CITY OF SAN BRUNO
COMMUNITY DEVELOPMENT DEPARTMENT

March 28, 2012

Housing Policy Department
Received on:
MAR 29 2012

Melinda Coy
Department of Housing and Community Development
1800 Third Street, Suite 430
Sacramento, CA 95811

RE: City of San Bruno Housing Element Annual Progress Report for 2011

Dear Melinda,

Enclosed please find the City of San Bruno's Annual Progress Report on the Housing Element for calendar year 2011. The Annual Progress Report was submitted to the San Bruno City Council for review on March 13, 2012. A copy of the City Council staff report is also enclosed.

If you have any questions, please contact me by phone at (650) 616-7053 or email at msullivan@sanbruno.ca.gov.

Sincerely,

Mark Sullivan
Housing & Redevelopment Manager
City of San Bruno

Attachments:
Annual Housing Element Progress Report

567 El Camino Real, San Bruno, CA 94066-4299
Voice: (650) 616-7074 • Fax: (650) 873-6749
http://ci.sanbruno.ca.us

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

Jurisdiction City of San Bruno

Reporting Period 1-Jan-11 - 31-Dec-11

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	
Pacific Bay Vistas	MF	R		154	154		308		None	None	No deed restrictions
(9) Total of Moderate and Above Moderate from Table A3 ► ►					0	15	15	15			
(10) Total by Income Table A/A3 ► ►				154	154	15	323	15			
(11) Total Extremely Low-Income Units*											

* 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 it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in G

Activity Type	Affordability by Household Incomes				(4) Description of Activity Including Housing Element Program Reference
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	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)

	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 **Moderate**	0	0	0	0	0	0	
No. of Units Permitted for **Above Moderate**	15	0	0	0	0	15	15

* Note: This field is voluntary

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Jurisdiction City of San Bruno

Reporting Period 1-Jan-11 - 31-Dec-11

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.			2007	2008	2009	2010	2011	2012	2013	2014		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	222	0	0	0	0	0						219
	Non-deed restricted		0	3	0	0	0					3	
Low	Deed Restricted	160	0	0	0	0	0						-139
	Non-deed restricted		0	145	0	0	154					299	
Moderate	Deed Restricted	188	0	0	0	0	0						-93
	Non-deed restricted		0	127	0	0	154					281	
Above Moderate		403	50	83	24	-38	15					134	269
Total RHNA by COG. Enter allocation number:		973											
Total Units ► ► ►			50	358	24	-38	323					717	256
Remaining Need for RHNA Period ► ► ► ► ►													

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

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Jurisdiction: City of San Bruno Reporting Period 1/1/2011 - 12/31/2011

Table C
Program Implementation Status
Housing Element Progress Report – Government Code Section 65583.
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 1-A: Support infrastructure upgrades.	Continue to seek funding to upgrade and maintain infrastructure needed by San Bruno's housing supply.	Ongoing	• City is identifying infrastructure funding through the City's Capital Improvement Program and the Transit Corridors Specific Plan, on a project-by-project basis. • The City continues to work with PG&E to rebuild the infrastructure destroyed in the Glenview explosion and fire on 9/9/10. A project manager was hired coordinate the rebuilding effort. • The RDA ceased operations on 2/1/12 with the passage of AB 26, and tax increment is no longer a source of funding for infrastructure projects. In 2011, the RDA reduced its commitment to take on new projects pending the ruling of the state supreme court in CRA vs Matosantos case.
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.	Ongoing	• The zone code allows development of small, flexible parcels (e.g. zero lot-line) with a Planned Unit Permit. • The Municipal Code allows at least one (1) housing unit on any sub-standard parcel, provided that it is at least 25 ft wide.
Program 1-C: Conserve second units in R-1 and R-2 zones.	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.	Ongoing	• The City provides information to the public on how to legalize second units on the City website, at the Planning Counter and the Public Library. • The City is considering a strategy to legalize second units constructed between 1977 and 2003, as part of the zone code update.
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.	Ongoing	The City works with the County Department of Housing to offer low-interest loans for the repair of owner-occupied, single-family residences. The RDA allocated up $100,000 per year for rehabilitation loans. No loans were issued in 2011. The program ended on 2/1/12 with the dissolution of the RDA.
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.	Ongoing	• The City publicized the RRLP on its website and through handouts at City Hall. • The also RDA provided funding to North Peninsula Neighborhood Services Center, a non-profit that assists low-income homeowners with housing repairs. • The City works with PG&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.
Program 1-F: Ensure replacement housing.	Require replacement of any legal housing unit that is demolished within San Bruno.	Within 1 year after adoption of the H.E.	• The City Council approved an expedited and streamlined planning and permitting process for rebuilding the Crestmoor neighborhood following the 9/9/10 Glenview explosion and fire, which destroyed 38 homes, severely damaged 17, and left about 50 with minor damage. • As part of zoning code update currently in progress, City will require replacement of demolished legal housing units in all areas of the city.

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
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.	Within 1 year after adoption of the H.E.	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.
* Program 1-H: Support historic preservation.	Support preservation and reuse of properties with historic character.	Ongoing	The City promotes preservation of historic structures and resources listed in the 2003 Historic Building Survey on a case-by-case basis. There were no new cases in 2011.
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.	Ongoing	• City maintains its policy to waive permit fees for housing rehabilitation conducted through CDBG and other San Mateo County or Redevelopment Agency programs or through non-profit agencies. No new affordable housing projects sought fee waivers in 2011. • The City is waiving building permit fees for rebuilding of 55 homes destroyed or damaged in the Glenview Fire. In 2011, the City issued 13 permits for complete rebuilds of demolished homes and 17 permits for repair of substantially damaged homes.
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.	Ongoing	The City distributes information on local lead-based paint abatement programs at City Hall and the Public Library, and on the City website.
* 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.)	Within 1 year after adoption of the H.E.	• 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. • The City adopted an expedited permit process for rebuilding homes destroyed or damaged in the Glenview fire. If the design is consistent with the Residential Design Guidelines and does not exceed any threshold requirements, it can be approved administratively, bypassing the usual architectural review process. Projects that exceed thresholds can be approved by the architectural review committee and do not require Planning Commission approval.
* 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.	Within 1 year after adoption of the H.E.	• The zone code update began in 2011 and is expected to be completed in 2012. • Consistent with the 2009 General Plan and draft Transit Corridors Plan, the updated zoning code City will create new Transit Oriented Development and Multi Use–Residential Focus zoning districts that promote high-intensity mixed-use development, including retail, office, services, and housing. • Prior to adoption of the zone code update, City is encouraging applicants to follow the new General Plan land uses and densities/intensities.
* 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.	Within 1 year after adoption of the H.E.	• The draft Transit Corridors Plan (TCP) proposes to allow housing products or arrangements that better meet current housing needs (e.g., shared housing, cube housing, co-housing, etc.) and mixed use development with residential over commercial uses. • The TCP will streamline the project review process (including preparation of a Program level EIR), and proposes to increased height limits above Ordinance 1284 requirements (requires approval by a majority of San Bruno voters).
* Program 2-C: Support identified	Work with property owners and the	Ongoing	As part of the development of the Transit Corridors Plan, staff actively engages

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
housing opportunities.	community to support and encourage the redevelopment of identified opportunity sites into mixed uses with affordable housing components.		the community and real estate professionals about options to redevelop the proposed housing opportunity sites listed in the Housing Element.
* Program 2-D: Reuse former school sites.	Facilitate the reuse of former school sites to accommodate affordable housing.	Initiate actions within 2 years after adoption of the H.E.	• The San Mateo County High School District is considering its options for the former Crestmoor High School site. If the School District recommends a long term lease or sale of the excess, the city will work with the District to encourage the development of a variety of housing types to address the needs of all incomes while preserving open space and recreational facilities. • The City is also keeping track of the former Willard Engvall and Edgemont School sites.
* Program 2-E: Consolidate Lots.	Use City funds to facilitate lot consolidation in support of the redevelopment of housing opportunity sites with affordable housing.	Initiate actions within 2 years after adoption of the H.E.	• 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. • The Zoning Update and Transit Corridors Plan, currently in progress, will implement the General Plan density and intensity standards, which allow development density to increase with the size of the development site. • Because of the Supreme Court ruling upholding AB 26, the City no longer receives tax increment funds that could be used for land assembly.
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.)	Within 1 year after adoption of the H.E., ongoing	• 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. • The draft Transit Corridors Plan and Zoning Code Update, currently in progress, will establish development standards and design guidelines for new multi-family residential and mixed-use development, as provided in the General Plan, to ensure compatibility of design and scale with surrounding uses.
* 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.	Ongoing	The draft Transit Corridors Plan, currently in progress, 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.
* 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.	Ongoing	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.
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.	Within 2 years after adoption of the H.E.	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.
Program 2-J: Conduct annual performance evaluations and ensure consistency with the General Plan.	During annual review of the General Plan, monitor, evaluate, and document housing program performance and consistency with General Plan goals and policies.	Ongoing	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.

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 3-A: Publicize affordable housing financing strategies.	Publicize the various financing strategies for development and expansion of affordable housing.	Ongoing	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.
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).	Ongoing	City staff encourages housing developers to consider the Housing Choices Voucher program.
* 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)	Ongoing	The City has 325 affordable units within three multifamily residential developments, which have Affordable Housing Agreements that require annual certificates of program compliance. Staff monitors compliance on an ongoing basis and reviews the annual certificates of reviewed.
* Program 3-D: Preserve affordable units at Pacific Bay Vistas (formerly TreeTops).	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.	Ongoing	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. The project will include no affordable units.
Program 3-E: 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.	Ongoing	The availability of MCCs is contingent on the funding availability, which varies from year to year.
Program 3-F: Facilitate reasonable accommodations.	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.	Within 1 year after adoption of the H.E.	The City's Zoning Code Update will include written reasonable accommodations procedure based on fair housing laws. The Zoning Code Update was in progress in 2011, and is expected to be completed in 2012.
Program 3-G: Accommodate manufactured housing.	Continue to permit manufactured housing in single family zones.	Within 1 year after adoption of the H.E.	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.
* Program 3-H: Permit child care by right in residential areas.	Ensure that land use regulations consistently allow childcare services by right in all residential zones in accordance with State law.	Within 1 year after adoption of the H.E.	The Zoning Code Update will be consistent with streamlined definitions of small and large child care facilities in accordance with San Bruno 2025 General Plan Policy LUD-10 and the California Child Day Care Act
* 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.	Within 1 year after adoption of the H.E.	The City is considering ways to reduce parking requirements as part of the Transit Corridors and Zoning Ordinance Update. Reduced parking requirements will be considered for housing near transit and units for residents with reduced automobile use, such as seniors and persons with disabilities. Parking requirements will take into consideration state density bonus law, unbundled parking, tandem parking for second units, and enforcement measures for homeowners that use garage space for storage.

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* Program 3-J: 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.	Within 1 year after adoption of the H.E.	• The municipal code requires an apartment owner proposing to convert to condominiums to offer existing tenants the first opportunity to buy their unit. • There were no applications for condominium conversions in 2011.
Program 4-A: Promote energy conservation.	Continue to publicize and encourage energy conservation programs, including weatherization programs.	Within 2 years after adoption of the H.E.	• In 2011, the City adopted the new CalGreen building code at a "Tier 1" level, which promotes higher green building standards. Tier 1 requires new homes to perform 15% more efficient than the standard CalGreen home. • The building division promotes energy conservation programs on its website and through an information brochure. • 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 to rebuild green beyond code requirements. 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.
* 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.	Within 1 year after adoption of the H.E., ongoing	Energy Upgrade is a statewide program consolidating rebates for homeowners to construct energy efficiency improvements in single-family homes. Through this program PG&E offers two rebates to improve energy efficiency. For San Bruno residents, the City will match PG&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&E's rebates. San Bruno residents are now eligible to receive a maximum of $12,000 in rebates for energy efficiency upgrades!
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.	Within 4 years after adoption of the Housing Element, ongoing	• The City reviews the Plans and Specifications and issues permits for houses participating in the Aircraft Noise Insulation Program sponsored by the San Francisco International Airport (SFO). SFO is reaching out to property owners that have purchased homes in the qualifying Federal Aviation Administration (FAA) noise contour where the previous property owner declined to participate. There are 47 potential properties that are eligible under the current criteria and 12 are participating in Phase 1 and will be completed in 2012. • 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.
* 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.	Within 1 month to 1 year after adoption of the H.E.; ongoing	• The Housing Element was submitted to the SFPUC and Water and Wastewater Divisions of the Public Services Department. The Water and Wastewater Master plan updates will be completed in 2012. • The Transit Corridors Plan EIR and Water Supply Assessment analyzed the availability of water for residential development. The draft Transit Corridors Plan 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.

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
			• Water service to the Glenview fire area requires larger meters (1.5") to each home, where smaller shared meters were often used previously.
Program 4-E: Encourage drought-resistant landscaping.	Implement water conservation and drought-resistant landscaping guidelines and standards.	Within 1 year after adoption of the H.E.; ongoing	• The Sustainability Audit for the Zoning Code Update was completed in 2011, which recommends standards for water conservation and drought-resistant landscaping. • 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.
* Program 5-A: Support the Below Market Rate Housing (BMR) 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.	Ongoing	• The City's BMR Ordinance requires new residential projects 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. • No new affordable housing projects were approved in 2011. Affordable housing developers continued to express interest in two sites, 406 San Mateo Ave. (former downtown cinema site) and 850 El Camino Real (Budget Motel site) • The City continues to monitor the legal status of the BMR ordinance with respect to challenges in the Palmer and Patterson court decisions. • The City has collected approximately $2.5 million in BMR in-lieu fees, which will be used to facilitate development of new affordable housing.
* 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).	Within 1 year after adoption of the H.E., ongoing	• The City encourages developers to review the density bonus law at the earliest stages in pre-development review and consultation process. • Provisions for density bonuses for residential developments will be incorporated into the Zoning Ordinance Update and Transit Corridors Plan, including defining incentives such as reductions in parking, open space, setbacks, etc.
* Program 5-C: Provide financial incentives for affordable condominium conversions.	Create incentives for condominium conversions that provide affordable housing.	Within 1 year after adoption of the H.E.	The City received no applications for condominium conversions in 2011.
* Program 5-D: Ensure affordability in the Redevelopment Area.	Continue to administer Redevelopment Project Area requirements for development of 15 percent affordable housing.	Ongoing	• The City administered Redevelopment affordability requirements until the Agency was dissolved on 1/1/12, pursuant to AB 26, which was upheld by the California Supreme Court on 12/29/11. • On 1/13/12, the City elected to take on the housing assets and functions previously performed by the RDA.
* Program 5-E: Provide financial assistance to facilitate affordable housing development.	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.	Ongoing	• See Program 5-D for an explanation on the status of the LMIH fund. • The City reviews requests for financial assistance on a case-by-case basis where necessary and appropriate to facilitate affordable housing development, based on diligent analysis of a project's financial feasibility and desirability. • The unencumbered balance of the LMIH fund (approx. $2.5 million) is not considered an enforceable obligation, and would be distributed to the taxing entities under AB 26. The City is following two bills, SB 654 (Steinberg) and AB 1285 (Fuentes) that would allow the city to retain the funds on deposit in the

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			agency's LMIH. • Affordable housing developers continue to express interest in two sites, 406 San Mateo Ave. (former downtown cinema site) and 850 El Camino Real (Budget Motel site).
Program 5-F: 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.	Ongoing	• The City encourages developers of multifamily affordable housing to incorporate larger units in the building plans.
Program 5-G: 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.	Ongoing	• City staff works with housing developers to expedite the review of affordable housing projects. • City has a policy to waive building fees related to the percentage of affordable units.
Program 5-H: 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.	Within 1 year after adoption of the H.E., ongoing	The Transit Corridors Plan will allow higher density multifamily housing development to encourage affordable housing.
Program 5-I: Facilitate home equity conversions.	Continue to make information regarding home equity conversion programs available to elderly homeowners.	Ongoing	The City provided an annual grant of $30,000 through the RDA LMIH funds to HIP Housing which administers a program to educate elderly homeowners about home equity conversion. Funding could be reduced due to the loss of redevelopment tax increment revenues.
* Program 5-J: Promote the Second Unit Ordinance.	Continue to inform homeowners about the Second Unit Ordinance which permits second units by-right on appropriate residential sites.	Ongoing	• Planning and Building staff inform homeowners about the second unit ordinance and information is available on the City website. • Two second units were approved in 2011.
* 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.	Within 1 year after adoption of the H.E., ongoing	• 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. • City will ensure that fair housing laws are adequately reflected in the Zoning Ordinance Update, including additions and revisions to definitions as necessary. • Need to improve informational handouts about fair housing services available at City Hall, the Senior Center, and on the City's website.
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.	Ongoing	• City provides about $43,500 in financial assistance annually through the RDA LMIH fund to support three non-profit housing agencies (HIP Housing, North Peninsula Neighborhood Services Center and Shelter Network). These organizations provide 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. • See Program 5-D for an explanation on the status of the RDA LMIH fund.
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	Ongoing	• City provides support through the RDA LMIH fund to HIP Housing which coordinates a shared housing program. • See Program 5-D for an explanation on the status of the RDA LMIH fund.

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
	agencies.		
* Program 6-D: Accommodate city's share of emergency (homeless) shelter need.	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.	Within 1 year after adoption of the H.E.	• The Zoning Code Update and Transit Corridors Plan, currently in progress, will permit emergency (homeless) shelter facilities by right (as a permitted use, without requiring a conditional use permit) within the General Plan TOD land use district, subject to reasonable and objective standards permissible by law. 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. • The City continues to support 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.
* 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.	Within 2 years after adoption of the H.E.	• Zoning Ordinance Update will amend the 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 will ensure that transitional and supportive housing is treated as a residential use of property in accordance with SB2. • The City works 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.
Program 6-F: Participate in regional coordination on homelessness.	Work with other cities, agencies, and the County to address needs of the homeless.	Ongoing	City needs to develop an action plan with partners, to identify sites and financial resources, and to streamline the entitlement process.

General Comments
The San Bruno Housing Element 2009-2014 was adopted on March 23, 2010, and certified by HCD on June 15, 2010. The Glenview PG&E gas explosion and fire occurred on September 9, 2010 and destroyed 38 homes, severely damaged 17 homes, and caused damage to over 45 homes in the Crestmoor neighborhood of San Bruno. 13 building permits for new replacement homes were issued in 2011. The City expects that a dozen or so owners will sell to PG&E. The 308-unit Treetops apartment complex was vacated in 2005 due to severe mold problems. The developer, AIMCO, had intended to demolish the existing buildings and replace them with a 510-unit apartment complex, and obtained entitlements for the project in 2008. AIMCO was unable to secure financing for the complete rebuild, but was able to secure HUD financing for a complete remodel of the existing 308 units. The building permit for the complete remodel of all 308 units was approved in 2011 and construction began in December 2011.

Local Efforts To Remove Governmental Constraints
The greatest constraints to the maintenance, improvement, and development of affordable housing are (1) Ordinance 1284, adopted in 1977, which limits building heights; (2) restrictions due to noise impacts from the San Francisco International Airport (SFO), and: 3) the loss of Redevelopment Low-Moderate Income Housing Fund.

Ordinance 1284. Among other provisions, Ordinance 1284 imposes height limits on buildings at the lesser of three stories or 50 feet, and limits density in residential districts. The City is exploring the possibility of increasing building height limits within the Transit Corridors Area, as recommended by the Transit Corridors Plan Steering Committee, in order to encourage new or different housing products or arrangements (e.g., shared housing, cube housing, co-housing, etc.) and mixed use development with residential uses over commercial uses, that better meet future housing needs. Amending Ordinance 1284 would require approval by a majority of San Bruno voters in a citywide election. Adoption of the Transit Corridors Plan will also help to streamline the project review process (including preparation of a program level Environmental Impact Report).

Airport Noise Constraints. The City promotes the mitigation of noise impacts from San Francisco International Airport (SFO) to the fullest extent possible via the SFO/Community roundtable and ongoing coordination with C/CAG in its role as the County Airport Land Use Commission. The City seeks to reduce the area in San Bruno impacted by airport noise in order to meet its housing responsibilities while complying with the SFO noise and land use requirements of the Airport Land Use Plan. The Transit Corridors Plan and zoning code update will allow new residential development within the 65 decibel CNEL noise contour and define standards as outlined in the 2009 General Plan.

Loss of Redevelopment Funding. With the dissolution of the San Bruno Redevelopment Agency ("RDA") on February 1, 2012, in accordance with AB1X 26, the City will lose redevelopment housing set-aside revenue, which had been targeted to assist in the production of affordable housing. The Agency previously used the Low-Moderate Income Housing fund to subsidize the development of 325 units in three buildings at the Crossing, a master planned development with a total of 1,063 multifamily units. The loss of redevelopment funding will significantly reduce the City's ability to promote affordable housing production in the community. The Agency had an uncencumbered fund balance of approximately $2.6 million that is expected to be returned to County Auditor for distribution to taxing entities unless the legislature acts to allow the Housing Successor to keep this funding for affordable housing development. The City's only remaining source of affordable housing revenue is its Below Market Rate Housing in-lieu fee. The City will continue to seek opportunities to create affordable housing through use of the City's BMR In-Lieu Fee Fund and other funding sources such as Federal and State Tax Credits grant opportunities.

As the report demonstrates, San Bruno has made significant progress in implementing its Housing Element and has seen significant results from its commitment to the development of affordable housing.