

CITY OF BURLINGAME

City Hall – 501 Primrose Road
Burlingame, California 94010-3997



COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division
PH: (650) 558-7250
FAX: (650) 696-3790

*Already
in HETS*

December 11, 2013

State of California
Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94253-2053

Housing Policy Department
Received on:
DEC 19 2013

Re: Housing Element Annual Progress Report for 2012

On March 1, 2010, the Burlingame City Council adopted the 2009-2014 Housing Element update. On April 30, 2010, we received a letter from your office indicating that the adopted 2009-2014 Housing Element is in full compliance with State Housing Element law.

The enclosed Annual Housing Element Progress Report for 2012 is being provided to you in accordance with Government Code Section 65400(b)(1), which requires that each jurisdiction provide an annual report to the State legislature which provides information on the status of the implementation programs identified by the Housing Element. As provided for in State law, the Housing Needs Production form includes those units added since January, 2007. The units added reflect the net number of new units for which building permits have been finalized. In 2012, there were building permits for 49 new housing units finalized during the 2012 calendar.

The Annual Progress Report also lists the programs which were identified in the Housing Element adopted in 2010. The Burlingame Downtown Specific Plan, which provides for more housing opportunities and incentives in our downtown was adopted in October, 2010. The zoning implementation for both the Housing Element and the Downtown Specific Plan were adopted by the City Council on September 19, 2011.

I look forward to continue working with your office on the ongoing issues related to housing in California. If you have any questions regarding the Annual Progress Report, please call me at (650) 558-7253 or via email at kgardiner@burlingame.org.

Sincerely,

Kevin Gardiner
Planning Manager

Enclosure: Annual Housing Element Progress Report for 2012

c: Governor's Office of Planning and Research, P.O. Box 3044, Sacramento, CA 95812-3044

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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Burlingame
 Reporting Period 1/1/2012 - 12/31/2012

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

Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes			Total Units per Project	5a Est. # Infill Units*	6 Assistance Programs for Each Development See Instructions	7 Deed Restricted Units See Instructions	8 Note below: the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income					
1										
			(9) Total of Moderate and Above Moderate from Table A3			5	0			
			(10) Total by income Table A/A3			5	5			
			(11) Total Extremely Low-Income Units*							

* Note: These fields are voluntary

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

Jurisdiction Burlingame
Reporting Period 1/1/2012 - 12/31/2012

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

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

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

* Note: This field is voluntary

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

No. of Units Permitted for Moderate	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
	0			5			5
No. of Units Permitted for Above Moderate	2	2	40			44	0

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Burlingame
 Reporting Period 1/1/2012 - 12/31/2012

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		RHNA Allocation by Income Level										Total Units to Date (all years)	Total Remaining RHNA by Income Level	
		2007	2008	2009	2010	2011	2012	2013	2014	2015				
Very Low	Used													148
	Restricted Non-deed restricted													
	Deed restricted													
Low	Restricted Non-deed restricted													107
	Deed restricted													
	Deed Restricted Non-deed restricted													
Moderate	Deed Restricted Non-deed restricted	1	1	0	1	0	5					8	117	
	Deed restricted													
Above Moderate		6	4	6	9	0	44					69	201	
Total RHNA by COG. Enter allocation number:		650												
Total Units		7	5	6	10	0	49					77	573	
Remaining Need for RHNA Period														

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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Burlington
 Reporting Period 1/1/2012 - 12/31/2012

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	Timeframe in H.E.	Status of Program Implementation
Prevent conversion of residential uses to non-residential use	Amend zoning code to require CUP for conversion	31-Dec-11	Ordinance adopted by City Council September 19, 2011
Incentives for affordable units	Amend inclusionary zoning provisions	31-Dec-11	Nexus study proposed, Ordinance to be drafted following nexus study
Incentives for extremely low income units	Amend zoning code to provide incentives	31-Dec-11	Ordinance adopted by City Council September 19, 2011
Reasonable Accommodation	Amend zoning code	31-Dec-11	Ordinance adopted by City Council September 19, 2011
Encourage affordable studio & 1 bedroom units	Amend zoning code to reduce parking reqmt near transit	31-Dec-11	Ordinance adopted by City Council September 19, 2011
Secondary Dwelling Units	Amend zoning code to establish standards for second units	31-Dec-11	Ordinance adopted by City Council September 19, 2011
Emergency Shelters	Amend zoning code to allow emergency shelters by right in	31-Dec-11	Ordinance adopted by City Council September 19, 2011
Transitional & Supportive Housing	Amend zoning code to allow transitional & supportive housing	31-Dec-11	Ordinance adopted by City Council September 19, 2011
Encourage affordable housing by changing development standards - Downtown Specific Plan	Adopt Specific Plan & Implementing Zoning	31-Dec-11	Ordinance adopted by City Council September 19, 2011

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction Burlingame
Reporting Period 1/1/2012 - 12/31/2012

General Comments:

During the 2012 calendar year, 45 condominium units were constructed, 5 of which were affordable to moderate income residents. In addition, a duplex and two new single family homes which were not replacements were constructed, for a total of 49 new housing units. The Housing Element and Downtown Specific Plan Zoning Implementation Ordinances were both adopted by the City Council on September 19, 2011.