

City of San Bruno

HOUSING ELEMENT

Certified by

*California Department of Housing and Community Development
Division of Housing Policy Development*

January 31, 2003

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1 Introduction

The Housing Element, a component of San Bruno's General Plan, presents a comprehensive set of housing policies and actions for the years 1999–2006. It builds on an assessment of the City's housing needs, and evaluation of housing programs, available land, and constraints on housing production. New initiatives proposed to address shortages of affordable and market-rate housing in the City include an inclusionary zoning requirement, conservation of historic residences, a non-residential linkage fee, reuse of former school sites, and reduction of parking standards for housing units along transit corridors. Additionally, several infill sites have been identified for housing development, including former school sites throughout the City and the former U.S. Navy Site .

The Housing Element is organized to address all of the topics required by State law. Specifically, the Element contains:

- population and employment trends,
- households characteristics,
- governmental and non-governmental constraints,
- special housing needs,
- opportunities for energy conservation,
- existing assisted housing developments,
- goals, policies, and quantified housing objectives, and
- a five-year housing program (Government Code Section 65583).

This Element has been prepared to be consistent with other elements in the San Bruno General Plan.

2 Public Outreach

This chapter identifies techniques used by the City to solicit input and participation from local residents. Public outreach conducted as part of this Housing Element update included:

- *General Plan Update Committee.* The City's 11-member General Plan Update Committee (GPUC), formed in July 2001, specifically discussed housing issues and programs at five of their meetings. GPUC representatives included residents from the City's various neighborhoods, the business community, and the Planning Commission. One GPUC member was a pastor from the Ecumenical Council, to help represent the needs of low and moderate income residents.
- *City Council/Planning Commission.* The Planning Commission determined unanimously (7-0 vote) at their December 4, 2001 meeting to recommend approval of the Hearing Draft Housing Element, with a reduction of the inclusionary housing requirement (Program 5-A) to 15 percent. The City Council approved of the Housing Element in concept at their December 11, 2001 meeting, and directed staff to initiate formal review by the California Department of Housing and Community Development. No member of the general public requested to speak during the public hearing at either meeting.
- *Residential Conservation Areas.* Public meetings were held in each of the Residential Conservation Areas designated by the Redevelopment Agency, to discuss housing supply and rehabilitation issues.
- *Community Survey.* To engage residents of San Bruno in preparation of the General Plan update, a community survey was distributed in the City's *Focus* newsletter mailed to all residents and interested parties. The survey was also available through the City's Web site. More than 500 households responded, representing about 3.7 percent of City households.
- The survey addressed community preferences regarding provision of housing within San Bruno. Approximately 41 percent of respondents were in favor of mixed-use development along major transit corridors, and 44 percent were in favor of allowing apartments and condominiums along El Camino Real. Additionally, 42 percent of respondents were in favor of considering provision of second units in existing neighborhoods.
- *General Plan Mailing List.* Over 300 San Bruno residents and businesses are compiled on a General Plan mailing list, as a result of the Community Survey. Review of the General Plan process and announcements about upcoming meetings are sent out to the mailing list. Major status reports, announcements for joint meetings, and review of key decisions were mailed to all households in the City.
- *Cable TV Announcements.* Announcements seeking participation in the General Plan update process are aired on CATV, the City-owned cable television channel.
- *Newsletter.* As part of the General Plan update, a newsletter was distributed to every household in the community, including all low income residents. The newsletter included a response card soliciting public input about the location of housing and services within the City.

3 Housing Needs Assessment

This chapter provides demographic and housing market information to evaluate existing and future housing needs. The main purposes of this assessment are to evaluate the effectiveness of existing housing policies and programs and to provide a general direction and focus for future housing initiatives.

3.1 POPULATION

Nearly all of the City's population growth occurred between 1940 and 1970. Post-World War II construction resulted in a population boom from 6,500 in the 1940s to 35,000 in the mid-1960s. Since that time, the population has increased only moderately due to land constraints. As shown in Table 3.1-1, the City's population has grown from 35,870 in 1980 to 40,170 in the year 2000. This represents an average annual increase of 0.6 percent over the last 20 years. ABAG projects that San Bruno's population will grow annually by 0.8 percent between the years 2000 and 2020. In comparison, San Mateo County grew by a slightly larger amount between 1980 and 2000—one percent annually—and is anticipated to slow growth to approximately 0.7 percent annually through year 2020.

As evidenced by slow population growth in the past two decades, San Bruno is virtually built-out. The City must accommodate additional housing units (and population) through infill redevelopment.

Table 3.1-1: Population Growth Trends in San Bruno and San Mateo County

	1980	2000	Projected 2020	Annual Growth 1980-2000	Annual Growth 2000-2020
San Bruno	35,870	40,170	46,400	0.6%	0.8%
San Mateo County	587,330	707,160	809,800	1.0%	0.7%

Source: ABAG Projections 1996 (1980 estimates), 2000 U.S. Census (2000 estimates), and ABAG Projections 2000 (2020 projections).

Age and Race

Table 3.1-2 shows the estimated distribution of residents by age group within San Bruno. According to the 2000 U.S. Census, 26 percent of San Bruno residents were under the age of 19. The majority of residents (60 percent; 24,070 people) were between the ages of 20 and 59, and constitute the City's workforce-age population. Elderly residents (age 60 or greater) comprised 15 percent of the population. The 2000 age distribution in San Mateo County was nearly identical to that in San Bruno. There has been little change in both San Bruno's and San Mateo County's age distributions between 1990 and 2000.

The racial diversity of San Bruno's population is representative of the wider San Mateo County population. According to the 2000 U.S. Census, 58 percent of San Bruno residents were White, 2 percent were African American, and 19 percent were Asian. Twenty-four percent of all residents

were of Latino or Hispanic origin.¹ Over the last 10 years, the racial composition of both the City and County populations have changed – there were fewer White and African American residents and greater numbers of Asian and Latino residents in the year 2000.

Table 3.1-2: Age Distribution in San Bruno (2000)

<i>Age Group</i>	<i>Population</i>	<i>Percent of Total</i>
Less than 9 years	5,040	13%
10 – 19 years	5,060	13%
20 – 29 years	5,500	14%
30 – 39 years	7,280	18%
40 – 49 years	6,610	16%
50 – 59 years	4,680	12%
60 – 69 years	2,800	7%
70 – 79 years	2,110	5%
Greater than 80 years	1,090	3%
Total	40,170	100%

Note: Items may not sum to total due to rounding.

Source: 2000 U.S. Census

3.2 HOUSEHOLDS

The number of households in San Bruno increased at a slower rate than the City's population during the last two decades due to an increase in average household size, a trend that is likely to continue over the coming 20 years. Table 3.2-1 illustrates household growth trends through the year 2020. The number of households within San Bruno increased from 13,760 in 1980 to 14,980 in the year 2000, or about 0.4 percent annually. Although population is anticipated to maintain an average annual growth rate of 0.8 percent through year 2020, housing unit construction is expected to increase by a mere 0.2 percent annually. ABAG projects that the average San Bruno household will continue to grow to about 2.89 persons per household by the year 2020.

¹ Latino or Hispanic was not a separate race category in the 2000 U.S. Census. All persons who were reported as Latino or Hispanic were also reported as belonging to another racial category.

Table 3.2-1: Household Growth Trends in San Bruno

	1980	2000	Projected 2020	Annual Growth 1980-2000	Annual Growth 2000-2020
Total Population	35,870	40,170	46,400	0.6%	0.8%
Total Housing Units	13,760	14,980	15,650	0.4%	0.2%
Average Household Size	2.57	2.72	2.89		

Source: ABAG Projections 96 (1980 estimates), 2000 U.S. Census (2000 estimates), and ABAG Projections 2000 (2020 projections).

Housing Tenure

Table 3.2-2 shows the number of vacant and occupied housing units in San Bruno, as well as the rate of home ownership. According to the 2000 U.S. Census, 63 percent of households owned their homes and 37 percent rented. This was slightly higher than the 61 percent homeowners and 39 percent renters estimated for San Mateo County.

Vacancy rates in the City indicate a shortage of both rental and owner-occupied housing. The 2000 U.S. Census reported that the overall housing vacancy rate in San Bruno was only two percent. This reflects a much tighter housing market than what existed during the 1990 U.S. Census when the overall vacancy rate was 3.5 percent. A vacancy rate of three percent generally is considered normal for owner-occupied housing, as is a vacancy rate of five percent for rental housing. At normal vacancy rates, housing and rent prices tend to be more stable due to a more balanced supply and demand for housing.

Table 3.2-2: Housing Units by Tenure in San Bruno (2000)

	Housing Units	Percent of Occupied	Percent of Total
Occupied	14,680	100%	98%
Owner	9,250	63%	
Rental	5,430	37%	
Vacant	300		2%
Total	14,980		100%

Source: 2000 U.S. Census

In 2000, the majority of San Bruno's households were married couple families. As seen in Table 3.2-3, 52 percent of San Bruno households were married couples either with or without children. Single-person family households made up 16 percent of the City's households, and 32 percent of San Bruno households were non-family households. Nearly 4,610 households (31 percent) were families with children, a majority of which were married couple families with children. The average family size was 3.29 persons per family, which was larger than the average household size of 2.72 persons per household.

Table 3.2-3: Household Types in San Bruno (2000)

<i>Household Type</i>	<i>Households</i>	<i>Percent of Total</i>
Family Households	9,120	68%
With Own Children	4,610	31%
Married Couple Families	7,600	52%
With Own Children	3,570	24%
Female Householders	1,640	11%
With Own Children	750	5%
Male Householders	670	5%
With Own Children	290	2%
<i>Average Persons per Family</i>	<i>3.29</i>	
Non-family Households	4,760	32%
Total Households	14,680	100%
<i>Average Persons per Household</i>	<i>2.72</i>	

Note: Items may not sum to total due to rounding.

Source: 2000 U.S. Census

There was little difference between household types and sizes in the City of San Bruno versus San Mateo County. According to the year 2000 U.S. Census, about 67 percent of households in San Mateo County were families, with most of those being married couples. Thirty-one percent of households were families with children, and 33 percent were non-family households.

3.3 EMPLOYMENT

San Bruno is primarily a residential community, and contains more employed residents than jobs. However, employment growth has increased at a faster rate than population growth over the last 20 years. Table 3.3-1 shows employment growth trends for the City and San Mateo County. San Bruno's job base grew by an average of 3.2 percent annually between 1980 and 2000, whereas the City's employed residents increased by approximately 0.8 percent annually. Unfortunately, ABAG projects a significant decrease to 0.8 percent annual employment growth within San Bruno to year 2020. San Mateo County has seen more modest annual employment growth in the last 20 years (2.3 percent), but is also expected to slow job creation in the coming years.

Although San Bruno is not a major employment center, its adjacency to the San Francisco International Airport and proximity to San Francisco and Santa Clara counties make it a desirable residential location. According to ABAG, the San Francisco International Airport and the City of San Francisco were home to 33,820 and 628,860 jobs, respectively, in the year 2000. Residential commute patterns further demonstrate that San Bruno is a bedroom community for neighboring job centers; the 1990 U.S. Census estimated that 82 percent of San Bruno's employed residents worked outside the City, and 61 percent worked outside San Mateo County.

Table 3.3-1: Employment Growth Trends in San Bruno and San Mateo County

	1980	2000	Projected 2020	Annual Growth 1980-2000	Annual Growth 2000-2020
San Bruno					
Employed Residents	19,830	22,900	27,200	0.8%	0.9%
Total Jobs	10,030	16,500	19,180	3.2%	0.8%
Jobs/Employed Residents' Ratio	0.51	0.72	0.71		
San Mateo County					
Employed Residents	314,240	393,700	472,500	1.3%	1.0%
Total Jobs	259,800	380,370	451,830	2.3%	0.9%
Jobs/Employed Residents' Ratio	0.83	0.97	0.96		

Source: ABAG Projections 96 (1980 estimates) and ABAG Projections 2000 (2000 estimates and 2020 projections).

Jobs/Employed Residents' Ratio

The jobs/employed residents' ratio is a comparison of total jobs in the City to the number of employed residents who live in the City (but could be working either in the City or in surrounding jurisdictions). A jobs/employed residents' ratio of greater than one suggests a net in-commute of workers into the City; a ratio of less than one suggests a net out-commute. San Bruno's jobs/employed residents' ratio of 0.72 in year 2000 reflects its proximity to major employment centers along the Highway 101 corridor.

While the number of jobs in San Bruno increased at an average annual rate of 3.2 percent over the last two decades, compared with a 0.6 percent average annual growth rate for the City's population, the City still had a job deficit in year 2000 – 16,500 jobs compared with 22,900 employed residents. The jobs/employed residents' ratio for San Mateo County was 0.97 in year 2000.

3.4 INCOME AND HOUSING COSTS

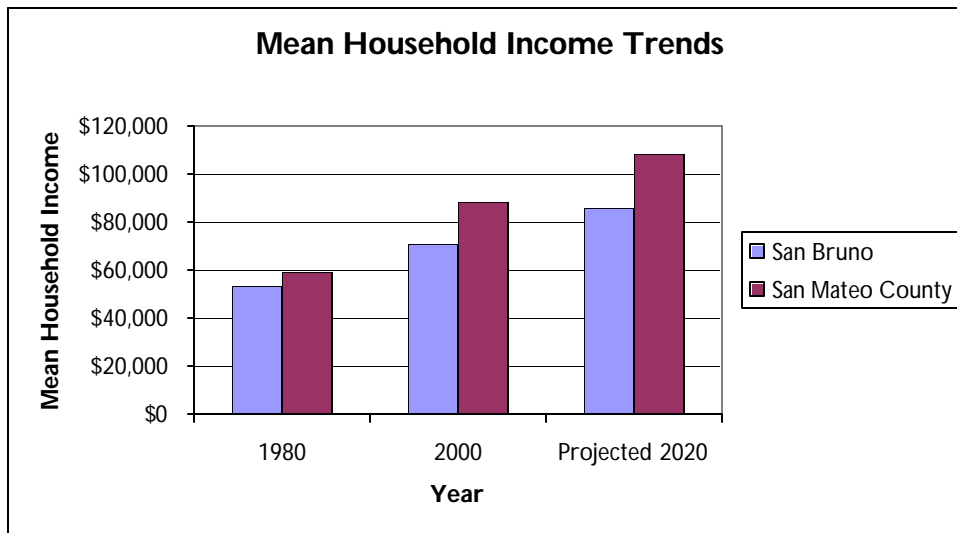
At approximately \$71,000, the average household income in San Bruno was about 80 percent of the average household income countywide (\$88,700) in year 2000. Table 3.4-1 and the following chart show ABAG's estimates and projections for mean household income in the City and San Mateo County. ABAG's projections for future income growth indicate that City and County mean incomes are expected to rise at approximately the same rates in the coming decades. Average household income in San Bruno is projected to be \$85,900 by the year 2020.

Table 3.4-1: Mean Household Income Trends in San Bruno and San Mateo County

	1980	2000	Projected 2020	Annual Growth 1980-2000	Annual Growth 2000-2020
San Bruno	\$53,420	\$71,000	\$85,900	1.6%	1.0%
San Mateo County	\$59,010	\$88,700	\$109,100	2.5%	1.1%

Note: Mean Household Income reported in constant 1995 dollars.

Source: ABAG Projections 96 (1980 estimates) and ABAG Projections 2000 (2000 estimates and 2020 projections).



Housing Affordability

While household incomes in the City and the Bay Area at large have risen steadily over the last 20 years, they have not kept pace with the rapidly escalating costs of housing. According to the Real Estate Research Council of Northern California, housing prices in San Mateo County rose 54 percent between 1990 and the year 2000. Federal regulations and guidelines define the maximum annual amount that each household can feasibly spend on housing costs (e.g., mortgage, rent, utilities) as 30 percent of gross household annual income. Income categories, as defined by the State Department of Housing and Community Development (HCD), include:²

- **Very Low:** Households with income less than 50 percent of the County's area median income.
- **Low:** Households with income between 50 and 80 percent of the County's area median income.

² Income categories are based on a four-person household. Adjustments are made for households with fewer or greater than four people.

- **Moderate** Households with income between 80 and 120 percent of the County's area median income.
- **Above Moderate** Households with income over 120 percent of the County's area median income.

HCD bases its income categories on those defined by the U.S. Department of Housing and Urban Development (HUD). HUD has established higher income limits in some areas due to high rent levels relative to incomes in those areas. Marin, San Francisco and San Mateo Counties have been determined as high-income areas by HUD, and their income limits have been adjusted upward accordingly. Table 3.4-2 shows housing costs distributed by income categories for San Mateo County, and reflects HUD-adjusted income limits rather than the income categories described above. A Moderate income household in San Mateo County, earning between \$68,000 and \$96,100 annually, can expect to pay between \$1,700 and \$2,400 in monthly housing costs.

Table 3.4-2: Monthly Housing Costs by Income Category for San Mateo County (2001)

<i>Income Category</i>	<i>Annual Income*</i>	<i>Maximum Monthly Housing Costs</i>
Very Low	< \$42,500	< \$1,100
Low	\$42,500 - \$68,000	\$1,100 - \$1,700
Moderate	\$68,000 - \$96,100	\$1,700 - \$2,400
Above Moderate	> \$96,100	> \$2,400

* Based on FY 2001 San Mateo County Area Median Income (AMI) of \$80,100 for a four-person household.

Note: All amounts are in 2001 dollars.

Source: California Department of Housing and Community Development, 2001 Income Limits, and Dyett & Bhatia, 2001.

Housing Costs

According to the California Association of Realtors' statewide report on June 2001 median home prices, the median home price in San Bruno was \$360,000, about 30 percent less than the median home price in San Mateo County as a whole (\$525,000).³

Assuming a 10 percent down payment, a 30-year mortgage, and an interest rate of 7.5 percent, monthly mortgage payments on a \$360,000 home would be about \$2,265. The gross annual income required to afford such a home (assuming no more than 30 percent of gross income is spent on housing) is at least \$90,600. Additional homeowner costs (taxes, insurance, closing costs and maintenance) may require an even greater income, as would any additional debt. A four-person household in San Bruno would need to be within the Moderate or Above Moderate income categories in order to afford a median-priced home in San Bruno with the preceding mortgage scenario. Such a household would also need \$36,000 in cash to make the 10 percent down payment.

³ Median home prices were generated from Transamerica's Intellitech Metroscan® real estate service. Price statistics were derived from all types of home sales – new and existing, condominiums and single family units of all sizes.

A review of rental housing advertisements in the San Francisco Chronicle and San Mateo County Times (July 2001) suggests an average monthly one-bedroom apartment rental rate of \$1,280, a two-bedroom apartment rental rate of \$1,780, and a three-bedroom house rental rate of \$2,100 in the City of San Bruno. The San Mateo County Human Services Agency Office of Housing reported an average one-bedroom apartment rental rate of \$1,620, and a two-bedroom apartment rental rate of \$1,940 in San Mateo County (June 2001). A four-person household within the Very Low or Low income categories would not be able to afford the average two-bedroom apartment in San Bruno or San Mateo County.

Housing prices vary within different neighborhoods of the City, however. The 1999 Report for the San Bruno Redevelopment Project found that sale prices for homes in the Redevelopment Project Area (roughly, the San Bruno Park, Lomita Park, and Belle Air Park neighborhoods) were approximately 25 percent less than comparable homes in the rest of the City.⁴ This price differential can be attributed to a number of different factors, including older residential units, smaller lot and unit sizes, parking and traffic overflows from adjacent commercial areas, deteriorated housing conditions, and airport noise.

Overpayment

The 1990 U.S. Census estimated that approximately 73 percent of Very Low and Low-income households were overpaying for rental housing, and that 40 percent were overpaying mortgage costs (see Table 3.4-3). Furthermore, 12 percent of Moderate and Above Moderate-income households were overpaying for rental housing, and 24 percent were overpaying mortgage costs. A total of 4,420 households (or 30 percent of all households) in San Bruno were paying housing costs that exceeded 30 percent of their incomes in 1990.

Table 3.4-3: Overpayment of Housing in San Bruno (1990)

	<i>Very Low & Low</i>	<i>Percent of Very Low & Low</i>	<i>Moderate & Above</i>	<i>Percent of Moderate & Above</i>	<i>Total</i>
Owner-occupied Units	2,340	100%	5,090	100%	7,420
Acceptable (<30% of Income)	1,350	58%	3,870	76%	5,220
Overpayment (>30% of Income)	930	40%	1,220	24%	2,150
Rental Units	2,680	100%	2,710	100%	5,390
Acceptable (<30% of Income)	730	27%	2,390	88%	3,120
Overpayment (>30% of Income)	1,950	73%	320	12%	2,270

Note: Items may not sum to total due to rounding. Occupied housing units for which there was no income data were not included.

Source: 1990 U.S. Census.

⁴ This value is based on an analysis of 400 single family home sales in San Bruno in 1998, 66 of which were in the Redevelopment Project Area.

3.5 LOCAL HOUSING SUPPLY

According to U.S. Census data, San Bruno's housing supply and resultant population decreased between 1990 and 2000. However, the City's Building Division did not record a significant loss of housing units in this period. City of San Bruno staff believes that either the 1990 or 2000 Census data were incorrect, but have chosen to use 2000 U.S. Census estimates as the baseline for this Housing Element. Therefore, as Table 3.2-1 reported earlier, San Bruno contained an estimated 14,980 housing units and 40,170 population in year 2000. ABAG projects the City to have 15,650 housing units and 46,400 population in year 2020.

Table 3.5-1 shows that approximately 62 percent of total housing units are sale (owner-occupied) units and 37 percent are rental units. Of the 9,290 sale units, approximately 0.4 percent are currently vacant; whereas approximately 1.7 percent of the rental units are vacant. An additional 170 housing units (1.1 percent of total) are vacant for seasonal, recreational, and other uses.

Table 3.5-1: Housing Units by Tenure (2000)

	<i>Housing Units</i>	<i>Percent of All Units</i>	<i>Percent of Sale or Rental Units</i>
Total Housing Units	14,980	100%	n/a
Total Sale Units (Occupied and Vacant)*	9,290	62%	100%
Vacant - For Sale	40	0.3%	0.4%
Total Rental Units (Occupied and Vacant)	5,520	37%	100%
Vacant - Rental	90	0.6%	1.7%
Other Vacant (Seasonal, recreational, etc)	170	1.1%	n/a

* These are units intended for owner-occupancy.

Source: 2000 U.S. Census

Unfortunately, 2000 U.S. Census data regarding housing supply characteristics will not be released until mid-2002. Therefore, a majority of the housing supply information detailed below is based on 1990 U.S. Census data.

Age and Condition

According to the 1990 U.S. Census, seventy percent of San Bruno's housing units were built between 1950 and 1979. Of the remainder, the majority (22 percent of all housing units) were built before 1950. Because they are over 50 years old, some of these units may be in need of rehabilitation and repair. Only 1,190 units (eight percent of all units) were built between 1980 and March 1990. Additionally, San Bruno's Community Development Department reported a total of 29 housing units constructed between 1990 and 2000.

As part of the 1999 Existing Conditions Survey Report for the San Bruno Redevelopment Project, homes and commercial buildings were surveyed in the San Bruno Park, Lomita Park, and Belle Air Park neighborhoods. Because these neighborhoods contain a majority of the City's older homes, homes in these areas are at greatest risk of being in disrepair or dilapidated. Out of the nearly 3,000 buildings that were surveyed, 2,000 were found to have extensive physical deficiencies that would require significant monetary investment to correct.

Many of the City's older homes—any home built before 1978, but particularly those built before 1950—are at risk of containing lead-based paint. Lead can cause brain and nervous system damage in young children who can ingest deteriorated interior or exterior lead-based paint either intentionally or inadvertently through normal play activities. The San Mateo County Department of Health Services also has a Childhood Lead Poisoning Prevention Program that focuses on outreach and education to high-risk neighborhoods, trainings on lead hazard reduction and lead poisoning case management.

Many older housing units are in neighborhoods that are also impacted by noise from the San Francisco International Airport. An Aircraft Noise Insulation Program has been in place since 1986 to address this problem. Approximately 2,300 residential units have been insulated, and a Demonstration House and a video have been created to provide program information to San Bruno residents. San Francisco International Airport has implemented an outreach program to assure all eligible housing units with willing homeowners will be scheduled for noise insulation by the end of 2001.

Unit Size

Table 3.5-2 shows the distribution of San Bruno's housing units by size of structure, according to the 1990 U.S. Census. A majority of all housing units were single family structures (62 percent) – 59 percent of all units were single family detached structures, while three percent were attached single family homes (for example, duplexes or townhouses). Thirty-five percent of all housing units were located in multifamily structures (those with two or more units per structure). A majority of both vacant and renter-occupied units were in multifamily structures.

Table 3.5-2: Housing Units by Size in San Bruno (1990)

	<i>Housing Units</i>	<i>Percent of Total</i>
1 Unit Structure	9,440	62%
Detached	8,960	59%
Attached	480	3%
2 Unit Structure	390	3%
3-4 Unit Structure	780	5%
5-9 Unit Structure	1,210	8%
10-19 Unit Structure	740	5%
20-49 Unit Structure	960	6%
50+ Unit Structure	1,260	8%
Mobile Home or Trailer	90	1%
Other (Houseboat, etc.)	320	2%
Total	15,180	100%
<i>Median Units in Structure</i>	<i>1.79</i>	

Note: Items may not sum to total due to rounding.

Source: 1990 U.S. Census

3.6 SPECIAL NEEDS GROUPS

To ensure provision of adequate housing for all people, the City must consider the housing available for those residents with special needs – disabled, female-headed households, large families, seniors, and the homeless. Local shelter requirements for these special groups may point to the need for “accessible”, larger or smaller, secure, and/or affordable housing.

Overcrowding

Overcrowding reflects the inability of families to afford larger homes. It is defined as more than one person per room in a housing unit. The U.S. Census includes living rooms, dining rooms, bedrooms, kitchens, finished attics and basements, recreation and family rooms, permanently enclosed porches, and rooms used for offices in the definition of "room."

According to the 1990 U.S. Census, San Bruno had 1,290 housing units with more than one person per room. This represented nine percent of all occupied units within the City. Overcrowded units represented a greater proportion of rental versus owner-occupied units, with fourteen percent of all occupied rental units overcrowded compared with five percent of all owner-occupied units. This disparity suggests that lower-income families who were unable to afford larger homes were also more likely to rent housing.

Disabled

The 1990 U.S. Census found that eight percent (2,570 persons) of the City's working age (16 years and older) population had a work disability, over half of whom were prevented from working by their disability. The 1990 U.S. Census also indicated that an additional three percent of the City's working age population had some kind of mobility limitation. Applying these proportions to ABAG's year 2020 population projections results in a disabled population of approximately 3,000, as well as 1,000 people with mobility limitations, in the year 2020.

The special housing needs of disabled persons include accessible housing units, in close proximity to public services and commercial centers, with special design features that alleviate the disability. State law requires that all rental apartments containing five or more dwelling units are made accessible and adaptable to disabled persons. The City applies standard conditions of approval to residential development projects that reflect this mandate. The Center for Independence of the Disabled, a non-profit organization based in the City of Belmont, provides a variety of services to disabled individuals to assist them with independent living. These services include low- or no-cost housing accessibility modification (based on ability to pay), counseling, independent living skills training, personal and shopping assistance, and other programs and services.

Because many disabled people are unable to work as a result of their disability, the availability of housing affordable to Very Low, Low and Moderate income households is an important factor. According to San Mateo County's Office of Housing, there are no housing units specifically designated for Very Low, Low or Moderate income disabled households in the City of San Bruno. Within the County, there are approximately 200 beds in group homes and other facilities for the disabled and mentally ill. The majority of these facilities are located in Belmont and Redwood

City.⁵ Approximately 24 percent of all households on County's Section 8 Housing Choices Voucher Program waiting list are senior or disabled households.

Female-Headed Households

2000 U.S. Census data showed that five percent of all households (750 households) in San Bruno were headed by women with children under the age of 18. Female-headed households are considered a special needs group because of the higher incidence of poverty in these households as compared with all families. The U.S. Census Bureau uses a set of household income thresholds that vary by family size and composition to determine who is poor. If a family's total income is less than that family's threshold, then that every member of that family is considered poor. In the year 2000, the estimated poverty threshold for a family of four was \$17,760.

Of the estimated 1,340 female-headed families in 1990, 12 percent had household incomes below the poverty level and nearly all of those had children under the age of 18. Comparatively, only four percent of all families in San Bruno had household incomes below the poverty level. Female-headed households need housing affordable to Very Low and Low income families, in areas suitable for child-rearing, and with access to transit networks, schools and parks, and daily services.

Large Families

In the year 2000, 13 percent of the total number of households in San Bruno contained five or more people. Of these large households, approximately 62 percent were owner-occupied and 38 percent were renters (see Table 3.6-1). Applying the year 2000 proportion of large households to ABAG's year 2020 housing unit projection for San Bruno results in a total of approximately 2,000 large households in the year 2020.

Table 3.6-1: Large Households by Tenure in San Bruno (2000)

	<i>Households <4 Persons</i>	<i>Large Households (>5 Persons)</i>	<i>Percent of Large Households</i>	<i>Total Households</i>
Households	12,800	1,880	100%	14,680
Owner	8,090	1,170	62%	9,250
Rental	4,710	710	38%	5,430
<i>Percent of Total</i>	<i>87%</i>	<i>13%</i>		<i>100%</i>

Note: Items may not sum to total due to rounding.

Source: 2000 U.S. Census

Finding rental housing with higher than average bedroom counts is a typical problem for large families, especially those with lower income levels. In San Bruno, fewer than two percent of rental units (100 units) had four or more bedrooms in 1990, and only 14 percent (800 units) had three bedrooms. According to year 2000 U.S. Census data, 710 renter households (13 percent) had five

5 Inventory of San Mateo County assisted rental/owner housing for low/moderate-income households as of February 2001. This list was compiled by San Mateo County Office of Housing from data provided by cities and non-profit housing developers.

or more people, indicating that overcrowding may be a problem for large households that rent. Of the 1,410 households that were on the County's Section 8 Housing Choices Voucher Program waiting list in August 2001, 32 percent (450 households) were large families.

Seniors

In 2000, seniors (persons age 65 or older) constituted 11 percent of San Bruno's population, and headed 18 percent of the City's households. As shown in Table 3.6-2, the 2000 U.S. Census estimated that approximately 87 percent of senior households lived in owner-occupied housing units, and 13 percent lived in rentals. In comparison, a much greater proportion of the City's non-senior households (42 percent) rented their homes. Additionally, the 2000 U.S. Census reported that most senior households in San Bruno are married-couple families (46 percent), followed by female householders living alone (28 percent).

Table 3.6-2: Senior Households by Tenure (2000)

	<i>Householder 15-64 yrs</i>	<i>Senior Householder (>65 yrs)</i>	<i>Percent of Senior Householders</i>	<i>Total Households</i>
Households	12,040	2,630	100%	14,680
Owner	6,960	2,300	87%	9,250
Rental	5,090	340	13%	5,430
<i>Percent of Total</i>	<i>82%</i>	<i>18%</i>		<i>100%</i>

Note: Items may not sum to total due to rounding.

Source: 2000 U.S. Census

Seniors who own their own homes often have limited incomes, but substantial amounts of home equity. The San Mateo County-based non-profit Human Investment Project for Housing (HIP) administers a Home Equity Conversion Program that provides information and counseling to seniors so that they can turn their accumulated home value into spendable cash that they can then use to continue living independently in their own homes. HIP is the only federally-certified counseling agency for Home Equity Conversion in San Mateo County.

Seniors often have difficulty finding housing because of fixed incomes, limited mobility, and the need for relatively easy access to health and convenience services. The San Bruno Senior Center provides classes, programs, workshops, seminars, general assistance and meal services to San Bruno's elderly population. More than 250 adults use the facility on a daily basis.

For those seniors who are no longer able to live independently for financial or physical reasons, there are several shared or assisted living options available in San Mateo County. HIP administers a Homesharing Program, in which the agency matches home providers with home seekers whose rent can provide supplemental income. Alternatively, the homesharing arrangement involves a service exchange in which the home seeker agrees to provide services in lieu of rent, typically to senior home providers. HIP facilitates over 700 homesharing arrangements annually, countywide. For those needing greater assistance, San Mateo County has a number of subsidized housing facilities for seniors with low and moderate-incomes, assisted living facilities, board and care homes, skilled nursing homes, and continuing care retirement facilities.

There currently are no subsidized senior facilities, assisted living facilities, or continuing care retirement facilities in the City. San Bruno does have one skilled nursing hospital with a total of 45 beds. Table 3.6-3 lists the senior board and care homes located in San Bruno in 1998. These are residential-type homes that are licensed to care for a relatively small number of residents who do not need nursing care, but do require some type of daily assistance. A total of 84 beds were available within San Bruno in senior board and care facilities.

Table 3.6-3: Senior Board and Care Facilities in San Bruno (1998)

<i>Facility Name</i>	<i>Total Number of Beds</i>	<i>Accepts Non-Ambulatory Residents</i>
Bautista Guest House I & II	12	Yes
Cristina's Care Home I & II	12	Yes
Crystal Springs Care Home	6	Yes
Hazel Guest Home I	6	No
Navarette Rest Home	12	Yes
Nobis Care Home	18	Yes
St. Anne's Residential Care	6	Yes
Westborough Manner II & III	12	Yes
Total Board & Care Beds	84	

Source: Senior Housing in San Mateo County (1998).

Homeless

In 1998, an estimated 4,550 men, women, and children were homeless at some period during the year in San Mateo County (see Table 3.6-4). This estimate is based on records from 15 agencies in San Mateo County that provide services to the homeless, but may not include all homeless persons in the County because some agencies do not keep records or release information about their clients. Additionally, those homeless persons who received no services were not included in the count.⁶ Children made up 850 (19 percent) of the homeless. However, the proportion of the homeless population consisting of children decreased by over half between 1994 and 1998. The number of homeless adults increased steadily between 1994 and 1998.

Table 3.6-4: Unduplicated Homeless Count in San Mateo County (1994 and 1998)

	<i>1994 Count</i>	<i>Percent of 1994 Count</i>	<i>1998 Count</i>	<i>Percent of 1998 Count</i>
Total Homeless	4,500	100%	4,550	100%
Homeless Adults	2,650	59%	3,690	81%
Homeless Children	1,850	41%	850	19%

Note: Items may not sum to total due to rounding.

Source: San Mateo County 1998 Unduplicated Homeless County, May 2000

⁶ San Mateo County Office of Housing, *San Mateo County 1998 Unduplicated Homeless Count, May 2000*.

North Peninsula Neighborhood Services Center, located in South San Francisco, provides social services, crisis intervention, information and referrals, case management, rent assistance and emergency food, shelter, clothes and transportation to the residents of South San Francisco, San Bruno and Brisbane. Approximately 40 percent of clients are San Bruno residents. North Peninsula Neighborhood Services Center provided social services to 490 San Bruno families in fiscal year 1999-2000 and 530 San Bruno families in fiscal year 2000-2001. This represented 61 percent of the Center's social services clientele for both fiscal years. Home repair assistance was provided to 15 San Bruno residents (representing 34 percent of home repair clientele) in fiscal year 1999-2000 and to 20 San Bruno residents (representing 28 percent of home repair clientele) in fiscal year 2000-2001.

The causes of homelessness are diverse, but primary contributors include a tight housing market, low wages, lack of job opportunities, substance abuse, mental or physical illness, and domestic violence. Many centers that provide emergency services also provide training, counseling and job placement services.

In 1998, the San Mateo County Center on Homelessness found a total of 464 emergency and transitional shelter beds countywide. Also in 1998, St. Bruno's Church opened a 10-bed shelter within the City of San Bruno. The City has contributed money to the St. Vincent de Paul Society to assist with this shelter. A new North San Mateo County homeless shelter opened in the year 2000, providing an additional 90 beds for northern San Mateo County's homeless population.

The City of San Bruno allows emergency shelters and transitional housing facilities by-right as an ancillary use to churches and other institutional uses, regardless of the zoning district. Additionally, several Housing Element policies require the City to undertake amendments to the Zoning Ordinance to allow homeless shelters and transitional housing in appropriate commercial and institutional districts in the City (Program 7-F and 7-H). Furthermore, Program 7-G provides technical assistance to emergency and transitional shelter providers in finding appropriate sites within San Bruno.

Farm Workers

San Bruno is an urbanized area of San Mateo County and does not have any working farms. Thus, there is no demand for farm worker housing in the City.

3.7 ENERGY CONSERVATION

Conservation of energy has become an important issue in housing policy because of the rise in energy costs over the last few decades. Energy bills may comprise a substantial portion of monthly housing costs for both owners and renters. California's most recent energy crisis has further emphasized the need for conservation. The residential sector offers an opportunity to achieve energy savings through conservation measures, awareness, and the application of appropriate technology.

The City's Building Division enforces California's Energy Building Code (Title 24) through its plan-checking process. These regulations establish minimum levels of wall, ceiling, and floor insulation, maximum glazing area, minimum glazing U-values, and air conditioner and water heating system efficiencies. The Pacific Gas and Electric Company, San Bruno's primary energy provider, also has a number of monetary incentive programs for energy conservation as well as energy efficient home improvements. Information about these programs is distributed in monthly billing statements from PG&E.

Energy conservation is also addressed through the City's environmental review process. The Negative Declaration or Environmental Impact Report for a development project identifies energy impacts and, if necessary, requires mitigation measures to reduce energy consumption.

4 Land Inventory and Quantified Objectives

This chapter describes existing residential development within the City, and analyzes the amount of vacant land available for future housing development. This chapter identifies the number of potential housing units provided for within the City's General Plan. Per ABAG's Regional Housing Needs Determination, projected housing construction and rehabilitation objectives are identified for Very Low, Low, Moderate, and Above Moderate households.

4.1 EXISTING LAND USES

The City of San Bruno contains approximately 1,560 acres of residential land. Comprising over 40 percent of the City's land area, residential areas consist primarily of single family subdivisions. San Bruno also contains 2,200 acres of non-residential uses, representing nearly 60 percent of the City's land area. Seven percent of the City's land area consists of commercial and industrial uses, while 17 percent is open space. Table 4.1-1 summarizes existing land uses and their total acreage. Although these figures are from the City's 1984 General Plan, they have changed little over the past 25 years.

Table 4.1-1: Existing Land Uses in San Bruno (1984)

<i>Land Use</i>	<i>Acreage</i>	<i>Percent of Total</i>
Residential	1,560	41%
Single family	1,380	37%
Multifamily	180	5%
Commercial	210	6%
Industrial	40	1%
Vacant	150	4%
Open Space	640	17%
Schools	280	8%
Community Facilities	250	7%
Other (streets, highways, etc.)	620	17%
Total Acreage within City Limits	3,760*	100%

* San Bruno also has 364 acres of unincorporated lands within its Sphere of Influence: 246 acres at the Jail/Coast Guard Site and 118 acres of San Francisco International Airport lands.

Note: Items may not sum to total due to rounding.

Source: City of San Bruno 1984 General Plan (June 25, 1984).

Existing Residential Uses

The following section describes existing residential uses, using the Planning Areas defined in the 1984 General Plan. The Planning Areas are illustrated in Figure 4.1-1. In general, the eastern portions of the City, nearest the San Francisco International Airport, contain older homes and the greatest proportion of rental units. Areas in the western portions of San Bruno are primarily single family, owner-occupied residential neighborhoods.

1. **Belle Air Park** The Belle Air Park neighborhoods (North and South) comprise the easternmost parts of San Bruno. This area of the City contains a mix of residential, industrial, and commercial uses, located adjacent to the San Francisco International Airport and railroad tracks. The majority of homes in this area were built during the 1930s and 1940s. The 2000 U.S. Census reported a total of 1,130 occupied and 10 vacant units in this area (Census Tract 6042). Of occupied units, 56 percent were owner-occupied and 44 percent were renter-occupied. The average residential density is approximately eight units per acre.

The Belle Air Park neighborhoods are designated Residential Conservation Areas in the 1999 San Bruno Redevelopment Plan. Residential Conservation Areas are further discussed in Section 4.3: Redevelopment Potential.

2. **Bayhill Office Park, Former U.S. Navy Site, and Tanforan.** This area includes the Bayhill Office Park, the former U.S. Navy Site, and The Shops at Tanforan – a regional commercial retail facility built in the 1970s. Although this area primarily contains commercial uses, there are two high density (at least 30 units per acre) residential complexes that provide a total of 960 units. Sixty-one percent of occupied units were owner-occupied and 39 percent were renter-occupied, according to the year 2000 U.S. Census (Census Tract 6041.02).

The former U.S. Navy Site consists of 31 acres of land on the northwestern corner of El Camino Real and Interstate 280. All of the buildings on the former U.S. Navy Site were demolished and the area declared clean for environmental purposes. In December 2002, the City issued building permits for the first 300 multifamily rental units at The Crossing (U.S. Navy Site), including 60 units affordable to Very Low income households. The *U.S. Navy Site and Its Environs Specific Plan* allows for a total of 850 high-density multifamily units and 190 to 228 senior units, along with retail, hotel, and office uses. The Crossing is a mixed use transit-oriented development located directly adjacent to major bus routes along El Camino Real, and within walking distance (1/3 mile) of the new San Bruno BART Station at The Shops at Tanforan.

3. **San Bruno Park, Lomita Park, and Central Business District.** San Bruno Park and Lomita Park, both developed during the 1920s and 1930s, are primarily single family residential neighborhoods with scattered duplexes and apartment buildings of six to 20 units. The majority of parcels are 5,000 square feet in size, yet many are only 2,500 square feet. Current zoning limits densities to one unit per 2,900 square feet, precluding the construction of multifamily dwellings on most lots. Many small, second units are found in this area. San Bruno Park and Lomita Park are also designated Residential Conservation Areas in the 1999 San Bruno Redevelopment Plan.

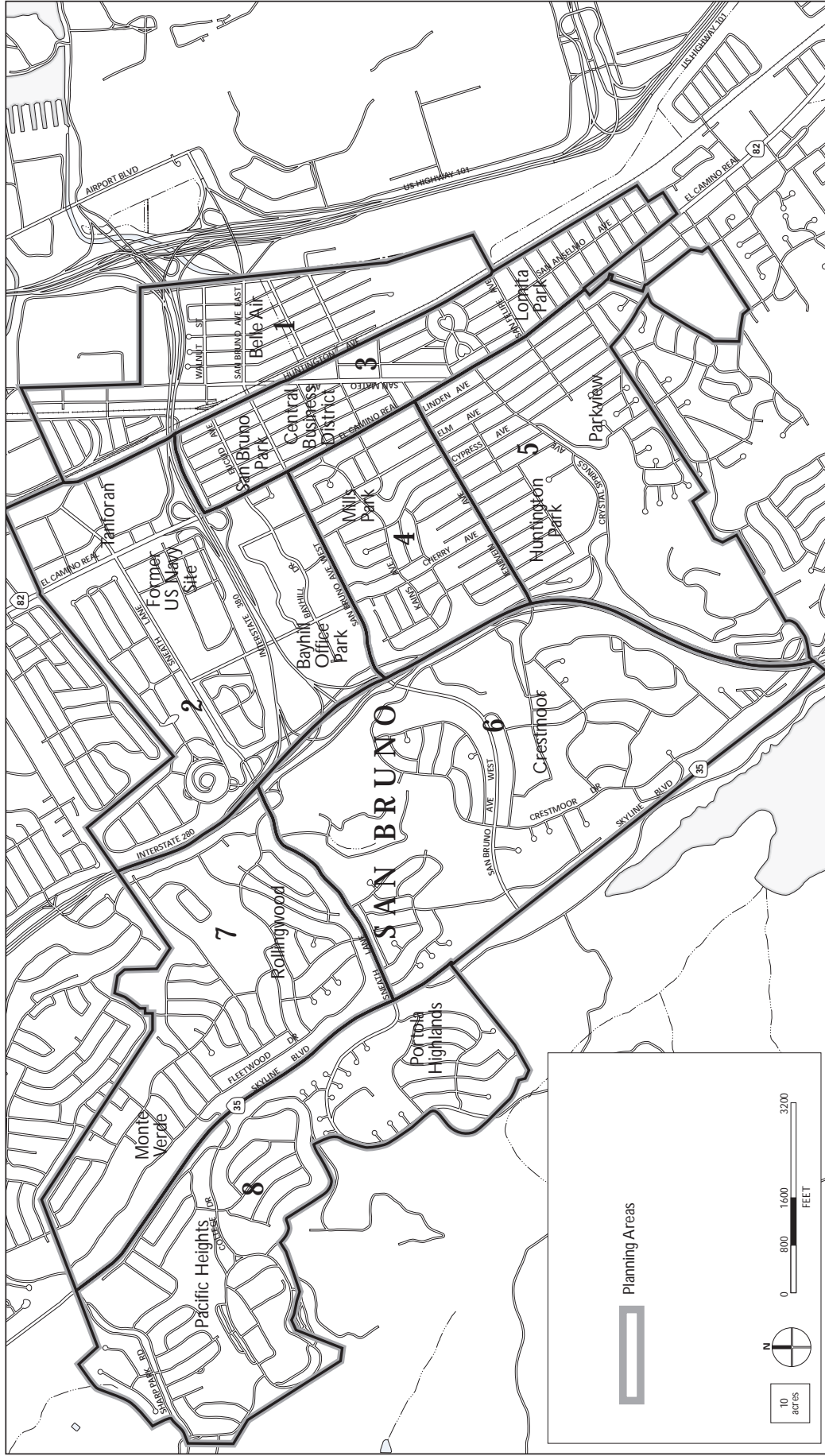


Figure 4.1-1
Planning Areas

The City's Central Business District runs along El Camino Real, San Mateo Avenue, and San Bruno Avenue, and divides San Bruno Park's northern and southern neighborhoods. According to the 2000 U.S. Census, there were a total of 2,630 residential units in this area, with 2,580 occupied and 50 vacant units (Census Tract 6041.01). This is the only area in the City where the majority of units (69 percent) were renter-occupied. The Central Business District currently allows residential housing units by-right (in second-story and above), with a density of approximately 43 units per acre. This area has the potential to provide increased residential opportunities. A Citizens Committee is currently reviewing the potential for a Grade Separation Project for CalTrain, which includes moving the San Bruno CalTrain Station to the San Bruno/San Mateo Avenue intersection, at the north end of the Central Business District. This project has the potential to increase residential opportunities, including transit-oriented development surrounding the relocated CalTrain Station and adjacent to the Central Business District area.

4. **Mills Park.** This neighborhood, located in the central area of San Bruno, consists almost entirely of low-density, single family homes built in the 1940s. This area also contains the City Hall and main police and fire stations. The 2000 U.S. Census reported a total 1,150 occupied and 20 vacant units in this area (Census Tract 6040). The great majority (85 percent) of occupied units were owner-occupied units.
5. **Huntington Park and Parkview.** This south-central portion of the City was developed as two single family tracts. Huntington Park was developed first in the 1930s and 1940s, and Parkview followed in the mid-1960s. A few multifamily complexes and second units are scattered throughout the area, although most multifamily units are concentrated around Capuchino High School. The 2000 U.S. Census reported a total of 2,080 occupied and 80 vacant housing units (Census Tract 6039). Sixty-one percent of occupied units were owner-occupied, and 39 percent were renter-occupied.
6. **Crestmoor.** This area, located in a central portion of the City, contains much of the City's open space. Undeveloped canyons are interspersed with single- and multifamily structures built during the early 1960s. This area also contains several large multifamily complexes, including Shelter Creek (1,300 units), Crystal Springs Terrace (350 units), and Skycrest Apartments (108 units). The 2000 U.S. Census reported at total of 3,250 occupied and 40 vacant units (Census Tract 6038). Seventy-two percent of housing units were owner-occupied.
7. **Monte Verde and Rollingwood.** This north-central area of the City was developed during the 1950s as two single family tracts. Development patterns conform to the hilly terrain present in this area, and steep canyons, which cannot accommodate development, remain as open space. The San Andreas Fault bisects this area, and most of the property within the designated fault zone is already developed. Areas of moderate and high landslide potential also exist throughout the area. Due to environmental constraints and the built-out nature of this area, there is little development potential here. The 2000 U.S. Census reported a total of 1,760 occupied and 20 vacant housing units (Census Tract 6037). A majority of homes (85 percent) were owner-occupied.
8. **Pacific Heights and Portola Highlands.** This area includes the western-most portion of San Bruno, adjacent to the City of Pacifica. The terrain is very hilly, and the San Andreas Fault runs along the edge of this area. The majority of homes are single family residences built in the 1960s, with the exception of the 350-unit Evergreen Apartments and the 308-

unit Treetops Apartments (which include 62 subsidized Section 8 units). Skyline Community College is also located in this area of the City, and there is currently a proposal to build between 100 and 125 single family homes on a vacant 20-acre portion of the College campus. The 2000 U.S. Census reported a total of 1,820 occupied and 50 vacant housing units (Census Tract 6036). Sixty-four percent of homes were owner-occupied.

Assisted Housing Supply

A February 2001 San Mateo County inventory of assisted rental/owner housing for Low and Moderate income households reported that San Bruno contained 62 units of assisted rental housing.⁷ All of these units are one- or two-bedroom apartments in the 308-unit TreeTops Apartments, and have a waiting list of two to three years. Built in 1987, TreeTops Apartments is committed to providing 31 units affordable to very low income households and 31 units affordable to low income households. These affordable units were financed with government bonds issued by the County, and consequently have a 30-year affordability requirement – expiration of TreeTops affordability requirement will occur in 2015, after this Housing Element timeframe. None of the TreeTops affordable housing units are specifically geared toward low-income senior (elderly) households.

Table 4.1-2: Assisted Housing Supply, San Bruno (2002)

<i>Housing Complex</i>	<i>Address</i>	<i>Affordable Units</i>	<i>Earliest Date of Conversion</i>	<i>Type of Government Assistance</i>
TreeTops Apartments	4300 Susan Drive San Bruno	62	2015	County bonds

Source: City of San Bruno, Planning and Building Department, 2002.

Program 5-F ensures maintenance of affordability requirements for 30-years after initial occupation, while Program 6-C specifically mandates preservation of the affordable housing units at TreeTops Apartments. Program 6-D directs City staff to annually reconcile the number of assisted units in San Bruno to ensure that all available housing units are filled by low income families.

Unfortunately, the owner of the Treetops complex can refinance and convert these units to market-rate at any time. If this happens, tenants in these subsidized units will be given Section 8 Housing Choices Vouchers, enabling them to relocate their housing subsidy to a new unit. They will not be guaranteed housing in San Bruno, however. In 1987, eight Section 8 assisted housing units were lost when Evergreen Apartments opted out of their loan management agreement. No other assisted housing units are available within the City of San Bruno.

⁷ San Mateo County Office of Housing. San Mateo County Assisted Rental/Owner Housing for Low/Moderate Income Households as of February 2001, http://www.co.sanmateo.ca.us/has.dir/rentlist_jan2001.htm, August 2001.

Qualified Entities

Pursuant to California Government Code Section 65863.11, owners of government-assisted projects cannot terminate subsidy contracts, prepay a federally-assisted mortgage, or discontinue use restrictions without first providing an exclusive Notice of Opportunity to Submit an Offer to Purchase. This Notice is required to be sent to Qualified Entities at least twelve months prior to sale or termination of use restrictions. Qualified Entities are nonprofit or for profit organizations or individuals that agree to maintain the long-term affordability of projects. The organizations listed in Table 4.1-3 represent those identified by the California Department of Housing and Community Development as Qualified Entities.

Table 4.1-3: Qualified Entities, San Mateo County, January 2002

<i>Organization</i>	<i>Address</i>	<i>City</i>
Affordable Housing Foundation	PO Box 26516	San Francisco
BRIDGE Housing Corporation	One Hawthorne, Ste 400	San Francisco
Christian Church Homes of Northern California	303 Hegenberger Rd, Ste 201	Oakland
Community Home Builders and Associates	675 North First St, Ste 620	San Jose
Foundation for Affordable Housing	2847 Story Rd	San Jose
Housing Corporation of America	31423 Coast Highway, Ste 7100	Laguna Beach
Med-Peninsula Housing Coalition	658 Bair Island Rd, Ste 300	Redwood City
Palo Alto Housing Corporation	725 Alma St	Palo Alto
The Lesley Foundation	4 West 4th Ave, Ste 408	San Mateo

Source: California Department of Housing & Community Development, Entities Interested in Participating in California's First Right of Refusal Program Pursuant to Government Code Section 658363.11, January 11, 2002.

Replacement of Converted Units

Replacement of the existing at-risk affordable housing units within the City of San Bruno is estimated at approximately \$61,600 per unit. Based on BRIDGE Housing Corporation's 2000-2001 Progress Report and Projects to Date, several assisted housing developments have been built recently within San Mateo County. Three such projects—located in the cities of San Mateo, South San Francisco, and Pacifica—contained between 96 and 125 affordable multifamily units, at an average project cost of 10.4 million dollars. Construction of 62 new affordable housing units, were those at TreeTops Apartments to be converted, would cost approximately 3.8 million dollars.

4.2 REGIONAL HOUSING NEEDS DETERMINATION

State law establishes that regional councils of government shall identify for each city and county its “fair share allocation” of its most recent regional housing needs determination. For its most recent Regional Housing Needs Determination, which was released in November 2000, ABAG took into consideration several factors: market demand for housing; housing value trends and income/affordability analysis; employment opportunities; availability of suitable residential sites and public facilities; commuting patterns as they relate to the differences in job creation and labor supply; type and tenure of housing supply; and housing needs of farm workers. Needs are assessed for the period from 1999 through 2006. In turn, cities and counties must address these local shares of regional housing in their General Plan Housing Elements.

State law also requires that regional housing needs determinations consider the need for housing at all income levels. To promote a more equitable distribution of regional needs, ABAG uses city, county, and Bay Area averages to determine the proportion of housing within each income level. Table 4.2-1 shows the distribution of housing needs by income level for San Bruno and San Mateo County. The income categories used are described in the preceding discussion of Housing Affordability.

Table 4.2-1: ABAG’s Regional Housing Needs Determination, 1999-2006

<i>Jurisdiction</i>	<i>Total Affordable Need</i>	<i>Income Distribution</i>				<i>Total Housing Need</i>
		<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>	
San Bruno	221	72	39	110	157	378
<i>Percent of Total Housing Need</i>		19%	10%	29%	42%	100%
<i>Percent of Affordable Housing Need</i>	100%	32%	18%	50%		

Source: ABAG Regional Housing Needs Determination, 1999-2006 (Final Official Release 3-15-2001)

4.3 OPPORTUNITY SITES

There are currently 14,980 housing units within San Bruno, a majority of which are located in the central and eastern portions of the City. Approximately 516 housing units are approved or programmed, on surplus land at Skyline College and within the U.S. Navy Site Specific Plan area. An additional 1,452 housing units have the potential to be constructed in the future through existing zoning designations, including up to 841 housing units on remaining parcels within the U.S. Navy Site Specific Plan area. Table 4.3-1 shows the citywide total number of existing, approved/programmed, and proposed housing units allowed under the 1984 General Plan.

Table 4.3-1: Summary of Residential Development Potential

<i>Planning Area</i>	<i>Existing Housing Units</i>	<i>Approved or Programmed Housing Units</i>	<i>Proposed Housing Units</i>	<i>Total Housing Units</i>
1 Belle Air Park	1,130	-	-	1,130
2 Bayhill Office Park, Former U.S. Navy Site, and Tanforan	960	300	841	2,101
3 San Bruno Park, Lomita Park, and Central Business District	2630	-	-	2,630
4 Mills Park	1,170	-	16	1,186
5 Huntington Park and Parkview	2,160	-	-	2,160
6 Crestmoor	3,300	-	312	3,612
7 Monte Verde and Rollingwood	1,770	-	72	1,842
8 Pacific Heights and Portola Highlands	1,860	216	211	2,287
Citywide Total	14,980	516	1,452	16,948

¹ Assumes median buildout of potential housing on the Navy Site: 209 senior units (permitted 190-228 units) and 530 multifamily units (permitted 210-850 units). Provision of 15 percent affordable housing for senior units, and 20 percent affordable housing for multifamily units, per 1999 U.S. Navy Site and Its Environs Specific Plan.

Note: Items may not sum to total due to independent rounding.

Sources: City of San Bruno Community Development Department, 2000 U.S. Census, City of San Bruno Redevelopment Agency, Dyett & Bhatia, 2001.

Figure 4.3-1 and Table 4.3-2 illustrate specific opportunity sites identified for development or redevelopment of housing. Zoning designations on the Housing Opportunity Sites are assumed to remain the same as in the current (1995) Zoning Ordinance. Sites providing the City with opportunities for housing construction total approximately 85 acres. Using density assumptions based on 1984 General Plan land use designations and the Development Agreement for the U.S. Navy Site (under P-D: Planned Development zoning), an estimated 616 single family units and 1,141 multifamily units could be constructed, for a total of 1,757 housing units within the Housing Element timeframe. Program 8-B specifically identifies the City's Housing Opportunity Sites for future expansion of the City's housing stock to address a variety of housing needs.

Infrastructure Improvements

Infrastructure improvements will be needed on the former U.S. Navy site, including water, sewer, and storm drain capacity expansion. The Development Agreement for the U.S. Navy Site requires the developer (Martin/Regis San Bruno Associates, LP) to pay the cost of all on-site infrastructure improvements, as well as their proportionate share of off-site improvements. The City has the obligation to secure additional funding for the remaining share of the off-site improvements. Infrastructure expansion and construction of an internal street network may also be need on reuse of the Skyline College sites. However, each of the other Housing Opportunity Sites is located in existing developed areas and should not need infrastructure improvements.



Figure 4.3-1
Housing Opportunity Sites

Table 4.3-2: Housing Opportunity Sites and Residential Development Potential (see also Figure 4.3-1)

Site	Location	Planning Area	1984 General Plan Designation	Current & Proposed Zoning	Density	Total Acres	Single family Housing Units	Multifamily Housing Units	Total Housing Units
A	Former U.S. Navy Western Division	Bayhill Office Park, Former U.S. Navy Site and Tanforan	Planned Development per Specific Plan	P-D: Planned Development	60 units/acre for multifamily; 120 units/acre for senior housing	7.5	-	1,141	1,141
B	Skyline College #1	Pacific Heights and Portola Highlands	Low Density Residential	O: Open Space & Conservation	8 units/acre	20	160	-	160
C	Skyline College #2	Pacific Heights and Portola Highlands	Low Density Residential	O: Open Space & Conservation	8 units/acre	6.4	51	-	51
D	Moreland Drive	Pacific Heights and Portola Highlands	Low Density Residential	R-1: Single Family Residential	4 units/acre ¹	1.2	5	-	5
E	Former Carl Sandburg School	Monte Verde and Rollingwood	Low Density Residential	R-1: Single Family Residential	8 units/acre	9	72	-	72
F	Former Willard Engvall School	Crestmoor	Low Density Residential	R-1: Single Family Residential	8 units/acre	20	160	-	160
G	Former Crestmoor High School	Crestmoor	Low Density Residential	R-1: Single Family Residential	8 units/acre	19	152	-	152
H	Former Edgemont School	Mills Park	Low Density Residential	R-1: Single Family Residential	8 units/acre	2	16	-	16
Totals						85	616	1,141	1,757

¹ Reduced density assumption (only 4 un/ac) per approved development plan.

Source: Dyett & Bhatia, July 2002.

U.S. Navy Site and Its Environs Specific Plan

Following the November 1999 announcement by the Commanding Officer of the U.S. Navy Engineering Field Activity West (EFA West) that a significant portion of the Navy site would be disposed of as surplus property under a Relocation Asset Management Program (RAMP), the Planning Commission appointed a Citizens Advisory Committee to make recommendations on a *U.S. Navy Site and Its Environs Specific Plan*.

The 12-member Committee was comprised of two members of the Planning Commission, stakeholders in adjacent properties (including commercial, office, church, residential uses, and the public school district), representatives from other residential neighborhoods in San Bruno, and a member of the former Senior Assisted Living Site Selection Committee. The result was a *U.S. Navy Site and Its Environs Specific Plan* which envisions the subject area as a vital mixed use transit-oriented development directly adjacent to major SanTrans bus lines and within walking distance (1/3 mile) of the new San Bruno BART Station.

In October 2000, the surplus Navy land was auctioned off to its new owners, who had been informed of the Committee's progress. With only minor changes, the owners endorsed the Committee's Plan. Following a presentation by the Committee, the Planning Commission unanimously recommended approval of the Specific Plan and its Environment Impact Report (EIR) (SCH #99092026) on December 19, 2000. The City Council and Redevelopment Agency formally adopted the Specific Plan on January 9, 2001. Thus, within only three months of owning the land, the developers had an approved development concept, with the environmental process completed.

The *U.S. Navy Site and Its Environs Specific Plan* directs reuse of the site as a compact, pedestrian-friendly, mixed use development featuring multifamily, senior, and affordable housing, up to 500 hotel rooms, meeting space, restaurants, neighborhood-serving retail, offices, recreational opportunities, and parking facilities. At a special election in June 2001, pursuant to "Town Hall" meetings required under local Ordinance 1284, voters approved Initiative E authorizing development of the U.S. Navy Site project specifically relating to construction of structures over three-stories or fifty feet in height, and construction of above-ground parking structures. Neither the Specific Plan itself nor any other aspect of the development standards, including densities, requires voter approval under local Ordinance 1284.

In December 2001, the City Council approved an amendment to the *U.S. Navy Site and Its Environs Specific Plan* which would allow flexible reuse of specific areas of the site. As shown in Figure 4.3-2 and corresponding Table 4.3-3, a majority of the site would continue to require high-density housing (parcels 1 and 2), senior housing (parcels 5 and 6, and hotel(s) and ancillary commercial space (parcels 8, 9, and 10) along El Camino Real. Other portions of the site, however, may be converted from previously designated Office use to High-Density Residential use (parcels 3 and 4). This would increase the amount of housing and decrease the amount of office space in the City, depending upon market forces. The motivation for this amendment followed a severe downturn in the office market, where vacancy rates rose from 2-3 percent in 1999 to 15-20 percent in 2001. The Development Agreement between the City of San Bruno and Martin/Regis San Bruno Associates for The Crossing (U.S. Navy Site)—adopted February 7, 2002 (filed with the San Mateo County Recorder as document #2002-013306)—designates the flexibility to pursue additional residential development in the event that the San Mateo County office market fails to return to a normalized vacancy rate of 5 percent prior to January 2004.

The developers have already cleared the U.S. Navy Site site of all buildings, with the exception of a portable building to be used as a construction office. On December 31, 2002, San Bruno issued the first building permits for the development for 300 multifamily rental units, including 60 units (or 20 percent of total units) designated for Very Low income residents. These 60 affordable units exceed the Affordable Housing Plan requirement for 15 percent of all rental units to be allocated as below market-rate units. The City also waived building permit fees for the 60 affordable housing units (per Program 5-D).

The Affordable Housing Plan for the Development Agreement also requires 15 percent of all for-sale units be allocated as below market-rate units. The Specific Plan does not require that future units be restricted to either rental or for-sale units. The senior housing proposed for the site may be constructed as an assisted-living facility, individual rental units, or a combination thereof. The City has expressed a preference for some form of an assisted-living facility to accommodate local needs.

The Development Agreement for the U.S. Navy Site also assures the developer that future land uses on the site are specifically allowed. Figure 4.3-2 illustrates The Crossings project, as adopted within the *U.S. Navy Site and Its Environs Specific Plan* (November 2001) and included within the Development Agreement. Development standards according to the *Specific Plan* are included in Table 4.3-4. These standards provide for increased building heights and parking structures according to Initiative E, and thereby allow a significant number of new housing units over the Housing Element timeframe.

Table 4.3-3: Housing Potential on U.S. Navy Site (per Development Plan; see also Figure 4.3-2)

<i>Parcel Number</i>	<i>Lot Area (acres)</i>	<i>Lot Area (square feet)</i>	<i>Use</i>	<i>Housing Units</i>
1	5.14	223,770.6	High Density Residential	300 under construction
2	3.13	136,138.2	High Density Residential	187 potential
3	3.59	156,450.5	Office / High Density Residential Flex	215 potential
4	3.52	153,521.1	Office / High Density Residential Flex	211 potential
5	1.00	43,533	Senior Assisted Living	120 potential
6	0.90	39,173.1	Senior Assisted Living	108 potential
7	0.64	27,970.6	Parking structure	0
8	0.88	38,118.7	Hotel	0
9	0.33	14,569.3	General Commercial	0
10	0.71	31,104.7	Hotel	0

Source: City of San Bruno, U.S. Navy Site and Its Environs Specific Plan, revised November 2001; City of San Bruno, Community Development Department, January 2003.



Figure 4.3-2
U.S. Navy Site Development Plan

Table 4.3-4: Summary of Development Standards in the U.S. Navy Site and Its Environs Specific Plan (November 2001)

	Hotel	Multi Family Residential	Senior Assisted Living	Office	General Commercial	Parking
Minimum Site Area	½ acre	1 acre	½ acre	1½ acres	5000 sq ft	n/a
Number of Rooms	Up to 500	n/a	n/a	n/a	n/a	n/a
Maximum Density	n/a	60 hu/acre 10,000 sq ft ancillary commercial if housing on parcels 3 & 4	120 hu/acre	n/a	n/a	n/a
FAR	n/a	n/a	n/a	1.0	n/a	n/a
Maximum Lot Coverage	n/a	n/a	n/a	n/a	80 %	n/a
Maximum Height (ft)	90 ft	70 ft	75 ft	70 ft; 50 ft along Sneath Lane	65 ft	35 ft
Maximum # of Floors	7 floors plus lobby and parking below grade	5 floors over podium parking	6 floors over podium parking	5 floors; 3 floors along Sneath Lane	3 floors	4 floors
Building Setbacks (ft)	0 ft 10 ft landscaping along El Camino Real 20 ft for plazas, entries and outdoor areas	5 ft min; 15 ft max; porches, decks, and stairways may encroach up to 60 % 10 ft between buildings; 15ft for corridors	5 ft min; 15 ft max; porches, decks, and stairways may encroach up to 60 % 10 ft between buildings; 15ft for corridors	10 ft min No structures permitted on San Francisco City and County water easement	10 ft along El Camino Real and Road "A"	n/a
Landscaping	Min 15 % of total site	Min 15 % of total site	Min 10 % of total site	Min 15 % of total site	Min 15 % of total site	n/a
Parking	1.0 space/ room with 15 % reduction for transit-oriented dev and shared parking	1.0 space/ studio unit 1.0 space/ 1-br unit 2.0 spaces/ 2-br unit 2.0 spaces/ 2+-br unit	0.5 space/ unit; may be reduced or shared Shuttle bus service required	1.0 space/ 333 sq ft with 15 % reduction for transit-oriented dev and shared parking	Per San Bruno Zoning Ordinance with 15 % reduction for shared parking and transit-oriented dev	n/a

Source: City of San Bruno, U.S. Navy Site and Its Environs Specific Plan, revised November 2001.

4.4 REHABILITATION

Opportunities for rehabilitation and conservation of existing housing are identified in San Bruno's 1999 Report to Council for the San Bruno Redevelopment Project. Approximately 80 housing units can be substantially rehabilitated within the Redevelopment Project Area over the next ten years. These sites are scattered throughout the Redevelopment Project Area, and are therefore not shown on a separate map. The Redevelopment Plan's affordable housing requirement mandates that 30 percent of all new and substantially rehabilitated housing units developed by the Agency be affordable to Very Low, Low, and Moderate income households, while 15 percent of total housing units developed by other public and private entities be affordable to Very Low, Low, and Moderate income households.

Residential Conservation Areas

The 1999 San Bruno Redevelopment Plan established seven Residential Conservation Areas (RCAs), as shown in Figure 4.4-1. The RCAs are intended to preserve, protect, and enhance established residential districts. Eminent domain will not be used in these areas, and the Redevelopment Agency has no plans to destroy or remove any residential units.

The Redevelopment Plan includes programs and policies to preserve and enhance the quality of life in RCAs:

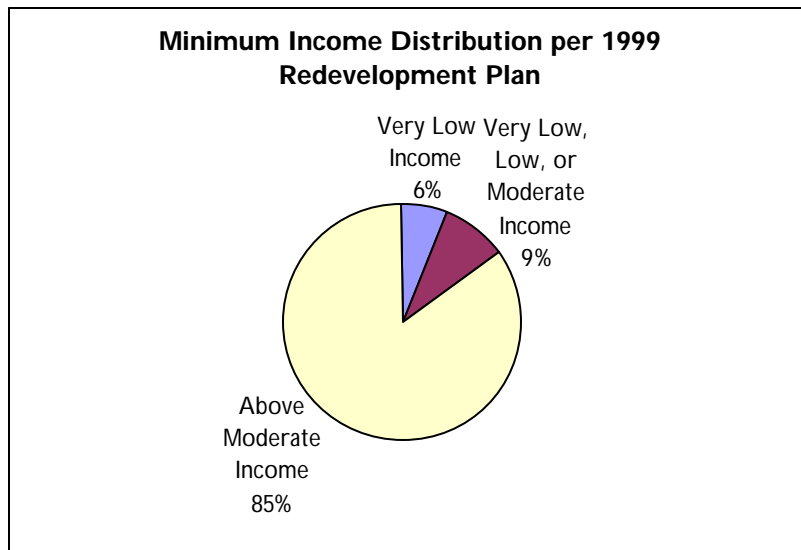
- Provide incentives for rehabilitating and improving housing;
- Improve public open space, infrastructure, and facilities that serve the Redevelopment Project Area's residents;
- Reduce traffic intrusion;
- Improve parks and recreational opportunities for youth;
- Improve streets and storm drainage; and
- Provide easier and safer access to major thoroughfares.

4.5 QUANTIFIED OBJECTIVES

The quantified objectives contained in Table 4.5-1 include all housing units projected to build-out on the City of San Bruno's housing opportunity sites, discussed in Section 4.3. Construction of new housing, legalization of second units, and rehabilitation of existing units within the City constitutes approximately 1,587 housing units. This total far exceeds the housing needs determination prepared by ABAG.

On the former U.S. Navy Site, a total of 500 housing units (in addition to the 300 under construction) are assumed to build-out within the Housing Element timeframe. These units will be subject to affordability requirements of the Redevelopment Project Area, as described below and illustrated in the following chart.

- At least 15 percent of total new and substantially rehabilitated units shall be affordable to Very Low, Low, or Moderate income households;
- Of these, at least 40 percent (6 percent of total units) shall be affordable to Very Low income residents.



It should be noted that the quantified objectives in Table 4.5-1 do not include the 228 senior housing units projected for the U.S. Navy Site. The City has expressed a preference for development of an assisted living facility, which is not defined as separate housing units by the U.S. Census Bureau and California Department of Housing and Community Development.

In addition to the U.S. Navy Site, new and rehabilitated housing will be dispersed throughout the City. Approximately 216 single family housing units are proposed on surplus acreage at the Skyline College site. Former school sites within San Bruno include Crestmoor High School (152 units), Edgemont School (16 units), Carl Sandburg School (72 units), and Williard Engvall School (160 units). The City estimates continued legalization of second units at a rate of 3 units per year, while mixed use housing permitted within the City's Central Business District is projected to result in 10 housing units. The 1999 Redevelopment Plan proposes an additional 50 housing units undergoing substantial rehabilitation between 2000 and 2006. Finally, conservation of the affordable Very Low and Low income housing units at TreeTops Apartments constitutes 62 affordable housing units.



Residential Conservation Areas

Table 4.5-1: Quantified Housing Objectives, San Bruno 1999-2006

Income Category	Housing Construction 1999-2002 ¹	The Crossing - U.S. Navy Site ²	Skyline College Sites ³	Former School Sites ⁴	Second Units ⁵	Mixed Use - Central Business District ⁶	Rehabilitation ⁷	Conservation ⁸	Total
Very Low	60	30	-	-	-	-	-	31	121
Low	6	23	-	-	12	5	-	31	77
Moderate	121	23	-	60	-	5	8	-	216
Above Moderate	155	425	211	340	-	-	43	-	1,174
Totals	342	500	211	400	12	10	50	62	1,587

¹ Includes 60 Very Low multifamily units, 121 Moderate multifamily units, and 119 Above Moderate multifamily units on the U.S. Navy Site; 6 legalized Low Income second units; and 36 market rate (Above Moderate) single family homes.

² Assumes that future phases of Navy Site development will build-out at 500 housing units, including 15 percent affordable to Very Low, Low, or Moderate Income households, per the U.S. Navy Site and Its Environs Specific Plan. The Redevelopment Agency requires that 6% of total units be affordable to Very Low income residents and 9% to Low or Moderate income residents; the remaining 85% can be solely Above Moderate. This distribution of units is assumed; however, the developers of the Navy Site (Martin/Regis) have shown through Phase 1 their commitment to affordable multifamily housing.

³ Development plan for Skyline College sites submitted previous to the Housing Element Update.

⁴ Assumes provision of 15 percent affordable housing, per Housing Element Action 6-A. Affordable single family units will likely fall under the Moderate income category.

⁵ Assumes construction and/or legalization of second units at a rate of 3 per year, per the recorded annual average from the previous decade. Second units are assumed to fulfill the Low income category.

⁶ Assumes 10 new housing units constructed within the Central Business District, distributed evenly between the Low and Moderate income categories.

⁷ Assumes provision of 15 percent affordable housing, per 1999 San Bruno Redevelopment Plan. The Rehabilitation Loan Program will likely contribute to rehabilitation of single family Moderate income units in the Redevelopment Project Area.

⁸ Assumes conservation of 62 affordable housing units in the Tree Tops Apartments.

Source: City of San Bruno Community Development Department; City of San Bruno Redevelopment Agency; Dyett & Bhatia, 2003.

5 Housing Constraints and Resources

This chapter describes the potential constraints applied by local, State, and federal governments, the private market, and the natural environment to the expansion of the City's housing supply. Additionally, potential resources available through local, State, and federal programs are also discussed.

5.1 GOVERNMENTAL CONSTRAINTS AND RESOURCES

Governmental constraints include the regulatory functions that are basic to the role of local government; however, there is much debate about whether or not these regulations discourage the availability of housing to people of all income levels. Several local, State, and federal housing programs provide financial assistance to Very Low, Low and Moderate income households for monthly housing costs, rehabilitation, and downpayment assistance.

Land Use Regulations

The land use categories of the City's 1984 General Plan, and resultant zoning districts, provide for residential growth at various density levels:

- **Very Low Density Residential (R-1/R-1-D).** Single family residential development at a density of up to one unit per acre; clustering of homes, open space, and other amenities are encouraged.
- **Low Density Residential (R-2).** Single family development at a density of up to eight units per acre; clustering of homes, open space, and other amenities are encouraged.
- **Medium Density Residential (R-3).** Residential development at a density of up to 15 units per acre; allows for two-family dwellings and low to medium density multifamily developments.
- **High Density Residential (R-4).** Multifamily residential development at a density of up to 30 units per acre; includes ancillary uses such as rooming and boarding houses, sanitariums, and rest homes.

Two additional zoning districts also allow for residential development:

- **Central Business District (CBD).** Residential development only on second floor or above of first floor commercial buildings. The number of units is limited to one per each 1,000 square feet of lot area.
- **Planned Development District (P-D).** Any residential use consistent with the General Plan may be allowed upon receipt of a Planned Development Permit.

State of California housing law requires that where affordable housing is included in residential developments (meaning that 20 percent of total units are designated for Low income households, or 10 percent of total units designated for Very Low income households, or 50 percent of total units for seniors), an equivalent density bonus of at least 25 percent must be granted.⁸

A summary of development standards for the City's residential zoning districts is shown in Table 5.1-1. Zoning requirements for setbacks, lot coverages, and parking are similar to other cities in San Mateo County, and are not generally perceived as a constraint to housing development in San Bruno. Multifamily apartments are allowed by-right in the R-3 Medium Density and R-4 High Density Residential Districts. Reuse of small, aging residential parcels in the R-2 Low Density Residential District with multifamily development may be limited due to lot size and configuration.

Planned Development

The purpose of the P-D Planned Development District is to allow a mixture of land uses, density, or design relationships which will produce a superior environment. The P-D process is initiated by the property-owner / developer, where the City Council establishes a P-D district based on the preliminary development plan. A Planned Development Permit is then issued for all uses within the district, which in turn allows the City and developer flexibility in development standards and provision of amenities. Additionally, because land use planning, design, and environmental review are occurring simultaneously, the P-D zone enables the City to approve multiple uses in one consolidated, efficient, and timely process.

The City's only active Planned Development site is the former U.S. Navy Site. Since 1999, the City has worked with the developer and consultants to prepare a *U.S. Navy Site and Its Environs Specific Plan* (January 2001, revised November 2001), has entered into a Development Agreement (February 2002), and has granted building permits for the first phase of construction (December 2002). As such, permitting requirements under the Planned Development zone are completed and will not impact housing production within this Housing Element timeframe.

⁸ California Government Code §65915. This law only applies to developments consisting of five or more dwelling units.

Table 5.1-1: City of San Bruno Property Development Regulations: R-1, R-1-D, R-2, R-3, R-4, CBD

	R-1/R-1-D	R-2	R-3	R-4	CBD
Minimum Building Site Required (sq ft)	5,000 interior lot 6,000 corner lot	5,000 interior lot 6,000 corner lot	5,000 interior lot 6,000 corner lot	5,000 interior lot 6,000 corner lot	2,000
Minimum Lot Area per Unit (sq ft)	n/a	2,900	1,950	1,450	n/a
Minimum Lot Width (ft)	50 interior lot 60 corner lot	50 interior lot 60 corner lot	50 interior lot 60 corner lot	50 interior lot 60 corner lot	25
Maximum Lot Coverage	80% impervious surface 40% structures	85% impervious surface 55% structures	85% impervious surface 60% structures	85% impervious surface 60% structures	100%, less required parking and landscaping
Minimum Yards:					
Front (ft)	15	15	15	15	n/a
Side	5 interior lot 10 corner lot	5 interior sides 10 street sides	5 interior sides 10 street sides	5 interior sides 10 street sides	n/a
Rear	10	10	10	10	n/a
Minimum Setback from Sidewalk to Garage (ft)	20	20	20	20	n/a
Maximum Height (ft)	35	35	50 ft or 3 stories, whichever is most restrictive	50 ft or 3 stories, whichever is most restrictive	50
Parking	Single Family: 2 car garage or carport per unit Studio: 1.5 parking spaces per unit. At least one covered space provided for each unit. Apartment: Two covered spaces per unit. Guest parking at a ratio of 0.1 spaces per unit. Mobile Home Park: Two spaces for each site. Parking may be in tandem. One additional space for each 10 sites for laundry and recreational facilities. Rooming House, Lodging House: One space for each two sleeping rooms.				

Source: City of San Bruno Community Development Department, Zoning Ordinance (Reprinted June 1999).

Reasonable Accommodations

Both the federal Fair Housing Act (FHA) and the California Fair Employment and Housing Act (FEHA) impose a mandate on cities to make “reasonable accommodations” in their land use regulations when necessary to provide housing for disabled persons. (42 U.S.C. §3604(f)(3)(B); Gov’t Code §12927(c)(1), §12955(1).)

The City of San Bruno currently allows reasonable accommodations to be requested on a case-by-case basis by applicants, or during the plan check phase of development review. Building permits are routinely processed using *CalDag 1998* and the *1998 California Building Code*, as adopted by the City. No local amendments diminish the ability to accommodate persons with disabilities. San Bruno also uses the following for reference purposes and information: *A Guide to California Non-Residential Disabled Access Regulations* dated July 1997, and *A Guide to California Multi-Family Disabled Access Regulations* dated January 1997. Requests for refunds to permit fees, based on economic need, are available through City Council review and approval. Retrofits made according to the American Disabilities Act (ADA) are handled by the Building Division. No group home proposed within San Bruno has yet been denied.

San Bruno allows housing for the disabled in any residential zoning district. Group homes fewer than six persons are allowed *by right* in the R-1, R-2, R-3, and R-4 residential zones, and group homes over six persons are allowed with a Special Use Permit. The Planned Development District also allows group homes, including group homes over six persons, with a Planned Development Permit. San Bruno does not restrict siting or apply minimum distances to special needs housing. The City’s Zoning Ordinance is currently compliant with Fair Housing Law; an additional update of the Zoning Ordinance has been budgeted by the City Council as an implementation measure following adoption of the Housing Element and General Plan Update.

Group homes fewer than six persons are processed as single-family residences. The Fire Department and Building Division inspect the residence for compliance with codes for a single family residence; no special building permits are required. No noticing (or community input) is provided for group homes fewer than six persons, with no difference from other types of residential development. Group homes over six persons require a Special Use Permit, with review by the Planning Commission. Such permits are routinely issued for group homes, usually for senior housing with disabled provisions. Community noticing and input for group homes over six persons is the same for all Special Use Permits, with no difference from other types of residential development.

Housing Element Program 7-I directs the City to adopt a Reasonable Accommodation Ordinance in 2003. Other housing programs address special incentives for housing projects designed and constructed for disabled persons. Program 5-I directs the City to expedite permit review and waive planning, building and license fees on projects providing affordable housing specially designed for disabled persons; and Program 5-J suggests the City modify development regulations in appropriate districts to encourage housing for special needs groups.

Ordinance 1284

As a result of a voter initiative, Ordinance 1284 was adopted by City Council in June 1977. The Ordinance was intended to preserve the existing character of San Bruno by requiring voter approval for high-rise or high-density developments, and projects encroaching upon scenic corridors and open spaces. Permits and approvals cannot be issued to allow construction of the following land uses, unless approved by a majority of voters at a regular or special election:

1. Buildings or other structures exceeding 50 feet in height;
2. Buildings or other structures exceeding three stories in height;
3. Buildings or other structures, modifications or redevelopment thereof in residential districts which increase the number of dwelling units per acre or occupancy, within each acre or portion thereof, in excess of limits permitted on October 10, 1974, under the then existing Zoning Chapter of the City of San Bruno;
4. Multi-story parking structures or buildings; or
5. Buildings or other structures, modifications or redevelopment thereof which encroach upon, modify, widen, or realign the following streets hereby designated a scenic corridors:
 - Crystal Springs Road between Oak Avenue and Junipero Serra Freeway, or
 - Sneath Lane from El Camino Real to existing westerly City limits.

Each of the five restrictions under Ordinance 1284 may serve to limit development within the City; however, the Ordinance is not viewed as a constraint to affordable housing development because it does not apply to any of the identified housing opportunity sites. Additionally, such constraints are limited in scope and applicability. For instance, Ordinance 1284 does not prohibit any of the following:

1. Rezoning areas from commercial use to residential use, regardless of density standards;
2. Permitting mixed-use development on commercially zoned properties, regardless of density standards;
3. Allowing residential development on closed school sites, consistent with adjacent zoning standards;
4. Allowing below ground (more than 50% below grade) parking facilities; and
5. Allowing proposed development regulated under State laws, including density bonuses, etc.

Potential constraints to housing development as a result of declaring Crystal Springs Road and Sneath Lane as scenic corridors are de minimus. Major adjacent properties include the Golden Gate National Cemetery, City Park, Junipero Serra County Park, and interstate highway rights-of-way, all of which are inappropriate locations for housing development. Moreover, the designation of these two roadways does not prohibit development, but merely the widening of the roadways themselves.

Due to the built-out nature of San Bruno, the ability to construct multi-story parking structures is limited to larger development sites, such as the former U.S. Navy Site. Areas along El Camino Real and San Bruno Avenue, which could be rezoned to construct transit-oriented development and affordable housing, are constrained by shallow lot depth, making multi-story parking facilities impractical.

The biggest impact of Ordinance 1284 lies with residential property which is already developed, by prohibiting increased densities on existing residentially zoned parcels. The Ordinance's emphasis is merely as a preservation measure. For any development for which the restrictions of Ordinance 1284 were applicable, the Ordinance also requires "Town Hall" type meetings in order that the public is fully informed before voting.

As an adopted City ordinance, it is unlikely that the constraints posed by Ordinance 1284 will be lifted during the Housing Element timeframe. Fortunately, none of the housing opportunity sites identified by this Housing Element are impacted by Ordinance 1284 restrictions. The former U.S. Navy Site has already received voter approval for increased building heights and multi-story parking structures, approved as Measure E in the June 2001 election. The remaining single family housing sites will not be affected by the Ordinance. Rather, policies proposed in this Housing Element attempt to make affordable housing development more feasible through inclusionary housing requirements (Program 5-A), density bonus incentives (Program 5-B), fee waivers (Program 5-D), modified development standards (Program 5-J), and other financing/subsidy strategies (Program 6-A).

Ordinance 1421 and AB 1866

Ordinance 1421, adopted by City Council in 1983, was intended preserve the existing scale and character in established residential neighborhoods. Only second units constructed prior to June 1977 are permitted within the City due to safety, traffic congestion, parking, and infrastructure concerns. However, the recent passage of AB 1866 in the California State Assembly may conflict with Ordinance 1421. AB 1866 mandates that after July 1, 2003 second unit applications are to be considered through ministerial process, without discretionary review or hearing, according to an adopted City ordinance. AB 1866 suggests that the City ordinance may include "requirements relating to height, setback, lot coverage, architectural review, site plan review, fees, charges, and other zoning requirements generally applicable to residential construction in the zone in which the property is located" (California Government Code 65852.2(b)(1)(G)). In other words, if all applicable zoning standards and procedures are met, second units are to be ministerially approved in some residential areas of the City.

None of the housing opportunity sites identified by this Housing Element are impacted by Ordinance 1421 restrictions. And while permission to construct second units will expand the affordable housing stock within San Bruno, maintenance of current zoning standards in residential districts will prevent alteration of existing neighborhood character and scale. Therefore, Program 5-L directs the City to initiate revisions to Ordinance 1421 to ensure consistency with the California Government Code under AB 1866 and Program 5-M directs the City to adopt a Second Unit Ordinance for new residential areas.

As a separate but related issue, Program 1-D proposes development of information handouts on how to legalize second units developed prior to 1977 in R-1 and R-2 zones. Continued legalization of these units may also contribute a small proportion to the City's affordable rental stock.

Development Review Process

Depending on the magnitude and complexity of the development proposal, the time which elapses from application submittal to project approval may vary considerably. Factors which can affect the length of development review on a proposed project include a rezoning or General Plan amendment

requirement, public meetings required for Planning Commission or City Council review, or a required Negative Declaration or Environmental Impact Report (EIR).

Generally, all projects undergo a development review process through the Planning Department to ensure continuity of development throughout the City. Permits and approvals from the City's Building Department are also required. Table 5.1-2 summarizes the review requirements for common types of applications. For non-conforming residential projects—thereby requiring a conditional use permit and/or variance—the application is forwarded to the Planning Commission upon recommendation by the Architectural Review Committee.

Table 5.1-2: Development Review Process in San Bruno

<i>Architectural Review Committee Only</i>	<i>Planning Commission Only</i>	<i>Architectural Review and Planning Commission</i>
Architectural Review Permit	Temporary Use Permit	Conditional Use Permit
Minor Modification	Parking Exception	Variance
	Development Agreement	Planned Development
	General Plan Amendment	Planned Unit Permit
	Zoning Amendment	Planned Development Permit

Source: City of San Bruno Community Development Department, 2003.

For a typical single family (infill) unit, required planning review ranges from six to eight weeks and building review requires up to six weeks. A single family residential subdivision requires three to six months for planning review, three months for engineering work, and three months for building review. Multifamily developments generally require two to three months for planning review and up to four months for building review. The City does not impose any additional fees or burdens on multifamily development; the development review process for all residential development is the same.

The length of San Bruno's review process is comparable to other Bay Area cities and should not be viewed as a constraint to housing development. To further encourage the development of affordable housing, Housing Element Policies 6-D and 6-I propose to expedite permit processing for Very Low, Low, and Moderate income projects.

Fees and Exactions

The City has established fees for building permits and planning services for all residential developments. As shown in Table 5.1-2, development fees for a model single family for-sale home in a new subdivision total approximately \$19,264, while those for a model multifamily rental unit in an apartment complex total approximately \$2,061. Other planning fees are listed in Table 5.1-4, although they would not be applicable to a conforming residential project. These costs are estimates of potential building and planning fees, and do not include environmental review costs or the costs of providing new, or upgrading existing, infrastructure. However, they represent reasonable development costs and are not viewed as a constraint to affordable housing production.

A majority of the cost for new homes in a conventional single family subdivision is a result of the park in-lieu fee. However, this fee can be reduced or waived by providing on-site open space and recreational facilities. The City's Zoning Ordinance requires dedication of two (2) acres of parkland per 50 acres of residential subdivision (50 lots or more), or payment of in-lieu fees equal to the

market value of land at a rate of 4.5 acres of parkland per 1,000 residents. It should also be noted that the park in-lieu fee applies only to residential subdivisions. The park in-lieu fee would not apply to a majority of sites considered for transit-oriented development, and could be reduced or waived for those opportunity sites on closed school locations which currently have open space.

Additionally, for single family and duplex residential projects that are not subdivisions, only the highest of any application fees and the environmental review fee is required. For instance, a single family infill parcel requiring a conditional use permit and architectural review permit would only be charged for the conditional use permit as the highest applicable single fee (and not the architectural review permit fee) , plus any environmental review fees.

The development fees for non-conforming projects—as contained in Table 5.1-4—are not a constraint to housing development. Because the City has already prepared the *U.S. Navy Site and Its Environs Specific Plan*, entered into a Development Agreement, and granted building permits for the first phase of construction, permitting requirements on the former U.S. Navy Site are completed and will not impact housing production within this Housing Element timeframe. All of the City's remaining housing opportunity sites are designated residential sites that would not require the higher application fees—which include General Plan and Zoning Amendments, and Planned Development Permits. To further encourage development of affordable housing, Programs 5-D and 5-I propose waiving building and planning fees for development of Very Low, Low, and Moderate income housing.

Infrastructure

The provision of on-site improvements, such as streets, curbs, gutters, sidewalks, landscaping, drainage, water, and sewer infrastructure, are standard conditions of development approval. The City does not maintain any requirements for off-site infrastructure improvements. Infrastructure costs are incorporated into the total residential development project costs discussed under Market Constraints, below.

As a built-out community, San Bruno's infrastructure network has been extended to virtually every corner of the City. Developers are required to pay fees for service hook-ups and/or for their proportionate share of improvements to the water treatment plant. Traffic and circulation improvement impact fees are imposed only as part of the North Area-Wide Traffic Improvement area, which includes the City's major regional shopping centers and office developments. The impact to housing opportunities would be limited to only those developments near the BART and CalTrain stations, such as the U.S. Navy Site. However, the Development Agreement for The Crossing (U.S. Navy site) requires the developer (Martin/Regis San Bruno Associates, LP) to pay the cost of all on-site infrastructure improvements, as well as their proportionate share of off-site improvements. Since most of the improvements identified in the North Area-Wide Traffic Study have been implemented or are under construction, the impacts of these requirements will be minimal.

Table 5.1-3: Model Development Fees in San Bruno, Conforming Development Projects

	<i>Single Family For-Sale Subdivision</i>	<i>Multifamily Rental Apartment</i>
Project Assumptions		
<i>Assumed Project Size (units)</i>	25	100
<i>Living Area per Unit (sq. ft.)</i>	1,800	1,000
<i>Parking Area per Unit (sq. ft.)</i>	470	470
<i>Construction Costs per Unit</i>	\$181,600	\$135,000
	<i>Per Unit Costs</i>	<i>Per Unit Costs</i>
Building Fees		
Building Permit Fee	\$1,048	\$815
Electrical Permit	\$25	\$25
System Fee (per sq. ft.)	\$136	\$88
Mechanical Permit for Forced Air Furnace	\$50	\$25
Other Appliances Regulated by Mechanical Code	\$25	\$25
Plumbing Permit	\$25	\$25
Fee per Plumbing Fixture	\$100	\$25
Sewer	\$25	\$25
Rainwater	\$25	\$25
Water Heater	\$10	\$25
Lawn Sprinkler System	\$10	\$10
Gas Piping System	\$25	\$10
Energy Audit Plan Check Fee	\$105	\$82
Administrative Fee	\$105	\$82
Independent Inspection	\$50	\$50
Pre-site Inspection	\$50	\$50
Plan Check (Plan Review)	\$786	\$611
Microfilm Fee	\$78	\$58
Planning Fees		
Tentative Tract Map	\$282	n/a
Final Tract Map	\$282	n/a
Architectural Review	\$22	\$5
For-Sale Single Family Residential Tax	\$1,000	n/a
Park In-Lieu Fee	\$15,000	n/a
Total Fees per Unit	\$19,264	\$2,061

Notes:

1. Single-Family Residential Tax applies only to “for sale” units, not rental units.
2. Park In-Lieu Fee applies only to subdivisions, and not to “in-fill” sites, with proportional credit given for on-site open space/recreational improvements.
3. The City Council may waive any fee in whole or in part based upon a showing of public purpose.

Sources: City of San Bruno Community Development Department, 2003.

Table 5.1-4: Other Development Fees in San Bruno, Development Projects That Require Special Permits

	<i>Application Fee</i>
Architectural Review	\$220
Conditional Use Permit	\$570
Development Agreement	\$3,250
General Plan Amendment	\$2,175
Minor Modification	\$380
Miscellaneous Required Review	\$220
Parking Exception	\$600
Planned Development Permit	\$2,175
Planned Unit Permit	\$1,100
Temporary Use Permit	\$225
Variance	\$705
Zoning Amendment	\$2,175

Sources: City of San Bruno Community Development Department, 2001.

Building Code and Enforcement

The City has adopted the California Building, Building Conservation, Mechanical, Plumbing, Electrical, and Fire Codes and the California Energy Efficiency Standards as the basis of its building standards. The City has also adopted the Uniform Code for the Abatement of Dangerous Buildings. Permits are required for all electrical and plumbing work, and other major home improvements and modifications.

San Bruno has several requirements in addition to the standard California Codes. These include:

- Complete removal of old roof materials required before replacement.
- Minimum roof quality required is Class B.
- Addition of sprinklers required in the rehabilitation of any building over 7,500 square feet.
- Noise insulation required for residential structures within the 65 dB community noise equivalent level (CNEL) or greater (necessary to meet Federal Aviation Administration standards).

In general, the City's building codes represent basic construction standards within the State of California and thus do not place an undue burden on the construction or rehabilitation of affordable housing. The one exception to this may be the noise insulation requirement. However, noise insulation is federally required in areas where noise levels meet or exceed 65 dB CNEL.

It may be costly to rehabilitate or remodel older buildings that were constructed under less stringent building codes. Both the City's Redevelopment Agency and San Mateo County offer loan programs enabling owners of such buildings to achieve modern building standards, yet still maintain affordability.

Redevelopment Agency

The San Bruno Redevelopment Agency received its first tax increment revenue payment in FY 2000/01, which included approximately \$100,000 in housing set-aside funds deposited into the Low and Moderate Income Housing (LMIH) Fund. Based on current projections, between years 2001 and 2005, the Agency estimates that an additional \$2.0 million could be generated for the LMIH fund. The Agency projects that in year 2005, a housing tax allocation bond could be issued for approximately \$4.0 million. The total amount of housing set-aside revenues between years 2001 and 2005, comprised of annual set-aside revenues plus bond proceeds, is projected at approximately \$6.0 million.

The Housing Program for the San Bruno Redevelopment Project focuses on rehabilitation of existing housing and implementation of a first time homebuyer program. The Redevelopment Agency's new Emergency Repair Program and Residential Rehabilitation Loan Program offers low-interest loans for the repair of owner-occupied, single family residences. Emergency repair loans up to \$10,000 and rehabilitation loans up to \$100,000 are offered for foundation and structural repair, termite damage, wiring and plumbing updates, accessibility modifications, and kitchen remodeling. The Redevelopment Agency has committed about \$200,000 per year to the Emergency Repair Program and Residential Rehabilitation Loan Program.

As currently proposed, the Redevelopment Agency-sponsored Home Ownership Program would provide loans of up to \$100,000 for down payment assistance to first-time homebuyers, city employees, public safety employees, and public school teachers. Homebuyer assistance may also be in the form of incentives to developers of new housing to include affordable units.

Construction has also begun on Phase 1 of The Crossing (U.S. Navy Site), which includes 300 high density multifamily housing units designed according to the *U.S. Navy Site and Its Environs Specific Plan* and subsequent development agreement. The Redevelopment Agency has committed set-aside funds to subsidize 60 affordable housing units (for Very Low income families) at The Crossing, including a waiver of \$420,000 in building permit fees and an annual subsidy of \$300,000. Provided that projected housing funds are realized, the Redevelopment Agency should be able to meet its goal of 50 Very Low and 50 Very Low, Low, or Moderate income units by 2004 through new construction within the Specific Plan area.

State redevelopment law requires that any new or substantially rehabilitated housing which is assisted by Agency funds must remain affordable for the longest time feasible, but not less than 15 years for rental housing and 10 years for owner-occupied housing. A shorter affordability duration is permitted for owner-occupied housing if the Redevelopment Agency recoups its LMIHF investment when an assisted owner-occupied unit is sold at a non-affordable price or to a non-qualifying buyer.

Section 8 Housing Choices Voucher Program

The Section 8 rental voucher and rental certificates programs are intended to assist Very Low income families in renting safe and sanitary housing. Currently, the federal government is consolidating the two separate programs into a single Housing Choices Voucher Program. Under the Housing Choices Voucher Program, the Very Low income household is responsible for finding appropriate housing within the private market. Families who receive vouchers can select units with rents that are either below or above market rate. The federal government's Housing and Urban Development Department (HUD) mandates that voucher recipient must pay 30 percent of its monthly adjusted gross income for rent and utilities. HUD, through the County Housing Authority, then pays the remainder of the rent directly to the landlord. If the household chooses a unit where costs are greater than market rate, the voucher recipient is expected to pay the additional amount. Fiscal Year 2001 HUD-established fair market monthly rents for San Mateo County are \$1,248 for studios, \$1,616 for one-bedroom units, \$2,043 for two-bedroom units, \$2,808 for three-bedroom units and \$2,965 for four-bedroom units.

Within San Bruno, there are 62 units reserved in the 308-unit TreeTops Apartment complex for households with Section 8 vouchers. The County Housing Authority reported a two to three year wait for these units in February 2001. As of August 2001, San Mateo County's Office of Housing reported 1,410 households on the County's Section 8 housing waiting list, with an average wait time of about six months. Approximately 3,200 vouchers are available Countywide, and average yearly turnover is between 300 and 400 households.

Additional Funding Sources for Affordable Housing

Both the State and federal governments provide financial resources to local governments to assist with affordable housing:

Federal Resources

- ***Community Development Block Grant (CDBG).*** Annual direct grants provided to metropolitan areas and urban counties to revitalize neighborhoods, expand affordable housing opportunities, and/or improve community facilities and services. The grants are aimed to benefit Low and Moderate income persons. San Mateo County received approximately \$3.75 million in CDBG funds this fiscal year. Funds are shared among 16 cities within the County and the County unincorporated area.
- ***HOME Investment Partnerships Program.*** Federally funded program for use by the State for housing rehabilitation, tenant-based rental assistance, assistance to homebuyers, housing acquisition, and new housing construction. San Mateo County received approximately \$2.25 million in HOME funds this fiscal year and uses these funds for its START and Mortgage Credit Certificate Programs.
- ***Homeless Assistance Technical Assistance.*** Aims to provide technical assistance to promote the development of housing and supportive services as part of the Continuum of Care approach, and to enable homeless persons to live as independently as possible.

- **Emergency Shelter Grants.** Federally funded program for use by states, metropolitan cities, and urban counties for the rehabilitation or conversion of buildings for use as emergency shelter and for homeless prevention activities. San Mateo County received approximately \$125,000 in Emergency Shelter Grant funds this fiscal year.

State Resources

To ensure that lack of housing for California's work force does not derail economic activity in the State, the Davis administration has proposed new State housing programs including:

- **Jobs-Housing Balance Improvement Program.** Provides grants to local governments to assist them in attracting new businesses and jobs in communities that lack an adequate employment base in relation to their housing stock; or incentive grants for capital outlay projects to local governments to increase the supply of housing; and, urban predevelopment loans to local governments or private developers for proposed residential projects located within one half mile of an existing or planned transit station.
- **Downtown Rebound Program.** Provides financing to revitalize downtowns and neighborhoods, reduce development pressure of agricultural and open space resources, and provide working families with options to live close to their jobs. Funding is through the Multifamily Housing Program.
- **Interregional Partnership State Pilot Project.** Provides grants to interregional consortia of two or more governments, two or more subregions within a multicounty council of governments, or a county working collaboratively with the State or federal government, to develop, evaluate and implement policies and incentives to mitigate current or future imbalances of jobs and housing. Grants may be used for development of implementation plans, to promote jobs in residential communities and housing in "job rich" communities.
- **Supportive Housing Initiative Act (SHIA).** Administered by the Department of Mental Health, this program is state funded and provides for local governments and non-profit organizations. It focuses on integrating affordable housing with supportive services for persons with disabilities.
- **Housing Enabled by Local Partnerships (HELP).** Administered by the California Housing Finance Agency to local governments, HELP aims to provide affordable housing opportunities through program partnerships with local governments.

Local Resources

The City of San Bruno participates in, distributes information about, and/or refers residents and project proponents to the following San Mateo County programs:

- **San Mateo County Housing Trust Fund.** Recently established by the County, the Fund will provide short-term loans for property acquisition for affordable housing projects. Loans are expected to have interest rates of three percent and three-year terms. The loan program may eventually be expanded to other purposes such as construction costs. The County has raised \$1.5 million already and anticipates additional funding from the State and other sources.
- **San Mateo County Home Loan Assistance Programs.** The County administers two different mortgage assistance programs for Moderate and Low income first-time homebuyers as well as a housing rehabilitation loan program for both rental and owner-occupied housing that is

occupied by Very Low and Low income households. The START Program is a special low-interest, deferred-payment loan program for first-time homebuyers that allows deferral of principal and interest payments for the first five years of the loan. A five percent downpayment is typically required. The Mortgage Credit Certificate Program, also for first-time homebuyers, provides federal income tax credits equal to 15 percent of annual mortgage interest. San Bruno's Very Low and Low income homeowners received \$613,480 in rehabilitation loan funds between 1994 and 2000. Rehabilitation loans for San Bruno rental housing totaled \$231,500 between 1994 and 2000.

- ***San Mateo County Transit Oriented Development Incentive Program.*** Established in 1999 by the San Mateo County Congestion Management and Air Quality Committee and the City County Association of Governments Board to promote smart growth and increase the housing stock in San Mateo County. The Program provides State Transportation Improvement Program Funds as an incentive for local jurisdictions to build high density housing and mixed-use developments within close proximity of transit stations. Five different projects received \$2,253,000 in the Program's first funding cycle. A total of \$2,965,159 will be available for the upcoming second funding cycle.
- ***Transportation for Livable Communities Housing Incentive Program.*** Awards federal transportation funds to local jurisdictions in the San Francisco Bay Area that are locating compact housing near transit. Administered by the Metropolitan Transportation Commission, this Program seeks to maximize public investments in the transit infrastructure, encourage transit use, and address regional housing needs. A total of \$9 million has been set aside to fund the Program through the 2002/2003 fiscal year.

Additionally, the Human Investment Project for Housing (HIP), a local non-profit organization, administers several assistance programs, including the Self Sufficiency Program, which provides housing assistance to low income families who are currently enrolled in education or job training programs.

5.2 MARKET CONSTRAINTS

Market constraints significantly affect the cost of housing, and can pose barriers to housing production and affordability.

Vacant/Underdeveloped Land

The City of San Bruno is located in an urbanized portion of San Mateo County and has no unconstrained vacant land on which new housing can be constructed. Steep slopes and seismic constraints limit development in the hilly western portions of the City, while the central and eastern portions have been built out since the 1960s. New development is limited to redevelopment opportunities such as the reuse of the U.S. Navy Western Division site, and development of portions of the Skyline College property. More limited redevelopment and intensification opportunities (due to significantly smaller parcel sizes) also exist along the City's main commercial corridors.

Residential Land Costs

According to Summerhill Homes, an owner-occupied housing developer in San Bruno, residential land costs are dependent on the profitability of the type of residential development to be constructed on the site. Because owner-occupied multifamily housing is generally more profitable than rental multifamily housing, for example, developers of owner-occupied multifamily units can frequently outbid developers of rental housing. In other words, current market conditions may favor the development of owner-occupied, rather than rental, housing in San Bruno.

According to Regis Homes, the developer of proposed multifamily housing on the former U.S. Navy Western Division site, land costs for multifamily housing are between \$35,000 to \$45,000 per unit, and make up between 15 and 18 percent of total development costs.

Construction Costs

San Bruno's Department of Planning and Building estimates construction costs for a single family residence at approximately \$181,600, and a multifamily residence at 135,000 (see Table 4-2).

According to Summerhill Homes, construction costs range from \$65 to \$80 per square foot for single family homes, and average \$90 per square foot for townhouses.⁹ Construction costs for three-story condominiums above podium-style parking average approximately \$155 per square foot (including the cost of parking). Site work (grading and other infrastructure improvements) totals between \$30,000 and \$60,000 per unit for single family homes, between \$20,000 and \$25,000 per unit for townhouses, and about \$10,000 per unit for condominiums. Soft costs (architectural fees, environmental studies, etc.) are less dependent on the number of units produced and can range from \$500,000 to \$1 million for a residential development project.

Regis Homes reports that total project costs (including land, construction costs, soft costs and all other costs) for multifamily housing are between \$225,000 and \$245,000 per unit.¹⁰ Construction costs make up 55 to 60 percent of total project costs. The cost of constructing underground parking is about \$22,000 per space. A mixture of underground parking and aboveground parking averages between \$17,000 and \$18,000 per space.

Without subsidies, new for-profit housing may be unaffordable to Very Low, Low, and Moderate income households. Reductions in amenities and lower-quality building materials can reduce sales and rental prices, but minimum building and safety standards must be maintained. In certain cases, greater density can increase the affordability of residential projects by reducing per-unit costs. Reduced parking requirements can also make housing more affordable by reducing project costs (particularly for multifamily housing).

9 Summerhill Homes. Bob Donelly, Personal communication, July 31, 2001.

10 Regis Homes. Drew Hudacek, Personal communication, September 7, 2001.

Availability of Financing

Given strong housing demand and relatively high land costs in San Bruno, residential developers generally do not encounter difficulty in obtaining financing for projects in the City. Financing costs do affect rental and sales prices and currently contribute about 10 percent to total development costs for multifamily rental housing.

Current interest rates for home loans are between six and seven percent, depending on the terms of downpayment. In general, credit-worthy buyers in San Bruno do not have difficulty obtaining loans. Home Mortgage Disclosure Act data for 1992 through 1996 indicate that San Bruno residents have about the same rates of home improvement and home purchase loan approval as other San Mateo County residents.

It can be difficult for Very Low, Low, and Moderate income first-time homebuyers to acquire sufficient savings and income to pay for a downpayment, closing costs, monthly mortgage, and tax and insurance payments. To address this problem, San Mateo County administers two different mortgage assistance programs for Low and Moderate income first-time homebuyers. The START Program is a special low-interest, deferred-payment loan program that allows deferral of principal and interest payments for the first five years of the loan. The loan has an interest rate of three percent, a term of 30 years, and a required five percent downpayment. This program has been extremely popular and there is currently a three to four year wait for those wishing to participate. The Mortgage Credit Certificate Program provides federal income tax credits equal to 15 percent of annual mortgage interest. The remaining 85 percent of mortgage costs can still be deducted from federal income taxes.

San Mateo County also offers several low-interest loans for moderate or substantial rehabilitation of single family residences owned by Very Low or Low income homeowners, and multi-unit rental properties which benefit Very Low or Low income households. Loan eligibility is determined by family size, income, and property location. San Bruno's Very Low and Low income homeowners received \$613,480 in rehabilitation loan funds between 1994 and 2000. Rehabilitation loans for San Bruno rental housing totaled \$231,500 between 1994 and 2000.

5.3 ENVIRONMENTAL CONSTRAINTS

Environmental factors such as topography, soils, landsliding and seismic hazards, airport noise, and storm flooding are constraints to housing development in the City. In some cases, development is entirely precluded due to human health and safety risks or environmental sensitivity. In other cases, environmental constraints can be mitigated through appropriate residential design.

Airport Noise

The eastern portions of the City closest to the San Francisco International Airport are most affected by noise from overhead flight patterns. Average noise levels are measured by decibels (dB) and community noise equivalent levels (CNEL). At a level of 65-70 dB CNEL, new residential development is required to have noise reduction analysis and noise insulation as needed. Above 70 dB CNEL, new residential development is prohibited. CNEL levels above 70 dB may prohibit new residential development and/or redevelopment in the areas surrounding the City's BART and CalTrain stations, as well as in portions of the Belle Air Park North neighborhood.

Geologic and Seismic Hazards

Geologic hazards, including landslides, mudslides, and erosion, can be related to seismic activity but can also occur independently. The potential for future landslides is low east of Interstate 280 and west of Skyline Boulevard, and is low to moderate (with some pockets of high potential) in the Crestmoor and Rolllingwood/Monte Verde neighborhoods. Areas of the highest potential for landslides are in Junipero Serra County Park and along the Park's eastern edge.

The active San Andreas fault runs in a northwesterly-southeasterly direction through western San Bruno, roughly along Skyline Boulevard. Two inactive faults, the Serra and San Bruno faults, are also present in the western and eastern portions of the City. Because of its active status, surface rupture potential is considered moderate to high along the San Andreas Fault and in western San Bruno. A strong earthquake along the Fault could result in moderate to severe damage of nearby structures. Soils and subsurface materials east of Skyline Boulevard have good earthquake stability. Soils in the vicinity of Pacific Heights, Skyline College, and parts of the Crestmoor neighborhood have poor to good earthquake stability. Eastern portions of the City that are located on filled marsh lands may experience damage from soil liquefaction in the event of an earthquake.

The San Andreas Fault Special Studies Zone runs roughly along either side of Skyline Boulevard. State law requires cities and counties to regulate development within such zones and precludes construction of a structure for human occupancy, except certain wood-frame single family dwellings, on an active fault trace or within 50 feet of an active fault. For structures within 100 feet of the fault trace, a geologic safety report is recommended.

Storm Flooding

Occasional flooding occurs in low-lying areas in the eastern portion of San Bruno, which consists of filled marshlands. Flooding occurs in these areas because of inadequate storm drains and low elevation, which subjects the areas to tidal influences. High tide combined with heavy rains results in storm flooding adjacent to residential areas in the eastern portions of the City.

The function of the City's storm drain system is to move surface runoff through drainage facilities into creeks, retention ponds, and eventually San Francisco Bay. Spot flooding can occur in residential areas if debris blocks the City's drainage channels.

6 Program Accomplishments

This chapter assesses the achievements of the Draft 1990 Housing Element, in accordance with State housing law. These results are quantified where appropriate and compared to what was projected in the 1990 element.

During review of 1990 Housing Element policies, City staff and consultants evaluated how each policy was implemented. This evaluation provided a basis for new Housing Element policies, as successful programs were retained and/or expanded, while unsuccessful programs were discarded or revised. Specific implementation and responsible agencies were identified in the revised Housing Programs (see Section 8).

Review of Policies and Implementing Actions (1990 Draft San Bruno Housing Element)

<i>No.</i>	<i>Action</i>	<i>Accomplishment</i>
<i>Policy 1. Protect the residential quality and stability of existing neighborhoods and discourage residential development in industrial areas.</i>		
1-A	The City will continue to seek funding to upgrade and maintain infrastructure.	<ul style="list-style-type: none"> The City maintains ongoing Capital Improvement Programs.
1-B	The City will include an evaluation of the condition of the housing stock in all housing element updates.	<ul style="list-style-type: none"> A Housing Conditions Survey was conducted in 1999 by the Redevelopment Agency, which included evaluation of the condition of the housing stock .
1-C	The City will utilize federal, State and local resources to preserve the existing housing stock.	<ul style="list-style-type: none"> Seven (7) Residential Conservation Areas (RCA's) were established in Redevelopment Area, under the Redevelopment Plan adopted in July 1999, to utilize tax increment for rehabilitation and conservation. In June 2001, the Building Division prepared a "Residential Construction Guide", a 61-page handout to assist local residents and contractors. A new Emergency Repair Program and Residential Rehabilitation Loan Program was recently initiated by the City. The City participates in the Federal Aviation Administration's Aircraft Noise Insulation Program (ANIP). The City participates in several San Mateo County Housing Rehabilitation Loan Programs, from which San Bruno property-owners received a total of \$745,290 over the past decade (9% of total program budget). The 1994-95 fiscal year saw the greatest amount of rehabilitation monies—\$219,300—granted to San Bruno residents.

Review of Policies and Implementing Actions (1990 Draft San Bruno Housing Element)

<i>No.</i>	<i>Action</i>	<i>Accomplishment</i>
1-D	Continue to allow second units in the R-1 and R-2 zone that were constructed prior to June 30, 1977 and that met the UBC at time of construction.	<ul style="list-style-type: none"> 30 second units were approved in San Bruno during the review period (1990 and 2000).
1-E	Enact Zoning Ordinance Amendment to discourage overbuilding of new and existing residential structures and infill residential structures exceeding neighborhood standards.	<ul style="list-style-type: none"> Ordinance No. 1520 was adopted by City Council in 1990. The impacts of Ordinance No. 1520 are reviewed annually by the Planning Commission. Although a number of residential additions and rehabilitation projects did occur over the past decade, overbuilding of residential structures in excess of neighborhood standards did not.
1-F	Discourage future residential construction on infill sites in industrial areas (exceptions may be made for special circumstances).	<ul style="list-style-type: none"> No new residential construction occurred in industrial areas during the review period.
<i>Policy 2. Encourage rehabilitation of substandard residences.</i>		
2-A	The City will continue to participate with the County in the housing rehabilitation loan program. The City will promote rehabilitation loans through advertising on city-owned cable television, in utility billing, neighborhood improvement representative referral, distribution of information to areas in need of rehabilitation, and through community outreach programs.	<ul style="list-style-type: none"> Brochures were published to advertise housing rehabilitation loan programs, including the City's new Emergency Repair Program and Residential Rehabilitation Loan Program. The City participates in several San Mateo County Housing Rehabilitation Loan Programs, from which San Bruno property-owners received a total of \$745,290 over the past decade (9% of total program budget). The 1994-95 fiscal year saw the greatest amount of rehabilitation monies—\$219,300—granted to San Bruno residents.
<i>Policy 3. Seek out programs which will assist homeowners, landlords and tenants in preventative maintenance.</i>		
3-A	The City will actively seek methods, both financial and programmatic, to expand or supplement the existing paint grant program. One possibility would be to provide additional funds to the North Peninsula Neighborhood Center's paint and minor maintenance program to be used specifically for homes in San Bruno. Through this program, qualified homeowners are eligible to have their homes painted free of charge.	<ul style="list-style-type: none"> North Peninsula Neighborhood Center's paint and minor maintenance program was eliminated. One house was painted by the Elm Avenue Neighborhood Association, with a cash award provided by City of San Bruno for local achievement.
3-B	The City will prepare a resource guide listing the existing home maintenance programs who to contact for more information.	<ul style="list-style-type: none"> An initial draft of the Resource Guide was developed in 2001 and distributed to all households in the City. Other local guides are also used, including those published by San Mateo County.

Review of Policies and Implementing Actions (1990 Draft San Bruno Housing Element)

<i>No.</i>	<i>Action</i>	<i>Accomplishment</i>
<i>Policy 4. Encourage energy conservation measures, particularly those which would also contribute to noise reduction in residential areas, while maintaining the affordability of the units.</i>		
4-A	The City will continue to publicize and encourage PG&E energy conservation programs, including the weatherization program administered through the North Peninsula Neighborhood Center. The City will also publicize grants from the State and Federal government which are available for local conservation.	<ul style="list-style-type: none"> • Energy conservation notices are included with utility billings, CATV announcements, handouts at counter, etc.
4-B	The City will continue to seek funds from the Federal Aviation Administration (FAA) and the City and County of San Francisco in order to continue insulating those homes adversely affected by noise from the San Francisco Airport.	<ul style="list-style-type: none"> • The City participates in the Federal Aviation Administration's Aircraft Noise Insulation Program (ANIP).
4-C	The City will adopt an ordinance to encourage drought-resistant landscaping.	<ul style="list-style-type: none"> • By Resolution No. 1993-3, the City Council approved "Water Efficient Landscaping and Irrigation Guidelines" (1/11/93).
<i>Policy 5. Encourage private investment in the maintenance and preservation of the housing stock.</i>		
5-A	The City will waive some permit fees for work done on residential units rehabbed through the CDBG program.	<ul style="list-style-type: none"> • By City Council Minute Order in April 1996, fees for the annual project of Rebuilding Together Peninsula are waived (one house per year). • By ordinance adopting fee schedule (Ord. No. 2000-44), the City Council may waive any fee in whole or in part based upon a showing of a public purpose. • No housing project funded by CDBG monies requested a fee waiver during the review period.
<i>Policy 6. Provide for a community-wide balance of various residential uses by type, tenure, value and location.</i>		
6-A	The City will facilitate the rezoning of appropriate industrial and commercial sites to residential. (i.e., southeast corner of Cherry and Sneath; northwest corner of Crystal Springs and Cunningham; San Bruno Avenue).	<ul style="list-style-type: none"> • City Council rezoned the former U.S. Navy Site in San Bruno from A-R Administrative Research to P-D Planned Development. The U.S. Navy Site and Its Environs Specific Plan allows a mix of high-density multifamily and assisted senior housing units. In December 2002, the City granted building permits for 300 multifamily housing units, including 60 affordable units reserved for Very Low income families.

Review of Policies and Implementing Actions (1990 Draft San Bruno Housing Element)

<i>No.</i>	<i>Action</i>	<i>Accomplishment</i>
6-B	Initiate consideration by the City Council to review the zoning of the Commodore site from commercial to residential use	<ul style="list-style-type: none"> City Council rezoned the former U.S. Navy Site in San Bruno from A-R Administrative Research to P-D Planned Development. The U.S. Navy Site and Its Environs Specific Plan allows a mix of high-density multifamily and assisted senior housing units. In December 2002, the City granted building permits for 300 multifamily housing units, including 60 affordable units reserved for Very Low income families.
6-C	Regulate condominiums, stock cooperatives, and community apartments to ensure the availability of rentals and choice within the housing stock. Each condominium, stock cooperative, and community apartment project shall be evaluated on its own merits.	<ul style="list-style-type: none"> No condominium conversions were submitted during the review period.
6-D	Permit manufactured housing on permanent foundation systems on all single family zoned lots, so long as the unit is no more than ten years old on the date of application and meets federal and local standards specified in Government Code Section 65852.3.	<ul style="list-style-type: none"> No manufactured housing was proposed during review period.
<i>Policy 7. Ensure the continued availability of affordable housing for low- and moderate-income persons, the elderly, handicapped, female-headed households, minorities, families with children and other special needs groups.</i>		
7-A	The City will revise the zoning ordinance to encourage the development of affordable low- and moderate-income housing, particularly affordable rentals, by offering a density bonus of at least 25 percent and an additional incentive or incentives of equivalent financial value for any development which includes at least (a) 20 percent of the units for low-income households; or (b) 10 percent of the units for low-income households; or (c) 50 percent of the units for senior citizens. The ordinance should also offer an equivalent density bonus of financial incentives for condominium conversions which include at least 33 percent low- or moderate-income units or at least 15 percent for very low-income households.	<ul style="list-style-type: none"> City Council adopted the U.S. Navy Site and Its Environs Specific Plan in January 2001 (amended December 2001) establishing a maximum density of 60 units per acre for multifamily development. City Council adopted the U.S. Navy Site and its Environs Specific Plan in January 2001 (amended December 2001) establishing a maximum density of 120 dwelling units per acre for specialized senior housing.
7-C	Amend the City's non-discrimination housing policies to conform with State and federal fair housing and discrimination laws. Inform realtors, builders, city staff and the community at large of the policies.	<ul style="list-style-type: none"> The City of San Bruno complies with applicable fair housing and non-discrimination laws.

Review of Policies and Implementing Actions (1990 Draft San Bruno Housing Element)

<i>No.</i>	<i>Action</i>	<i>Accomplishment</i>
7-D	Cooperate with and support the Landlord/Tenant Information Referral Service, Operation Sentinel and other organizations providing information, counseling and referral services and handling complaints of housing discrimination.	<ul style="list-style-type: none"> Community promotions support local housing organizations. San Bruno currently supports the North Peninsula Neighborhood Services Center, which provides counseling and emergency rehabilitation.
7-E	Support the shared housing program run by the Human Investment Project (HIP) and promote the program through the senior center and other local agencies. Consider contributing funds to the program.	<ul style="list-style-type: none"> Community promotions support local housing organizations. The Human Investment Project (HIP) applies directly to San Mateo County for CDBG funds.
7-F	Apply for CDBG money to assist the North Peninsula Neighborhood Center homeless program.	<ul style="list-style-type: none"> Community promotions support local housing organizations. San Bruno currently supports the North Peninsula Neighborhood Services Center, which provides counseling and emergency rehabilitation. North Peninsula Neighborhood Services Center also applies directly to San Mateo County for CDBG funds.
7-G	Analyze feasibility of using the armory in San Bruno as an emergency homeless shelter.	<ul style="list-style-type: none"> San Bruno Armory was deemed by the City not to be conducive for homeless shelter due to the close proximity of an elementary school and playground. North County Homeless Shelter was opened in 2000 on SamTrans property, with City of San Bruno providing funding of \$25,000 for its proportionate share of the 90-bed facility. Local 10-bed Homeless Shelter was established by St. Bruno's Church in 1998. San Bruno contributes funding to St. Vincent DePaul Society to help run the shelter.
7-H	Work with other cities in San Mateo County to develop a county-wide plan for addressing the needs of the homeless.	<ul style="list-style-type: none"> North County Homeless Shelter was opened in 2000 on SamTrans property as a joint effort of north-County cities and San Mateo County.
7-I	Provide financial assistance to the Samaritan House program to prevent homelessness.	<ul style="list-style-type: none"> Community promotions support local housing organizations.

Review of Policies and Implementing Actions (1990 Draft San Bruno Housing Element)

<i>No.</i>	<i>Action</i>	<i>Accomplishment</i>
<i>Policy 8. Encourage affordable housing specifically designed for the elderly and the handicapped.</i>		
8-A	Continue to expedite permit review and maintain reasonable fees (planning, building and license fees) on projects providing affordable housing specially designed for the elderly or the handicapped.	<ul style="list-style-type: none"> The development agreement for The Crossings (U.S. Navy Site, February 2002) addresses permit review and fee waivers for affordable housing constructed on-site.
8-B	Consider relaxing development regulations (on a case by case basis) such as parking, recreational facilities or open space requirements to encourage housing for the elderly or handicapped. Encourage small units with fewer amenities to reduce construction costs.	<ul style="list-style-type: none"> In January 2001, the City Council adopted the U.S. Navy Site and Its Environs Specific Plan, calling for approximately 190 Senior Housing units, with only 0.5 parking units required per unit, and a shuttle service required.
8-C	Reactivate senior housing site selection committee.	<ul style="list-style-type: none"> A former member of the Senior Housing Site Selection Committee was included on the Citizens Advisory Committee (CAC) for the preparation of the U.S. Navy Site and Its Environs Specific Plan, which includes Senior Housing (approximately 190 units).
8-D	Continue to make information regarding HIP's home equity conversion program available to elderly homeowners through the senior center.	<ul style="list-style-type: none"> A variety of brochures about home equity conversion programs are provided at the Senior Center, including "Help at Home", the 2000/2001 guide published by the San Mateo County Commission on Aging.
<i>Policy 9. Encourage a wide variety of construction and financing techniques to achieve affordable housing.</i>		
9-A	The City will continue to participate in the San Mateo County Housing Authority's Section 8 rent subsidy program and encourage private developers to accept certificates at their projects.	<ul style="list-style-type: none"> 62 housing units are available through the Section 8 Housing choices Voucher Program at TreeTops apartments in San Bruno.
9-B	Continue to participate in the County's Mortgage Credit Certificate (MCC) program for first-time homebuyers. Advertise availability of the program.	<ul style="list-style-type: none"> In 1997, 13 homes were purchased in San Bruno through the START Program. In 1997, 71 properties were purchased in San Bruno with Mortgage Credit Certificates (MCC). Seminars are conducted by a local realtor (Marshall Realty) to inform first-time homebuyers of financing options. Informational seminars are also offered by the California Dream Alliance (a non-profit organization) in English and Spanish.

Review of Policies and Implementing Actions (1990 Draft San Bruno Housing Element)

<i>No.</i>	<i>Action</i>	<i>Accomplishment</i>
<i>Policy 10. Encourage the development of vacant and potentially reusable site suitable for residential use to address projected regional housing need and to increase the availability of new affordable housing in San Bruno.</i>		
10-A	The General Plan designates the following vacant and reusable sites to encourage the development of a variety of housing types to address the needs of all incomes. Densities shall be compatible with the surrounding uses, consistent with available service capacities, and environmental constraints, and in accordance with existing city ordinances.	<ul style="list-style-type: none"> The developer, Summerhill Homes, has filed an application for development of a portion of Skyline College (20 acres) with an anticipated number of single family homes totaling 160 units.
10-B	Review existing non-residential areas for re-classification for residential uses consistent with environmental constraints, neighborhood uses, and intensity of uses.	<ul style="list-style-type: none"> The former U.S. Navy Site in San Bruno was rezoned from A-R administrative Research to P-D Planned Development to accommodate mixed-use development with approximately 260 multifamily housing units and 190 senior housing units.
<i>Policy 11. Disperse new affordable housing throughout the community on available vacant or reusable land.</i>		
11-A	To provide some moderate-priced housing the City will continue to allow residential uses in second stories over commercial uses in the Central Business District.	<ul style="list-style-type: none"> The Redevelopment Plan, adopted 1999, allows residential over commercial uses along San Mateo Avenue within Downtown. One application was submitted, but no new residential units were constructed during the review period.

7 Housing Programs

This chapter presents the City's housing goals, programs, and actions for the period 1999–2006.

Conservation and Improvement of Existing Housing

Goal 1

Protect the residential quality and stability of existing neighborhoods.

Program 1-A

Continue to seek funding to upgrade and maintain infrastructure needed by San Bruno's housing supply.

Responsible Agency:

Community Development Dept, Public Works Dept, Redevelopment Agency

Implementation / Actions:

The City will identify funding sources necessary for infrastructure improvements on a project-by-project basis. Funding sources may include gas tax, CDBG, RDA tax increment financing, etc. (Ongoing)

Upgrades and maintenance may be implemented through the City's Capital Improvement Program. (Ongoing)

Program 1-B

Include an evaluation of the condition of the housing stock in all Housing Element updates.

Responsible Agency:

Community Development Dept, Redevelopment Agency

Implementation / Actions:

The City will evaluate the condition of the housing stock in each Housing Element update. (2007)

A Housing Conditions Survey was conducted in 1999 for the entire Redevelopment Area. (1999)

Program 1-C

Publicize federal, State, and local resources available to preserve and rehabilitate the City's existing housing supply.

Responsible Agency:

Community Development Dept, Redevelopment Agency, City Council

Implementation / Actions:

The City will identify federal, State, and local rehabilitation programs available to preserve the existing housing supply (see following descriptions). A comprehensive list of available resources will be prepared for marketing through the City's Resource Guide (Program 1-H), flyers, cable TV, newspaper, and the Focus newsletter. (2004)

Information about rehabilitation loans will be uploaded onto the City's website. (2004)

The Redevelopment Agency's new Emergency Repair Program and Residential Rehabilitation Loan Program offers low-interest loans for the repair of owner-occupied, single family residences. Emergency repair loans up to \$10,000 and rehabilitation loans up to \$100,000 are offered for foundation and structural repair, termite damage, wiring and plumbing updates, accessibility modifications, and kitchen remodeling. (Ongoing)

- San Mateo County administers a Rental Rehabilitation/Non-Profit Rehabilitation Program that issues low-interest loans to finance the rehabilitation of rental units, where the property-owner is required to maintain a minimum of 60% occupancy by low or very low income tenants. (Ongoing)
- San Mateo County administers a Single Family/Limited Emergency Rehabilitation Program that issues low-interest loans to finance the rehabilitation of single family, owner-occupied units. (Ongoing)
- The Rebuilding Together (formerly Christmas in April) program builds volunteer partnerships to rehabilitate homes of low-income, elderly and/or disabled people. Since 1990, over 36,800 Rebuilding Together volunteers have repaired 494 homes and 91 community facilities - worth an estimated \$13,625,000. (Ongoing)
- The State's Multifamily Housing Program assists in the development, rehabilitation, or preservation of rental housing for low income families. Low-interest loans are issued for post-construction permanent financing. (Ongoing)
- The State's Downtown Rebound Program provides low-interest loans for adaptive reuse of vacant or underused industrial or commercial space into housing, residential infill, housing near mass transit stations, and other forms of downtown housing. (Ongoing)
- The U.S. Department of Housing and Urban Development administers the Section 203(k) program, which issues low-interest loans for the rehabilitation and repair of single family properties. Eligible improvements include structural alteration, modernization, reconditioning, installation of well or septic system, roofing, flooring, and accessibility improvements. (Ongoing)
- The U.S. Department of Housing and Urban Development's HOME Investment Partnership Program provides grants (administered by San Mateo County) to fund construction or rehabilitation of affordable housing, or direct housing assistance to low income families.
- The U.S. Department of Housing and Urban Development's Community Development Block Grant Program provides grants (administered by San Mateo County) to fund a wide range of housing and economic development projects intended to benefit low income families.

Program 1-D

Continue to allow 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. Develop informational handouts to inform residents how to legalize second units in R-1 and R-2 zones.

Responsible Agency:

Community Development Dept

Implementation / Actions:

The City will develop an informational handout on how to legalize second units (2003).

The City will inform property owners of second unit legalization by mailing the informational handout to all residents in the City's utility billings (2003). The handout will also be available at the Planning Department and Public Library (Ongoing).

Program 1-E

Periodically review and update Zoning Ordinance standards applicable to residential add-ons, to ensure that design standards are appropriate to existing neighborhood character.

Responsible Agency:

Community Development Dept, Planning Commission

Implementation / Actions:

The City will continue to conduct an annual review of approved use permits with the Planning Commission. During this review, design standards for residential add-ons may be addressed. (Ongoing)

Program 1-F

Conserve and expand the City's supply of small residential lots, where compatible with surrounding neighborhood character.

Responsible Agency:

Community Development Dept

Implementation / Actions:

The City will continue zoning regulations that allow development of small, flexible parcels (e.g. zero lot-line) with a Planned Unit Permit during the Zoning Ordinance Update. (2005)

The Municipal Code allows at least one (1) housing unit on any sub-standard parcel, given that it is at least 25 ft wide. (Ongoing)

The Residential Conservation Areas preserve the small residential lots in the Redevelopment Area. (Ongoing)

Program 1-G

Publicize methods, both financial and programmatic, to assist homeowners in preventative maintenance, such as house painting.

Responsible Agency:

Community Development Dept, Redevelopment Agency

Implementation / Actions:

The City will study additional strategies and programs to assist homeowners in preventative maintenance. A comprehensive list of available resources will be prepared for marketing through the City's Resource Guide (Program 1-H), flyers, cable TV, newspaper, and the Focus newsletter. (2004)

Information about preventative maintenance will be uploaded onto the City's website. (2004)

The City provides North Peninsula Neighborhood Services Center (NPNSC) with a \$6,000 annual subsidy for home repair, painting, case management, emergency food and shelter, crisis intervention, and assistance with rent and utility bill payments to low income homeowners.

Program 1-H

Prepare a resource guide listing existing home maintenance and rehabilitation programs and whom to contact for more information.

Responsible Agency:

Community Development Dept, Redevelopment Agency

Implementation / Actions:

The City will maintain a Resource Guide listing home maintenance and rehabilitation programs and contact information. An initial draft of the Resource Guide was developed in 2001 and distributed to all households in the City. A revision of the Resource Guide will be distributed to all households upon completion. (2004)

Information about rehabilitation loans will be uploaded onto the City's website. (2004)

Goal 2

Encourage rehabilitation of substandard residences.

Program 2-A

Continue to participate in the County's Housing Rehabilitation Loan Program. Promote rehabilitation loans through brochures, cable TV, utility billing, Code enforcement referral, distribution of information to areas in need of rehabilitation, and community outreach programs.

Responsible Agency:

Community Development Dept, Redevelopment Agency

Implementation / Actions:

The City will promote rehabilitation loans through the Resource Guide (Program 1 -H), cable TV, utility billings, Code enforcement referral, distribution to areas in need of rehabilitation, and community outreach programs. (Ongoing)

Information about rehabilitation loans will be uploaded onto the City's website. (2004)

Program 2-B

Waive permit fees for housing rehabilitation achieved through the Community Development Block Grant (CDBG) program.

Responsible Agency:

Community Development Dept, Redevelopment Agency, City Council

Implementation / Actions:

The City (Building Division) will continue to waive permit fees for housing rehabilitation conducted through CDBG, as well as through other San Mateo County or Redevelopment Agency programs. (Ongoing)

The Master Fee Schedule allows fees to be waived by City Council based on need.

Program 2-C

Continue Redevelopment Agency programs that provide technical and/or financial assistance to homeowners whose homes are currently not meeting health and safety standards.

Responsible Agency:

Community Development Dept, Redevelopment Agency

Implementation / Actions:

The City (Building Division) will continue to provide referrals to Redevelopment Agency and San Mateo County rehabilitation programs during Code enforcement. (Ongoing)

Informational handouts about Redevelopment Agency programs are also available at City Hall and the Senior Center. (Ongoing)

Twenty percent of the Redevelopment Area tax-increment is used for housing programs that promote affordable housing. These programs are administered by full-time City staff through the Community Development Dept. (Ongoing)

The Redevelopment Agency's new Emergency Repair Program and Residential Rehabilitation Loan Program offers low-interest loans for the repair of owner-occupied, single family residences. Emergency repair loans up to \$10,000 and rehabilitation loans up to \$100,000 are offered for foundation and structural repair, termite damage, wiring and plumbing updates, accessibility modifications, and kitchen remodeling. (Ongoing)

Program 2-D

Require replacement of any housing unit that is demolished within San Bruno.

Responsible Agency:

Community Development Dept, Redevelopment Agency

Implementation / Actions:

The City will amend the Municipal Code to require replacement of demolished units. The amendment will include an in-lieu fee schedule. (2004)

Program 2-E

Support preservation and reuse of properties with historic character. Provide technical assistance to landowners in determining appropriate rehabilitation techniques.

Responsible Agency:

Community Development Dept, Redevelopment Agency

Implementation / Actions:

The City (Building Division) will continue to support preservation and rehabilitation of historic properties by providing referrals to the San Mateo County Historic Society. (Ongoing)

A Historical Resources Survey was conducted in 2001 for the entire Redevelopment Area. The Residential Conservation Areas preserve the small residential lots in the Redevelopment Area. (2001)

Program 2-F

Consider allowing improvement and expansion of existing non-conforming residential uses, if compatible with adjacent uses.

Responsible Agency:

Community Development Dept, Redevelopment Agency

Implementation / Actions:

The City will clarify expansion of non-conforming uses in the Zoning Ordinance Update. (2005)

Program 2-G

Provide information on local lead-based paint abatement programs to ensure safe and healthy living environments for all residents.

Responsible Agency:

Community Development Dept, Redevelopment Agency

Implementation / Actions:

The City will prepare an informational handout on local lead-based paint abatement programs. The handout will be available at City Hall and the public library. (2004)

Goal 3

Encourage energy conservation measures, particularly those which would also contribute to noise reduction in residential areas, while maintaining the affordability of housing units.

Program 3-A

Continue to publicize and encourage energy conservation programs, including weatherization programs. Also publicize grants from the State and federal government which are available for local conservation.

Responsible Agency:

Community Development Dept

Implementation / Actions:

Informational handouts about energy conservation programs are available at City Hall, and are intermittently included in utility billings. (Ongoing)

The City will upload information about energy conservation programs onto the City's website. (2003)

Program 3-B

Continue to seek funds from the Federal Aviation Administration (FAA) and the City/County of San Francisco in order to insulate homes adversely affected by noise from San Francisco International Airport.

Responsible Agency:

Community Development Dept

Implementation / Actions:

The City will continue to seek funds through the Federal Aviation Administration's Aircraft Noise Insulation Program. (Ongoing)

The City is a member of the Airport Community Roundtable, which addresses insulation issues. (Ongoing)

Program 3-C

Encourage adoption of noise insulation standards by San Francisco International Airport to mitigate impacts from airplane backblast, and expand the CNEL threshold level for insulation from 65 CNEL to 60 CNEL.

Responsible Agency:

Community Development Dept

Implementation / Actions:

The City will continue membership with the Airport Community Roundtable, which addresses insulation issues. (Ongoing)

Program 3-D

Enforce adopted guidelines to encourage drought-resistant landscaping.

Responsible Agency:

Community Development Dept, Public Works Dept

Implementation / Actions:

The City (Parks Division) will continue review of all landscape plans for consistency with the adopted ordinance. (Ongoing)

Program 3-E

Continue to allow minor variations in building setback and/or solar orientation during architectural review to increase energy efficiency of new housing units.

Responsible Agency:

Community Development Dept, Planning Commission

Implementation / Actions:

The City (Planning Division) will support the Planning Commission in granting variances for substandard lots and/or solar orientation during project review. (Ongoing)

Balance of Housing Types and Affordability

Goal 4

Provide for a community-wide balance of various residential uses by type, tenure, value and location.

Program 4-A

Redesignate appropriate sites from industrial and/or commercial to residential as part of the General Plan Update in 2003.

Responsible Agency:

Community Development Dept

Implementation / Actions:

The City will adopt changes in land use designations during the upcoming General Plan Update (2003) and consequent Zoning Ordinance Update (2005).

During revision and adoption of the General Plan Update, the City will consider appropriate vacant and underutilized sites within the City limits for potential redesignation for housing or mixed use development. Sites for consideration are shown in Figure 7.1-1, as considered during a joint City Council, Planning Commission, and General Plan Update Committee meeting in October 2002.

Program 4-B

Regulate condominiums, stock cooperatives, and community apartments to ensure the availability of rentals and choice within the housing supply. Evaluate each condominium, stock cooperative, and community apartment project on its own merits.

Responsible Agency:

Community Development Dept

Implementation / Actions:

The City will revise regulations addressing condominium conversions during the Zoning Ordinance Update. (2005)

Review of condominiums, stock cooperatives, and community apartments is triggered by new development or conversion proposals. (Ongoing)

Program 4-C

Permit manufactured housing on permanent foundation systems on all single family zones, so long as the unit is no more than ten years old on the date of application and meets federal and local standards specified in Government Code Section 65852.3.

Responsible Agency:

Community Development Dept

Implementation / Actions:

The City will ensure that no special restrictions on manufactured housing are included in the Zoning Ordinance Update. (2005)

No architectural review of proposed development is required if project adheres to all applicable R-1 zoning standards. (Ongoing)

Program 4-D

Ensure that the design, scale, and buffering of new housing retains existing neighborhood character.

Responsible Agency:

Community Development Dept

Implementation / Actions:

Should a project not comply with all applicable zoning standards, the City will assess housing design during the architectural review process. (Ongoing)

Program 4-E

Maintain consistency between the City's Housing Element, General Plan Update, and Zoning Ordinance through adoption of appropriate amendments.

Responsible Agency:

Community Development Dept

Implementation / Actions:

The City (Planning Division) will ensure consistency between the Housing Element, General Plan Update (2003), and Zoning Ordinance Update (2005).

Program 4-F

During annual review of the General Plan, monitor and evaluate housing program performance.

Responsible Agency:

Community Development Dept

Implementation / Actions:

The City (Planning Division) will annually review and evaluate implementation of housing programs.

This can be facilitated through the draft annual performance report provided by the California Department of Housing and Community Development. (Ongoing)

Goal 5

Ensure the continued availability of affordable housing for Very Low, Low and Moderate income persons, seniors, disabled, female-headed households, large families, and other special needs groups.

Program 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.

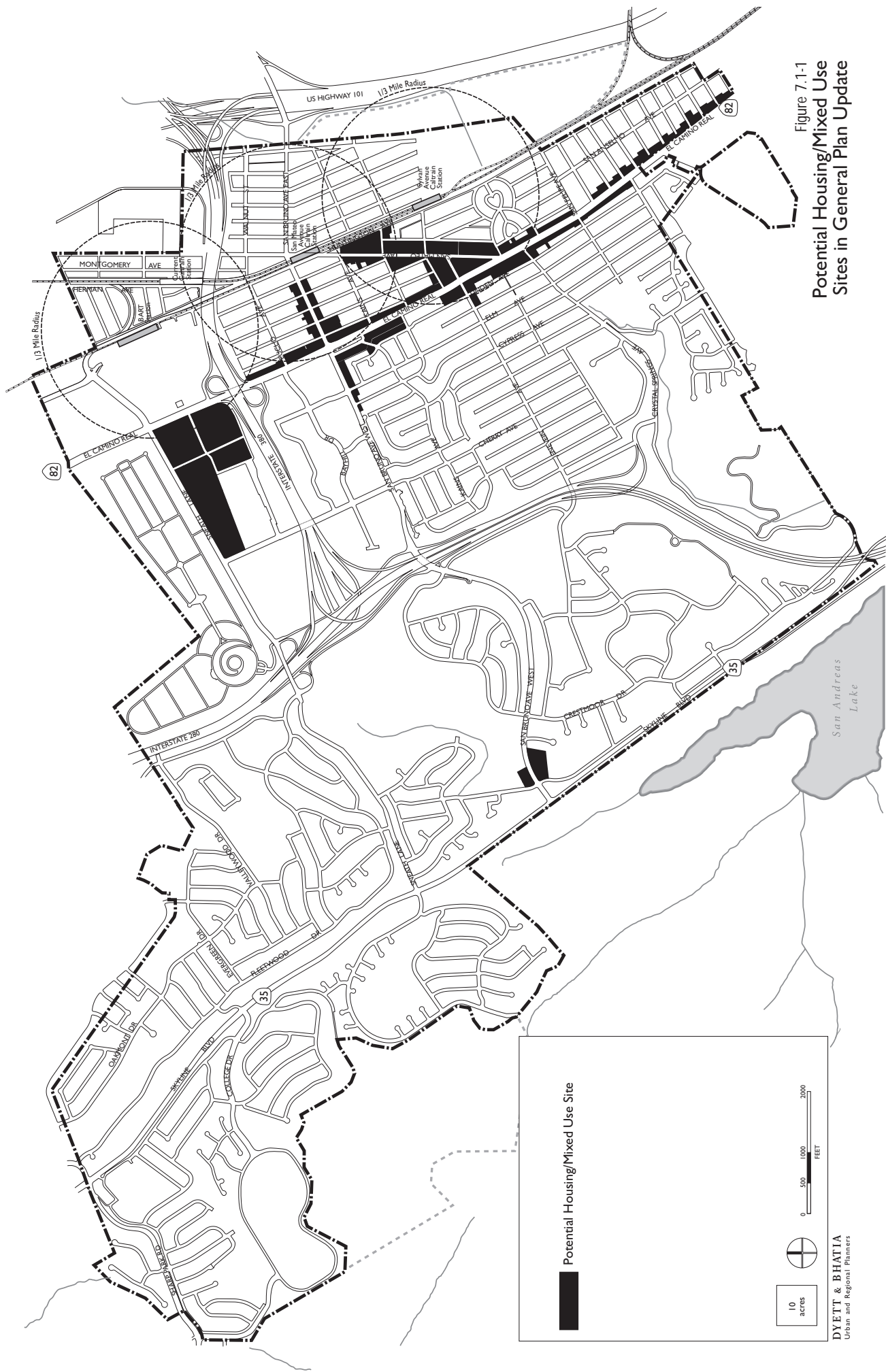
Responsible Agency:

Community Development Dept, Redevelopment Agency

Implementation / Actions:

The City will amend the Municipal Code with inclusionary housing standards. The amendment will include an in-lieu fee schedule. (2003)

A 15 percent affordable housing requirement currently applies to residential development within the Redevelopment Area (Program 5-E).



Program 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.

Responsible Agency:

Community Development Dept

Implementation / Actions:

The City will include provisions for density bonuses for residential developments in the Zoning Ordinance Update. (2005)

The City meets State requirements (California Government Code 65915) for provision of density bonuses.

Program 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.

Responsible Agency:

Community Development Dept, Redevelopment Agency

Implementation / Actions:

The City will revise regulations to offer financial incentives for lower income condominium conversions during the Zoning Ordinance Update. (2005)

Program 5-D

Waive building and planning fees for non-profit developers of projects specifically affordable to Very Low, Low, and Moderate income households.

Responsible Agency:

Community Development Dept

Implementation / Actions:

The City (Building Division) will continue to waive fees for non-profit developers. (Ongoing)

The City granted fee waivers for affordable housing development at The Crossing (U.S. Navy Site). The Redevelopment Agency committed \$420,000 in Low-Moderate Income Housing Funds to waive building fees for 60 Very Low Income units. (2002)

Program 5-E

Continue to administer Redevelopment Project Area requirements for development of 15 percent affordable housing.

Responsible Agency:

Redevelopment Agency

Implementation / Actions:

The City will continue to administer a 15 percent affordable housing requirement within the Redevelopment Project Area. (Ongoing)

Program 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.

Responsible Agency:

Community Development Dept, Redevelopment Agency

Implementation / Actions:

The City will negotiate 30-year occupancy for low income households in future development agreements. (Ongoing)

The Owner Participation Agreement for The Crossing (U.S. Navy Site) maintains affordability of 60 Very Low income housing units for 55 years. (2002)

Program 5-G

Prepare an Owner Participation Agreement each time the City commits to subsidizing construction, rehabilitation, or rental costs for an affordable housing project.

Responsible Agency:

Community Development Dept, Redevelopment Agency, City Council

Implementation / Actions:

The City will prepare an Owner Participation Agreement (on a project-by-project basis) to ensure that proposed financing resources are dedicated to the construction, rehabilitation, or rental costs of affordable housing projects. (Ongoing)

An Owner Participation Agreement was prepared and adopted for the 60 affordable housing units reserved for Very Low income families on the U.S. Navy Site. The Redevelopment Agency has committed tax increment set-aside funds to subsidize these units, including a waiver of \$420,000 in building permit fees and an annual subsidy of \$300,000. (2002)

Program 5-H

Encourage diversity in unit size to ensure that 3- and 4-bedroom affordable rental housing units are provided for large families (excepting senior housing projects). Require provision of 3-bedroom units in Phase 2 of The Crossing (U.S. Navy Site) development.

Responsible Agency:

Community Development Dept, Planning Commission

Implementation / Actions:

The City will negotiate development of large (3- and 4-bedroom) units in future development agreements. The City may provide such incentives as fee waivers, parking reductions, etc. (Ongoing)

The City and developer (Martin/Regis San Bruno Associates) will include 3-bedroom units in the Owner Participation Agreement for Phase 2 of The Crossing (U.S. Navy Site), and will provide the same proportion of affordable 3-bedroom units as total affordable units. (2003)

Program 5-I

Expedite permit review and waive planning, building and license fees on projects providing housing affordable Very Low, Low, and Moderate income households, seniors, and persons with disabilities.

Responsible Agency:

Community Development Dept, Redevelopment Agency, City Council

Implementation / Actions:

The City will negotiate permit review and fee waivers in future development agreements. (Ongoing)

The City Council expedited review and approval of building permits for Phase 1 of The Crossing (U.S. Navy Site), which contains 300 high-density multifamily units. The Redevelopment Agency has committed tax increment set-aside funds to subsidize 60 Very Low income units (of the total 300 units), including a waiver of \$420,000 in building permit fees and an annual subsidy of \$300,000. (2002)

The City also granted fee waivers for affordable housing development at The Crossing (U.S. Navy Site). The Redevelopment Agency committed \$420,000 in Low-Moderate Income Housing Funds to waive building fees for 60 Very Low Income units. (2002)

Program 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.

Responsible Agency:

Community Development Dept

Implementation / Actions:

The City will study zoning districts appropriate for development of affordable housing, such as the Medium Density (R-3), High Density (R-4), Central Business District (CBD), or new transit-oriented development zone. The City will modify development regulations during the Zoning Ordinance Update. (2005)

The City Council is currently considering “transit-oriented development” zoning districts for the BART, Caltrain, and SamTrans transit areas. (2003)

Program 5-K

Continue to make information regarding home equity conversion programs available to elderly homeowners through the Senior Center.

Responsible Agency:

Community Development Dept, Redevelopment Agency

Implementation / Actions:

The City will upload information about home equity conversion programs onto the City’s website. (2003)

Information about home equity conversion programs is available at the Senior Center. (Ongoing)

Program 5-L

Revise Ordinance 1421 regarding second unit allowances to ensure consistency with the California Government Code under AB 1866.

Responsible Agency:

Community Development Dept

Implementation / Actions:

The City will revise Ordinance 1421 consistent with the California Government Code under AB 1866. (2003)

The City will inform property owners of Ordinance 1421 revisions through an informational handout in the City’s utility billings. (2003)

Program 5-M

Prepare and adopt a Second Unit Ordinance to permit second units by-right on appropriate residential sites within the City.

Responsible Agency:

Community Development Dept

Implementation / Actions:

The City will prepare and adopt a Second Unit Ordinance consistent with the California Government Code under AB 1866. (2003)

The City will inform property owners of the Second Unit Ordinance through an informational hand out in the City's utility billings. (2003)

Goal 6

Encourage a wide variety of construction and financing techniques to achieve affordable housing.

Program 6-A

Publicize the various financing strategies for development and expansion of affordable housing.

Responsible Agency:

Community Development Dept, Redevelopment Agency

Implementation / Actions:

The City will study and publicize available financing strategies (see descriptions below) for the development of affordable housing. The City will inform property-owners and local non-profit and institutional groups of available resources through brochures, flyers in utility billings, cable TV, newspapers, and the City's Focus newsletter. (Ongoing)

The Redevelopment Agency's *tax increment set-aside* is distributed through the Low and Moderate Income Housing Fund (LMIHF). The LMIHF provides funding for the City's Residential Rehabilitation Loan Program, the Home Ownership Program, and rental assistance for 60 Very Low Income units at The Crossings (U.S. Navy site).

The Redevelopment Agency may also issue *tax allocation bonds*, which bond tax increment monies to generate up-front construction costs.

The California Housing Finance Agency (CHFA) provides low-interest mortgage loans through the sale of *mortgage revenue bonds*. Proceeds from the bonds are used to finance purchase or rehabilitation of single family, owner-occupied homes for low and very low income families.

Federal and State tax credits are issued by the Tax Credit Allocation Committee to rental housing developments that reserve housing units at rents affordable to very low income families for a minimum of 55 years. Rental housing developers sell the tax credits to investors for their present market value (approx. 70 cents per dollar) to provide up-front capital to build or rehabilitate the affordable units.

San Mateo County administers a program which translates revenue bond allotments from the state into *mortgage credit certificates*. These credit certificates are issued to eligible first-time homebuyers for a reduction in federal income tax owed.

The U.S. Department of Housing and Urban Development's HOME Investment Partnership Program provides grants (administered by San Mateo County) to fund construction or rehabilitation of affordable housing, or direct housing assistance to low income families.

The U.S. Department of Housing and Urban Development's Community Development Block Grant Program provides grants (administered by San Mateo County) to fund a wide range of housing and economic development projects intended to benefit low income families.

Program 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.

Responsible Agency:

Community Development Dept, Redevelopment Agency

Implementation / Actions:

The City will encourage participation in the Section 8 Housing Choices Voucher program during preparation of future development agreements/affordable housing programs. (Ongoing)

Program 6-C

Preserve the 62 Very Low and Low income assisted housing units at TreeTops Apartments throughout the Housing Element timeframe.

Responsible Agency:

Community Development Department

Implementation / Actions:

The City will proactively support preservation of the assisted housing units (Section 8 Housing Choices Voucher program) in the TreeTops Apartments through 2015. (Ongoing)

Program 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.

Responsible Agency:

Community Development Dept, Redevelopment Agency

Implementation / Actions:

The City will annually review the number of assisted housing units occupied by low income families in San Bruno. If the total number of assisted housing units is not achieved, participatory apartment complexes will be contacted to ensure that they are being listed on the Section 8 Housing Choices Voucher vacancy list. (Ongoing)

Program 6-E

Continue to participate in San Mateo County's Mortgage Credit Certificate (MCC) program for first-time homebuyers. Advertise availability of the program.

Responsible Agency:

Community Development Dept, Redevelopment Agency

Implementation / Actions:

The City will continue to make informational handouts about first-time homebuyer programs available at City Hall and the Senior Center. (Ongoing)

Seminars are conducted by a local realtor (Marshall Realty) to inform first-time homebuyers of financing options. Informational seminars are also offered by the California Dream Alliance (a non-profit organization) in English and Spanish. (Ongoing)

Goal 7

Support expansion of programs providing housing information, counseling, referrals, dispute resolution, and/or emergency shelter.

Program 7-A

Amend the City's non-discrimination housing policies to conform with State and federal fair housing and discrimination laws. Inform realtors, builders, city staff and the community at large of the policies.

Responsible Agency:

Community Development Dept, Redevelopment Agency

Implementation / Actions:

The City will upload information about fair housing services onto the City's website. (2003)

The City will continue to make informational handouts about fair housing services available at City Hall and the Senior Center. (Ongoing)

Program 7-B

Cooperate with and support organizations providing housing information, counseling, and referral services, and handling complaints of housing discrimination.

Responsible Agency:

Community Development Dept, Redevelopment Agency, City Council

Implementation / Actions:

The City (Building Division) will continue to provide referrals to fair housing services during Code enforcement. (Ongoing)

The City Council will continue to appropriate monies for support of various organizations during annual budget review. (Ongoing)

The City provides North Peninsula Neighborhood Services Center (NPNSC) with a \$6,000 annual subsidy for home repair, painting, case management, emergency food and shelter, crisis intervention, and assistance with rent and utility bill payments to low income homeowners. (Ongoing)

Program 7-C

Support shared housing programs and promote such programs through the Senior Center and other local agencies. Consider contributing funds to shared housing programs.

Responsible Agency:

Community Development Dept, Redevelopment Agency, City Council

Implementation / Actions:

The City Council will continue to appropriate monies for support of various organizations during annual budget review. (Ongoing)

The City currently supports the Housing Investment Partnership program, which coordinates shared housing. (Ongoing)

Program 7-D

Assist homeless providers in seeking Community Development Block Grant (CDBG) money to support local homeless programs.

Responsible Agency:

Community Development Dept

Implementation / Actions:

The City will continue to seek CDBG monies to support the regional homeless shelter. (Ongoing)

The City Council has an Ad Hoc Committee on Homeless to address homeless issues. (Ongoing)

Program 7-E

Continue to work with other cities in San Mateo County to address the needs of the homeless.

Responsible Agency:

Community Development Dept

Implementation / Actions:

The City will continue to seek CDBG monies to support the regional homeless shelter. (Ongoing)

The City Council has an Ad Hoc Committee on Homeless to address homeless issues. (Ongoing)

North County Homeless Shelter was opened in 2000 on SamTrans property as a joint effort of north-County cities and San Mateo County. (2000)

Program 7-F

Revise the City's Zoning Ordinance to permit homeless shelters and transitional housing facilities in appropriate zoning districts within the City.

Responsible Agency:

Community Development Dept

Implementation / Actions:

The City will study appropriate zoning districts—such as commercial or institutional—for homeless shelters and transitional housing. The City will include shelter allowances in the Zoning Ordinance Update. (2005)

Program 7-G

Provide technical assistance to emergency and transitional shelter providers in finding appropriate sites within San Bruno.

Responsible Agency:

Community Development Dept

Implementation / Actions:

The City will provide technical assistance to transitional and emergency shelter providers on a case-by-case basis. (Ongoing)

Program 7-H

Work with the Ad Hoc Committee on Homeless to consider allowing small homeless shelters (10 or fewer beds) by-right in local church facilities.

Responsible Agency:

Community Development Dept

Implementation / Actions:

The City will prepare and adopt a Small Shelters Ordinance that would allow small homeless shelters by-right in local church facilities. (2004)

Program 7-I

Prepare and adopt a Reasonable Accommodation Ordinance to guide provision of housing for persons with disabilities.

Responsible Agency:

Community Development Dept

Implementation / Actions:

The City will prepare and adopt a Reasonable Accommodation Ordinance to ensure provision of housing for persons with disabilities. (2005)

Potentially Available Sites

Goal 8

Address the projected regional housing need and increase the availability of affordable housing in San Bruno by dispersing new affordable housing throughout the community on vacant or reusable land.

Program 8-A

Support redevelopment of the former U.S. Navy site according to the U.S. Navy Site and Environs Specific Plan, featuring an appropriate mix of housing types and non-residential uses to serve the needs of San Bruno residents.

Responsible Agency:

Community Development Dept, Redevelopment Agency

Implementation / Actions:

The City will continue to support redevelopment of the U.S. Navy site according to the U.S. Navy Site and Its Environs Specific Plan. (Ongoing)

The development agreement for The Crossing (U.S. Navy Site) addresses appropriate mix of land uses, including mixed-use, office, and high-density housing. (2002)

Program 8-B

Designate the following vacant and reusable sites to encourage the development of a variety of housing types to address the needs of all incomes. Densities shall be compatible with the surrounding uses, consistent with available service capacities, and environmental constraints, and in accordance with existing City ordinances.

- a. Skyline College #1 (undeveloped, 20 acres). General Plan designation: Low Density Residential.
- b. Skyline College #2 (undeveloped, 6.4 acres). General Plan designation: Low Density Residential.
- c. Moreland Drive (undeveloped, 1.2 acres). General Plan designation: Low Density Residential.
- d. Carl Sandburg School site (9 acres). General Plan designation: Low Density Residential.
- e. Willard Engvall School site (20 acres). General Plan designation: Low Density Residential.

f. Crestmoor High School site (19 acres). General Plan designation: Low Density Residential.

g. Edgemont School site (2 acres). General Plan designation: Low Density Residential.

Responsible Agency:

Community Development Dept, Redevelopment Agency, Skyline Community College District, San Bruno Park School District, San Mateo Unified High School District

Implementation / Actions:

The City has already designated identified sites for residential uses. Development and/or reuse will occur according to market forces. (Ongoing)

On district-owned sites, residential development may occur when the school district takes action.

Program 8-C

Examine all vacant and underutilized parcels for potential housing, mixed use, and/or transit-oriented development during the General Plan Update in 2003.

Responsible Agency:

Community Development Dept

Implementation / Actions:

The City will adopt changes in land use designations during the upcoming General Plan Update (2003) and consequent Zoning Ordinance Update (2005).

During revision and adoption of the General Plan Update, the City will consider appropriate vacant and underutilized sites within the City limits for potential re-designation for housing, mixed use, or transit-oriented development. Sites for consideration are shown in Figure 7.1-1, as considered during a joint City Council, Planning Commission, and General Plan Update Committee meeting in October 2002.

The City Council is currently considering “transit-oriented development” zoning districts for the BART, Caltrain, and SamTrans transit areas. (2003)

Program 8-D

Allow residential uses in second stories over commercial uses in Downtown. Consider allowing mixed-use development along El Camino Real and San Bruno Avenue during the General Plan Update in 2003.

Responsible Agency:

Community Development Dept, Redevelopment Agency

Implementation / Actions:

The City will adopt changes in land use designations during the upcoming General Plan Update (2003) and consequent Zoning Ordinance Update (2005).

The Redevelopment Plan currently allows residential over commercial uses along San Mateo Avenue within the Central Business District. (Ongoing)

Mixed use development may include housing above ground-floor retail or office uses. Underground or structured parking may be necessary. Incentives for mixed use development may include increased housing densities, reduced parking requirements, fee waivers, fast-track permit processing, etc.

During revision and adoption of the General Plan Update, the City will consider appropriate vacant and underutilized sites within the City limits for potential re-designation for mixed use or transit-oriented development. Sites for consideration are shown in Figure 7.1-1, as considered during a joint City Council, Planning Commission, and General Plan Update Committee meeting in October 2002.

Program 8-E

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.

Responsible Agency:

Community Development Dept

Implementation / Actions:

The City will clarify parking requirements in transit areas and multifamily zones in the Zoning Ordinance Update. (2005)

The City Council is currently considering “transit-oriented development” zoning districts for the BART, Caltrain, and SamTrans transit areas. (2003)

Program 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.

Responsible Agency:

Community Development Dept

Implementation / Actions:

The City will develop a voter-education program addressing provision of affordable housing. Potential media to be used include newspaper articles, bulletins and informational handouts, cable television, community workshops, and the City's Focus newsletter. (2004)

In the voter-education program, identify the successful production of affordable housing on The Crossings site (U.S. Navy Site). Note that voter-approval of increased building heights and a parking structure has contributed to the financial feasibility of the affordable housing.

Glossary

Accessible: Used to describe housing that has special design features that help to alleviate physical disabilities. Such features include ramps, hand railings, lifts, special handles and other modifications.

Affordable Housing: Housing capable of being purchased or rented by a household with very- low-, low-, or moderate-income, based on a household's ability to make monthly payments necessary to obtain housing. Housing is considered affordable when a household pays less than 30% of its gross monthly income for housing, including utilities.

Aircraft Noise Insulation Program (ANIP): This program has been in effect since 1986 and is designed to assist San Bruno residents who are impacted by airport noise with noise insulation improvements for their homes.

Area Median Family Income: This is defined by federal law and U.S. Department of Housing and Urban Development (HUD) regulations as the higher of (1) the metropolitan area or non-metropolitan county median family income; or (2) the statewide nonmetropolitan median family income. The median income calculations are based on a family of four persons. Income categories are based on the HUD-determined area median family income. (See "Income Categories.") New area median family income figures are published yearly by HUD and by the State Department of Housing and Community Development (HCD).

Assisted Housing: Dwelling units for which some type of public financial assistance (to pay for housing costs) is provided to the occupant.

Assisted Living Facility: Residential facilities designed for persons needing assistance with daily living activities. Generally, room, board and personal care is provided.

Association of Bay Area Governments (ABAG): ABAG is the regional planning agency and council of governments for the nine-county San Francisco Bay Area. Elected officials and representatives from Bay Area cities and counties comprise ABAG's General Assembly and Governing Board. ABAG is the agency responsible for determining each city's and county's Regional Housing Needs Allocation.

Bay Area Rapid Transit (BART) District: The District operates the Bay Area Rapid Transit system, the regional rail system for the San Francisco Bay Area.

Below-Market-Rate Housing Unit: Any housing unit specifically priced to be sold or rented to low- or moderate-income households for an amount less than the fair-market value of the unit. The U.S. Department of Housing and Urban Development sets standards for determining which households qualify as "low-income" or "moderate-income".

Board and Care Home: In California, these are also called Residential Care Facilities for the Elderly (RCFE). Although skilled nursing staff may be available, these are not medical facilities. Instead, they provide assistance with daily living for persons age 60 or older who are no longer able to live independently. A facility can be from one bed to several hundred beds in capacity. Small one- to six-bed facilities may be located in residentially zoned areas without a special permit and are considered in all respects to be the same as family dwellings (California Health and Safety Code Section 1568.0831(a)(2)). RCFEs are under the guidance of the California Department of Social Services Community Care Licensing division.

Boarding House: Establishments such as sorority houses, off-campus dormitories, residential clubs, and workers' camps which provide temporary or longer-term accommodations that, for the period of occupancy, serve as a primary residence. These establishments may also provide complementary services, such as housekeeping, meals, and laundry services.

California Environment Quality Act (CEQA): A State law requiring State and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project. (See "Environmental Impact Report (EIR).")

California Housing Finance Agency (CHFA): A State agency, established by the Housing and Home Finance Act of 1975, which is authorized to sell revenue bonds and generate funds for the development, rehabilitation, and conservation of low- and moderate-income housing.

CalTrain: Officially the Peninsula Corridor Joint Powers Board, CalTrain is a commuter rail service (train) that travels between Santa Clara and San Francisco Counties.

Central Business District: San Bruno's "downtown" shopping area along San Mateo Avenue between San Bruno Avenue and El Camino Real. Most buildings are one- or two-story commercial or retail establishments, some with residential units on their upper floor.

City: City, with a capital "C", refers to the City of San Bruno; when used with a lower case "c" it means any other city.

Clustered Development: Development in which a number of dwelling units are placed in closer proximity than typically permitted, or are attached, with the purpose of minimizing grading and retaining open space areas.

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development on a formula basis for entitlement communities, and by the State Department of Housing and Community Development for non-entitled jurisdictions.

Community Noise Equivalent Level (CNEL): A 24-hour energy equivalent level derived from a variety of single-noise events, with weighting factors of 5 and 10 dBA applied to the evening (7:00 p.m. to 10:00 p.m.) and nighttime (10:00 p.m. to 7:00 a.m.) periods, respectively, to allow for the greater sensitivity to noise during these hours.

Construction Costs: Residential development costs that are attributable to the physical construction of buildings, such as labor and materials. These costs typically include the costs of building any required off-street parking spaces.

Continuing Care Retirement Communities: These communities vary in the services and amenities they provide for seniors and other older adults. They may offer independent living, assisted living, and/or skilled nursing services as well as educational, recreational activities, dining accommodations, and transportation services.

County: County, with a capital "C", refers to San Mateo County; when used with a lower case "c" it means any other county.

Dedication, In lieu of: Cash payments which may be required of an owner or developer as a substitute for a dedication of land, Low and Moderate Income Housing Fund (LMIHF)

Density Bonus: The allocation of development rights that allow a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned, usually in exchange for the provision or preservation of an amenity at the same site or at another location. The State regulates the types of development that are entitled to a density bonus. Two examples are (1) a housing development that provides 20% of its units for lower income households; and (2) 10% of its units for very low-income households. (See “Developable Rights, Transfer of.”)

Density: The number of residential dwelling units per acre of land. Densities specified in the General Plan are expressed in units per net developable acre. (See “Acres, Gross,” and “Acres, Net.”)

Developable Land: Land which is suitable as a location for structures and which can be developed free of hazards to, and without disruption of, or significant impact on, natural resource areas.

Developer: An individual who, or business which, prepares raw land for the construction of buildings or builds or causes to be built physical building space for use primarily by others, and in which the preparation of the land or the creation of the building space is in itself a business and is not incidental to another business or activity.

Development Fee: See “Impact Fee.”

Disabled: A person determined to have a mobility impairment or mental disorder expected to be of long or indefinite duration. Many such impairments or disorders are of such a nature that a person’s ability to live independently can be improved by appropriate housing conditions.

Down Payment: An initial payment for a home or property which generally constitutes between 10 to 20 percent of the property value. Many banks and lending institutions require a down payment as part of a loan agreement for the remainder of the property value.

Duplex: A detached building under single ownership which is designed for occupancy as the residence of two families living independently of each other.

Dwelling Unit: One or more rooms with a single kitchen, designed for occupancy by one family for living and sleeping purposes.

Elderly: (See “Seniors.”)

Employment Center: A geographic area in which a large number of jobs are concentrated.

Environmental Impact Report (EIR): A report that assesses all the environmental characteristics of an area and determines what effects or impacts will result if the area is altered or disturbed by a proposed action. (See “California Environmental Quality Act.”)

Family: An individual or a group of persons living together who constitute a housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind.

Financing: Money loans for the construction of new housing or for land or home purchases.

General Plan Update Committee (GPUC): A committee appointed by the San Bruno City Council consisting of eight San Bruno residents representing various neighborhoods, one business community representative, and three Planning Commission members. The GPUC is responsible for developing initial policies and programs for the Housing Element and the General Plan updates.

General Plan: A compendium of a city's or a county's policies regarding its long-term physical, social, and economic development, in the form of maps and accompanying text. The General Plan is a legal document required of each local agency by the State of California Government Code § 65301 and adopted by the City Council. The General Plan may also be called a "City Plan," "Comprehensive Plan," or "Master Plan."

Home Mortgage Disclosure Act (HMDA): This law was enacted by the U.S. Congress in 1975 and is implemented by the Federal Reserve Board's Regulation C. This regulation provides the public with loan data that can be used to determine whether financial institutions are serving the housing needs of their communities and to identify possible discriminatory lending patterns. Certain lending institutions must report loan data, such as the number of loans that applied for, approved, denied or withdrawn, on a regular basis.

Homeless: Refers to individuals who lack a fixed, regular, and adequate night-time residence and to individuals whose primary night-time residence is a supervised publicly or privately operated shelter designated to provide temporary living accommodations; an institutions that provides a temporary residence for individuals intended to be institutionalized; or a public or private place not designated for, or ordinarily used as, a regular sleeping accommodation for human beings.

Household: All those persons, related or unrelated, who occupy a single housing unit. (See "Family.")

Householder: The person, or one of the people, in whose name the home is owned, being bought, or rented.

Housing Element: One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains adopted goals, policies, and implementation programs for the preservation, improvement, and development of housing. Under State law, Housing Elements must be updated every five years.

Housing Unit: The place of permanent or customary abode of a person or family. A housing unit may be a single-family dwelling, a multi-family dwelling, a condominium, a modular home, a mobile home, a cooperative, or any other residential unit considered real property under State law.

Impact Fee: A fee, also called a development fee, levied on the developer of a project by a city, county, or other public agency as compensation for otherwise-unmitigated impacts the project will produce. California Government Code § 54990 specifies that development fees shall not exceed the estimated reasonable cost of providing the service for which the fee is charged. To lawfully impose a development fee, the public agency must verify its method of calculation and document proper restrictions on use of the fund.

In Lieu Fee: (See "Dedication, In lieu of.")

Income Categories: The income limits for each income group are as follows:

Very Low: A household with an annual income usually no greater than 50 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development for the Section 8 housing program.

Low: A household with an annual income usually no greater than 80 percent of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development.

Moderate: A household with an annual income between the lower income eligibility limits and 120 percent of the area median family income adjusted by household size, usually as established by the U.S. Department of Housing and Urban Development.

Above-Moderate: A household with an annual income above 120 percent of the County's area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county, or in the absence of such a survey, based on the latest available eligibility limits established by the U.S. Department of Housing and Urban Development for the Section 8 housing program.

Income: The sum of the amounts reported separately for wages, salary, commissions, bonuses, or tips; self-employment income from own non-farm or farm businesses, including proprietorships and partnerships; interest, dividends, net rental income, royalty income, or income from estates and trusts; Social Security or Railroad Retirement income; Supplemental Security Income (SSI); any public assistance or welfare payments from the state or local welfare office; retirement, survivor, or disability pensions; and any other sources of income received regularly such as Veterans' (VA) payments, unemployment compensation, child support, or alimony.

Infill Development: Development of vacant land (usually individual lots or left-over properties) within areas which are already largely developed.

Infrastructure: Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

Interest Rate: The rate at which a bank or other lending institution charges for outstanding debt. The interest rate is a certain percentage of the outstanding loan amount.

Land Use: The occupation or utilization of land or water area for any human activity or any purpose defined in the General Plan.

Lot coverage: The percentage or amount of the gross lot area that a building is allowed to cover per local zoning regulations. (See "Zoning.")

Lot: (See "Site.")

Metropolitan Transportation Commission (MTC): The transportation planning, coordinating and financing agency for the nine-county San Francisco Bay Area. MTC functions as both the regional transportation planning agency (a state designation) and, for federal purposes, as the region's metropolitan planning organization (MPO).

Mortgage: All forms of debt where the property is pledged as security for repayment of the debt.

Non-Family Household: Any persons, related or unrelated, who occupy a single housing unit but who are not a family. (See “Family.”)

Overcrowding: Defined as more than one person per room in a housing unit.

Parking Podium: Surface parking over which residential units are constructed. Generally, the first floor or entry level of the building is for parking.

Parking Underground: Parking which is completely underground and on top of which residential dwelling units (or other non-residential uses) are built.

Project Costs: The total cost of new residential development.

Regional Housing Needs Allocation: The future housing needs for each region in California as determined by regional councils of government (the Association of Bay Area Governments in the case of the Bay Area). The most recent allocation covers the period between 1999 and 2006. State law requires regional councils of government to identify for each city and county its “fair share allocation” of the Regional Housing Needs Allocation.

Regional: Pertaining to activities or economies at a scale greater than that of a single jurisdiction, and affecting a broad homogenous area.

Residential Conservation Area: Existing residential areas within the Redevelopment Project Area (see “San Bruno Redevelopment Project/Program”) for which particular policies and programs have been designed to conserve and improve the existing housing stock and implement other public and infrastructure improvements.

Residential, Multiple Family: Usually three or more dwelling units on a single site, which may be in the same or separate buildings.

Residential, Single Family: A single dwelling unit on a building site.

Residential: Land designated in the General Plan and Zoning Ordinance for buildings consisting of dwelling units. May be vacant or unimproved. (See “Dwelling Unit.”)

San Andreas Fault Special Studies Zone, Earthquake Fault Zone: A seismic hazard zone designated by the State of California within which specialized geologic investigations must be prepared prior to approval of certain new development.

San Bruno Redevelopment Agency: The Redevelopment Agency is the governing body created to designate Redevelopment Project or Program areas, supervise and coordinate planning for a project area, and work with the Project Area Committee (PAC) to guide and implement the Redevelopment Plan. In almost all Redevelopment Agencies in California, the governing body of the community, the City Council in San Bruno's case, also acts as the Redevelopment Agency. Therefore, both agencies are headed by elected officials answerable to the citizens of San Bruno. Even though the governing body of the community also serves as the governing body of the Redevelopment Agency, the two agencies are legally separate entities of local government. (See "San Bruno Redevelopment Project/Program.")

San Bruno Redevelopment Project/Program: The area designated by the Redevelopment Agency in the Redevelopment Plan and the accompanying policies governing that area. The project area consists of approximately 717 acres of commercial, industrial, and residential land uses in the City contained in most of the area east of El Camino Real, the Navy facility and a small area comprising the Skycrest Shopping Center and adjacent properties. The purpose of the Redevelopment Project is to alleviate adverse physical and economic conditions in the project area. In California, public redevelopment is funded largely through the sale of bonds, with the retirement of the bond debt paid for by the increases in real property taxes on project area lands resulting from improvements prompted by the combination of public and private reinvestment in the area.

Second Unit: A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Sometimes called "granny flat" or "mother-in-law" unit.

Section 8 Housing Choices Voucher Program: A federal (HUD) rent-subsidy program which is the main source of federal housing assistance for low-income households. The program operates by providing "housing assistance payments" to owners, developers, and public housing agencies to make up the difference between the "Fair Market Rent" of a unit (set by HUD) and the household's contribution toward the rent, which is calculated at 30% of the household's adjusted gross monthly income. Section 8 includes programs for new construction, existing housing, and substantial or moderate housing rehabilitation.

Senior Facility: Any residential facility that is restricted to persons age 62 or older (per San Bruno Zoning Ordinance).

Senior Housing: Typically one- and two-bedroom apartments designed to meet the needs of persons 62 years of age and older or, if more than 150 units, persons 55 years of age and older, and restricted to occupancy by them. (See "Congregate Care.")

Seniors: As defined by the San Bruno Zoning Ordinance, seniors include persons age 62 and older. However, for the purposes of analyzing U.S. Census data (age cohorts), seniors are defined as persons age 65 and older.

Setback: "The part of zoning regulations that restricts a building to within a specified distance from the property frontline or edge of the public street; thus, the structure must be set back a given number of feet from the frontline." (Excerpted from *Real Estate Development, Principles and Process*, 3^d Edition, 2000.)

Shared Living: The occupancy of a dwelling unit by persons of more than one family in order to reduce housing expenses and provide social contact, mutual support, and assistance. Shared living facilities serving six or fewer persons are permitted in all residential districts by 1566.3 of the California Health and Safety Code.

Single-family Dwelling Attached: A building containing two dwelling units with each unit having its own foundation on grade.

Single-family Dwelling Detached: A building containing one dwelling unit on one lot.

Site Work: Improvements made to an undeveloped piece of land to support the construction of building on the site. Such improvements include grading and other infrastructure improvements.

Site: A parcel of land used or intended for one use or a group of uses and having frontage on a public or an approved private street. A lot.

Skilled Nursing Facility: These facilities provide short-term and long-term care for those who need 24-hour nursing supervision. Medical treatment is offered under the supervision of licensed nurses, and at least one registered nurse must be on duty during the day. All skilled nursing facilities must be registered by the State of California.

Soft Costs: “Outlays for interest, origination fees, appraisals, and other third-party charges associated with real estate development. (Excerpted from *Real Estate Development, Principles and Process*, 3^d Edition, 2000.)

Specific Plan: A plan that provides detailed design and implementation tools for a specific portion of the area covered by a general plan. A specific plan may include all regulations, conditions, programs, and/or proposed legislation which may be necessary or convenient for the systematic implementation of any general plan element(s).

State of California Department of Housing and Community Development (HCD): The State’s principal housing agency whose goals include the promoting housing and community development, increasing the supply of housing (especially affordable housing), and conserving and improving housing conditions. HCD is the State agency responsible for certifying local Housing Elements and for distributing funds for affordable housing.

Storm Runoff: Surplus surface water generated by rainfall that does not seep into the earth but flows overland to flowing or stagnant bodies of water. Also referred to as “urban runoff.”

Substandard Housing: Residential dwellings which, because of their physical condition, do not provide safe and sanitary housing.

Tenure: Refers to the distinction between owner -occupied and renter-occupied housing units.

Transit Oriented Development (TOD): The location of residential and non-residential development in close proximity to transit services in order to reduce the need for private automobile trips and encourage transit use. Surrounding streets, sidewalks and other public areas generally are designed to facilitate walking, biking and transit use.

Transit, Public: A system of regularly-scheduled buses and/or trains available to the public on a fee-per-ride basis. Also called “Mass Transit.”

Transit: The conveyance of persons or goods from one place to another by means of a local, public transportation system. (See “Transit, Public.”)

U.S. Department of Housing and Urban Development (HUD): The federal housing agency responsible for housing and community development on a nationwide basis. HUD provides funds local housing and community development initiatives and programs and administers federal housing laws.

Underdeveloped Land: Lots or parcels for which the governing zoning regulations allow a greater intensity of development than what currently exists (either a greater number of dwelling units per acre or a larger floor-to-area ratio).

Undevelopable: Specific areas where topographic, geologic, and/or surficial soil conditions indicate a significant danger to future occupants and a liability to the City, and are thus designated as undevelopable by the City.

Uniform Building Code (UBC): A national, standard building code which sets forth minimum standards for construction.

Vacancy Rate: The percent of housing units which are unoccupied because they are either for sale or for rent. The vacancy rate provides a measure of the demand and supply for housing. Low vacancy rates indicate that demand for housing is very strong (or that it is in short supply), while high vacancy rates indicate that there is an oversupply of housing.

Vacant: Lands or buildings which are not actively used for any purpose.

Zoning District: A designated section of the City for which prescribed land use requirements and building and development standards are uniform.

Zoning Inclusionary: Regulations which increase housing choice by providing the opportunity to construct more diverse and economical housing to meet the needs of low- and moderate-income families. Often such regulations require a minimum percentage of housing for low- and moderate-income households in new housing developments and in conversions of apartments to condominiums.

Zoning: The division of a city by legislative regulations into areas, or zones, which specify allowable uses for real property and size restrictions for buildings within these areas; a program that implements policies of the General Plan.

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