding sources &amp; funding amount (2007-2014):</b>	
<b>Number of units assisted (2007-2014):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:
<p><b>Has the program been successful?</b></p> <p><input type="checkbox"/> Successful</p> <p><input type="checkbox"/> Unsuccessful</p> <p><input checked="" type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> <li>• See Program 5-D for an explanation on the status of the LMIH fund.</li> <li>• The City has a balance of approximately \$3.5 million in the affordable housing in lieu fees. The City reviews requests for financial assistance on a case-by-case basis where necessary and appropriate to facilitate affordable housing development, based on analysis of a project's financial feasibility and desirability.</li> <li>• The City has no remaining LMIH funds following the elimination of the RDA. Tax increment funds continue to provide the annual subsidy for 97 very low income units at the Crossing development.</li> </ul>
<p><b>Do you recommend continuing the program?</b></p> <p><input type="checkbox"/> Keep Program</p> <p><input type="checkbox"/> Eliminate Program</p> <p><input checked="" type="checkbox"/> Modify Program</p>	<p><i>How would you change the program to make it more successful? <b>Revise program by replacing the LMIH Fund with the BMR In-Lieu Fee Fund to support affordable housing.</b></i></p>

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<p><b>Program 5-F: Increase the supply of housing for large families.</b> Encourage diversity in unit size to ensure that 3- and 4-bedroom affordable rental housing units are provided for large families.</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>• Negotiate development of large (3- and 4-bedroom) units in future development agreements.</li> <li>• Exclude senior housing developments from this expectation.</li> </ul> <p><i>Responsibility: Community Development Dept, Planning Commission</i></p> <p><i>Funding Source: Staff time, incentives such as fee waivers, parking reductions, etc.</i></p> <p><i>Timeframe: Ongoing</i></p>		
<b>Funding sources &amp; funding amount (2007-2014):</b>		
<b>Number of units assisted (2007-2014):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<p><b>Has the program been successful?</b></p> <p><input checked="" type="checkbox"/> Successful  <input type="checkbox"/> Unsuccessful  <input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> <li>• The City encourages developers of multifamily affordable housing to incorporate larger units in the building plans.</li> </ul>	
<b>Do you recommend continuing the program?</b>	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>

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<p><b>Program 5-G: Expedite review and waive fees for affordable housing.</b> Continue to expedite review and waive planning and building fees for developers of affordable housing and housing for seniors and persons with disabilities.</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>• Expedite permit review and waive planning, building, and license fees on projects providing housing affordable to very-low, low-, and moderate-income households, seniors, and persons with disabilities.</li> <li>• Negotiate expedited permit review and fee waivers in future development agreements.</li> </ul> <p><i>Responsibility: Community Development Dept, Redevelopment Agency, City Council</i></p> <p><i>Funding Source: Staff time</i></p> <p><i>Timeframe: Ongoing</i></p>		
<b>Funding sources &amp; funding amount (2007-2014):</b>		
<b>Number of units assisted (2007-2014):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<p><b>Has the program been successful?</b></p> <p><input type="checkbox"/> Successful</p> <p><input type="checkbox"/> Unsuccessful</p> <p><input checked="" type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> <li>• City staff works with housing developers to expedite the review of affordable housing projects.</li> <li>• City has a policy to waive building fees related to the percentage of affordable units.</li> </ul>	
<b>Do you recommend continuing the program?</b>	<input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>

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<p><b>Program 5-H: Modify regulations to encourage affordable housing.</b> Modify development regulations in specific zoning districts to encourage housing affordable to very-low, low-, and moderate-income households.</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>• During the Downtown and Transit Corridors Plan process, study the creation and modification of zoning districts appropriate for development of affordable housing, in consideration of the land use definitions set out in the San Bruno 2025 General Plan. Consider how factors such as unit size, building materials, and required amenities affect the cost of units.</li> <li>• Modify development regulations accordingly during the Zoning Ordinance Update.</li> <li>• Encourage the development of small-size housing with small lots, studio apartments, shared housing, and other similar solutions to promote high quality of life in a small space.</li> <li>• See also Program 3-I regarding reducing parking requirements.</li> </ul> <p><i>Responsibility: Community Development Dept</i></p> <p><i>Funding Source: General fund, Staff time</i></p> <p><i>Timeframe: Within 1 year after adoption of the Housing Element, ongoing</i></p>		
<b>Funding sources &amp; funding amount (2007-2014):</b>		
<b>Number of units assisted (2007-2014):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<p><b>Has the program been successful?</b></p> <p><input type="checkbox"/> Successful</p> <p><input type="checkbox"/> Unsuccessful</p> <p><input checked="" type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> <li>• Transit Corridors Plan adopted in February 2013</li> <li>• The Transit Corridors Plan allows higher density multifamily housing development that will encourage affordable housing.</li> </ul>	
<p><b>Do you recommend continuing the program?</b></p> <p><input type="checkbox"/> Keep Program</p> <p><input type="checkbox"/> Eliminate Program</p> <p><input checked="" type="checkbox"/> Modify Program</p>	<p><i>How would you change the program to make it more successful? <b>Focus program on implementation of TCP recommendations.</b></i></p>	

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<p><b>Program 5-1: Facilitate home equity conversions.</b> Continue to make information regarding home equity conversion programs available to elderly homeowners.</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>• Provide information about home equity conversion programs at the Senior Center, Public Library, and on the City's website.</li> <li>• Conduct information sessions upon request.</li> </ul> <p><i>Responsibility: Community Development Dept, Redevelopment Agency</i></p> <p><i>Funding Source: Staff time</i></p> <p><i>Timeframe: Ongoing</i></p>		
<b>Funding sources &amp; funding amount (2007-2014):</b>		
<b>Number of units assisted (2007-2014):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<p><b>Has the program been successful?</b></p> <p><input checked="" type="checkbox"/> Successful  <input type="checkbox"/> Unsuccessful  <input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> <li>• The City continues to provide an annual grant of \$30,000 to HIP Housing which administers a program to educate elderly homeowners about home equity conversion. This amount was previously paid from RDA LMIH funds, and is now funded from the BMR In-Lieu Fee Fund.</li> </ul>	
<b>Do you recommend continuing the program?</b>	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>

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<p><b>Program 5-J: Promote the Second Unit Ordinance.</b> Continue to inform homeowners about the Second Unit Ordinance which permits second units by-right on appropriate residential sites.</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>• Inform property owners of the Second Unit Ordinance through inserts in utility billings.</li> <li>• Encourage second units in new single-family development to accommodate multi-generational and other housing needs.</li> </ul> <p><i>Responsibility: Community Development Dept</i> <i>Funding Source: Staff time</i> <i>Timeframe: Ongoing</i></p>		
<p><b>Funding sources &amp; funding amount (2007-2014):</b></p>		
<p><b>Number of units assisted (2007-2014):</b></p>		
<p>Total: NA;      Moderate:      ;      Low:      ;      Very-Low:</p>		
<p><b>Quantified objective for # of units to assist (2015-2023):</b></p>		
<p>Total: NA;      Moderate:      ;      Low:      ;      Very-Low:</p>		
<p><b>Has the program been successful?</b></p> <p><input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral</p>		
<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> <li>• Planning and Building staff inform homeowners about the second unit ordinance and information is available on the City website.</li> <li>• Certain development regulations contained in Section 12.200 of the Municipal Code constrain creation of new 2<sup>nd</sup> units, new development and expansions that trigger the requirement for a conditional use permit</li> </ul>		
<p><b>Do you recommend continuing the program?</b></p> <p><input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program</p>		
<p><i>How would you change the program to make it more successful? <b>During zoning code update, review development standards to create more opportunity for new 2<sup>nd</sup> units that are compatible with the neighborhood.</b></i></p>		

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<b>GOAL 6: Support the needs of those with extremely-low incomes, including access to counseling, referrals, dispute resolution, supportive housing, and emergency shelter. (GC 65583(c)(5), SB 2)</b>		
<p><b>Program 6-A: Promote fair housing.</b> 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.</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>• Continue to inform Realtors, builders, city staff, and the community at large of the fair housing law and policies, through informational handouts available at City Hall and the Senior Center, and through information about fair housing services on the City's website.</li> <li>• Ensure fair housing laws are adequately reflected in the Zoning Ordinance Update, including additions and revisions to definitions as necessary.</li> </ul> <p><i>Responsibility: Community Development Dept</i></p> <p><i>Funding Source: Staff time</i></p> <p><i>Timeframe: Within one year after adoption of the Housing Element, ongoing</i></p>		
<b>Funding sources &amp; funding amount (2007-2014):</b>		
<b>Number of units assisted (2007-2014):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Has the program been successful?</b>  <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> <li>• The City provides referrals to fair housing services during code enforcement. City will continue to inform realtors, builders, city staff, and the community at large of the fair housing law and policies, through the City website.</li> <li>• The City will provide informational handouts about fair housing services available at City Hall, the Senior Center, and on the City's website.</li> </ul>	
<b>Do you recommend continuing the program?</b>	<input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	<p><i>How would you change the program to make it more successful?    <b>Develop a non-discrimination policy.</b></i></p>

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<p><b>Program 6-B: Support organizations that provide housing services.</b> Cooperate with and support organizations providing housing information, counseling, and referral services, and handling complaints of housing discrimination.</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>• Continue to provide referrals to fair housing services during Code enforcement.</li> <li>• In annual budget deliberations, consider opportunities to provide financial assistance to support various organizations providing housing services for home repair, painting, case management, emergency food and shelter, crisis intervention, and assistance with rent and utility bill payments to low-income homeowners.</li> </ul> <p><i>Responsibility: Community Development Dept (Building Div), Redevelopment Agency, City Council</i></p> <p><i>Funding Source: Staff time, General fund</i></p> <p><i>Timeframe: Ongoing</i></p>		
<b>Funding sources &amp; funding amount (2007-2014):</b>		
<b>Number of units assisted (2007-2014):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<p><b>Has the program been successful?</b></p> <p><input checked="" type="checkbox"/> Successful  <input type="checkbox"/> Unsuccessful  <input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> <li>• City provides \$43,500 in financial assistance annually to support three non-profit housing agencies (HIP Housing, North Peninsula Neighborhood Services Center and Shelter Network). Services include: home repair, painting, case management, emergency food and shelter, crisis intervention, and assistance with rent and utility bill payments to low-income homeowners.</li> </ul>	
<b>Do you recommend continuing the program?</b>	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<p><i>How would you change the program to make it more successful? <b>Continue to provide financial support to these organizations.</b></i></p>

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<p><b>Program 6-C: Support shared housing programs.</b> Continue to support shared housing programs and to promote such programs through the Senior Center and other local agencies.</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>• Continue to support the Housing Investment Partnership (HIP) program, which coordinates shared housing.</li> <li>• Continue to consider appropriation of monies for support of various organizations during annual budget review</li> </ul> <p><i>Responsibility: Community Development Dept, Redevelopment Agency, City Council</i></p> <p><i>Funding Source: Staff time, General fund</i></p> <p><i>Timeframe: Ongoing</i></p>		
<b>Funding sources &amp; funding amount (2007-2014):</b>		
<b>Number of units assisted (2007-2014):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<p><b>Has the program been successful?</b></p> <p><input checked="" type="checkbox"/> Successful  <input type="checkbox"/> Unsuccessful  <input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> <li>• City provides \$30,000 in financial support annually to HIP Housing which coordinates a shared housing program.</li> </ul>	
<b>Do you recommend continuing the program?</b>	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful?</i>

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<p><b>Program 6-D: Accommodate city's share of emergency (homeless) shelter need.</b> Amend the Zoning Ordinance to identify the Transit Oriented Development Area designated under the San Bruno 2025 General Plan as an appropriate zone or zones within which emergency shelters are permitted by right, in accordance with State law.</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>• Ensure the designated area has sufficient and reasonably available acreage (vacant or underutilized) to meet the city's identified need (32 beds) within the planning period, including the potential for reuse or conversion of existing buildings.</li> <li>• Amend the Zoning Ordinance to permit emergency (homeless) shelter facilities by right (that is, as a permitted use, without requiring a conditional use permit) in the TOD zone, subject to reasonable and objective standards permissible by law. Emergency shelters shall be subject to the same development standards as any other use within the TOD zone, except that San Bruno may develop and apply written, objective standards in the Zoning Ordinance in accordance with SB2 that do not impede the City's ability to meet its identified need.</li> <li>• Continue to support the 10-bed shelter run by St. Bruno's Church, and support future faith-based efforts to supply emergency and transitional housing to those in need.</li> </ul> <p><i>Responsibility: Community Development Dept</i></p> <p><i>Funding Source: Staff time</i></p> <p><i>Timeframe: Within one year of adoption of the Housing Element</i></p>		
<b>Funding sources &amp; funding amount (2007-2014):</b>		
<b>Number of units assisted (2007-2014):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA;      Moderate:      ;      Low:      ;      Very-Low:	
<p><b>Has the program been successful?</b></p> <p><input checked="" type="checkbox"/> Successful  <input type="checkbox"/> Unsuccessful  <input type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> <li>• The City is reviewing the zone identified as an appropriate location for emergency shelters (General Plan TOD land use district) as a permitted use, not requiring a conditional use permit to meet the city's identified need (32 beds). The City anticipates adopting a zoning code amendment to allow emergency shelters in 2015..</li> <li>• The City supports the 10-bed shelter run by St. Bruno's Church, and will support future faith-based efforts to supply emergency and transitional housing to those in need.</li> </ul>	
<b>Do you recommend continuing the program?</b>	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	<p><i>How would you change the program to make it more successful? <b>Include an implementation action to implement an emergency shelter ordinance.</b></i></p>

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**Program 6-E: Address identified need for extremely-low income and supportive housing.** Amend the Zoning Ordinance to permit transitional and supportive housing by right in residential zones, work with nonprofit builders who specialize in building housing for extremely-low income households, and facilitate the creation of supportive housing units in accordance with the City's share of countywide need identified in the HOPE Plan.

**Actions:**

- Amend the Zoning Ordinance definition of “Special residential care facilities”—already allowed by right in any residential zone—to include transitional and supportive housing uses, including those designated as SROs. This amendment will ensure that transitional and supportive housing is treated as a residential use of property in accordance with SB2.
- Partner with local or regional agencies and non-profits that specialize in supportive housing development and management to identify opportunities for the development of supportive housing in San Bruno. Supportive housing may be organized as:
  - (a) Apartment or single-room occupancy (SRO) buildings, townhouses, or single-family homes that exclusively house formerly homeless individuals and/or families;
  - (b) Apartment or SRO buildings, or townhouses that mix special-needs housing with general affordable housing;
  - (c) Rent-subsidized apartments leased in the open market; or
  - (d) Long-term set-asides of units within privately-owned buildings.
- Work with partners to identify the range of local resources and assistance needed to facilitate the development of housing for extremely low-income households and to pursue access to specialized funding sources.
- Develop an action plan with partners, which will include assisting with site identification and acquisition, providing local financial resources, streamlining entitlements and providing incentives.

*Responsibility: Community Development Dept*

*Funding Source: Low and Moderate Income Housing Fund, Community Development Block Grant, Redevelopment Agency funds, staff time*

*Timeframe: Within two years after adoption of the Housing Element*

<b>Funding sources &amp; funding amount (2007-2014):</b>		
<b>Number of units assisted (2007-2014):</b>	Total: NA;	Moderate:        ;        Low:        ;        Very-Low:
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total: NA;	Moderate:        ;        Low:        ;        Very-Low:
<b>Has the program been successful?</b> <input checked="" type="checkbox"/> Successful <input type="checkbox"/> Unsuccessful <input type="checkbox"/> Neutral	<i>Why or why not?</i> <ul style="list-style-type: none"> <li>• On September 9, 2014, the City Council adopted a zoning code amendment to modify the definition of “Special residential Care Facilities”, already allowed by right in any residential zone, to include transitional and supportive housing. This ensures that transitional and supportive housing is treated as a residential use of property in accordance with SB2.</li> <li>• The City works with local or regional agencies and non-profits specializing in supportive housing development and management to identify development opportunities for supportive housing in San Bruno.</li> </ul>	
<b>Do you recommend continuing the program?</b>  <input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program	<i>How would you change the program to make it more successful? <b>Complete the emergency shelter ordinance to identify sites for shelters. Focus on program implementation. Consider how SRO housing can be compatible with San Bruno’s residential character.</b></i>	

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<p><b>Program 6-F: Participate in regional coordination on homelessness.</b> Work with other cities, agencies, and the County to address needs of the homeless.</p> <p><b>Actions:</b></p> <ul style="list-style-type: none"> <li>• Assist homeless service providers in seeking CDBG money to support local homeless programs.</li> <li>• Provide technical assistance to emergency and transitional shelter providers by finding appropriate sites within San Bruno and connecting with potential clients.</li> </ul> <p><i>Responsibility: Community Development Dept</i>  <i>Funding Source: Community Development Block Grant</i>  <i>Timeframe: Ongoing</i></p>		
<b>Funding sources &amp; funding amount (2007-2014):</b>		
<b>Number of units assisted (2007-2014):</b>	Total:       ;   Moderate:       ;   Low:       ;   Very-Low:	
<b>Quantified objective for # of units to assist (2015-2023):</b>	Total:       ;   Moderate:       ;   Low:       ;   Very-Low:	
<p><b>Has the program been successful?</b></p> <p><input type="checkbox"/> Successful  <input type="checkbox"/> Unsuccessful  <input checked="" type="checkbox"/> Neutral</p>	<p><i>Why or why not?</i></p> <ul style="list-style-type: none"> <li>• The City coordinates with the San Mateo County Department of Housing and social service agencies to address homeless needs on a case by case basis.</li> <li>• City (Police Department) receives training to collaborate with San Mateo County Social Services to identify resources for homeless.</li> </ul>	
<p><b>Do you recommend continuing the program?</b></p> <p><input type="checkbox"/> Keep Program  <input type="checkbox"/> Eliminate Program  <input checked="" type="checkbox"/> Modify Program</p>	<p><i>How would you change the program to make it more successful?</i></p>	

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