

<b>Jurisdiction</b>	San Bruno	
<b>Reporting Year</b>	2019	(Jan. 1 - Dec. 31)

<b>Building Permits Issued by Affordability Summary</b>		
<b>Income Level</b>		<b>Current Year</b>
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	6
	Non-Deed Restricted	36
Moderate	Deed Restricted	5
	Non-Deed Restricted	0
Above Moderate		2
<b>Total Units</b>		<b>49</b>

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

<b>Housing Applications Summary</b>	
Total Housing Applications Submitted:	12
Number of Proposed Units in All Applications Received:	12
Total Housing Units Approved:	12
Total Housing Units Disapproved:	0

<b>Use of SB 35 Streamlining Provisions</b>	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

<b>Units Constructed - SB 35 Streamlining Permits</b>			
<b>Income</b>	<b>Rental</b>	<b>Ownership</b>	<b>Total</b>
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

Cells in grey contain auto-calculation formulas

Jurisdiction	San Bruno
Reporting Year	2019 (Jan. 1 - Dec. 31)

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

**Table A**  
**Housing Development Applications Submitted**

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes	
1					2	3	4	5							6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below								0	0	0	12	0	0	0	12	12	0	0	
	019-062-240	2500 Lexington Way		ADU 19-001	ADU	R	1/24/2019				1				1	1	0	No	
	019-072-250	2230 Kingston Ave.		ADU 19-002	ADU	R	2/5/2019				1				1	1	0	No	
	020-032-080	752 Chestnut Ave		ADU 19-003	ADU	R	2/11/2019				1				1	1	0	No	
	017-012-430	3699 Ysabel Dr.		ADU 19-004	ADU	R	2/12/2019				1				1	1	0	No	
	020-331-210	1941 Glen Ave.		ADU 19-005	ADU	R	3/1/2019				1				1	1	0	No	
	020-272-190	416 Cypress Ave		ADU 19-006	ADU	R	3/19/2019				1				1	1	0	No	
	020-291-120	864 Crystal Springs Rd		ADU 19-009	ADU	R	4/29/2019				1				1	1	0	No	
	019-082-170	2220 Trenton Dr.		ADU 19-010	ADU	R	6/26/2019				1				1	1	0	No	
	017-234-120	2311 Toyon Way		ADU 19-012	ADU	R	7/24/2019				1				1	1	0	No	
	017-043-200	3841 Coronado Way		ADU 19-013	ADU	R	9/18/2019				1				1	1	0	No	
	019-072-300	2260 Kingston Avenue		ADU 19-015	ADU	R	11/18/2019				1				1	1	0	No	
	020-401-130	211 Cypress		ADU 19-016	ADU	R	11/21/2019				1				1	1	0	No	

Jurisdiction	San Bruno	
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**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
(CCR Title 25 §6202)

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

**Table A2**

**Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units**

Project Identifier				Unit Types		Affordability by Household Incomes - Completed Entitlement								Affordability by Household Incomes - Building Permits											
1				2	3	4				5	6	7					8	9							
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units issued Entitlements	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Very Low-Income Deed Restricted
Summary Row: Start Data Entry Below							0	0	0	7	0	0	0		7	0	0	6	36	5	0	2		46	0
	020-351-230	151 Cabrillo Way	ADU18-010	B1808-0102	ADU	R	0	0	0	1	0	0	0	7/9/2018	1	0	0	0	1	0	0	0	2/20/2019	1	0
	021-163-070	249 San Marco Ave.	ADU18-001	B1803-0064	ADU	R	0	0	0	1	0	0	0	2/7/2018		0	0	0	1	0	0	0	1/10/2019		0
	017-420-170	150 Castleton Way	ADU17-017	B1808-0004	ADU	R	0	0	0	1	0	0	0	7/30/2018		0	0	0	1	0	0	0	3/18/2019		0
	020-124-160	470 Kains Ave	ADU18-012	B1806-0020	ADU	R	0	0	0	1	0	0	0	2/5/2019	1	0	0	0	1	0	0	0	4/11/2019	1	0
	017-242-300	1411 Crestmoor Drive	ADU18-013	B1812-0031	ADU	R	0	0	0	1	0	0	0	10/31/2018	1	0	0	0	1	0	0	0	4/25/2019	1	0
	020-404-140	245 Poplar Ave	ADU18-009	B1901-0043	ADU	R	0	0	0	1	0	0	0	9/17/2018		0	0	0	1	0	0	0	5/31/2019		0
017-080-150		3300 College Dr.	Skyline Multi-family Residential project	B1807-0066, B1807-0067	5+	R	0	0	6	19	5	0	0	2/27/2018	30	0	0	6	19	5	0	0	5/2/2019	30	0
	020-276-180	472 Linden Ave	ADU18-002	CE1901-0002	ADU	R	0	0	0	1	0	0	0	1/31/2019	1	0	0	0	1	0	0	0	6/21/2019	1	0
	020-112-090	847 Mills Ave	ADU18-007	B1812-0051	ADU	R	0	0	0	1	0	0	0	3/28/2018	1	0	0	0	1	0	0	0	6/13/2019	1	0
	017-373-030	290 Allen Dr	ADU18-011	B1809-0035	ADU	R	0	0	0	1	0	0	0	4/25/2019	1	0	0	0	1	0	0	0	7/22/2019	1	0
	017-102-340	2641 Valleywood Dr.	ADU18-018	B1810-0092	ADU	R	0	0	0	1	0	0	0	10/3/2018	1	0	0	0	1	0	0	0	7/16/2019	1	0
	020-261-190	417 Maple Ave	ADU18-008	B1905-0035	ADU	R	0	0	0	1	0	0	0	10/3/2018	1	0	0	0	1	0	0	0	9/18/2019	1	0
	017-012-430	3699 Ysabel Dr.	ADU19-004	B1905-0052	ADU	R	0	0	0	1	0	0	0	9/9/2019	1	0	0	0	1	0	0	0	9/19/2019	1	0
	019-072-250	2230 Kingston Avenue	ADU19-002	B1906-0066	ADU	R	0	0	0	1	0	0	0	6/17/2019	1	0	0	0	1	0	0	0	10/28/2019	1	0
	019-062-240	2500 Lexington Way	ADU19-001	B1907-0023	ADU	R	0	0	0	1	0	0	0	6/18/2019	1	0	0	0	1	0	0	0	10/3/2019	1	0
	019-082-170	2220 Trenton Dr.	ADU19-010	B1908-0012	ADU	R	0	0	0	1	0	0	0	7/24/2019	1	0	0	0	1	0	0	0	10/31/2019	1	0
017-080-150		3300 College Dr.	Skyline single-family residential project	B1910-0011	SFD	O	0	0	0	0	0	0	1	2/27/2018	1	0	0	0	0	0	0	1	12/30/2019	1	0
017-080-150		3300 College Dr.	Skyline single-family residential project	B1910-0012	SFD	O	0	0	0	0	0	0	1	2/27/2018	1	0	0	0	0	0	0	1	12/30/2019	1	0
	017-214-200	2640 Heather Lane	ADU17-015	B1802-001	ADU	R	0	0	0	1	0	0	0	1/31/2018	1	0	0	0	1	0	0	0	8/22/2018	1	0
	017-430-090	3060 Longview Dr.	ADU18-013	B1808-0049	ADU	R	0	0	0	1	0	0	0	7/9/2018	1	0	0	0	1	0	0	0	9/24/2018	1	0
	020-376-230	217 Carlton Ave.	ADU17-009	B1712-0007	ADU	R	0	0	0	1	0	0	0	1/17/2018	1	0	0	0	1	0	0	0	5/16/2018	1	0
	017-102-340	2641 Valleywood Dr.	ADU18-018	B1810-0092	ADU	R	0	0	0	1	0	0	0	10/3/2018	1	0	0	0	1	0	0	0	7/16/2019	1	0
	017-092-470	101 Elmwood Ct.	ADU18-022	CE1901-001	ADU	R	0	0	0	1	0	0	0	11/29/2018	1	0	0	0	1	0	0	0	3/7/2019	1	0
	020-364-320	406-418 San Mateo Avenue		B1901-0020	5+	R	0	0	0	0	0	0	83	12/25/2014	83	0	0	0	0	0	0	83	9/27/2016	83	0

Affordability by Household Incomes - Certificates of Occupancy						11	12	13	14	15	16	17	18	19
Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*
10	10	10	10	10	10	11	12	13	14	15	16	17	18	19
0	0	5	0	0	83		88	0	0					
0	0	1	0	0	0		1	0	N	Y			Based on the affordability analysis prepared by 21 Elements for secondary dwelling units dated April 9, 2014 in addition to the ADU calculator published by San Mateo County Second Unit Resources Center	1000
0	0	1	0	0	0			0	N	Y			Based on the affordability analysis prepared by 21 Elements for secondary dwelling units dated April 9, 2014 in addition to the ADU calculator published by San Mateo County Second Unit Resources Center	1000
0	0	1	0	0	0			0	N	Y			Based on the affordability analysis prepared by 21 Elements for secondary dwelling units dated April 9, 2014 in addition to the ADU calculator published by San Mateo County Second Unit Resources Center	1000
0	0	1	0	0	0		1	0	N	Y			Based on the affordability analysis prepared by 21 Elements for secondary dwelling units dated April 9, 2014 in addition to the ADU calculator published by San Mateo County Second Unit Resources Center	1000
0	0	1	0	0	0		1	0	N	Y			Based on the affordability analysis prepared by 21 Elements for secondary dwelling units dated April 9, 2014 in addition to the ADU calculator published by San Mateo County Second Unit Resources Center	1000
0	0	1	0	0	0			0	N	Y			Based on the affordability analysis prepared by 21 Elements for secondary dwelling units dated April 9, 2014 in addition to the ADU calculator published by San Mateo County Second Unit Resources Center	1000
0	6	19	5	0	0			0	N	Y			The San Mateo County Community College District has confirmed that, even though these units are not deed-restricted, the remaining 19 units will be available to serve the low-income level faculty families	55
0	0	1	0	0	0		1	0	N	Y			Based on the affordability analysis prepared by 21 Elements for secondary dwelling units dated April 9, 2014 in addition to the ADU calculator published by San Mateo County Second Unit Resources Center	1000
0	0	1	0	0	0		1	0	N	Y			Based on the affordability analysis prepared by 21 Elements for secondary dwelling units dated April 9, 2014 in addition to the ADU calculator published by San Mateo County Second Unit Resources Center	1000
0	0	1	0	0	0		1	0	N	Y			Based on the affordability analysis prepared by 21 Elements for secondary dwelling units dated April 9, 2014 in addition to the ADU calculator published by San Mateo County Second Unit Resources Center	1000
0	0	1	0	0	0		1	0	N	Y			Based on the affordability analysis prepared by 21 Elements for secondary dwelling units dated April 9, 2014 in addition to the ADU calculator published by San Mateo County Second Unit Resources Center	1000
0	0	1	0	0	0		1	0	N	Y			Based on the affordability analysis prepared by 21 Elements for secondary dwelling units dated April 9, 2014 in addition to the ADU calculator published by San Mateo County Second Unit Resources Center	1000
0	0	1	0	0	0		1	0	N	Y			Based on the affordability analysis prepared by 21 Elements for secondary dwelling units dated April 9, 2014 in addition to the ADU calculator published by San Mateo County Second Unit Resources Center	1000
0	0	1	0	0	0		1	0	N	Y			Based on the affordability analysis prepared by 21 Elements for secondary dwelling units dated April 9, 2014 in addition to the ADU calculator published by San Mateo County Second Unit Resources Center	1000
0	0	1	0	0	0		1	0	N	Y			Based on the affordability analysis prepared by 21 Elements for secondary dwelling units dated April 9, 2014 in addition to the ADU calculator published by San Mateo County Second Unit Resources Center	1000
0	0	1	0	0	0		1	0	N	Y			Based on the affordability analysis prepared by 21 Elements for secondary dwelling units dated April 9, 2014 in addition to the ADU calculator published by San Mateo County Second Unit Resources Center	1000
0	0	1	0	0	0		1	0	N	Y			Based on the affordability analysis prepared by 21 Elements for secondary dwelling units dated April 9, 2014 in addition to the ADU calculator published by San Mateo County Second Unit Resources Center	1000
0	0	1	0	0	0	2/26/2019	1	0	N	Y			Based on the affordability analysis prepared by 21 Elements for secondary dwelling units dated April 9, 2014 in addition to the ADU calculator published by San Mateo County Second Unit Resources Center	1000
0	0	1	0	0	0	8/9/2019	1	0	N	Y			Based on the affordability analysis prepared by 21 Elements for secondary dwelling units dated April 9, 2014 in addition to the ADU calculator published by San Mateo County Second Unit Resources Center	1000
0	0	1	0	0	0	5/21/2019	1	0	N	Y			Based on the affordability analysis prepared by 21 Elements for secondary dwelling units dated April 9, 2014 in addition to the ADU calculator published by San Mateo County Second Unit Resources Center	1000
0	0	1	0	0	0	10/3/2019	1	0	N	Y			Based on the affordability analysis prepared by 21 Elements for secondary dwelling units dated April 9, 2014 in addition to the ADU calculator published by San Mateo County Second Unit Resources Center	1000
0	0	1	0	0	0	5/29/2019	1	0	N	Y			Based on the affordability analysis prepared by 21 Elements for secondary dwelling units dated April 9, 2014 in addition to the ADU calculator published by San Mateo County Second Unit Resources Center	1000
0	0	0	0	0	83	11/15/2019	83		N	Y				

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

		1	2								3	4	
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	358											358
	Non-Deed Restricted												
Low	Deed Restricted	161	1	4	14		6					67	94
	Non-Deed Restricted					6	36						
Moderate	Deed Restricted	205					5					47	158
	Non-Deed Restricted		1	41									
Above Moderate		431	9	42	1		2					54	377
Total RHNA		1155											
Total Units			11	87	15	6	49					168	987

Note: units serving extremely low-income households are included in the very low-income permitted units totals  
Cells in grey contain auto-calculation formulas

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

<b>Jurisdiction</b>	San Bruno
<b>Reporting Year</b>	2019 (Jan. 1 - Dec. 31)

**Table D**

**Program Implementation Status pursuant to GC Section 65583**

**Housing Programs Progress Report**

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
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	The City Council adopted a new Development Impact Fee (DIF) Ordinance in February 2019 to finance the upgrade and maintenance of City's infrastructure needs to serve new development.
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	2 years	City continues to support small lot subdivisions through Planned Development Permit request such as the Skyline College Residential Project where the SFD residential units are developed with an average lot size of 3,500 sq. ft.
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.	2 years	Accessory Dwelling Unit ordinance adopted in 2017.
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	ongoing	San Mateo County performs this service. No available funding in 2019.
Program 1-E: Ensure replacement housing	Develop a comprehensive program to replace housing throughout the City to accommodate all income levels	1 year	N/A in 2019.
Program 1-F: Ensure replacement housing.	Require replacement of any legal housing unit that is demolished within San Bruno.	1 year.	N/A in 2019.
Program 1-G: Support historic preservation	Support preservation and reuse of properties with historic character	ongoing	N/A in 2019.
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	ongoing	N/A in 2019.

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	Ongoing	Informational handouts are available on the City's website and are provided to customers at the planning and building counter.
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.	1 year	Residential additions and renovations must be consistent with the City's adopted Residential Design Guidelines and TCP Design Guidelines. The guidelines are available on the City's website.
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	3 years	Planning staff has initiated the much-needed zoning code update to achieve consistency with the 2009 General Plan and 2013 TCP Specific Plan with an SB 2 Grant. The code amendment will rezone the El Camino Real corridor and other portion of the TCP area to allow mixed-use residential/commercial zoning to provide capacity for the City to satisfy its RHNA obligation. In 2019, Planning staff updated the parking standard by incorporating parking policies and regulatory measures as adopted in the City's General Plan, Specific Plans and the Downtown Parking Management Plan in the Zoning Ordinance. The parking code amendment was adopted by City Council in February 2020 and effective 3/25/20.
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.	1 year	In 2019, City Council approved a nine-unit residential project at 500 Sylvan Avenue and considered a 452 residential unit mixed-use project at the Mills Park Plaza. The 83-unit mixed use project at 406-418 San Mateo Avenue completed construction and received certificate of final occupancy in October 2019. The 62-unit, mixed-use project at 111 San Bruno Avenue submitted building permit for review in 2019. Aside from development projects, City Council also adopted the San Mateo Avenue Streetscape Plan Design Guideline in an effort to enhance the City's downtown and potentially foster development interest in the area.
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.	Ongoing	One of the identified opportunity sites includes the Old Engvall School at Sneath Lane and Engvall Road. In 2019, City collaborated with San Bruno School District on the RFP to redevelop the Old Engvall Middle School.
Program 2-D: Reuse former school sites	Facilitate the reuse of former school sites to accommodate affordable housing.	2 years	The City continued to work with local school districts as they development RFPs for reuse of surplus closed 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	2 years	N/A in 2019
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.	1 year	Ongoing with planning review of each project

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	N/A in 2019
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	The City requires all project of 5 units or more to comply with the Affordable Housing Ordinance to promote affordable income housing in new developments.
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	2 years	City provides information about affordable housing and the affordable housing impact fee ordinance on the City website.
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	Ongoing	Staff performs planning review of each project, and Housing Element APR on an ongoing basis
Program 3-A: Publicize affordable housing financing strategies.	Publicize the various financing strategies for development and expansion of affordable housing	Ongoing	Information about the City's Affordable Housing Program is posted on the City website
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	The signed an agreement with County to administer CDBG and HOME funds on behalf of the City.
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	City staff continues to annually review certificates of compliance for the 325 affordable rental units at the Crossing, including 97 very low-income units at the Avalon Bay apartments, and 228 extremely low, very low and low income units the Village Senior Apartments.
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	Ongoing	N/A in 2019
Program 3-E: Facilitate reasonable accommodations.	Facilitate the development, maintenance and improvement of housing for persons with disabilities by implementing Reasonable Accommodations program.	1 year	Completed. Ordinance adopted in 2015
Program 3-F: Accommodate manufactured housing.	Continue to permit manufactured housing in single family zones.	1 year	Manufactured housing can be permitted as an Accessory Dwelling Unit
Program 3-G: Permit child care by right in residential districts	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	1 year	Municipal Code allows childcare by right in residential zoning districts



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.	1 year	City's zoning code update related to parking standard amendment was initiated in 2019 and adopted by City Council in February 2020. The updated parking code allows various parking reduction options such as mechanical stackers, in-lieu fees, tandem parking configuration and parking requirement for multi-family residential uses consistent with state law.
Program 3-I: Support condominium conversions, cooperatives, and other affordable housing ownership options.	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.	1 year	N/A in 2019
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.	1 year	The City Council adopted an Affordable Housing Impact Fee ordinance for new residential and commercial development in 2016. The impact fee was adjusted in November 2019 based on the regional index. In combination with fees previously collected through the Below Market Rate Housing Program, the affordable housing fund contains approximately \$3.8 million
Program 4-A: Promote energy conservation.	Continue to publicize and encourage energy conservation programs, including weatherization programs.	2 years	Adopted expedited review process for residential rooftop solar permits. Information and applications are posted on the Building Division webpage.
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	1 year	Information is posted on the City website and provided to customers at the building counter.
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.	4 years	City continues to fund the noise insulation program and issued 7 noise insulation permits in 2019.
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.	1 year	Water and sewer system upgrades are ongoing consistent with the City's Capital Improvements Program. In calendar year 2019, the City accepted as complete the San Mateo Avenue Sewer and Water Replacement Project, 1st Avenue Sewer Main Replacement Project, Crystal Springs Sewer Replacement Project and Spyglass Drive Pump Station Replacement Project; the City awarded a construction contract for spot sewer repairs for Fiscal Year 2018-19; and it continued with reconstructing the Lomita and Crestmoor Pump Stations along with their associated force mains, replacing outdated and/or undersized water and sewer pipelines, and designing other water and sewer infrastructure projects for construction in 2020 and beyond.
Program 4-E: Encourage drought-resistant landscaping.	Implement water conservation and drought-resistant landscaping guidelines and standards	1 year	City is in full compliance with the State Model Water Efficient Landscape Ordinance which requires all new projects to comply with the State regulations for planting or replanting of drought tolerant landscaping

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	Once a year	The Affordable Housing Impact Fee ordinance which replaced the Below Market Rate Housing program was adopted in 2016 and adjusted in November 2019. See program 3-J.
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)	1 year	Completed. City's Density Bonus Ordinance was adopted in 2015.
Program 5-C: Provide financial incentives for affordable condominium conversions.	Create incentives for condominium conversions that provide affordable housing	1 year	No application for condominium conversions received in 2019.
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	Once a year	No applications received in 2019. The City looks for opportunities to assist affordable housing projects.
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.	Ongoing	City encourages a mix of unit types in TCP area.
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	Ongoing	No requests or applications for this in 2019.
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	1 year	City requires new for-sale residential development to provide affordable units or to pay an in-lieu fee through the Affordable Housing Impact Fee ordinance.
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.	2 years	The City's inclusion ordinance requires new housing projects to provide at least 15 percent of units as affordable to lower and moderate income households. Staff provides information about resources available in San Mateo County to people seeking affordable housing and promotes the HIP Housing's Shared Housing Program.
Program 5-I: Promote the Second Unit Ordinance.	Continue to inform homeowners about the Second Unit Ordinance which permits second units by-right on appropriate residential sites.	Once a year	City adopted the ADU ordinance amendments to be consistent with state law in early 2017. 16 ADU applications were submitted and 12 of those applications were approved in 2019. A total of 15 ADUs were permitted in 2019.

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	2 years	In 2019, City Council authorized funding to retain a professional consultant to administer the City's Affordable Housing Program to best serve the needs of San Bruno residents
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	1 year	City considered enacting an Urgency Ordinance in November 2019 to provide interim rent stabilization and just cause eviction protections to tenants in advance of AB 1482. Although the urgency ordinance was not adopted, the City has committed to apply regulations stipulated in AB 1482 starting on January 1, 2020
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	The City continues to provide financial assistance to support non-profit housing agencies that provide services benefiting San Bruno. In 2019, HIP Housing received \$30,000 for its home-sharing program and Shelter Network received \$7,500 for its emergency shelter program.
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	Ongoing	The City provides support to the HIP Housing homesharing program. See Program 6-B.
Program 6-D: Accommodate city's share of emergency (homeless) shelter need.	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	1 year	Completed. City adopted an ordinance 2015 creating an emergency shelter overlay 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	Once a year	Completed. Ordinance adopted in 2015.
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 provides \$7,500 annual funding to LifeMoves and participates in the County-wide quarterly Homelessness Advisory Committee meetings. LifeMoves supports the City in working closely with homeless individuals and their families such as providing service for those who are on the street or in a vehicle. LifeMoves' ultimate goal is to establish stable housing and long-term self-sufficiency for the homeless populations