

Affordable Housing

Policies from previous housing element:

<i>Policy/ Programs</i>	<i>Jurisdiction</i>	<i>Notes</i>
Policy H (A-3): Maintain rental opportunities by discouraging conversion of affordable rental units to condominiums.	Burlingame	□
Policy H (A-4): Promote programs that protect the City's lower-valued housing stock.	Burlingame	□
Policy H (A-5): Pursue federal and State funds for the rehabilitation of lower and moderate income housing.	Burlingame	□
Policy H (B-1): Promote equal housing opportunities for all Burlingame residents.	Burlingame	□
Policy H (C-1): Inform local public sector and private sector employees about available housing assistance programs.	Burlingame	□
Policy H (C-2): Encourage inclusion of affordable dwelling units in multiple-family residential development.	Burlingame	□
Policy H (C-3): Encourage public agency partnerships to provide housing, reduce commute time and facilitate retention of community based groups like teachers, public employees, hospital and service sector workers.	Burlingame	□
Policy H (D-1): Provide adequate, affordable housing for the City's elderly.	Burlingame	□
Policy H (D-4): Encourage housing opportunities for low income single persons.	Burlingame	□
Policy H (D-5): Support county-wide program for homeless persons.	Burlingame	□
Policy H (F-1): Improve balance of housing type, tenure and affordability by encouraging development of vacant or underused sites, transit-oriented sites, and transition areas (see original HE document for list of specific sites and locations).	Burlingame	□
Policy H (F-2): Maintain data base of existing R-3, R-4 and CR zoning districts to remain aware of the number of additional units that could be developed on "underdeveloped" parcels in these areas.	Burlingame	□
Policy H (F-4): Encourage conversion of existing accessory living units to legal, safe and sanitary housing units.	Burlingame	□
Policy H (F-5): Encourage non-profit housing corporations to develop affordable housing in appropriate sites in Burlingame.	Burlingame	□
Policy 3.2: Operate a residential rehabilitation loan program that meets the needs of the low and moderate-income population.	Daly City	□
Policy 4.1: Establish incentives for the inclusion of low income units in new residential developments.	Daly City	□

<i>Policy/ Programs</i>	<i>Jurisdiction</i>	<i>Notes</i>
Policy 4.2: Use the financial resources available to the City to reduce the cost and increase the amount of affordable housing.	Daly City	□
H-D-9-c Minimum Density Requirements. Consider enacting minimum density requirements in multiple family zones to prevent use of land zoned for multiple-family use for lower density housing in order to make more efficient use of the limited opportunity to provide additional housing. Amend City codes if necessary. Target: 2003. Responsible Agency: Community Development Department.	Foster City	□
H-D-9-d Zoning Incentives. Evaluate zoning incentives that encourage the development of diverse housing types, including smaller, more affordable units and two- and three-bedroom units suitable for families and children. Amend City codes if necessary. Target: 2003. Responsible Agency: Community Development Department.	Foster City	□
H-D-9-f Development Fee Waivers. Where appropriate and feasible, continue to allow waivers of development fees as a means of promoting the development of housing affordable to low- and low-income households. Target: Ongoing. Responsible Agency: Community Development Department.	Foster City	□
H-E-1 Affordable Housing Strategic Plan. Incorporate the housing programs defined in the 1996 Foster City Affordable Housing Strategic Plan as part of the Housing Element (see Appendix H).	Foster City	□
H-E-1-a New Project Development Program. All new residential development within redevelopment project areas will meet its affordable housing requirement on-site. (15% of the number of market-rate units, if developed by other than the Agency). See HE for additional information. Target: Ongoing. Responsible Agency: Community Development Agency.	Foster City	□
H-D-8-a Community Development Agency. The Community Development Agency will use its unique powers to reduce the costs and expedite the construction of 15% of the units within redevelopment project areas for very low, low and moderate income households. Community Development Agency funds will be set aside each year for development of housing affordable to low income households. Target: Ongoing. Responsible Agency: Community Development Agency.	Foster City	□
H-E-1-b Existing Unit Purchase Program. Purchase existing older single-family, condominium, townhouse or duplex units to provide affordable rental housing. Strive not only to avoid a concentration of affordable units in any one location or area, but to disperse affordable units throughout the community to complement and enhance the diversity that is already found in the City and that is an important element of its success. Target: 3 units by 2006. Responsible Agency: Community Development Agency.	Foster City	□
H-E-1-e Rental Assistance Program. Provide assistance in the form of rental subsidies to households who qualify as very low and low income. Develop an application process and selection procedure to determine qualified applicants. Develop program guidelines and the criteria by which applicants for the assistance will be selected. Determine which rental properties will be included in the program. Target: 2002. Responsible Agency: Community Development Agency.	Foster City	□

<i>Policy/ Programs</i>	<i>Jurisdiction</i>	<i>Notes</i>
H-E-2 Private Development of Affordable Housing. Encourage the provision of affordable housing by the private sector. See HE for specific measures.	Foster City	□
H-E-3 Incentives for Affordable Housing. The City shall consider offering development incentives to developers of multifamily housing projects which meet the City's housing needs, in exchange for an agreement that a minimum of fifteen percent (15%) of the total number of units constructed (or another percent, depending upon the project) shall be affordable to very low as defined by State Health and Safety Code Section 50105, low and moderate income persons and families as defined by Section 50093 of the State of California Health and Safety Code for a minimum period of 35 years. See HE for list of incentives to consider.	Foster City	□
H-E-3-a Density Bonuses for Affordable Housing Projects Consistent with State Density Bonus Law. The City will offer density bonuses of at least 25%, or other incentives, consistent with the State Density Bonus Law (Government Code Section 65915), for project which include at least: (a) 20% of the units for lower-income households; or (b) 10% of the units for very low income households; or (c) 50% of the units for senior citizens. Target: Ongoing. Responsible Agency: Community Development Department.	Foster City	□
Policy 2-B Use a density bonus to encourage the creation of affordable housing in future subdivisions.	Hillsborough	□
(H1.2) Public Participation. Encourage and support public participation in the formulation and review of the City's housing policy, including encouraging neighborhood level planning and working with community groups and the building and real estate industry to advocate programs which will increase affordable housing supply and opportunities.	Millbrae	□
(H1.3) Cooperation with Other Public Agencies and Non-Profits. Continue participation in County-wide housing assistance programs and coordinate with other public agencies and non-profit housing sponsors in the use of available programs to provide lower-cost housing in Millbrae.	Millbrae	□
(H1.4) Redevelopment Agency. Promote residential opportunities in the redevelopment area, where appropriate, through the unique powers of the Redevelopment Agency. At least 15% of all homes constructed in the Redevelopment Project Area should be below market rate (BMR).	Millbrae	□
H-A-2 Public Participation. Encourage and support public participation in the formulation and review of the City's housing policy, including encouraging neighborhood level planning and working with community groups and the building and real estate industry to advocate programs which will increase affordable housing supply and opportunities.	Foster City	□
H-A-3 Cooperation with Other Agencies. Continue participation in County-wide housing assistance programs and coordinate with other public and private agencies in the use of available programs to provide lower-cost housing in Foster City.	Foster City	□

<i>Policy/ Programs</i>	<i>Jurisdiction</i>	<i>Notes</i>
H-A-3-a Community Outreach. The City will improve citizen awareness of rehabilitation and disaster assistance loan subsidy programs, code enforcement, energy conservation programs, fair housing laws and affordable housing programs. See HE for list of outreach measures.	Foster City	□
H-A-3-b Technical Assistance to Non-Profits. The City will provide technical assistance to non-profit groups organized to encourage provision of affordable housing and sponsors of affordable housing projects and programs. The City will facilitate provision of affordable housing by providing technical assistance in a liaison role with non-profit housing groups. Target: Ongoing. Responsible Agency: Community Development Department and Community Development Agency.	Foster City	□
H-B-2 Encourage Rehabilitation of Existing Housing. Encourage rehabilitation to the extent possible and when necessary for low and moderate income homeowners and rental property owners with lower income tenants.	Foster City	□
H-B-3-a Energy Conservation Assistance. The City will use Community Development Block Grant funds or other funds, as available, to assist lower-income residents to weatherize their homes or make other energy-conservation home repairs. Target: 5 low income households by 2006. Responsible Agency: San Mateo County Department of Housing and Community Development and Community Development Agency.	Foster City	□
H-B-4 Housing Design. Assure excellence in project design consistent with existing community character (architecture, site planning, amenities).	Foster City	□
H-C-2-a Rental Unit Monitoring. The City will continue to monitor the availability and cost of rental units in Foster City to determine if further actions are necessary. The City will collect rental information from Foster City apartments to report, by unit, the level of rent on an annual basis. The purpose of this reporting is to establish a monitoring system to determine the extent of rent increases occurring within the City and to compare with other adjacent municipalities. Target: Annually. Responsible Agency: Community Development Agency.	Foster City	□
H-C-3 Moderate Rent Increases Find ways and means to moderate the percentage, amount, and frequency of residential rent increases in the City.	Foster City	□
H-C-3-a Moderate Rent Increases. Continue working with the Peninsula Conflict Resolution Center and the Tri-County Apartment Association as a vehicle to moderate rent increases in the City and to resolve rental disputes between renters and property owners. Target: Ongoing. Responsible Agency: City Council, Community Development Department.	Foster City	□

<i>Policy/ Programs</i>	<i>Jurisdiction</i>	<i>Notes</i>
H-C-5-a Rental Housing Assistance. Encourage the use of federal, State and Local rental housing programs. Continue to publicize programs and work with the San Mateo County Housing Authority to implement the Section 8 Rental Assistance Program and, as appropriate, assist similar non-profit housing sponsor rental assistance programs. Target: Shared Housing and Emergency Assistance: 15 households provided assistance per year (assumes continued funding of program). Responsible Agencies: San Mateo County Housing Authority and non-profit housing sponsors.	Foster City	□
H-C-5-b City Rental Housing Assistance Program. The City of Foster City will develop a local housing rental assistance program, and will work with the owners of existing rental projects in the City to provide as many subsidized rental units as possible. As a goal, the City will seek to provide up to 5% of the available units for rental subsidy. Target: An additional 20 very low income and 20 low income households/units provided rental subsidy by 2006. Responsible Agencies: Community Development Department and CDA.	Foster City	□
H-D-1 Housing Opportunity Areas. Given the diminishing availability of developable land, the City will identify housing opportunity areas and sites where a special effort will be made to provide affordable housing consistent with other General Plan policies. Housing Opportunity Areas should have the following characteristics: see HE for list of characteristics.	Foster City	□
Policy 4.3: Allow construction of a variety of cost reducing, innovative housing types.	Daly City	□
Policy 4.7: Utilize a majority of the City's annual Community Development Block Grant entitlement directly for housing and infrastructure programs that benefit low and moderate income households.	Daly City	□
Policy 5.4: Support a balanced distribution of quality residential care facilities.	Daly City	□
Policy 5.5: Provide financial assistance to lower income households in emergency situations.	Daly City	□
Policy 8.4: Preserve the 120 existing low-income housing units, which are at risk of being converted to market rate housing.	Daly City	□
H-D-6-a Second Units. Continue implementation of the City's Second Unit Ordinance in single-family (R-1) zones. Target: 1 moderate income unit by 2006. Responsible Agency: Community Development Department.	Foster City	□
(D.2) State Manufactured Housing Law. The City complies with the State Manufactured Housing Law, which allows affordable type construction on all residentially zoned (R-1 through R-5) properties.	Redwood City	□

<i>Policy/ Programs</i>	<i>Jurisdiction</i>	<i>Notes</i>
(E.3) Redwood City shall carefully review all plans and proposed policies of the City/County Association of Governments (CCAG), Bay Area Air Management Board, Metropolitan Transportation Commission, the San Francisco Public Utilities Commission, the Association of Bay Area Governments, and City's impact fees and will work with those agencies and departments to negotiate standards that do not unnecessarily constrain Redwood City's ability to meet its existing and future affordable housing need.	Redwood City	□
(F.1) Acquisition and Rehabilitation of Existing Housing. Assist non-profit organizations to acquire and operate multifamily housing for families, individuals, and seniors. Facilitate the acquisition or rehabilitation of existing housing for low-income and special needs populations.	Redwood City	□
(1.3) Housing Rehabilitation. Continue to provide funding as available for the conservation and rehabilitation of viable deteriorating housing in the City to preserve existing housing stock, neighborhood character and, where possible, to retain low- and moderate-income units.	San Mateo	□
(1.7) Retention of Existing Lower-Income Units. Seek to retain existing subsidized very low-, low- and moderate-income housing units, especially those that will be available for conversion to market rate housing by the year 2006. Retention of such units should have high priority for available funds.	San Mateo	□
(2.1) Fair Share Housing Allocation. Attempt to achieve compliance with ABAG Fair Share Housing Allocation for total housing needs and for low- and moderate-income needs.	San Mateo	□
(2.3) Public Funding of Low- and Moderate-Income Housing. Continue to use available funds to increase the supply of low- and moderate-income housing through land purchases and other development encouragements and through use of nonprofit sponsors and subsidized financing using federal and state sources, tax credits, and the like.	San Mateo	□
(2.4) Private Development of Affordable Housing. Encourage the provision of affordable housing by the private sector through: see additional information in HE.	San Mateo	□
(2.5) Distribution of Low- and Moderate-Income Housing. Attempt to distribute low and moderate-income housing developments throughout the City. Encourage the mixing of market-rate and low/moderate-income units where feasible.	San Mateo	□
(2.8) Single Room Occupancy. Provide for the development of single room occupancy (SRO) units to provide small affordable units in areas close to transportation services.	San Mateo	□
(2.10a) Housing Density Range. Provide a density range, with densities at the higher end of the range to be considered based on provision of public benefits such as affordable housing, increased open space, public recreational facilities, or off-site infrastructure improvements.	San Mateo	□
(1.1) The City shall maintain an adequate supply of land to meet its 1999-2006 ABAG Regional Housing Needs Determination (RHND) of 277 very low income units, 131 low income units, 360 moderate income units, and 563 above moderate units. (New Policy)	South San Francisco	□

<i>Policy/ Programs</i>	<i>Jurisdiction</i>	<i>Notes</i>
(1.2) The City shall implement the Inclusionary Housing Ordinance. (New Policy)	South San Francisco	□
(1.2A) The City shall adopt and implement the Inclusionary Housing Ordinance requiring new residential development over four units to provide a minimum of twenty (20) percent low- and moderate-income housing. (New Program)	South San Francisco	□
(1.3) In addition to the Inclusionary Housing Ordinance, the City shall investigate other methods for providing affordable housing units. (New Policy)	South San Francisco	□
(3.311A) Encourage the construction of 107 new housing units in the moderate-income category in Atherton from 2002-2006.	Atherton	□
(3.321A) Encourage the construction of approximately 59 new housing units in the moderate to very low income categories in Atherton from 2002-2006.	Atherton	□
(3.321B) Endeavor to distribute the affordable housing by moderate to very low income groups as follows: Moderate 27 units. Low 10 units. Very Low 22 units.	Atherton	□
(3.341A) Encourage the construction of 27 new faculty housing units and 58 new student housing units with kitchens in the moderate to very low income categories in Atherton from 2002-2006.	Atherton	□
(3.342A) Encourage schools in Atherton to provide affordable faculty and student housing on their campuses.	Atherton	□
(3.352A) The Town shall promote conservation and improvement of the condition of its existing affordable housing stock with the goal of conserving all existing affordable units.	Atherton	□
(3.361B) Support the conservation and development of affordable housing for citizens of modest means.	Atherton	□
(3.362B) The Town shall continue to encourage the production and availability of more affordable housing through the methods described under Goal I.	Atherton	□
Policy H1 Strive to attain and maintain a balance of housing types (single and multi family units, mobile homes), sizes (number of bedrooms), tenure (owner occupied and rentals) and affordability to all income levels.	Brisbane	□
Policy H15 Promote rehabilitation of substandard residential structures while maintaining their affordability to very low, low and moderate income households.	Brisbane	□
Program H17a: For new development applications, condition approvals so that proper fees and charges are levied to cover the costs of the development to the community. Consider subsidizing fees for projects which provide a significant proportion of housing units affordable to very low and/or low income households.	Brisbane	□
(8.3) Assist low and moderate income households in making necessary repairs and improvements.	East Palo Alto	□

<i>Policy/ Programs</i>	<i>Jurisdiction</i>	<i>Notes</i>
H-D-7 School Sites. Assist and support the public school district and private schools with the incorporation of residential uses for faculty and staff along with educational facilities in order to increase the supply of affordable housing.	Foster City	□
H-D-8 Community Development Agency. Promote residential opportunities in the redevelopment project areas, where appropriate, through the unique powers of the Community Development Agency.	Foster City	□
H-D-9 Reduce Regulatory Constraints. Support the reduction of governmental and regulatory constraints to the production of housing, especially affordable housing.	Foster City	□
H-D-9-a Government Constraints. The City will review the entire development process and remove any government and regulatory constraints to the production of affordable housing. Target: 2003. Responsible Agency: Community Development Department, and Public Works Department, (this would be zoning requirements, fees, and review procedures for example).	Foster City	□
H-D-9-b Pre-Permit Review Process. The City will continue to hold pre-application reviews of affordable housing projects with all City departments in an effort to reduce permitting time and cost for affordable housing projects. These pre-application conferences will be held with all City departments to review the proposal and set clear objectives early on in the process. Target: Ongoing. Responsible Agency: Community Development Department, Public Works, and Building Inspection Division.	Foster City	□
(H2.5) Rental Assistance Programs. Continue to publicize and participate in federal rental assistance programs such as Section 8 and the Housing Voucher programs.	Millbrae	□
(H2.8) Homesharing. Encourage and facilitate house sharing in appropriate locations where it would provide housing for low and moderate income residents and not significantly impact the neighborhood (parking, access, etc.).	Millbrae	□
(H3.1) Housing for New Employees and their Families. Given the increase in commercial and retail development expected through build-out of the City, encourage an adequate supply and variety of rental and ownership housing that meets the needs of new employees and their families.	Millbrae	□
(H3.2) Planned Development Process. Encourage the use of the planned development process to achieve a diversity of housing types and tenures and to provide greater choice for residents and workers in Millbrae.	Millbrae	□
(H3.5) Affordable Housing. Improve the balance of housing type, tenure and affordability by encouraging development of housing at appropriate sites/locations to serve various income levels, and utilize available programs to achieve affordable housing.	Millbrae	□

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(H3.6) Incentives for Affordable Housing. Continue to approve housing at higher densities when affordable units are provided, consistent with environmental constraints, surrounding development patterns and design excellence (architecture, site planning, amenities, etc.). To the extent they are available and workable at a given location, the City will offer a density bonus and other incentives, such as reduced fees, cost-saving site design techniques, reduced parking requirements, smaller unit sizes, fast-track project review, and other methods of reducing the total cost of internal roads and utilities serving the development.	Millbrae	□
(H3.7) Density Bonuses for Affordable Housing Projects Consistent with State Density Bonus Law. The City will offer density bonuses of at least 25% and at least one other incentive, consistent with the State Density Bonus Law (Government Code Section 65915), for projects which include at least: (a) 20% of the units for lower-income households; or (b) 10% of the units for very low income households; or (c) 50% of the units for senior citizens.	Millbrae	□
(H3.8) Resale Controls on Owner-Occupied BMR Units. Require resale controls on owner-occupied BMR units to ensure that affordable units provided through public assistance or public action are retained for 55 years as affordable housing stock.	Millbrae	□
(H3.9) Rent and Income Restrictions on Rental BMR Units. Require rent and income restrictions on rental BMR units to ensure that affordable units provided through public assistance or public action are retained for 55 years as affordable housing stock.	Millbrae	□
(H3.10) BMR Eligibility Priorities. In order to meet a portion of the City's local housing need, consistent with Association of Bay Area Governments (ABAG) Housing Need Determinations, and as a traffic mitigation measure, the City will, to the extent consistent with applicable law, consider offering a portion of the BMR units in a project for City employees, school district employees, and other people working in the City of Millbrae.	Millbrae	□
(H3.11) Innovative Housing Approaches. Encourage innovative housing approaches in financing and design of units to increase the availability of low and moderate income housing, including encouraging cooperative and joint ventures between owners, developers and non-profit groups in the provision of BMR housing.	Millbrae	□
(H3.12) New Housing Eligible for Subsidy. Encourage new projects to pursue subsidies to reduce the cost of the units, such as Section 8, homesharing, first time homebuyer, or similar programs which provide very low, low and moderate income housing.	Millbrae	□
(H3.13) Housing Opportunity Areas. Given the diminishing availability of developable land, the City will identify housing opportunity areas and sites where a special effort will be made to provide affordable housing consistent with other General Plan policies. See HE for list of characteristics that Housing Opportunity Areas should have.	Millbrae	□

<i>Policy/ Programs</i>	<i>Jurisdiction</i>	<i>Notes</i>
(H3.16) Special Needs. Encourage affordable housing designed for elderly persons and encourage a mix of housing units throughout the City including those for families with children, single parents, young families, lower income seniors and the disabled.	Millbrae	□
(HIP-2) Technical Assistance to Non-Profits. The City will provide technical assistance to both profit and non-profit groups organized to encourage provision of affordable housing and sponsors of affordable housing projects and programs. Target: Ongoing. Responsible Agency: Community Development Department and Redevelopment Agency.	Millbrae	□
(HIP-3) Tracking of Housing Activity. The City will provide a statistical summary of residential building activity tied to various types of housing, household need, income and Housing Element program targets. Target: Annually. Responsible Agency: Community Development Department.	Millbrae	□
(HIP-5) Community Outreach. The City will improve citizen awareness of rehabilitation and disaster assistance loan subsidy programs, code enforcement, energy conservation programs, fair housing laws and affordable housing programs. See HE for specific outreach measures. Target: 2006. Responsible Agency: Redevelopment Agency and Code Enforcement.	Millbrae	□
(HIP-7) Redevelopment Agency. The Redevelopment Agency will use its unique powers to reduce the costs and expedite the construction of 15% of the units within the redevelopment project area for very low, low and moderate income households. See HE for additional details. Target: Ongoing. Projected Funding Level: \$4.2 million through 2007. Responsible Agency: Redevelopment Agency.	Millbrae	□
Program H6a: Adopt an inclusionary housing program that results in benefit to low and moderate income households.	Brisbane	□
Policy H13 Publicize water conservation programs and develop local measures to assist very low, low and moderate income households manage their utility costs.	Brisbane	□
Program H7a: Amend the zoning ordinance consistent with California Government Code Section 65915 to include provisions for density bonuses for affordable housing.	Brisbane	□
Program H7a(1): Consider a program to conditionally approve density bonuses greater than that provided in Government Code Section 65915 for projects that address special needs.	Brisbane	□
Program H7a(2): Evaluate a fee waiver program for affordable housing projects.	Brisbane	□
Policy H9 Seek private and public funding sources for affordable housing construction	Brisbane	□
Program H9a: Encourage housing developers to participate in available affordable housing programs sponsored by governmental agencies.	Brisbane	□
Policy H10 Encourage owners of rental housing to participate in the Section 8 rent subsidy program and other rental assistance programs as they become available.	Brisbane	□

<i>Policy/ Programs</i>	<i>Jurisdiction</i>	<i>Notes</i>
Policy H11 Study alternatives for use of the City's Redevelopment Low and Moderate Income Housing Fund to provide affordable housing, and support affordable housing programs as opportunities arise and funds	Brisbane	□
Program H11a: Develop an ongoing relationship with nonprofit housing development corporations in order to take advantage of opportunities to supplement Redevelopment Low and Moderate Income Housing Funds to create affordable housing.	Brisbane	□
Program H11b: Purchase appropriate vacant sites to land bank for future affordable housing projects.	Brisbane	□
Program H11b(1): Implement the PFP land use designation in the General Plan so that the City has the first opportunity to consider surplus lands owned by public agencies as potential housing sites.	Brisbane	□
Program H11c: Acquire and rehabilitate vacant / abandoned / deteriorated residences and make them available as affordable housing.	Brisbane	□
Program H11d: Examine how Redevelopment Low and Moderate Income Housing Funds and municipal and assessment bonds could be used to subsidize development costs in privately financed residential and mixed use projects.	Brisbane	□
Program H11e: Continue and expand the City's first time homebuyer program using low and moderate income housing funds to subsidize mortgage finance costs.	Brisbane	□
Program H11f: Collaborate with the County of San Mateo and other agencies with very low , low and moderate income rehabilitation programs to expand the scope and eligibility for assistance.	Brisbane	□
Program H11j: Evaluate City fee schedules for processing development applications and consider providing a subsidy for projects providing affordable very low and low income housing.	Brisbane	□
Program H9b: Encourage housing developers to work in concert with nonprofit housing development organizations and lending institutions to incorporate affordable housing units in development projects.	Brisbane	□
Program H1b: Encourage the development of a broad range of housing types, sizes, tenure, and affordability in order to ensure the City's capacity to meet the identified range of housing needs.	Brisbane	□
Program H1d: Examine the Zoning Ordinance regulations permitting secondary dwelling units in single family districts to determine if the requirements should be amended to better address issues of housing availability and affordability without detriment to health and safety.	Brisbane	□
Program H1d(1): Consider requiring an Agreement and Declaration of Restrictions for properties with new secondary dwelling units so that the primary or secondary unit is occupied by a low or moderate income household.	Brisbane	□

<i>Policy/ Programs</i>	<i>Jurisdiction</i>	<i>Notes</i>
Program H1e(2): Consider methods of maintaining the affordability provided by a mobile home park within the community when a conversion is proposed.	Brisbane	□
Program H11k: Encourage the State of California and the Federal Government to restore and enhance subsidy programs for affordable housing similar to those that have proven successful in the past in assisting low and very low income households and households with special needs, such as Section 202, Section 8 New Construction, Section 8 Moderate Rehabilitation and Rental Rehabilitation Programs.	Brisbane	□
Program H2d(1): Encourage maintenance of existing units in the NCRO 2 Downtown Brisbane Neighborhood Commercial District through the use of Redevelopment Low and Moderate Income Housing Funds, County, State and Federal rehabilitation funds.	Brisbane	□
Program H2f: To encourage housing units designed and dedicated for use by large families with low and very low incomes and other households with special needs, provide a density bonus greater than required by State law.	Brisbane	□
(HIP-13) Rental Housing Assistance. Encourage landlords, tenants and developers to participate in the Housing Authority Section 8 Rent Subsidy Program; encourage developers and potential buyers to participate in the county reduced home mortgage program and in available Federal and State assistance programs. Target: 5 very low and 5 low income households provided assistance per year with Section 8 Certificates and Vouchers (assumes continued funding at about the same rate as present levels). Responsible Agencies: San Mateo County Housing Authority.	Millbrae	□
(HIP-17) Homesharing. Continue the City's relationship with the Human Investment Project in implementing the homesharing program. Target: 10 very low income, 5 low income and 1 moderate income households (16 households per year). Responsible Agency: Human Investment Project.	Millbrae	□
(HIP-19) Adopt Requirements for Second Units. Consistent with new State legislation for second units (AB 1866), adopt requirements to allow second units under controlled conditions. Target: 3 very low income and 3 moderate income units. Timeframe: Conduct public hearings to adopt new second unit development regulations by June 2007. Responsible Agency: Community Development Department and City Council.	Millbrae	□
(HIP-22) Potential New Housing Opportunity Sites. Encourage housing development, including a below-market allocation that maximizes production of very low income units, at specific sites (see HE for list). Responsible Agency: Community Development Department.	Millbrae	□
(HIP-23) Mortgage Subsidy Programs. San Mateo County offers below market rate home mortgages to qualified first time home buyers for purchasing units built by developers who participate in the program. See HE for additional information. Target: Ongoing. Responsible Agency: Redevelopment Agency.	Millbrae	□

<i>Policy/ Programs</i>	<i>Jurisdiction</i>	<i>Notes</i>
(HIP-24) BMR Resale and Rental Controls. Implement resale and rental regulations for low and moderate income units and assure that these units remain at an affordable price level. Target: Ongoing. Responsible Agency: Community Development Department and City Council.	Millbrae	□
(HIP-25) BMR Eligibility Guidelines. Implement BMR selection guidelines based on the BMR Eligibility policy (see Housing Element Policy H3.10). Target: Ongoing. Responsible Agency: Community Development Department.	Millbrae	□
(HIP-33) Encourage Innovative Housing Approaches. Encourage cooperative and joint ventures between owners, developers, and non-profit groups in the development of below-market rate housing. Assist	Millbrae	□
(HIP-36) Inclusionary Housing Requirements. The Redevelopment Agency will meet the inclusionary housing requirements of the Health and Safety Code (Section 33413(b)) to provide a minimum of 15% of the units for below market rate (BMR) housing. See HE for additional information. Target: 2006. Responsible Agency: Community Development Department; Planning Commission; City Council.	Millbrae	□
(HIP-39) Affordable Housing Development on City-Owned Land. The City will take actions to promote the development of affordable housing on two City owned parking lots on Magnolia Avenue and El Camino Real. See HE for list of actions. Target: 65 units affordable to moderate, low, and very low income households by July, 2009. Responsible Agency: Community Development Department.	Millbrae	□
(A) The City shall provide opportunities for Redwood City's share of regional housing needs for all income groups and encourage a variety of housing types.	Redwood City	□
(F.2) Home Improvement Loan Program. To maintain the quality and affordability of older neighborhoods, the City shall continue to implement its Home Loan Improvement Program and participate in the Community Development Block Grant and Rental Rehabilitation programs. In addition, the City shall promote the use of energy conservation measures in the rehabilitation of low and moderate income housing as part of this program.	Redwood City	□
(B.2) Redevelopment Agency/City Funded/Assisted Programs. The City shall provide subsidies, when funds are available, and the projects are appropriate, to residential developers in order to ensure the continued production of very low-income units. The Redevelopment Agency shall continue its practice of negotiating to provide some larger three- and four-bedroom units for affordable rental housing.	Redwood City	□
(B.6) Land banking Fund Program: The City will continue to land bank funds to directly facilitate the development and continuation of affordable housing opportunities and assist in the development of affordable housing projects during the 2001–2006 planning period. The City will consider applying for state and federal funds that may become available during 2001-2006.	Redwood City	□

<i>Policy/ Programs</i>	<i>Jurisdiction</i>	<i>Notes</i>
(B.3) Affordable Housing Required. The City shall continue to require affordable housing units when appropriate. The City requires affordable housing units in several situations: inclusionary requirements applied to the City's sizable redevelopment area, requirements negotiated through development agreements, and requirements resulting from approval of tailored plans such as specific plans and precise plans.	Redwood City	□
(B.4) In-law Unit Ordinance. The City revised the in-law unit ordinance to increase infill residential development within existing single-family residential properties. The limited size of the units (one bedroom) helps to control affordability. The City anticipates these units will accommodate moderate and lower-income seniors, students, workforce singles and two-person households.	Redwood City	□
(C.6) Efficiency Unit Affordable Housing Program. The City shall encourage efficiency units in rental housing to accommodate seniors and individuals who work in Redwood City.	Redwood City	□
(C.7) Incentive Program to Allocate Units to Service Occupations. Develop a program to offer incentives for developers of market rate housing when they agree to set aside affordable units within private developments. This program can be used to increase the number of low and very low units in Redwood City and to target units to service occupations - i.e., public safety workers, school teachers, hospital workers, workers in service industries, etc.	Redwood City	□
(C.8) Acquisition of Land for Construction of New Affordable Rental Housing. The City will consider a land subsidy for a mixed unit project which could include unit sizes ranging from efficiency units to multiple bedrooms to accommodate housing needs of various populations, including individuals, families, seniors and special needs populations.	Redwood City	□
(1.5) The City shall promote the construction of lower cost units by providing incentives and encouraging mixed use projects, second units, density bonuses, loft-style units, and manufactured housing. (Existing Policy 2B)	South San Francisco	□
(1.6A) The City shall implement the Density Bonus Ordinance for projects that include affordable housing in over 20 percent of the project. (Existing Program 2B-3)	South San Francisco	□
(1.11A) To support private market construction, the City shall work with property owners, project sponsors, and developers to expedite the permit review process; design housing projects that meet the goals, objectives and policies of this Housing Element; providing timely assistance and advice on permits, fees, environmental review requirements, and affordable housing agreements to avoid costly delays in project approval; and interfacing with community groups and local residents to ensure public support of major new housing developments. (Existing Program 1B-1).	South San Francisco	□
(1.12) The City shall support efforts to generate affordable housing. (Existing Policy 2C)	South San Francisco	□

<i>Policy/ Programs</i>	<i>Jurisdiction</i>	<i>Notes</i>
(1.12A) The City shall allocate redevelopment funds to non-profit housing agencies that assist in providing or developing low-income housing through such means as providing funds for land purchase and rehabilitation. (Revised Program 2C-2)	South San Francisco	□
(1.14) The City shall continue to cooperate with other governmental agencies and take an active interest in seeking solutions to area-wide housing problems. The City supports the concept that all communities should make a good faith effort to meet the housing needs of very low, low and moderate income households in their area in a manner that is not disproportionate for any community and which recognizes the degree of effort made in prior years. (Existing Policy 2E)	South San Francisco	□
(1.18A) To widen the availability of information to interested residents, the City shall update its website to include information on affordable housing, housing programs, and inclusionary units. (New Program)	South San Francisco	□
(2.4) The City shall maintain and improve neighborhoods through the use of systematic code enforcement, regulatory measures, cooperative neighborhood improvement programs and other available incentives. The City shall focus on properties in older neighborhoods with low income families, such as Village Way, Willow Gardens, Town of Baden, Downtown (or Old Town), Irish Town, and Peck's Lots.	South San Francisco	□
(2.6A) As appropriate, the City shall create a capital improvement and housing rehabilitation program to upgrade housing in older neighborhoods with low income housing, such as Village Way, Willow Gardens, Town of Baden, Downtown (or Old Town), Irish Town, and Peck's Lots. (New Program)	South San Francisco	□
(2.12) The City shall support State and Federal legislation to make housing more affordable for owners and renters, and to permit rehabilitation of existing deteriorated housing without an increase in tax assessments. (Existing Program 2E-1)	South San Francisco	□
(2.13) The City shall use its best efforts to insure the preservation of subsidized housing units at risk of converting to market rate housing. (New Policy)	South San Francisco	□
(2.14) The City shall track affordability levels in the City by monitoring changes in housing sales prices and rental rates. (New Policy)	South San Francisco	□
(2.14A) The City shall regularly monitor housing sales price trends of existing units and new units to determine housing affordability levels. (New Program)	South San Francisco	□
(3.3B) The City shall continue to provide funding for minor repairs of homes owned and occupied by low-income senior citizens. Eligible repairs include plumbing, electrical, painting, carpentry, roof repairs, and masonry work. (Revised Program 3A-2)	South San Francisco	□
Program H4(i)a: As issues arise regarding constraints on affordable housing posed by the authority of other agencies, act to make the agencies aware of the constraints and encourage them take appropriate action.	Brisbane	□

<i>Policy/ Programs</i>	<i>Jurisdiction</i>	<i>Notes</i>
Program H11l: Encourage the State of California to amend Housing Element and Redevelopment Law to allow cities to combine their Redevelopment Low and Moderate Income Housing Funds to fund joint projects at the most suitable locations for affordable housing.	Brisbane	□
Program H11h: Use Redevelopment Low and Moderate Income Housing Funds to provide leverage for state and federal programs for affordable housing that require a local match.	Brisbane	□
Program H4a(2): Adopt floor area ratio standards that encourage affordable multi family development in the R 2 and R 3 Districts.	Brisbane	□
(2.4) Encourage the production of affordable housing through appropriate land use designations and flexible development standards.	Belmont	□
(2.5) Encourage colleges, assisted living facilities, and other institutional settings to set-aside 10% of the units for independent affordable units.	Belmont	□
(3.1) Use public financial resources, to the extent feasible, to support the provision and production of housing for lower income households and persons and families with special needs.	Belmont	□
(3.2) Provide rental assistance to address existing housing problems and provide homeownership assistance to expand housing opportunities.	Belmont	□
(3.3) Support the conservation of government-subsidized housing and other affordable housing development.	Belmont	□
(4.2) Offer regulatory incentives and concessions for affordable housing, such as relief from development standards, density bonuses, or fee waivers where deemed to be appropriate.	Belmont	□
H-E-3-c Cooperative Ventures. Encourage cooperative and joint ventures between owners, developers and non-profit groups in the provision of BMR housing. Target: Ongoing. Responsible Agency: Community Development Agency.	Foster City	□
H-E-4 Resale Controls on Owner-Occupied BMR Units. Require resale controls on owner-occupied BMR units to insure that affordable units provided through public assistance or public action are retained for 35 years or more as affordable housing stock.	Foster City	□
H-E-4-a Maintain Existing Owner-Occupied BMR Units. Administer the agreements for the existing ownership BMR units to ensure the continued affordability of these units for the terms of their agreements. Target: Ongoing. Responsible Agency: Community Development Agency.	Foster City	□
H-E-4-b Replace Marina Green BMR Units. Replace the Marina Green 17 units of moderate income housing with other moderate income units when they begin to expire in 2006. Target: 2006-2007. Responsible Agency: Community Development Agency, Community Development Department	Foster City	□

<i>Policy/ Programs</i>	<i>Jurisdiction</i>	<i>Notes</i>
H-E-5 Rent and Income Restrictions on Rental BMR Units. Require rent and income restrictions on rental BMR units to ensure that affordable units provided through public assistance or public action are retained for 35 years or more as affordable housing stock.	Foster City	□
H-E-5-a Maintain Existing Rental BMR Units. Administer the agreements for the existing rental BMR units to ensure the continued affordability of these units for the terms of their agreements. Target: Ongoing. Responsible Agency: Community Development Agency.	Foster City	□
H-E-7-a Ownership Housing for Employees. In order to improve the jobs to housing balance in large-scale commercial developments, the City will consider recommending that the developer contact private investment firms that arrange joint homeownership programs for employers and employees in order to provide affordable ownership housing for employees of firms locating in Foster City. Target: Ongoing. Responsible Agency: Community Development Department.	Foster City	□
H-E-10 Room Additions. The City will continue to allow room additions to smaller homes that are compatible with the neighborhood, subject to the requirements of the Architectural and Solar Guidelines. These room additions provide affordable housing opportunities by allowing families to more economically meet their needs than by moving and purchasing a new home.	Foster City	□
H-E-11 Projects in the Community Development Project Area. At least 15% of all homes constructed in the Community Development Project Area shall be below market rate (BMR), affordable to households earning less than 120% of County median household income. To the extent feasible, the BMR units shall also meet the following goals: see HE for list of goals.	Foster City	□
H-F-2 Special Needs. Encourage a mix of housing units throughout the City including those for lower income seniors, families with children, single parents, young families, victims of domestic violence, and the disabled.	Foster City	□
H-F-2-b Housing for Victims of Domestic Violence. Pursuant to Resolution No. 224 adopted on June 18, 2001 by the Community Development Agency, provide one affordable housing unit for victims of domestic violence. Target: Ongoing. Responsible Agency: Community Development Agency.	Foster City	□
(F.3) Code Enforcement & Home Improvement Loan Program. The City also encourages the maintenance and improvement of housing for all income levels through its Code Enforcement Program. Code enforcement is the vehicle used to identify the City's existing housing stock built prior to 1940. The goal of code enforcement is to minimize and retard deferred maintenance, which creates health and safety problems, or causes blighted conditions in neighborhoods.	Redwood City	□
(F.6) Units at Risk - Preserve Assisted Housing. The City recognizes that retention of assisted housing is a critical part of maintaining the supply of affordable housing. See HE for list of actions that may be taken in the event of a Notice of Intent to Sell or a Notice of Intent to Convert to Market Rate Housing.	Redwood City	□

<i>Policy/ Programs</i>	<i>Jurisdiction</i>	<i>Notes</i>
(5-A) Require new residential developments with 10 or more housing units to provide a minimum of 15 percent of total housing units affordable to Very Low, Low, and Moderate income households through construction, donation of land, and/or payment of in-lieu fees.	San Bruno	□
(5-B) Offer a density bonus of at least 25 percent or financial incentives to residential developments providing 10 percent of total housing units for Very Low income households, 20 percent of total units for Low income households, 50 percent of total units for seniors, OR 20 percent of total condominium units for Moderate income households.	San Bruno	□
(5-C) Offer financial incentives for condominium conversions which include at least 20 percent Low or Moderate income units or at least 15 percent Very Low income units.	San Bruno	□
(5-D) Waive building and planning fees for non-profit developers of projects specifically affordable to Very Low, Low, and Moderate income households.	San Bruno	□
(5-E) Continue to administer Redevelopment Project Area requirements for development of 15 percent affordable housing.	San Bruno	□
(5-F) Require maintenance of subsidized housing units as affordable to Very Low, Low, and Moderate income households for a period of at least 30 years from date of occupancy.	San Bruno	□
(5-G) Prepare an Owner Participation Agreement each time the City commits to subsidizing construction, rehabilitation, or rental costs for an affordable housing project.	San Bruno	□
(5-I) Expedite permit review and waive planning, building and license fees on projects providing housing affordable to Very Low, Low, and Moderate income households, seniors, and persons with disabilities.	San Bruno	□
(5-J) Modify development regulations in specific zoning districts to encourage housing affordable to Very Low, Low, and Moderate income households. Encourage smaller projects with fewer amenities to reduce construction costs.	San Bruno	□
(6-A) Publicize the various financing strategies for development and expansion of affordable housing.	San Bruno	□
(6-B) Continue to participate in San Mateo County Housing Authority's Section 8 Housing Choices Voucher program and encourage new housing developers to accept vouchers.	San Bruno	□
(6-C) Preserve the 62 Very Low and Low income assisted housing units at Treetops Apartments throughout the Housing Element timeframe.	San Bruno	□
(6-D) Annually reconcile the number of assisted housing units reported in San Bruno with the actual number of housing units occupied by very low and low income families through San Mateo County Housing Authority's Section 8 Housing Choices Voucher program. Ensure a "good faith effort" by participatory apartment owners to advertise available housing units.	San Bruno	□

<i>Policy/ Programs</i>	<i>Jurisdiction</i>	<i>Notes</i>
San Carlos established a Below-Market Rate (BMR) Housing Ordinance that includes a density bonus that complies with State law. Public outreach in this area will continue and City Staff will negotiate with developers to achieve the greatest number of affordable units at the most affordable levels possible.	San Carlos	□
Explore options to increase the viability of the Down payment Assistance Loan Program. Research options for increasing the loan amount, locating additional sources of funds, leveraging the funds, or reallocating the funds to help build new affordable units.	San Carlos	□
Revise the BMR ordinance to require more affordable units at a deeper level of affordability. See HE for specific recommendations.	San Carlos	□
RDA Housing Set-Aside Funds will be made available as necessary for the entire planning period through 2006 for the following programs: Down payment Assistance Loan program, Life/Safety Home Repair Grants, South Plaza (additional gap funding as necessary to maintain affordability for units), Wheeler Plaza (potential mixed-use retail, housing and public parking development), Railroad Development (potential mixed-use office, retail, and housing development), Property acquisition (should land become available, partner with a non-profit to purchase property for affordable housing), Additional programs and projects as needs arise and as funds are available.	San Carlos	□
Development of Affordable Ownership Units. The City will explore policies and programs that encourage a more balanced mix of rental and ownership properties throughout the City. One specific effort will be to rework the Down payment Assistance Loan (see Down payment Assistance Loan Program).	San Carlos	□
Transfer of Development Rights. The City of San Carlos will encourage the transfer of development rights where appropriate to provide additional affordable housing opportunities.	San Carlos	□
Parking Requirements for Housing. The City of San Carlos shall incorporate creative, innovative and flexible approaches to parking in discretionary decisions in order to encourage the production of new affordable housing where appropriate.	San Carlos	□
(14.10) Offer Voluntary Code Inspection Services. When adequate staff resources are available, offer the County's building inspection services, upon request, to inspect structures, describe their condition, and provide a construction history to the extent that such information is available. Consider offering this service at a reduced rate for extremely low, very low or low income residents.	San Mateo County	□
(14.14) Protect Existing Affordable Housing from Conversion or Demolition. See HE for specific measures.	San Mateo County	□

<i>Policy/ Programs</i>	<i>Jurisdiction</i>	<i>Notes</i>
(14.15) Provide Rent Subsidies to Extremely Low Very Low and Low Income Households. Continue to provide affordable rental housing opportunities for extremely low, very low and low income households through the administration of rental subsidy programs available through the County Housing Authority. Explore the availability of additional Federal and State funds for rent subsidies.	San Mateo County	□
(P2) The Town shall work with nearby municipalities, the County, and non profit agencies to investigate the possibilities of undertaking joint efforts to provide low and moderate income housing.	Woodside	□
(14.25) Designate Sites for Affordable Housing. Evaluate specific sites to assess their suitability for designation as affordable housing development sites, in order to ensure the availability of land appropriate for affordable housing. Whenever possible, target public resources to assist affordable housing development on such sites.	San Mateo County	□
(14.27) Encourage Use of Surplus Public Lands for Affordable Housing. Encourage the use of surplus public lands for the development of affordable housing through measures including, but not limited to: (a) review of such lands for suitability as affordable housing sites in conjunction with the General Plan Conformity Review Procedure; and (b) establishment of a central inventory of all surplus governmental property located in San Mateo County.	San Mateo County	□
(14.28) Acquire Sites for Affordable Housing Development. Acquire suitable sites and/or reduce site improvement costs for non profit and profit developers of housing for extremely low, very low, low and moderate income occupants.	San Mateo County	□
(14.30) Minimize Permit Processing Fees. Pursue measures to minimize permit processing fees including, but not limited to: (a) continuing to set fees based on the costs of permit processing; and (b) continuing the policy whereby the Planning Director may discount permit processing fees for affordable housing developments by an amount proportional to the percentage of affordable units in the proposed development.	San Mateo County	□
(14.32) Institute Flexible Parking Standards. Adopt revised zoning regulations that institute flexible parking standards that enhance the feasibility of developing affordable housing. See HE for list of possible regulations.	San Mateo County	□
(14.37) Establish an Inclusionary Requirement for Affordable Housing. Adopt an implementing ordinance establishing an inclusionary requirement for affordable housing whereby residential developments of five or more multi family or Planned Unit Development (PUD) units will be required to either (a) reserve a 20 percent of the units constructed as affordable housing, OR (b) pay a fee in lieu of constructing the required affordable housing units. See HE for more details.	San Mateo County	□

<i>Policy/ Programs</i>	<i>Jurisdiction</i>	<i>Notes</i>
(14.40) Grant Density Bonuses for the Development of Affordable Housing. In accordance with State Government Code Section 65915, or any successor statute, grant a density bonus of 25 percent and other incentive's) for the development of new housing if a developer agrees to construct a specified minimum percentage of the housing units for very low income households, low income households, or senior households. Also, grant a supplemental density bonus if a development exceeds the minimum requirements, or provides a percentage of the total units for large families or disabled households.	San Mateo County	□
(14.42) Investigate Additional Mechanisms to Facilitate Affordable Housing Development. Investigate and consider adopting additional mechanisms to facilitate the development of affordable housing including, but not limited to, mechanisms to encourage land assembly.	San Mateo County	□
(14.44) Use Public Lands and Resources for the Development of Affordable Housing. Promote the development of affordable housing by: (a) encouraging the use of surplus publicly owned lands located close to jobs, public transportation and other essential services for the construction of affordable housing; and (b) investigating and pursuing procurement of Federal, State and other funds to subsidize the construction of affordable housing.	San Mateo County	□
(14.45) Use Available Financing Programs to Support the Development of Affordable Housing. Encourage and facilitate the use of State and Federal financing to support qualified affordable housing developments.	San Mateo County	□
(14.46) Encourage Self-Help Housing Developments. Support non profit developers and others to create self help housing opportunities for very low and low income households.	San Mateo County	□
(14.47) Encourage Private-Public Partnerships for Affordable Housing Development. Encourage the use of private public partnerships to facilitate the development of affordable housing.	San Mateo County	□
(14.49) Provide Affordable Housing Opportunities and Supportive Services for the Elderly or Disabled. See HE for list of programs.	San Mateo County	□
(14.51) Provide Affordable Housing Opportunities and Supportive Services for Large Family and Single Parent Households. See HE for list of programs.	San Mateo County	□
(14.52) Provide Affordable Housing Opportunities and Supportive Services for Farm Laborers. Provide affordable housing opportunities and supportive services for farm laborers and their families through programs including, but not limited to: (a) the construction of new housing units, including those developed in farm labor camps and on individual farms; and (b) support for existing and the development of new supportive services.	San Mateo County	□
(14.58) Encourage Cities to Obtain Article 34 Authority. Encourage the cities in San Mateo County to obtain authority to develop, construct or otherwise acquire housing that is primarily affordable to very low and low income persons, pursuant to Article 34 of the State Constitution.	San Mateo County	□

<i>Policy/ Programs</i>	<i>Jurisdiction</i>	<i>Notes</i>
(1.0) Build a sufficient number and variety of housing units (houses, town homes, condominiums, and apartments) needed to meet the State's mandate to replace affordable units/bedrooms demolished due to Redevelopment Agency action and to address the City's Regional Housing Needs Determination.	East Palo Alto	□
(2.0) Secure below market rate funding to build more affordable housing.	East Palo Alto	□
(3.0) Facilitate the development of affordable housing to fulfill the replacement housing obligations and Regional Housing Need Determination, especially in redevelopment project areas.	East Palo Alto	□
(3.1) Improve the permit processing procedure from the initial planning application through all local entitlement approvals for residential development projects, especially for affordable housing projects.	East Palo Alto	□
(3.2) Continue to require residential developers to provide affordable housing as a component of housing development.	East Palo Alto	□
(3.3) Provide regulatory and financial incentives to encourage the development of affordable housing.	East Palo Alto	□
(8-F) Develop and implement an on-going voter education program to inform residents of the need for affordable housing and ways the electorate can support its development.	San Bruno	□
(14.61) Promote Community Participation in Affordable Housing Development. For all affordable housing developments, promote coordination and cooperation between the County, developer(s) and neighborhood residents early and throughout the process so that concerns are addressed and conflicts minimized.	San Mateo County	□
(3.8) The City shall encourage provision of adequate affordable housing suitable for large families. (Existing Policy 3F)	South San Francisco	□
(3.10B) The City shall support non-profits, such as Human Investment Project, Inc (HIP), in the placement of low-income individuals and small households needing housing with individuals who have excess space in their homes and who are willing to share that space. (Revised Program 2C-3)	South San Francisco	□
(6.6) The City shall promote the use of weatherization programs for existing residential units especially among low income households. (New Policy)	South San Francisco	□
(6.0) Provide both financial and policy assistance to low- and moderate-income households to ease housing cost burden and overcrowding.	East Palo Alto	□
(6.1) Stabilize rents in the City through the Rent Stabilization and Just Cause for Eviction Ordinance.	East Palo Alto	□
(6.2) Assist very low-income renters through rental assistance.	East Palo Alto	□
(6.3) Preserve existing, conforming mobile home parks as a source of affordable housing.	East Palo Alto	□
(6.4) Conserve the existing of affordable rental housing by discouraging conversion into condominiums.	East Palo Alto	□

<i>Policy/ Programs</i>	<i>Jurisdiction</i>	<i>Notes</i>
(6.5) Address the affordable housing needs of lower income residents and seniors through home sharing.	East Palo Alto	□
(6.6) Implement programs to increase affordable housing opportunities and minimize overcrowding.	East Palo Alto	□
(7.1) Assist lower and moderate-income renters in obtaining affordable homeownership.	East Palo Alto	□
(7.2) Ensure that a priority for affordable housing opportunities is given to community members who have helped strengthen the City, to existing residents of East Palo Alto, and to those who work in the City but cannot afford to live in the City.	East Palo Alto	□
(8.0) Ensure existing residents and workers in the City have access to housing programs and protections that will allow them to remain residents of the City.	East Palo Alto	□
(P7) The Town shall continue to refine and expand its policy of permitting moderate cost accessory rental units within all single family residential zone districts.	Woodside	□
(2) Citizen Input Regarding Development of Affordable Housing. Involve a representative cross-section of Woodside residents and obtain their input on the housing projects, policies and programs.	Woodside	□
(3) Public Outreach Program for Affordable Housing and Assistance Program. Provide public information regarding the construction of new affordable units (accessory living quarters) in Town and the availability of County programs to provide assistance to low and moderate income households.	Woodside	□
(10) Rehabilitation and Expansion of Existing Housing Stock. Encourage the private sector to rehabilitate and construct new housing through the Town's policies and programs, and inform low and moderate income residents about the County's Rehabilitation Loan Program.	Woodside	□
(11) Conservation of Existing Affordable Housing. Continue to maintain house size limitations in all zones to encourage the retention of existing smaller homes where possible, especially in the R 1 zone. Also, continue to provide for setback exceptions and variances to recognize limitations on existing structures to allow remodeling or small additions rather than demolition and construction of new structures.	Woodside	□
(15) Accessory Living Quarters (Second Units) Regulations. Modify the Zoning Code to provide greater flexibility in the construction of accessory living quarters, including rentals and caretakers quarters, sufficient to meet the Town's regional housing needs for "moderate" income housing (8 units total).	Woodside	□
(16) Incentives for "Affordable" Accessory Living Quarters (Second Units). Modify the Zoning Code to provide incentives to encourage the construction of "affordable" accessory living quarters adequate to meet the Town's regional housing needs for "very low" and "low" income housing (8 units total).	Woodside	□
(17) Monitoring of "Affordable" Unit Restrictions. Develop a program for monitoring and enforcing "affordable" unit restrictions, either in house or under contract with another agency, and a method of recovering administrative costs.	Woodside	□

<i>Policy/ Programs</i>	<i>Jurisdiction</i>	<i>Notes</i>
(18) "Affordable" Housing Opportunities for Public, School and Equestrian Related Employees. Develop a program to maintain a list of local public employees (e.g., fire, sheriff, and Town employees), school teachers and staff, and equestrian related workers and professionals (e.g., blacksmiths, veterinarians) interested in rental of "affordable" units, and assure that interested landlords and those personnel share information about vacancies.	Woodside	□