

Disabled/ ADA

Policies from previous housing element:

<i>Policy</i>	<i>Jurisdiction</i>	<i>Notes</i>
Policy H (D-2): Encourage alterations to existing structures that improve access for physically disadvantaged.	Burlingame	□
H-E-1-c First-Time Homebuyer Program. Establish a revolving fund to provide low interest and/or deferred second mortgages. Target: 2002. Responsible Agency: Community Development Agency.	Foster City	□
H-B-2-b Facilitate Non-Profit Rehabilitation/Maintenance Assistance. Start a community outreach program to help the disabled and elderly maintain or rehabilitate their homes to match households in need with non-profit organizations (such as Rebuilding Together/Christmas in April, churches, service clubs, or Girl or Boy Scouts) that can provide assistance. Target: 2002. Responsible Agency: Community Development Department.	Foster City	□
Policy 5.2: Promote adaptability and accessibility of residential units for disabled occupants.	Daly City	□
Policy 5.3: Encourage economic integration in housing.	Daly City	□
H-D-6 Second Units. The City will continue to allow secondary dwelling units ("granny flats") in R-1 zones, subject to specific development standards and requirements.	Foster City	□
(C.11) Independent Living. The City shall continue to provide housing rehabilitation assistance and accessibility modification to existing residential structures for persons with disabilities and for frail and elderly persons by contracting with appropriate providers.	Redwood City	□
(C.12) Disabled Persons. The City is currently undertaking an analysis of governmental constraints affecting access to housing and supportive services and affordability for housing for persons with disabilities based on guidelines prepared by the California Department of Housing and Community Development (SB 520). See HE for areas of analysis.	Redwood City	□
(3.361A) Enforce uniform building code regulations regarding provision of access for handicapped in residential structures.	Atherton	□
(3.362A) The Town shall continue to enforce the uniform building code regulations regarding provision of handicapped access in residential structures.	Atherton	□
(H3.14) Adaptable Units for the Physically Disabled. The City will ensure that new housing includes units that can be adapted for use by disabled residents.	Millbrae	□

<i>Policy</i>	<i>Jurisdiction</i>	<i>Notes</i>
(H3.15) Density Bonuses for Handicapped Access Features. The City may allow up to a one-for-one density bonus, up to 25% of the number of units otherwise allowed, in projects where handicapped accessible features and fixtures are incorporated in dwelling units.	Millbrae	□
(H3.20) Reasonable Accommodations for the Disabled. To ensure equal access to housing for people with disabilities and to provide reasonable accommodation for people with disabilities in the City's rules, policies, practices, and procedures related to zoning, permit processing, and building codes.	Millbrae	□
Program H2a: Identify suitable sites for housing for the elderly and persons with disabilities or other special needs.	Brisbane	□
Program H2b: To encourage housing designed for persons with disabilities, reduce the parking requirements for units designed and dedicated for use by persons with disabilities and provide a density bonus for housing projects of 20 units or more that provide at least 8% of the units for persons with disabilities.	Brisbane	□
(HIP-29) Adaptable Units for the Disabled. The City will ensure that new housing includes units that can be adapted for use by disabled residents. Target: 2% of the units built by 2009. Target: 2% of the units built by 2009. Responsible Agency: Community Development Department.	Millbrae	□
(HIP-31) Designate an ADA Coordinator and Provide Information on Reasonable Accommodation. See HE for additional details. Target: 2006. Responsible Agency: Community Development Department.	Millbrae	□
(HIP-35) Encourage Special Needs Housing. Encourage non-profit developers to target housing projects for identified special needs groups in Millbrae, including seniors, families with children, single parents, young families, lower income households, and the disabled. Encourage housing developers to design units that meet the needs of these special needs groups. Target: Ongoing. Responsible Agency: Community Development Department; Planning Commission; City Council.	Millbrae	□
(3.1) The City shall continue to give special attention in housing programs to the needs of special groups, including the disabled, large families, the elderly, and families with low incomes. (New Policy)	South San Francisco	□
(3.5) Consistent with State law, the City shall require the inclusion of handicapped accessible units in all housing projects. In all new apartment projects with five or more units, State law requires that 5 percent of the units constructed be fully accessible to the physically disabled. (Existing Policy 3C)	South San Francisco	□
(3.5A) The City shall review development plans to assure consistency with state handicap and accessibility laws and require modifications for accessibility. (Existing Program 3C.1)	South San Francisco	□

<i>Policy</i>	<i>Jurisdiction</i>	<i>Notes</i>
(3.5B) The City shall review its Zoning Ordinance and other development procedures to ensure compliance with fair housing laws and ensure that these regulations do not create a hardship for persons with disabilities. The City shall amend its Zoning Ordinance and change its permit processing procedures, as needed, to facilitate accessibility for disabled persons.	South San Francisco	□
(3.6) The City shall continue to support programs to modify existing units to better serve the needs of disabled citizens. (Existing Policy 3D)	South San Francisco	□
(3.6A) The City shall continue to provide funds to make housing units accessible to the disabled. (Existing Program 3D-1)	South San Francisco	□
(3.7) The City shall provide reasonable accommodation for individuals with disabilities to ensure equal access to housing. The purpose of this is to provide a process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from the various land use, zoning, or building laws, rules, policies, practices and/or procedures of the City.	South San Francisco	□
(3.7A) The City shall amend its Municipal Code as necessary to provide individuals with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing.	South San Francisco	□
(3.7B) The City shall create a public information brochure on reasonable accommodation for disabled persons and provide that information on the City's website.	South San Francisco	□
Program H5b: Analyze and determine whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520 enacted January 1, 2002, the federal Fair Housing Act and the California Fair Employment and Housing Act. Include in the analysis an evaluation of existing land use controls, permit processing procedures, and building codes. Address any constraints found by removing them or providing reasonable accommodation for housing intended for persons with disabilities.	Brisbane	□
Program H5c: Adopt and publicize a no fee Zoning Administrator/Building Official procedure for promptly processing Requests for Reasonable Accommodation for Individuals with Disabilities, subject to public notice and findings, including whether a requested accommodation is reasonable within the meaning of fair housing laws, so as not to impose undue financial and administrative burdens on the City or require a fundamental alteration in the nature of the City's building and zoning regulations.	Brisbane	□
(3.4) Provide for supportive services for special needs groups, including seniors, large families, the disabled and single parents, among others.	Belmont	□

<i>Policy</i>	<i>Jurisdiction</i>	<i>Notes</i>
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-a Facilities and Services for Special Needs. Support housing that incorporates facilities and services to meet the health care, transit or social service needs of households with special needs, including seniors and persons with disabilities. Target: Ongoing. Responsible Agency: Community Development Department.	Foster City	□
H-F-2-c Density Bonuses for Handicapped Access Features. The City may allow a one-for-one density bonus, up to 25% of the number of units otherwise allowed, for developers who provide actual handicapped access features and fixtures. Target: Ongoing. Responsible Agency: Community Development Department.	Foster City	□
H-F-2-d Adaptable/Accessible Units for the Disabled. The City will ensure that new housing multi-family includes units that are accessible and adaptable for use by disabled persons in conformance with Chapter 11 of the California Building Code. Target: 2% of the units built. Responsible Agency: Community Development Department.	Foster City	□
Program 4-A2 Review the Zoning Ordinance to identify provisions that could pose constraints on the development of housing for persons with disabilities, and amend the ordinance as needed to expedite retrofit efforts to comply with the Americans with Disabilities Act (ADA), require ADA compliance in all new development that is subject to ADA, and provide adequate flexibility in the development of housing for persons with disabilities.	Hillsborough	□
(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	□
(7-I) Prepare and adopt a Reasonable Accommodation Ordinance to guide provision of housing for persons with disabilities.	San Bruno	□
(14.48) Expand Housing Choices by Increasing the Diversity of Housing Types. Expand the housing choices for special needs groups by using techniques in this chapter to help increase the variety in location, size, type and price of housing available. Special needs groups include, but are not limited to, the elderly, disabled, youth, large families, households headed by single parents, farm laborers, and the homeless.	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	□

<i>Policy</i>	<i>Jurisdiction</i>	<i>Notes</i>
(2.15) Open Choice. Continue efforts towards the elimination of discrimination based on race, religion, sex, nationality, age or physical handicap that prevent free choice in housing.	San Mateo	□
(2.16) Special Needs Groups. Continue existing support for programs that assist special needs groups (the elderly, large families, female heads of households, and the handicapped and disabled).	San Mateo	□
(5.0) Addressing the housing needs of households with members who are elderly, physically disabled, HIV positive or are living with AIDS, homeless, at-risk youth leaving the foster care system, small and large families, and female-headed households.	East Palo Alto	□
(7) Housing Accessibility for Disabled Persons. Enable mobility-impaired persons to access their homes.	Woodside	□
(23) Access for Disabled Persons. Modify the Town's Zoning Code to specify that group homes with six (6) or fewer persons are permitted uses in all residential districts, as required by State law. Also modify the Zoning Code to provide an exception process whereby the Planning Director is authorized to administratively approve minor deviations for retrofitting existing residences for adequate access for disabled persons.	Woodside	□