

# ANNUAL ELEMENT PROGRESS REPORT

## *Housing Element Implementation*

(CCR Title 25 §6202 )

Jurisdiction COLMA

Reporting Period 01/01/2015 - 12/31/2015

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

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

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**Table A**

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

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
<b>(9) Total of Moderate and Above Moderate from Table A3</b>			0	0							
(10) Total by Income Table A/A3			0	0	0	0					
<b>(11) Total Extremely Low-Income Units*</b>			0								

\* Note: These fields are voluntary

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

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

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c )(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	None
(2) Preservation of Units At-Risk	0	0	0	0	None
(3) Acquisition of Units	0	0	0	0	None
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

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

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

\* Note: This field is voluntary

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**Table B**  
**Regional Housing Needs Allocation Progress**  
**Permitted Units Issued by Affordability**

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	20	0	0	0	0	0	0	0	0	0	0	20
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	8	0	0	0	0	0	0	0	0	0	0	8
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		9	0	0	0	0	0	0	0	0	0	0	9
Above Moderate		22	0	0	0	0	0	0	0	0	-	0	22
Total RHNA by COG. Enter allocation number:		59											
Total Units ▶ ▶ ▶			0	0	0	0	0	0	0	0	0	0	59
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

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

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**Table C**

**Program Implementation Status**

Program Description (By Housing Element Program Names)	<b>Housing Programs Progress Report - Government Code Section 65583.</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 3.4 Planner Responsibility to Promote Affordable Housing and Mixed-Use.	To assist in the development of affordable units	Ongoing implementation of existing program.	
Program 5.2 Human Investment Project (HIP) Support.	Supports better utilization of existing housing stock and provides affordable housing. It also supports better maintenance of existing housing stock.	Ongoing implementation of existing program	Continued support of HIP in 2016
Program 5.3 Section 8 Rental Assistance.	To assure that information is provided to qualified applicants to provide equal access to housing.	Ongoing implementation of existing program	
Program 5.4 Housing Recordkeeping.	To conserve and improve the condition of the existing housing stock.	Ongoing implementation of existing program	

<p>Program 5.5 Address needs of Extremely Low-Income Households.</p>	<p>To assist developers and property owners in making affordable units available, which, in turn, provides equal housing opportunities.</p>	<p>Ongoing. Meetings with property owners and non-profit developers on an annual ba</p>	
<p>Program 6.1 Greenbuilding Regulations for Residential Uses.</p>	<p>¿ To create new and sustainable residential development  ¿ To retrofit existing structures to increase efficiency and reduce energy use and cost</p>	<p>Current State Building Codes require higher energy efficiency. After there is a</p>	
<p>Program 6.2 Encourage use of cool roofing systems and other energy conservation measures to reduce a building¿s energy usage.</p>	<p>¿ To create new and sustainable residential development  ¿ To retrofit existing structures to increase efficiency and reduce energy use and cost</p>	<p>Ongoing</p>	
<p>Program 7.1 ¿Rebuilding Together Peninsula¿ Participation.</p>	<p>To conserve and improve the condition of the existing housing stock.</p>	<p>Ongoing participation in existing program</p>	<p>The Town continues to support Rebuilding Together for projects that they carry out within the Town.</p>
<p>Program 7.2 Minor Housing Repair Grant Program.</p>	<p>To conserve and improve the condition of the existing housing stock.</p>	<p>Study to be conducted by December 2016. If found feasible, implement program by</p>	
<p>Program 7.3 Neighborhood Improvement (Code Enforcement).</p>	<p>To conserve and improve the condition of the existing housing stock.</p>	<p>Completed. Ordinance adopted September 12, 2012. Ongoing code enforcement progr</p>	

Program 7.4 Low-interest loan program for very-low, low, and moderate income homeowners.	<ul style="list-style-type: none"> <li>¿ To conserve and improve the condition of the existing housing stock.</li> <li>¿ To allow low income homeowners to remain in their homes</li> </ul>	Study to be completed December 2016. If feasible, adopt the loan program by De	To conserve and improve the condition of the existing housing stock. To allow low income homeowners to remain in their homes.
Program 1.1 Manufactured Housing Design Standards.	Allows for construction of single family residences at lower costs, thereby reducing the cost of housing.	Ongoing	No manufactured homes have been constructed during reporting period.
Program 7.5 Underground Utilities in the Mission Road Corridor.	To make Mission Road more attractive for new residential development	Portions completed but suspended due to recession. Project to remain in CIP until	Undergrounding not planned for 2016 due to funding limitations.
Program 7.6 Nuisance Abatement and Property Maintenance process to Improve Individual Properties and Neighborhood Pride.	To conserve and improve the condition of the existing housing stock	Ongoing enforcement of existing ordinance and standards.	
Program 7.7 Organize Community Clean Up Days.	To conserve and improve the condition of the existing housing stock.	Ongoing ¿ the Town organizes community clean-up days on an annual basis.	Community clean-up day held in 2016
Program 1.2 General Plan Consistency Review and Annual Report.	Increase awareness to decision makers of annual progress toward meeting Housing Element Goals	Continue internal consistency review annually and make report available to the p	Report to be completed in March of 2017

<p>Program 2.1 Second Unit Ordinance.</p>	<ul style="list-style-type: none"> <li>¿ To increase the number of second dwelling units</li> <li>¿ To encourage the development of second units in areas of the town where they are permitted or conditionally permitted (C and R zones)</li> </ul>	<p>Ongoing</p>	<p>No second units have been constructed during reporting period.</p>
<p>Program 3.1 Planned Development Districts and Mixed Use.</p>	<ul style="list-style-type: none"> <li>¿ To optimize the use of developable land to maximize the General Plan density of each developable site.</li> <li>¿ To allow for implementation of Density Bonus provisions when appropriate</li> </ul>	<p>Ongoing</p>	
<p>Program 3.2 Density Bonus Provisions for Affordable Housing.</p>	<p>To increase the supply of housing units through the use of density bonus provisions.</p>	<p>Ongoing</p>	
<p>Program 3.3 High-Density Housing Near Colma and South San Francisco BART Stations.</p>	<p>To facilitate the development of housing units and affordable housing units in proximity to the BART station.</p>	<p>Ongoing provision of information to prospective property buyers</p>	
<p>Program 3.5 Planned Development Zoning Provisions for Single Family Attached Development.</p>	<ul style="list-style-type: none"> <li>¿ To optimize the use of developable land to maximize the General Plan density of each developable site.</li> <li>¿ To allow for implementation of Density Bonus provisions when appropriate</li> </ul>	<p>Ongoing enforcement of existing ordinance and standards.</p>	
<p>Program 3.6 Ensure No Net Loss of Required Units.</p>	<p>To assure that all units identified in the Housing Element will be built on designated sites or alternative sites.</p>	<p>Ongoing provision of information to developers and enforcement of the no net loss</p>	
<p>Program 3.7 Inclusionary Housing.</p>	<p>To create new affordable housing units both for rent and for sale.</p>	<p>Nexus Study to be released in 2014; implementation of recommendati</p>	

		ons will occur	
Program 4.1 Reasonable Accommodations Ordinance Public Information, Ordinance Amendment and Monitoring	To assure that reasonable accommodation is made for individuals to have equal access to housing.	Ongoing. Provide public information and monitor implementatio n of ordinance Amen	Reasonable Accommodation ordinance amendment completed in March of 2015
Program 4.2 Senior Housing.	To maintain affordable housing for seniors within the community.	Ongoing	
Program 4.3 Emergency Shelters.	Allowance for an emergency shelter	Ongoing	
Program 4.4 Inform local developers of opportunities to provide transitional and supportive housing.	Allowance for transitional and supportive housing	Ongoing	
Program 4.5 Amend the Zoning Code within one year of adoption of the Colma Housing Element to clarify that transitional and supportive housing is considered a residential use of the property, subject only to those restrictions that apply to other residential dwellings of the same type in the same	Allowance for transitional and supportive housing in residential zones	Ongoing	
Program 4.6. Reach out to local service providers of special needs groups to assist in the identification and analysis of constraints to the provision of housing for persons with disabilities.	To assure that equal access and opportunities are provided to persons with disabilities for housing.	Development of program and ongoing implementatio n	
Program 5.1 Knowledgeable Housing Referral.	To assure that referrals can be made to provide equal access to housing.	Ongoing implementatio n of existing program	

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General Comments: