



City of San Bruno

2023-2031 Housing Element

Adopted January 24, 2023, amended August 27, 2024



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Executive Summary



Avalon Apartments At The Crossing, City of San Bruno

San Bruno is a modest sized city with diverse geography, pleasant year-round climate, and a strategic location from a transportation standpoint with proximity to San Francisco International Airport, a BART station, CalTrain station, and high-quality transit corridor along El Camino Real. The City has modest fiscal resources, but is committed to improve local housing conditions, exceeding State requirements where possible.

This is reflected in this Housing Element, which contains extensive analysis on housing needs, constraints to housing production, analysis of the sites inventory, fair housing assessments, public engagement, previous accomplishments and goals and programs for the future.

The Housing Element consists of this executive summary, an introduction and the housing plan that lists goals and specific programs to address local housing issues over the next eight years.

A Technical Background Report is attached that has detailed information and analysis for the needs assessment, constraints analysis, sites inventory analysis, affirmatively furthering fair housing, public outreach, and previous accomplishments.

Housing Needs

Housing Element law requires local governments to adequately plan to meet existing and projected housing needs. Therefore, the first step in the Housing Element process is to assess existing conditions, projected trends, and identify housing needs. A detailed Housing Needs Assessment is provided in Section 1 of the Technical Background Report.

Key findings are that San Bruno's housing conditions are similar to that of San Mateo County, and the Bay Area region as a whole, with some key differences:

- San Bruno's population has had modest overall growth in recent years, similar to San Mateo County and the Bay Area region as a whole. Since 2000, San Bruno has had a 12% decline in school aged children (5-14) and 13% decline in middle aged adults (35-44). The cost of living, particularly housing costs, is likely a major factor in the reduced percentage of children and middle-aged adults.

- Similar to the County and region, the share of San Bruno’s population that are seniors has steadily increased and will continue to increase. Seniors can be more likely to have special needs due to restricted incomes, disabilities, or dependency needs.
- While San Bruno has a similar share of Very-Low and Extremely Low income households as the County and region (25%), San Bruno has a lower share of Above Moderate income households (42% compared to 49% and 52%, respectively) and a greater share of Low income households (20% compared to 16% and 13%, respectively).
- San Bruno has a very low vacancy rate (3.7%) compared to the County and region that is an indicator of a high demand for housing units in the community.
- San Bruno has a jobs/housing ratio just over 1.0, while the County and region are more job-heavy with a ratio of around 1.5.
- Overcrowding in San Bruno is similar to the County and region, with 25-35% of those in 4 person households or less experience some overcrowding.
- Similar to the region, San Bruno has aging housing stock, with most units built between 1940 and 1979.

Overall, the analysis underscores the importance of addressing housing needs in a comprehensive and inclusive manner to ensure the well-being of all residents.

Constraints to Housing Production

Housing Element law (Government Code Section 65583(a)(5)) requires an analysis of constraints to the maintenance, improvement, and development of housing for all income levels and for people with disabilities. Many factors can encourage or constrain the maintenance, improvement, and development of housing. These factors include physical constraints, economics, and governmental regulations.

The Constraints to Housing Production section of the Technical Background Report analyzes two types of constraints: non-governmental and governmental. The City has minimal influence on non-governmental constraints including physical characteristics of land such as geologic and seismic issues, given the City’s proximity to the San Andreas Fault, and market factors, including the cost and availability of land, labor, construction materials and financing.

The City has more influence and control over governmental constraints to housing, which include subjective decision-making, environmental law, General Plan and zoning limitations, codes and enforcement, fees and exactions, and permit processing times.

Historically, governmental constraints have hindered housing development, which is a major factor in the lack of housing opportunities statewide. Based on the identified governmental constraints, the Housing Plan in Chapter 3 identifies significant actions, including but not limited to, expanding ministerial review, and shortening review timeframes, to remove or mitigate these constraints.

Site Inventory and Analysis

A key component of the Housing Element is the identification of sites for future housing development, and evaluation of the ability of these sites to accommodate the City’s share of regional housing needs as determined by the Association of Bay Area Governments (ABAG).

The City’s Regional Housing Needs Allocation (RHNA) for the 2023-2031 planning period is 3,165 units, with the units distributed among the four income categories shown in Table 1.1. As further illustrated in the Section 3 of the Technical Background Report, San Bruno has sufficient capacity to meet its 2023-2031 RHNA obligations.

State law requires the City to plan for 100 percent of the RHNA. However, the State encourages local jurisdictions to plan for a buffer of additional capacity, recognizing that not all sites will be developed as anticipated. San Bruno is planning for more than the RHNA minimum to provide additional housing opportunities to address local housing needs, particularly focused on potential lower income and moderate-income categories.

The City’s RHNA strategy is summarized by the following two equations:

$$[RHNA] - [Credits] = [Remaining RHNA]$$

The RHNA represents the allocation received by San Bruno from ABAG, which is the City’s fair share of the larger regional allocation ABAG received from Housing and Community Development (HCD).

Credits reflect potential Accessory Dwelling Units (ADUs) based on recent trends and Approved Projects that have all required entitlements but have not been constructed as of the completion of this Housing Element.

Remaining RHNA reflects the units that the City must identify sites for.

$$[Remaining RHNA] - [Sites Inventory] = [Surplus/Shortfall]$$

The Sites Inventory is deducted from the Remaining RHNA, and the result is either a Surplus or Shortfall. A Surplus means the Housing Element provides for more units than the RHNA required. A Shortfall means that at the time of the statutory deadline (January 31, 2023), the Housing Element does not have adequate sites with appropriate zoning to fully accommodate the RHNA. The State encourages a buffer, which is a surplus, despite the need to justify each part of the RHNA strategy, market forces, property owner decisions and other external factors can result in identified sites not being developed as expected. Having a buffer means that even as some sites are not developed as expected, there will remain adequate sites to fulfill the RHNA.

TABLE 1-1 SAN BRUNO’S RHNA BY INCOME CATEGORY

Income Category	6 th Cycle RHNA
Very Low (up to 50% AMI)	704
Low (51% to 80% AMI)	405
Moderate (81% to 120% of AMI)	573
Above-Moderate (greater than 120% of AMI)	1,483
Total	3,165

Note: AMI = Area Median Income

Source: Association of Bay Area Governments (ABAG)

Table 1-2 summarizes the RHNA strategy:

TABLE 1-2 SUMMARY TABLE OF RHNA STRATEGY

	Income Categories				Total
	Extremely Low/Very Low	Low	Moderate	Above Moderate	
RHNA	704	405	573	1,483	3,165
Credits	121	528	94	387	1,130
Potential ADUs	67	67	67	23	224
Entitled/Approved/Under Construction Projects	54	461	27	364	906
Remaining RHNA (as of February 2024)	583	(123)¹	479	1,096	2,158
6th Cycle Sites Inventory²	762		690	1,100	2,552
Sites with Pending Projects	28		14	258	300
Re-use of 5th Cycle Sites	165		242	16	423
New Sites - No Rezone	365		365	0	730
Total Capacity w/o Rezone	558		621	274	1,453
Shortfall	25		0	822	847
New Sites – Rezone	204		69	826	1,099
Cover Shortfall?	Yes		Yes	Yes	
Buffer (6th Cycle Sites – Remaining RHNA)	179		211	4	394
% Buffer	30.7%		44.1%	0.4%	18.3%

1. Excess Credits in one income category cannot be applied to reduce the number of Remaining RHNA units in another income category. While the City technically has 123 more low-income units as credits than the RHNA requires, that figure is not used to calculate the total Remaining RHNA or Buffer.

2. Includes Sites with Pending Projects, Re-Use 5th Cycle Sites, New Sites- No Rezone, and New Sites- Rezone.

Source: City of San Bruno 2024

The City has developed four categories of sites that make up the Site Inventory:

1. Sites with Pending Projects. These are sites where a property owner/developer has an active entitlement being processed. The income categories for units represented for Pending Projects match the pending project.
2. Remaining 5th Cycle Sites. These are sites that were included in the Sites Inventory for the 5th Cycle but were not built in that timeframe. These do not have a pending project. The income categories for this category are based on the size of the parcels and allowed densities.
3. New Sites – No Rezone. These are sites that are newly identified housing sites in the 6th Cycle, and that already have zoning in place to allow the density identified in the Housing Element. The income categories for this category are based on the size of the parcels and allowed densities.
4. New Sites – Rezone. These are sites that are newly identified housing sites in the 6th Cycle, which do not have zoning in place to allow the density identified in the Housing Element. The City must rezone these sites and is scheduled to complete the rezonings in Summer 2024. The majority of units in this category are for the Tanforan project, which has a preliminary application to redevelop the site into a transit- oriented mixed-use village that includes a minimum of 1,002 housing units (176 lower income and 826 are above moderate).



The net result of the credits and Sites Inventory is 394 more units than the minimum RHNA required for San Bruno. Compared to the Remaining RHNA, the Sites Inventory provides nearly a 31 percent buffer for lower-income units and just over a 44 percent buffer for moderate-income units, beyond the City’s minimum RHNA. This reflects the City’s intention to go beyond the minimum required by State law to address local housing issues.

Section 3 of the Technical Background Report describes this subject in detail, with site-by-site analysis and justification.

Additional Capacity

In addition to planning for more than the RHNA requirement, the City commits to additional efforts to provide needed housing supply:

- Program identified that commits the City to add 500 units to Sites Inventory by December 2026. This will result in a buffer of nearly 900 units. Also, the program commits that this capacity will be provided in moderate or high resource areas, which is encouraged by State law.
- Program identified that commits the City to place a ballot measure in November 2028 to amend Ordinance No. 1284 to expand housing opportunities in the City along transit corridors and expanding “missing middle” options. Ordinance No. 1284 is not a constraint to achieving 6th cycle RHNA, since the 6th cycle RHNA can be met without ballot measure. This Housing Element does not assume any additional units due to this ballot measure, but Ordinance No. 1284 may be a constraint in future cycles, and the City is committing to taking steps to reduce future constraints.

Affirmatively Furthering Fair Housing

Assembly Bill (AB) 686, passed in 2018, mandates all public agencies in California incorporate an Affirmatively Furthering Fair Housing (AFFH) analysis into their housing programs, extending the obligation to demonstrate commitment to AFFH for agencies receiving funding from the U.S. Department of Housing and Urban Development (HUD). The purpose of AFFH is to analyze and take concrete steps to reduce disparities in housing and access to opportunities, promote integration, and comply with fair housing laws. A fair housing assessment was done for San Bruno which included a resident survey that was conducted to support the AFFH analysis. Section 4 of the Technical Background Report provides the comprehensive analysis.

Key elements of the AFFH analysis are:

- Mirroring much of the country, San Mateo County has a history of discriminatory housing practices that led to disparities in housing and economic outcomes experienced by marginalized communities. AFFH is a comprehensive approach aimed at addressing disparities in housing needs and opportunities, dismantling segregated living patterns, and promoting fair housing practices.
- San Bruno has no Racially Ethnically Concentrated Areas of Poverty (R/ECAP) or Racially Ethnically Concentrated Areas of Affluence (R/ECAA)
- Patterns of segregation exist with White (non-Hispanic) and Asian households, which tend to be more concentrated in higher resourced census tracts in the city, and Hispanic residents are prone to be more concentrated in lower resourced census tracts in the eastern part of the city. These lower resourced census tracts suffer from lower educational opportunity, lower economic opportunity, lower environmental scores, and higher social vulnerability scores.
- The eastern side of the City has more exposure to environmental issues, including pollution and vulnerabilities to natural disasters, compared to the western side of the City.

- San Bruno survey respondents experienced housing challenges at a rate consistent with the countywide average but were more likely to be denied housing because of “type of income earned.”
- San Bruno has experienced a relatively low number of fair housing complaints filed from 2017 to 2021, accounting for only 7% of the total complaints in San Mateo County. These complaints primarily focused on disability status-based discrimination.
- San Bruno exhibits a disability rate of 8%, consistent with the county's average. Ambulatory difficulties affect 3.6% of the population, independent living challenges affect 3.4%, and cognitive impairments affect 2.8%.
- Overall, San Bruno survey data tends to mirror countywide average survey results. The survey shows that in both the county and San Bruno, being low-income is a barrier to accessing housing. The impacts are highest for Hispanic households.
- In San Bruno, 27% of overall households are Hispanic and 44% of households are low-income. Hispanic households are also more likely to experience overcrowding and to be cost burdened (the rates of overcrowding and rates of cost burden in the county and Bay area overall are similar to the rates in San Bruno).

San Bruno's housing challenges are multifaceted, ranging from overcrowding and substandard housing to homelessness and the threat of displacement due to natural disasters. To address these issues, the city has outlined a series of comprehensive programs and policies that aim to provide affordable housing, prevent displacement, and ensure the resilience of vulnerable communities. These initiatives, if effectively implemented, can pave the way for a more equitable and sustainable housing landscape in San Bruno.

Public Engagement

The process of preparing this Housing Element had significant public engagement, which is essential for the purpose of identifying housing needs, constraints and identifying priorities for program development and fulfills Government Code Section 65583.

Public engagement included:

- City Manager's newsletter
- City's social media accounts and website
- Countywide webinar series
- Equity Advisory Group (EAG)
- San Mateo County Fair Housing Survey
- 21 Element Outreach Panels
- Publicly noticed hearings at Planning Commission and City Council

The Sites Inventory and Programs were developed based on the public engagement process. A summary of public engagement efforts and key takeaways is in Section 5 of the Technical Background Report and a detailed listing of public input is provided in Appendix A of the Technical Background Report.

Previous Accomplishments

State law requires an assessment of the achievements of the 5th Cycle Housing Element with the update of the 6th Cycle Housing Element. Section 6 of the Technical Background Report provides a summary of accomplishments, including the City's provision of 28.7% of the 5th Cycle RHNA, several ordinance amendments to remove governmental constraints, and assessment of each program, its implementation, and results.

Goals and Programs

The Housing Element sets broad Goals and specific programs to implement those goals and address housing needs, reduce constraints, respond to public engagement, and further fair housing. A complete listing and description of programs, including timeframes, identification of responsible parties and funding sources is located in Chapter 3, the Housing Plan. A high-level summary of the key programs is listed below:

Goal 1: Housing Conservation: Key Programs

- Partner with regional entities on a home repair program;
- Bring at least 100 non-ADU units into compliance over the planning period; and
- Monitor and maintain an inventory on short-term rentals and adopt policies thresholds are met to mitigate short-term rental impact on housing.

Goal 2: Production of Housing and Provision of Adequate Housing Sites: Key Programs

- Rezone the three Sites Inventory properties that require rezoning in the summer of 2024;
- Expand Sites Inventory capacity by a minimum of 500 additional units in moderate or high resource areas by December 2026, beyond the minimum required by RHNA;
- Engage with owners of properties on the Sites Inventory on an annual basis to encourage, support and shepherd them through development;
- Establish an ADU amnesty program and legalize at least 50 ADUs over the planning period;
- Develop financial incentives for deed restricted ADUs in high resource areas;
- Place a measure on the November 2028 ballot to amend Ordinance No. 1284 to expand housing opportunities for “missing middle” and extend the Transit Corridor Plan.
- Adopt comprehensive updates to affordable housing policies to establish a minimum percentage of affordable units as special needs units, affirmative marketing requirements, nexus study for inclusionary requirements and fees; and
- Significant efforts to expand access to public information to all aspects of Housing Element implementation.

Goal 3: Removal of Governmental Constraints: Key Programs

- Establish ministerial review of multi-family housing projects, further than already allowed by State law;
- Establish expedited plan review for multi-family housing over 20% affordable;
- Amend parking regulations to align with State Density Bonus law;
- Allow deferral of all impact fees until occupancy for any housing project on the Site Inventory (beyond what is already allowed by State law);
- Simplify construction fees and post an online calculator; and
- Ensure the Municipal Code is updated to reflect State housing laws.

Goal 4: Affirmatively Furthering Fair Housing: Key Programs

- Fair housing training and information sharing;
- Affirmative marketing plans;
- Support homeless prevention and services;

- Participate in countywide voucher, assistance, and home sharing programs;
- Prioritize capital improvements in the City’s low resource area east of El Camino Real;
- Adopt an Environmental Justice Element; and
- Adopt ordinances for tenant protection and plans for anti-displacement.



Introduction



Skyline Ridge at Skyline College, City of San Bruno

Purpose

Every jurisdiction in California must adopt a General Plan, including a Housing Element. While jurisdictions must review and revise elements of their General Plan regularly, State law is much more specific regarding the Housing Element. The Housing Element of the General Plan is designed to provide the City of San Bruno with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing within the community. A priority of both state and local governments, Government Code Section 65580 states the intent of creating housing elements: The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.

Per state law, the Housing Element has two main purposes:

1. To provide an assessment of both current and future housing needs and constraints in meeting these needs; and
2. To provide a strategy that establishes housing goals, policies, and programs.

In accordance with California Government Code (Title 7, Division 1, Chapter 3, Article 10.6), this Housing Element, presents a comprehensive set of housing policies and actions to address identified housing needs for the next eight years, from January 31, 2023, to January 31, 2031.

The Housing Element builds on an assessment of San Bruno's housing needs (including the City's regional housing needs allocation) and an evaluation of existing housing programs, available land, and constraints on housing production. Initiatives proposed to facilitate ongoing provision of affordable and market-rate housing in the city include conservation of residential neighborhoods, reuse of former school sites, redevelopment of transit corridors into mixed-use areas with residential components, and reduction of parking standards for

housing units along transit corridors. All of these major initiatives are consistent with San Bruno’s adopted General Plan, Transit Corridors Plan (TCP), U.S. Navy Site Specific Plan, and Bayhill Specific Plan.

Organization

This Housing Element addresses all of the topics required by state law (Government Code sections 65583 through 65589.7). Specifically, the Element describes:

- Population and employment trends;
- Household characteristics and housing stock characteristics;
- Existing assisted housing and potential risk of conversion to market rates;
- Energy conservation;
- Special housing needs;
- Governmental and non-governmental constraints;
- Affirmatively furthering fair housing (AFFH);
- Public engagement to all segments of the community and description of how input will be incorporated into the housing element;
- A detailed site inventory addressing availability and suitability for affordable housing development;
- Quantified objectives that estimate the maximum number of units, by income level, to be constructed, rehabilitated, or conserved over the planning period;
- A new eight-year housing program with goals, programs, and implementation actions; and
- Detailed accomplishments during the last Housing Element cycle.

Relationship to Other General Plan Elements and Related Plans and Programs

San Bruno 2025 General Plan

The San Bruno 2025 General Plan was adopted on March 24, 2009. This updated Housing Element for 2023-2031 is fully consistent with the other elements in the San Bruno 2025 General Plan, and in fact is designed as an integral step in the implementation of General Plan goals and policies. The residential capacity identified in the Housing Element are consistent with the General Plan land use designations, the Transit Corridors Plan (TCP), Specific Plans and zoning regulations.

Transit Corridors Plan (TCP)

The City adopted the Transit Corridors Plan in February 2013 that focuses on high-density commercial and residential uses along the city’s transit corridor streets of El Camino Real, San Bruno Avenue, and San Mateo Avenue, adjacent to the Caltrain Station on San Bruno Avenue. The Plan implements the City’s 2009 General Plan Update which added transit-oriented development and mixed-use land use classifications and allows a maximum of 1,610 units within the plan area based on the environmental analysis prepared for the TCP, which can be expanded with additional environmental review. The City’s RHNA strategy identifies sites within the TCP within the 1,610 unit capacity covered by the environmental clearance of the TCP. The TCP is a Priority Development Area (PDF) for the ABAG FOCUS program.



Bayhill Specific Plan

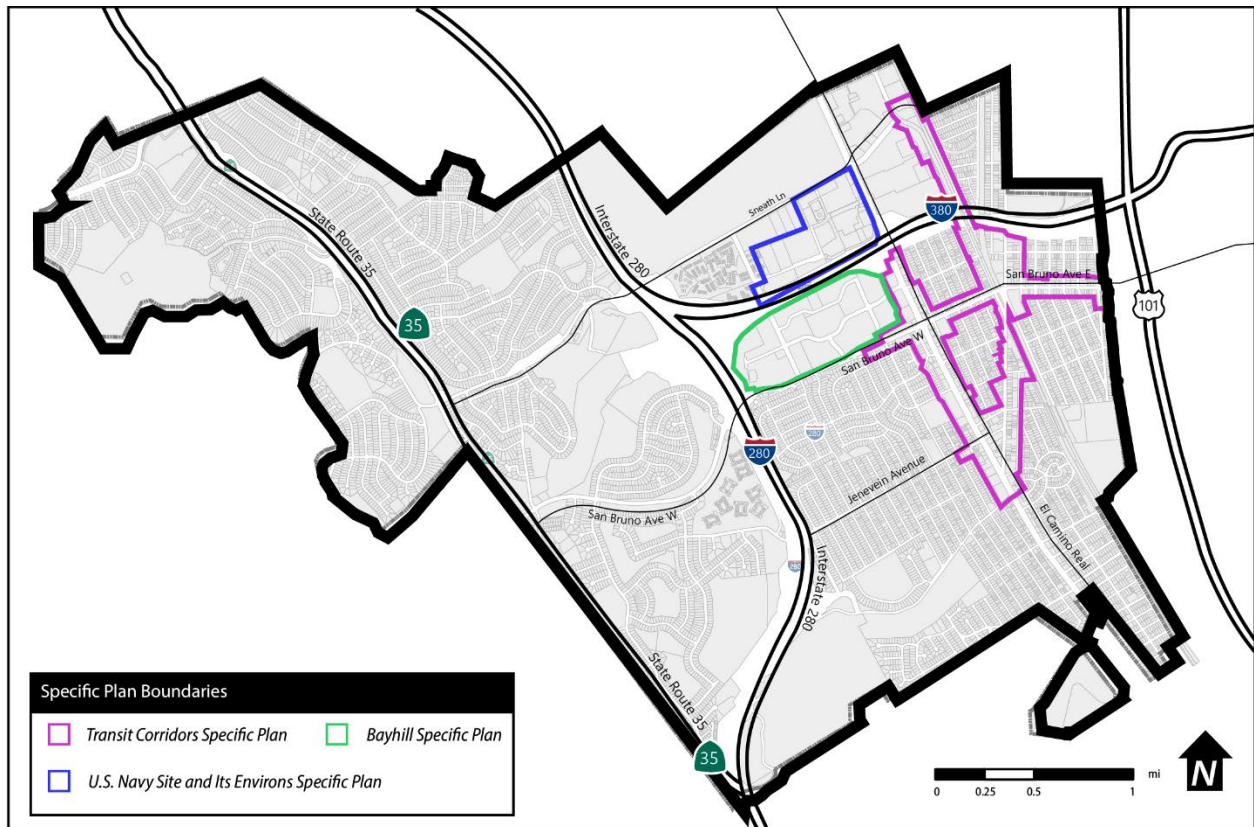
The Bayhill Specific Plan, adopted in September 2021, is a specific plan that outlines a cohesive, long-term plan for the Bayhill Office Park, which is home to the largest cluster of offices in San Bruno, including Walmart.com, the Police Credit Union, the headquarters of YouTube, and other commercial uses. The Specific Plan allows for residential uses where previously it was not permitted, at the request of the property owners.

U.S. Navy Site Specific Plan

The U.S. Navy Site and Its Environs Specific Plan was developed through a community planning process and adopted by the City in January 2001. The Specific Plan provides the overall planning framework for the growth and redevelopment of the 52-acre former U.S. Navy Site, now referred to as The Crossing. The plan emphasizes mixed-use transit-oriented development. The Specific Plan area is bounded by Hwy. 380 to the south, Sneath Lane to the north, El Camino Real to the east, and Cherry Avenue to the west. The Specific Plan has been amended three times, in 2001, 2005 and 2015.

Plan Bay Area 2050 – MTC/ABAG

Plan Bay Area 2050 is the Bay Area’s regional long-range plan adopted by MTC and the Association of Bay Area Governments (ABAG). The plan was developed in collaboration with Bay Area residents, partner agencies, and nonprofit organizations. Plan Bay Area 2050 serves as the Bay Area’s Regional Transportation Plan (RTP), as required by federal regulations, and the Sustainable Communities Strategy (SCS), as required by state statute. Overall, the Sites Inventory presented in this document reflects the direction of Plan Bay Area 2050.



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Housing Plan



Portola Highlands Neighborhood, City of San Bruno

San Bruno is committed to implementing housing policies that expand and preserve our housing stock, encourage greater access to housing, and minimize the displacement of vulnerable residents. To that end, this Housing Element outlines an implementation plan through goals, programs, and implementing actions. Goals are long-range, broad, and comprehensive targets. They are not necessarily measurable or achievable in the planning period; rather, they describe the overall future outcome the community would like to achieve. Policies are focused and specific instructional guidelines. The goals and policies are implemented through a series of implementing programs. Programs identify specific actions the City will undertake toward putting each goal and policy into action.

The goals, programs, and actions build upon the identified housing needs in the community, constraints confronting the City, and resources available to address the housing needs. This Housing Element will guide San Bruno's housing policy through the 2023-2031 planning period. The City's housing goals and programs pertain to maintaining, preserving, improving, and developing housing, and affirmatively furthering fair housing (Government Code 65583(b)). The Housing Plan also includes programs to implement the policies and achieve the goals to address the major housing needs identified by State law that do all of the following (Government Code 65583(c)):

- Identify actions that will be taken to make sites available, with appropriate zoning and development standards and services to accommodate the locality's share of the regional housing needs for each income level.
- Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households.
- Address and, where appropriate and possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for people at all income levels, as well as housing for people with disabilities.

- Conserve and improve the condition of the existing housing stock and preserve affordable housing developments at risk of conversion to market-rate housing.
- Promote equal housing for all people, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability and other characteristics protected by the California Fair Employment and Housing Act.
- Develop a plan to incentivize and promote the creation of accessory dwelling units that can be offered at affordable rent.
- Identify the agencies and officials responsible for implementing the various actions and means by which consistency will be achieved with other general plan elements and community goals.
- Include a diligent effort by the City to achieve public participation of all economic segments of the community in the development of the housing element and describe the effort.



Goals and Key Programs

This Housing Element is built around four goals, with programs that were developed in response to key takeaways, which are provided in quotations, that emerged throughout the outreach process:

Goals	Key Takeaway from Outreach Process and Corresponding Program(s)
Goal 1: Housing Conservation	<i>“Housing is personal.”</i> Program 1 commits the City to continued efforts to maintain and improve existing housing stock, through home repair programs and life/safety compliance focused Code Enforcement.
Goal 2: Production of Housing and Provision of Adequate Housing Sites	<p><i>“More housing is needed.”</i> The City has identified sites for its RHNA as well as a significant buffer with sites for 31% more lower income units and 44% more moderate income units than the RHNA requires. Program 3d commits the city to rezoning for additional housing sites within the cycle if there isn’t sufficient capacity to meet the city’s housing production targets. Program 5 commits to ballot measure for Ordinance No. 1284 to expand housing opportunities even further for future Housing Element cycles.</p> <p><i>“Affordable housing is a top concern.”</i> Program 6 commits the City to re-examine and expand our affordable housing incentives and requirements to provide more affordable housing opportunities.</p> <p><i>“Better information resources.”</i> Program 8 commits the City to directly provide, or connect people with, key information about various housing issues.</p>
Goal 3: Removal of Governmental Constraints	<p><i>“The process is too complicated.”</i> Program 9 commits the City to streamline review processes for housing projects, including opportunities for ministerial processes that exceed what is granted by State law.</p> <p><i>“The price of housing is a major concern.”</i> While the primary costs of housing are land, materials, and labor, Program 10 commits to simplifying construction permitting fees and providing an online calculator to better inform homeowners and builders; establish deferred impact fees for more types of housing projects than already granted by State law; and reduce parking standards which can be a major cost issue for new construction.</p>
Goal 4: Affirmatively Furthering Fair Housing	<i>“Equity is on people’s minds.”</i> Programs 14 through 19, including the AFFH Matrix, are established to take meaningful, proactive steps towards discussing housing equity issues and addressing existing inequities, including but not limited to Fair Housing training, affirmative marketing plans, homeless prevention services, place-based strategies for community preservation and revitalization, environmental justice, and tenant protections.

The City has limited resources, and there are many significant non-governmental financial constraints involved, which led the focus of the Housing Element to be on aspects of the housing production process that the City can control or influence: through offering expansive opportunities for potential building sites, significantly streamlining City processes, and updating local regulations to provide as much clarity to applicants and builders. Beyond the housing production focus, this Housing Element commits San Bruno to working through key equity issues affecting our community, and to make meaningful improvements.

Goals establish the purpose, programs are statements to guide decision making regarding housing issues, and actions are specific activities the City will perform to implement the programs to achieve the goals. The department(s) primarily responsible for program implementation, time frame, and funding source are identified for each program.



Goal 1: Housing Conservation

Program/Actions	Timeframe	Responsible Party*	Funding Sources
1 Preserve and Rehabilitate Existing Housing Stock			
a Partner with regional entities on a home repair program with a focus on households in low resource areas, citywide households with disabled or special needs, and condominium associations in low resource areas. Give special emphasis to address high number of older units in low resource areas with lead paint.	Program established by end of December 2025	CD	Departmental Budget, Housing Funds
b Continue efforts to bring substandard units into compliance and include results in annual reports. Bring at least 100 non-ADU units into compliance over the planning period. Establish an amnesty program to waive fines/fees within low resource areas.	Ongoing, with the establishment of the amnesty program by the end of December 2025	CD, FD, CE, CAO	Departmental Budget
c Provide home maintenance and improvement education on website.	Website by September 1, 2024	CD	
d Ensure retention of existing income-restricted affordable units in the City through annual reporting methods. Develop a plan to preserve at-risk units in the next Housing Element cycle.	Ongoing reporting, plan to be part of Seventh Cycle Housing Element		
e Advertise BMR units as they become available, utilizing the same strategies outlined in the Affirmative Marketing Plan under Program 13.	Begin with the completion of Program 13, ongoing thereafter		
2 Short Term Rentals			
a Monitor and maintain an inventory of approved short-term rentals and include data in annual reports. Actively pursue code enforcement for unapproved short-term rentals.	Begin by January 1, 2024, and ongoing thereafter	CD, AS, CE	Departmental Budgets
b If a large proportion of units (over 5%) are used as short-term rentals, citywide or in particular neighborhoods, then adopt policies to mitigate the impacts of vacation rentals on affordable housing within one year of the annual report that reports the large proportion.	Adopt policies within one year of exceeding threshold	CD	

Goal 2: Production of Housing and Provision of Adequate Housing Sites

Program/Actions	Timeframe	Responsible Party*	Funding Sources
3 Adequate Sites to Accommodate Regional Fair Share of Housing Growth			
<p>a Rezone additional sites for 1,099 units to address the 847-unit shortfall and provide a buffer, as summarized in the City’s RHNA sites strategy presented in Table 1-2. The rezoning shall meet the statutory requirements of Government Code §65583(c)(1)(A) and 65583.2(h) and (i), and will occur concurrent with the re-adoption of the 2023-2031 Housing Element, anticipated to occur in August 2024.</p>	<p>Rezoning by July 1, 2024 (or concurrent with the re-adoption of the Housing Element)</p>	<p>CD</p>	<p>Departmental Budget</p>
<p>b Provide annual monitoring and reporting of overall housing growth and progress, including status of the Tanforan sites. The City will pursue alternative actions (including additional rezoning) if projects do not progress toward completion in the planning period as intended by December 2026.</p>	<p>Annually</p>		
<p>c Analyze future development projects on Sites Inventory properties for consistency with Housing Element, with quarterly updates showing compliance with No Net Loss, Surplus Land Act on publicly owned sites, If the No Net Loss reporting shows a deficit in lower or moderate-income units, the City shall update the Sites Inventory within one year of the quarterly update showing the deficit.</p>	<p>Quarterly updates to begin July 1, 2024</p>		
<p>d Update the Summary of RHNA Strategy table to increase the Total Units Toward RHNA to add a minimum of 500 units to the Total Units Toward RHNA in moderate or high resource areas by December 2026 through a combination of:</p> <ol style="list-style-type: none"> 1. Rezoning of A-R (Administrative and Research) lands on Sneath Lane to allow mixed-use high-density residential; 2. Rezoning of additional high-density residential units at Tanforan; 3. Redevelopment of Crestmoor High School; or 4. Other potential sites identified by December 2026. <p>If publicly owned sites (including City-owned and school sites) are identified as potential sites for housing development, the City will work with the public agencies to ensure compliance with Surplus Land Act.</p>	<p>Amended Summary of RHNA Strategy table by end of December 2026</p>		



<p>Engage with the owners of Sites Inventory properties on an annual (fiscal year) basis:</p> <ol style="list-style-type: none"> 1. For entitled sites: discuss issues and processes for building permit submittal, issuance, and construction; e 2. For sites with pending projects: discuss progress on the entitlement review and next steps; 3. For sites that do not have entitled or pending projects: discuss development potential and work to connect interested owners with potential development partners. 	<p>Annually starting on July 1, 2024</p>		
<p>f Amend the Zoning Code to also apply the by-right approval requirement pursuant to State law Government Code §65583.2(h) and (i) to sites rezoned for the 5th cycle Housing Element shortfall that are not also 6th cycle Housing Element sites.</p>	<p>By July 1, 2024 (or concurrent with the re-adoption of the Housing Element)</p>	<p>CD</p>	<p>Departmental Budget</p>
<p>g Expediently process the planning applications and environmental review for the redevelopment of The Shops at Tanforan, which includes 1,014 units, with the goal of completing the entitlement process by the end of 2025. The anticipated submittal date of the planning application is September 2024. The City shall condition the development to have the housing units constructed in Phase I of the development.</p>	<p>By the end of December 2025</p>		
<p>4 Accessory Dwelling Units</p>			
<p>a Facilitate 224 new ADUs in planning period. Perform annual monitoring survey of new ADUs and include results in HCD annual reports. Coordinate with 21 Elements for regional long-term reporting/monitoring process.</p>	<p>Monitoring starting January 1, 2024, ongoing thereafter</p>	<p>CD</p>	
<p>b Establish ADU amnesty program and legalize at least 50 ADUs over the planning period.</p>	<p>Establish program by July 1, 2025</p>		
<p>c Implement a public information and proactive outreach campaign through social media, the City's website about ADU opportunities and processes, including promotion of pre-approved ADU plans developed by Housing Endowment and Regional Trust of San Mateo County (HEART), and CalHFA ADU grants.</p>	<p>By July 1, 2025, ongoing thereafter</p>	<p>CD, CMO</p>	<p>Departmental Budget, Housing Funds</p>
<p>d Develop financial incentives for owners to provide income restricted ADU rentals in high resource areas.</p>	<p>By July 1, 2025</p>		
<p>e Review progress in year 3 and 6 of the planning period, if ADU and overall RHNA production falls below projections, develop additional incentives for construction or identify alternative sites within six months of the year 3 and/or 6 reviews. (See also Program 3-d)</p>	<p>By end of Year 3 and Year 6 of the Planning Period</p>	<p>CD</p>	

f	Place ballot measure to allow amendments to the ADU Ordinance to increase the allowable number of ADUs/JADUs beyond State law on eligible R-1 and R-2 parcels (see also Program 5 below).	Ballot measure on November 2028 ballot	CMO, CD, CAO	Departmental Budgets
g	Assist ADU owners in finding tenants, including marketing available ADUs beyond City limits through regional/County organizations.	Ongoing, as units are available		
h	<p>San Bruno is participating in the countywide ADU Resource Center to help facilitate ADU production. The ADU Resource Center is a non-profit supported by San Mateo County jurisdictions and foundations, and will provide tools, educational materials, and expert staff to help jurisdictions and homeowners build more ADUs. It will be modeled after the award-winning Napa Sonoma ADU Center, which offers a proven model for increasing ADU production. Programs and benefits of the resource center include:</p> <ul style="list-style-type: none"> • HCD Compliance / Housing Element Implementation Support • Updating ADU Ordinances and Complying with New Laws • ADU Process Improvements • Support on Opt-In Programs and Best Practices • ADU Affordability Monitoring • Jurisdiction-Specific Educational Materials and Events • Time Saving Services for Your Planning Staff • Access to a Growing Network of ADU Experts • Plans Gallery for pre-approved and pre-reviewed plans • ADU affordability programs will begin in year 2 • The City will annually participate and provide funding and/or resources to support the ADU Resource Center efforts 	Beginning summer 2024 and annually thereafter	CD	Departmental Budgets



5 Amend Ordinance No. 1284 to Expand Housing Opportunities			
a	<p>Place ballot measure to allow amendments to Ordinance No. 1284 to expand housing opportunities, which shall include, but not be limited to:</p> <ol style="list-style-type: none"> Provide for "Missing Middle" housing opportunities through amending the Municipal Code to remove the 2,900 sq. ft. per unit requirement in order to allow 2 units for any R-2 legal parcel, and allow legal non-conforming sites, including those with greater units than allowed by zoning, to be rehabilitated, expanded, or rebuilt and maintain the non-conforming number of units. Amending the zoning map, applicable specific plans, and/or zoning text to allow Transit Corridor Plan (TCP) regulations (particularly height and densities) to apply to the entirety of El Camino Real within the City limits and provide environmental clearance for new housing development beyond the 1,610 units provided in the TCP Environmental Impact Report. 	<p>Ballot measure on November 2028 ballot</p>	<p>CMO, CD, CAO Departmental Budgets</p>
b	<p>Should the ballot measure fail, within six months, the City will initiate a community outreach program to develop alternative actions to address housing mobility improvements which shall include the City's single-family neighborhoods, allowing a variety of housing types (e.g., duplexes, triplexes, and fourplexes) with appropriate development standards to facilitate maximum allowable densities. Alternative actions may include a modified measure to be put on the 2030 ballot.</p>	<p>If necessary, begin within six months of November 2028 ballot measure failing</p>	
6 Update Affordable Housing Program			
a	<p>Develop affordable housing funding implementation plan to identify priorities for use of housing funds, impact fees and in-lieu fee revenues.</p>	<p>By the end of December 2024</p>	<p>Dept Budget</p>
b	<p>Amend policies/regulations to encourage extremely low units and a variety of housing types for households with special needs:</p> <ol style="list-style-type: none"> Adjust the percentage of lower vs. mod income units based on remaining on RHNA need; Establish a minimum percentage of 20% of BMR units for households with disabilities, special needs (including accessibility), and larger households (3-4 bedroom units); Establish affirmative requirements for developers; Develop a program that gives displaced residents (former residents of the City of San Bruno) preferential access to new affordable housing units; Ensure inclusionary policies do not constrain housing development by completing a nexus study to confirm percentages, in-lieu fees, and impact fees; and Analyze extending affordability covenant requirements beyond 45-55 years. 	<p>By the end of December 2027</p>	<p>CD Departmental Budget, Housing Funds</p>

<p>c Examine city-owned sites for potential affordable housing projects, issue an RFP and prioritize proposals that provide for special needs households. Enter into agreement with an affordable housing developer for a city-owned site.</p>	<p>Issue RFP by the end of December 2026, enter into agreement by the end of December 2027</p>	<p>CD, CMO</p>	<p>Departmental Budgets</p>
<p>7 Encourage Lot Consolidation</p>			
<p>Provide incentives for lot consolidation for new multi-family development by updating the User Fee Schedule as follows:</p>	<p>Update User Fee Schedule by July 1, 2024</p>	<p>CD, AS, PW</p>	<p>Departmental Budgets</p>
<p>a Establish an administrative fee waiver for lot line adjustment/mergers for housing projects on properties in the Sites Inventory that propose densities listed in the Sites Inventory.</p>			
<p>b Establish a 50% fee reduction for lot line adjustment/mergers for all multi-family housing projects (3 or more units, not counting ADUs).</p>			
<p>8 Expand Access to Public Information About Housing</p>			
<p>a Post annual HCD reports on City website.</p>	<p>Ongoing</p>	<p>CD</p>	<p>Departmental Budget</p>
<p>b Post No Net Loss quarterly updates on City website.</p>	<p>By the end of December 2024, ongoing thereafter</p>		<p>Departmental Budget</p>
<p>c Post monthly Development Activity Report, showing approved, pending, under construction, and recently completed housing projects, as well as whether a project has affordable units and project contact information.</p>	<p>By the end of December 2024, ongoing thereafter</p>		<p>Departmental Budget, Grants, Housing Funds</p>
<p>d Create a new housing resources page(s) on the City website, with a fair housing section and links to resources for legal counsel and advocacy assistance for renters and residents with disproportionate housing needs.</p>	<p>By July 1, 2025, ongoing thereafter</p>		<p>Departmental Budget</p>
<p>e Provide proactive public notification and engagement for Housing Element program implementation, and available programs/services, through social media posts and announcements/links on the City's homepage.</p>	<p>Ongoing</p>		<p>Departmental Budget</p>
<p>f Provide an annual update to the Planning Commission and City Council on Housing Element implementation, notify, and invite interested community members to attend and discuss housing issues at this public hearing, and schedule the hearing no later than January in order to allow the results to inform the upcoming fiscal year budget.</p>	<p>Starting in 2025, ongoing thereafter</p>		<p>Departmental Budget</p>
<p>g The city will support the development and use of a regional affordable housing portal by modifying its affordable housing covenant to require the utilization of the regional platform for the marketing of BMR units in the city.</p>	<p>By the end of December 2024, ongoing thereafter</p>		



h	Educate faith-based organizations on opportunities to develop affordable housing through SB 4 and/or AB 1851.	Annually	CD	Departmental Budget
i	Provide Spanish translation and/or interpretation for published materials and community meetings related to Housing Element and AFFH activities that involve fair housing (Program 12), affirmative marketing (Program 13), additional housing options (Program 15), or are geographically targeting low resource areas	To begin July 1, 2024, and ongoing thereafter		

Goal 3: Removal of Governmental Constraints

Program/Actions	Timeframe	Responsible Party*	Funding Sources
9 Streamline Review Processes for Housing Projects			
a	By July 1, 2024	CD	Departmental Budgets
b			
c		CD, FD, PW	
d		CD	
10 Reduce Barriers to Housing Development			
a	By the end of December 2025	CD	Departmental Budget
b	By the end of December 2024		

c	Update the User Fee Schedule to simplify application, permitting and impact fees for housing projects and develop an online fee calculator tool for multi-family housing projects.	Update the User Fee Schedule by July 1, 2025, and launch the calculator tool by January 1, 2026	CD, AS, FD, PW	Departmental Budgets
d	Develop a clear process for completing base density studies for projects within the TCP utilizing a Density Bonus.	By the end of December 2024		
e	Revise objective design standards for residential development, including the Mixed-Use Zoning from the Transit Corridors Plan, to review and revise floor area ratio limits for smaller lots, minimum setbacks, and upper floor setbacks. These standards will replace the current findings in the Municipal Code required for Architectural Review Permits.	By July 1, 2026		Departmental Budget, Grants
f	Hold annual workshops with housing developers to discuss continued efforts to remove governmental constraints regarding processes and feasibility of regulations.	By July 1, 2025, and ongoing thereafter	CD	Departmental Budget
g	Maintain existing zoning flexibility for small-lot or attached residential "Missing Middle" unit types, and adopt an ordinance for SB 9.	Ongoing, adopt SB 9 ordinance by December 2025		
h	Amend the Central Business District (C-B-D) regulations to allow all residential projects on sites where ground floor commercial may not be economically feasible. The C-B-D regulations only apply to Downtown San Bruno and is the only mixed-use district that requires non-residential ground floor uses.	By July 1, 2026		

11 Update Municipal Code to Reflect State Laws

a	<p>Ensure the Municipal Code is updated to reflect State housing laws, including but not limited to:</p> <ol style="list-style-type: none"> Housing Accountability Act; Density Bonus; ADUs; Emergency shelters (AB 139, AB 2339) – Emergency shelters are permitted by right without discretionary review in the City’s M-1, TOD-S, TOD-1, and TOD-2 zones. The TOD zones are located near transit and services and have adequate capacity to accommodate the City’s unsheltered homeless. Amend the Municipal Code to adopt the same development standards as currently outlined in the Emergency Shelter Overlay (M-1 zone), except the following changes will be made: 	First phase by end of December 2024, second phase by end of December 2025	CD, CAO	Departmental Budgets, Housing Funds, Grants
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<ul style="list-style-type: none"> a. Expand the definition to comply with AB 2339 to include interim housing options such as bridge housing, navigation centers, and respite and recuperative care; b. Amend parking standards to only require parking for staff, and in no cases require more than similar uses in that district; c. Establish a maximum bed limit of 50 beds per shelter; and <ol style="list-style-type: none"> 5. Low-barrier navigation centers for homeless - define the term, consistent with state law, and allow in districts where commercial uses are permitted; 6. Reasonable accommodations – Remove or modify subjective findings, particularly Findings E (Potential impacts on surrounding uses) and F (Physical former attributes of the property and structures) to provide objectivity and certainty in outcomes; 7. Supportive housing - affirmatively state that supportive housing is allowed by right in all zoning district that allow multi-family housing or commercial/residential mixed use; 8. SROs – Establish development standards and permit procedures to encourage and facilitate SROs, including adding a definition to be more inclusive, identifying districts where SROs are permitted (the City will look at all zones that allow multi-family when determining where to allow SROs), and establishing a parking standard of no more than 0.5 spaces per unit; 9. Group homes – permit group homes (licensed or not unlicensed) for more than six persons in all districts that permit residential uses as similar uses in the same zones, and subject only to limitations authorized by or consistent with state law and fair housing requirements; 10. Mobile home parks; 11. Replacement (SB8); 12. Employee and Farmworker Housing (Health and Safety Code Sections 17021.5 and 17021.6); and 13. Revising findings of approval for housing entitlements to align with State law. 			
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Goal 4: Affirmatively Furthering Fair Housing

Program/Actions	Timeframe	Responsible Party*	Funding Sources
12 Fair Housing			
a Maintain and distribute accurate information about fair housing laws and policies.	Ongoing	CD	Departmental Budget
b Partner with local fair housing organizations to perform fair housing training for landlords and tenants.	Start January 1, 2025, ongoing thereafter		Departmental Budget, Housing Funds, Grants
c Petition San Mateo County to ensure fair housing testing occurs at least every 3 years in the City of San Bruno.			
d Continue to offer discounted utility rates (cable, garbage, water, and sewer) for lower income households in San Bruno.	Ongoing		
13 Affirmative Marketing Plan			
a Affirmative marketing plan for inclusionary units, including accessible units. Amend affordable housing/BMR ordinance (Program 6b) to require the developer to implement an affirmative marketing plan for inclusionary units included in a project which will provide supportive organizations adequate prior notice of the availability and a process for supporting qualified people to apply, including notifying disability-serving organizations with adequate prior notice of the availability of physically accessible units for supporting people with qualifying disabilities to apply.	Program 6b by the end of December 2027, at least annually thereafter	CD	Departmental Budget, Housing Funds, Grants
14 Homeless Prevention and Services			
a Support social services for housing and homeless prevention and work with homeless service providers to prioritize legal help, housing assistance, and other social services for unhoused persons in San Bruno, including but not limited to, support of non-profits such as LifeMoves that offers housing solutions and services for homeless, and active participation in the Continuum of Care planning process and support its efforts to address the needs of San Bruno residents in need of emergency shelter or temporary housing.	Ongoing	CD	Departmental Budget, Grants, Housing Funds
b Provide referrals to the YMCA Community Resource Center (San Mateo County Core Services Agency), Veteran's Administration (VA) National Call Center of Homeless Veterans, and to the Department of Housing and Urban Development and VA Supportive Housing (HUD-VASH) program for unhoused families or individuals, and at-risk families or individuals.		PD, CD	Departmental Budgets



Goal 4: Affirmatively Furthering Fair Housing

Program/Actions	Timeframe	Responsible Party*	Funding Sources
15 Additional Housing Options			
a Promote San Mateo County's Mortgage Credit Certificate (MCC) program for first-time homebuyers, and HEART's down payment assistance program, with affirmative marketing to households in low resource areas and households with disproportionate housing needs including Hispanic households, persons with disabilities, and single parents.	By July 1, 2024, ongoing thereafter	CD	Departmental Budgets, Housing Funds
b Continue to participate in the San Mateo County Housing Authority's Housing Choices Voucher program (formerly the federal Section 8 program). Publicize availability of this program to residents through social media and the City's website. Follow up with owners who have opted to participate in the program to ensure a "good faith effort" by participating owners.	Ongoing		
c Encourage, facilitate, and promote home sharing opportunities through support of Housing Investment Partnership (HIP) Home Sharing program, which facilitates living arrangements among two or more unrelated people.			
16 Place-Based Strategies for Community Preservation and Revitalization			
a Prioritize capital improvements in low resource areas, such as neighborhoods east of El Camino Real. Starting on July 1, 2025 (FY25-26), prioritize ADA improvements, pedestrian improvements, bicycling improvements, transit improvements, tree planting and parks improvements in lower resourced neighborhoods (east of El Camino Real).	Establish metrics by July 1, 2025; ongoing implementation and reporting thereafter	PW, CS, CD	Departmental Budgets, CIP Budget, Grants
b Engage school districts to identify metrics for disparities in educational outcomes that are within the City's authority; and develop guidelines for developers to provide amenities within projects that can reduce identified disparities in educational outcomes.	Establish metrics by July 1, 2025; develop guidelines by end of December 2025	CD	Departmental Budget, Housing Funds, Grants
c Continue to refer impacted homeowners to the San Francisco International Airport's noise insulation program.	Ongoing		SFO funded
17 Environmental Justice			
a Adopt an Environmental Justice Element to the General Plan.	By July 1, 2026	CD	Dept Budget, Grants

Goal 4: Affirmatively Furthering Fair Housing

Program/Actions	Timeframe	Responsible Party*	Funding Sources
18 Tenant Protections			
a Adopt an ordinance that establishes local tenant protection, to include just cause eviction protection, tenant relocation assistance, and tenant anti-harassment protections.	By the end of December 2025	CD	Departmental Budget, Housing Funds, Grants
b Adopt an anti-displacement policy for low resource neighborhoods east of El Camino Real.	By July 1, 2028		
c Adopt a new condominium conversion ordinance that provides restrictions on conversion, right to purchase protections and relocation assistance, and the promotion of affordable housing through comparable replacement units. The ordinance shall comply with the Metropolitan Transportation Commission’s Transit-Oriented Communities Condominium Conversion Restrictions as outlined in the MTC Administrative Guidelines.	By the end of December 2025		
19 Affirmatively Furthering Fair Housing			
a Implement action items listed in the AFFH Matrix.	Varies by item	CD	Varies by item

* Responsible Party: Department Abbreviations:

AS = Administrative Services Department
 CD = Community Development Department
 CAO = City Attorney’s Office
 CE = Code Enforcement Division of the Police Department
 CMO = City Manager’s Office

CS = Community Services Department
 FD = Fire Department
 PD = Police Department
 PW = Public Works Department



AFFH Matrix

Fair Housing Outreach and Education

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	Metric
Program 12 – Fair Housing	Maintain and distribute accurate information about fair housing laws and policies.	Ongoing	Citywide, focus on low resource areas	Hold at least two outreach events for Fair Housing annually starting in 2025, with at least one meeting in the low resource area east of El Camino Real. Hold at least one daytime meeting and at least one evening meeting
	Partner with local fair housing organizations to perform fair housing training for landlords and tenants.	Start January 1, 2025, ongoing thereafter	Citywide	Testing to occur at least every 3 years
	Petition San Mateo County to ensure fair housing testing occurs at least every 3 years in the City of San Bruno.			
Program 8 - Expand Access to Public Information About Housing	Create a new housing resources page(s) on the City website, with a fair housing section and links to resources for legal counsel and advocacy assistance for renters and residents with disproportionate housing needs.	By the end of December 2024, then ongoing		Citywide
	Provide proactive public notification of Housing Element program implementation, and available programs/services, through social media posts and announcements/links on the City's homepage.	Ongoing		
Program 8 - Spanish Translation/Interpretation	Provide Spanish translation and/or interpretation for published materials and community meetings related to Housing Element and AFFH activities that involve fair housing (Program 12), affirmative marketing (Program 13), additional housing options (Program 15), or are geographically targeting low resource areas.	To begin July 1, 2024, and ongoing thereafter	Citywide and low resource areas	100% of community meetings for identified programs/activities to have Spanish interpretation services available 100% of published material for identified programs/activities to have Spanish translation

Housing Mobility

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	Metric
Program 5 – Amend Ordinance No. 1284 to Expand Housing Opportunities	Place ballot measure to allow amendments to provide for "Missing Middle" housing opportunities through amending the Municipal Code to allow 2 units for any R-2 legal parcel, whereas currently 1 unit is allowed per 2,900 sq. ft., and to allow existing, legal non-conforming sites to be rehabilitated, expanded, or rebuilt and maintain the non-conforming number of units.	Ballot measure on November 2028 ballot	R-2 Zones, High Resource Areas	Construction of 300 non-ADU "Missing Middle" units in high resource areas
Program 6 - Update Affordable Housing Program	<p>Amend policies/regulations to encourage extremely low units and a variety of housing types for households with special needs:</p> <ol style="list-style-type: none"> 1. Adjust the percentage of lower vs. mod income units based on remaining on RHNA need; 2. Establish a minimum percentage of 20% of BMR units for households with disabilities, special needs (including accessibility), and larger households (3-4 bedroom units); 3. Establish affirmative marketing requirements for developers; 4. Develop a program that gives displaced residents (former residents of the City of San Bruno) preferential access to new affordable housing units; 5. Ensure inclusionary policies do not constrain housing development by completing a nexus study to confirm percentages, in-lieu fees, and impact fees; and 6. Analyze extending affordability covenant requirements beyond 45-55 years. 	Ordinance amendment by the end of December 2026	Citywide	<p>Entitlement of 777 lower income units to meet the City's remaining RHNA</p> <p>30 BMR units for special needs or larger households</p> <p>Have 10 households with former residents of the City occupy new affordable units</p>
Program 11 - Update Municipal Code to Reflect State Laws	<p>Ensure the Municipal Code is updated to reflect State housing laws, including but not limited to:</p> <ol style="list-style-type: none"> 1. Housing Accountability Act; 2. Density Bonus; 3. ADUs; 4. Emergency shelters (AB 139, AB 2339); 5. Low-barrier navigation centers for homeless; 6. Reasonable accommodations; 7. Supportive housing; 8. SROs; 9. Group homes; 10. Replacement (SB8) 11. Revising findings of approval for housing entitlements to align with State law. 	First phase by December 2024, second phase by December, 2025	Citywide	Municipal Code fully compliant with State Housing laws by January 31, 2025



Housing Mobility

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	Metric
Program 13 - Affirmative Marketing Plan	Affirmative marketing plan for inclusionary units, including accessible units. Amend affordable housing/BMR ordinance to require the developer to implement an affirmative marketing plan for inclusionary units included in a project which will provide supportive organizations adequate prior notice of the availability and a process for supporting qualified people to apply, including notifying disability-serving organizations with adequate prior notice of the availability of physically accessible units for supporting people with qualifying disabilities to apply.	Ordinance amendment by the end of December 2026	Citywide	<p>Include affirmative marketing requirement as a condition of approval for 75% of applicable housing projects prior to ordinance adoption</p> <p>Provide supportive organizations with notice of availability of 100% of all housing projects starting with the ordinance adoption</p>
Program 14 - Homeless Prevention and Services	Support social services for housing and homeless prevention and work with homeless service providers to prioritize legal help, housing assistance, and other social services for unhoused persons in San Bruno, including but not limited to, support of non-profits such as LifeMoves that offers housing solutions and services for homeless, and active participation in the Continuum of Care planning process and support its efforts to address the needs of San Bruno residents in need of emergency shelter or temporary housing.	Ongoing		<p>Increase funding for LifeMoves, or a similar non-profit, by 10% annually throughout the planning period;</p> <p>Attend at least 75% of the Continuum of Care meetings per year</p>
Program 15 - Additional Housing Options	Promote San Mateo County's Mortgage Credit Certificate (MCC) program for first-time homebuyers, and HEART's down payment assistance program, with affirmative marketing to households in low resource areas and households with disproportionate housing needs including Hispanic households, persons with disabilities, and single parents.	By July 1, 2024, ongoing thereafter	Citywide, focus on low resource areas	Sharing of the down payment assistance program information on 1 social media post per quarter starting in 2024, on the City's website, and at fair housing outreach sessions
	Continue to participate in the San Mateo County Housing Authority's Housing Choices Voucher program (formerly the federal Section 8 program). Publicize availability of this program to residents through social media and the City's website. Follow up with owners who have opted to participate in the program to ensure a "good faith effort" by participating owners.	Ongoing	Citywide	Increase voucher use by 10% from 2023 levels
	Encourage, facilitate, and promote home sharing opportunities through support of Housing Investment Partnership (HIP) Home Sharing program, which facilitates living arrangements among two or more unrelated people.			Increase funding for HIP, or similar non-profit, by 10% annually throughout the planning period

<p>Program 16 - Place-Based Strategies for Community Preservation and Revitalization</p>	<p>Prioritize capital improvements in low resource areas, such as neighborhoods east of El Camino Real. Starting on July 1, 2025 (FY25-26), prioritize ADA improvements, pedestrian improvements, bicycling improvements, transit improvements, tree planting and parks improvements in low resource areas (east of El Camino Real).</p>	<p>Establish metrics by July 1, 2025; ongoing implementation and reporting thereafter</p>	<p>Low Resource Areas</p>	<p>Develop metrics as part of the preparation of the CIP for FY25-26, and implement those metrics for each budget year on an ongoing basis</p> <p>Apply for funding on an annual basis</p>
<p>Other – Mobility Improvements</p>	<p>Complete mobility and infrastructure improvements Citywide with emphasis on the low resource area east of El Camino Real. Projects may include:</p> <ul style="list-style-type: none"> • Replacement of the City’s water and sewer main lines, road paving, and upgrading sidewalk curbs to meet ADA standards • Well rehabilitation • Completion of the new Florida Park • Centennial Plaza renovation project • Installation of ADA ramps citywide • Bicycle path improvements (Bayhill Drive and El Camino Real, Huntington Avenue, Elm and Linden) • Safe routes to school high priority improvements (pedestrian and bicycle safety enhancements serving San Bruno schools, including Allen and Belle Air which service low resource areas) 	<p>Annually as part of CIP plan</p>	<p>Citywide with emphasis on low resource areas (east of El Camino Real)</p>	<p>Facilitate the development of 10 mobility/infrastructure improvements during the planning period, including three in low resource areas</p>
<p>Program 1 - Maintain BMR Units</p>	<p>Ensure retention of existing income-restricted affordable units in the City through annual reporting methods. Develop a plan to preserve at-risk units in the next Housing Element cycle.</p>	<p>Ongoing</p>	<p>Citywide</p>	<p>Retain 334 income-restricted affordable units</p>
	<p>Advertise BMR units as they become available, utilizing the same strategies outlined in the Affirmative Marketing Plan under Program 13.</p>	<p>Ongoing, as units are available</p>	<p>Citywide, BMR units</p>	<p>Establish and implement Affirmative Marketing Strategies for 100% of BMR units that are vacated during the planning period</p>
<p>Program 8 – Faith-based Organization Sites</p>	<p>Educate faith-based organizations on opportunities to develop affordable housing through SB 4 and/or AB 1851.</p>	<p>Annually</p>	<p>Citywide</p>	<p>Annually outreach to faith-based organizations on opportunities to develop affordable housing with the goal of initiating one affordable housing development during the planning period</p>



<p>Program 4 – ADU Tenant Matching</p>	<p>Assist ADU owners in finding tenants, including marketing available ADUs beyond City limits through regional/County organizations.</p>	<p>Ongoing, as units are available</p>	<p>Citywide</p>	<p>Establish an ADU marketing plan with the goal of matching five ADU owners with tenants during the planning period</p>
<p>Program 4 – County ADU Resource Center</p>	<p>San Bruno is participating in the countywide ADU Resource Center to help facilitate ADU production. The ADU Resource Center is a non-profit supported by San Mateo County jurisdictions and foundations, and will provide tools, educational materials, and expert staff to help jurisdictions and homeowners build more ADUs. It will be modeled after the award-winning Napa Sonoma ADU Center, which offers a proven model for increasing ADU production. Programs and benefits of the resource center include:</p> <ul style="list-style-type: none"> • HCD Compliance / Housing Element Implementation Support • Updating ADU Ordinances and Complying with New Laws • ADU Process Improvements • Support on Opt-In Programs and Best Practices • ADU Affordability Monitoring • Jurisdiction-Specific Educational Materials and Events • Time Saving Services for Your Planning Staff • Access to a Growing Network of ADU Experts • Plans Gallery for pre-approved and pre-reviewed plans • ADU affordability programs will begin in year 2 <p>The City will annually participate and provide funding and/or resources to support the ADU Resource Center efforts.</p>	<p>Beginning summer 2024 and annually thereafter</p>	<p>Citywide with emphasis on high resource areas</p>	<p>Facilitate the development of two additional ADUs per year, beyond the 28 annually projected to meet the RHNA</p>

Choice and Affordability in High Opportunity Areas

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	Metric
<p>Program 3 – Adequate Sites to Accommodate Regional Fair Share of Housing Growth</p>	<p>Rezone sites as identified in the sites inventory to accommodate the RHNA shortfall and to provide a buffer, consistent with the statutory requirements of Government Code §65583c) (1)(A) and 65583.2. Rezoning will occur concurrent with the re-adoption of the 2023-2031 Housing Element (anticipated to occur in August 2024). Rezoning will meet the statutory requirements of Government Code §65583c)(1)(A) and 65583.2(h) and (i).</p>	<p>By July 1, 2024 (or concurrent with the re-adoption of the Housing Element)</p>	<p>Citywide</p>	<p>Rezone all sites identified in the sites inventory to accommodate and provide a buffer for the 847 unit shortfall (25 very low income and 822 above moderate income units)</p>
	<p>Amend the Zoning Code to also apply the by-right approval requirement pursuant to State law Government Code §65583.2(h) and (i) to sites rezoned for the 5th cycle Housing Element shortfall that are not also 6th cycle Housing Element sites.</p>			
<p>Program 4 - Accessory Dwelling Units</p>	<p>Establish ADU amnesty program to encourage legalization of unpermitted units.</p>	<p>Establish program by the end of December 2024</p>	<p>Citywide</p>	<p>Entitle 75 income-restricted affordable housing units (including ADUs) in high resource areas Legalize at least 50 ADUs over the planning period</p>
	<p>Implement a public information and proactive outreach campaign through social media, the City's website about ADU opportunities and processes, including promotion of pre-approved ADU plans developed by Housing Endowment and Regional Trust of San Mateo County (HEART), and CalHFA ADU grants.</p>	<p>By the end of December 2024, ongoing thereafter</p>		
	<p>Develop financial incentives for owners to provide income restricted ADU rentals in high resource areas.</p>	<p>By the end of July 1, 2025</p>	<p>High Resource Areas, Single-Family Zones</p>	
	<p>Place ballot measure to allow amendments to the ADU Ordinance to increase the allowable number of ADUs/JADUs beyond State law on eligible R-1 and R-2 parcels.</p>	<p>Ballot measure on November 2028 ballot</p>		



<p>Program 6 - Update Affordable Housing Program</p>	<p>Amend policies/regulations to encourage extremely low units and a variety of housing types for households with special needs:</p> <ol style="list-style-type: none"> 1. Adjust the percentage of lower vs. mod income units based on remaining on RHNA need; 2. Establish a minimum percentage of 20% of BMR units for households with disabilities, special needs (including accessibility), and larger households (3-4 bedroom units); 3. Establish affirmative marketing requirements for developers; 4. Develop a program that gives displaced residents (former residents of the City of San Bruno) preferential access to new affordable housing units; 5. Ensure inclusionary policies do not constrain housing development by completing a nexus study to confirm percentages, in-lieu fees, and impact fees; and 6. Analyze extending affordability covenant requirements beyond 45-55 years. 	<p>By the end of December 2026</p>	<p>Citywide</p>	<p>Facilitate the development of 352 units affordable to extremely low income households (RHNA) and 30 BMR units for special needs</p>
<p>Program 10 - Reduce Barriers to Housing Development</p>	<p>Maintain existing zoning flexibility for small-lot or attached residential "Missing Middle" unit types.</p> <p>Review and revise requirements for bicycle parking and off-street vehicle loading areas for larger multi-family developments in order to remove constraints to development.</p>	<p>Ongoing, Adopt SB 9 Ordinance by December 2025</p>	<p>Citywide / High Resource Areas</p>	<p>Construction of 300 non-ADU "Missing Middle" units in high resource areas</p>

Place-Based Strategies for Community Preservation and Revitalization

HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	Metric
Program 16 - Place-Based Strategies for Community Preservation and Revitalization	Engage school districts to identify metrics for disparities in educational outcomes that are within the City's authority; and develop guidelines for developers to provide amenities within projects that can reduce identified disparities in educational outcomes and prioritize capital improvements that can reduce identified disparities in educational outcomes.	Establish metrics by July 1, 2025; develop guidelines by end of December 2025	Citywide	Improved educational outcomes by the last year of the planning period
Program 1 - Preserve and Rehabilitate Existing Housing Stock	Partner with regional entities on a home repair program with a focus on households in low resource areas, citywide households with disabled or special needs, and condominium associations in low resource areas. Special emphasis to address lead paint in older units. Provide home maintenance education on website.	Program established by end of December 2025 Website by July 1, 2024	Low Resource Areas / Citywide	Annual updates to the home maintenance website following July 1, 2024 Sharing of the home repair program on 1 social media post per quarter starting in 2026
Program 17 - Environmental Justice	Adopt an Environmental Justice Element to the General Plan, with focused engagement with residents in low resource areas.	By July 1, 2026	Citywide	Metrics to be defined in EJ element
	Design appropriate actions to accommodate and target areas with more severe environmental issues.	TBD; during drafting of EJ Element	Eastern San Bruno	Identify actions in an Environmental Justice Element to mitigate environmental impacts, specifically targeting neighborhoods vulnerable to poorer environmental conditions, with ongoing implementation to occur on at least an annual basis



Other - FAA Aircraft Noise Insulation Program	Continue to promote noise insulation improvements for homeowners impacted by San Francisco International Airport noise.	Ongoing	Low Resource Areas with emphasis on eastern San Bruno	Targeted mailers to inform homeowners that have not already participated in the program
Other - Urban Forestry and Park Access	Improve park acreage in low resource areas, including Centennial Plaza and Florida Park.	Centennial Plaza by end of December 2024, Florida Park by July 1, 2025	Low Resource Areas	Completion of planned park improvements in low resource areas
Other – Street Tree Planting	Explore a Street Tree Planting Program to enhance sustainable urban forests and mitigate climate impacts.	Explore program by December 2025 and establish December 2026, if feasible	Low Resource Areas with emphasis on eastern San Bruno where environmental impacts are heightened	Establish a Street Tree Planting Program with focused efforts in tracts with heightened environmental issues

Displacement Protection				
HE Programs or Other Activities	Specific Commitment	Timeline	Geographic Targeting	Metric
Program 18 - Tenant Protections	As specifically described in Program 18, adopt an ordinance that provides for tenant and community first right of purchase or right of first refusal; and adopt an ordinance to establish local tenant protection (just cause eviction); and adopt a condominium conversion ordinance; and adopt an anti-displacement plan for neighborhoods east of El Camino Real.	By December 2025 and July 1, 2028	Citywide / Low Resource Areas	Reduction in areas impacted by displacement within the City Adoption of ordinance, more specific metrics to be defined in ordinance
Program 1 - Preserve and Rehabilitate Existing Housing Stock	Continue efforts to bring substandard units into compliance and include results in annual reports. Bring at least 100 non-ADU units into compliance over the planning period.	Ongoing	Citywide, priority for Low Resource Areas	Bring at least 100 non-ADU units into compliance over the planning period
	Partner with regional entities to establish a home repair program.	By December 2025	Low Resource Areas, emphasis on older units with lead paint	Assist two households annually after establishment of a home repair program
Program 11 - Update Municipal Code to Reflect State Laws	Ensure the Municipal Code reflects State law related to reasonable accommodation, group homes, and emergency shelters to reduce displacement risk for disabled or special needs households and individuals.	First phase by December 2024, second phase by December, 2025	Citywide	Adoption of ordinances to align the Municipal Code to State law, with first phase by July 1, 2024, and the second phase by January 31, 2025



Quantified Objectives

Housing Element law requires that quantified objectives be developed with regard to new construction, rehabilitation, conservation, and preservation activities that will occur during the eight-year Housing Element cycle. Table 3-1 summarizes the City of San Bruno’s quantified objectives for the provision of affordable housing opportunities based on its programs during the eight-year 2023-2031 Housing Element cycle. The quantified objectives in Table 3-1 establish the maximum number of housing units by income category that could be developed or rehabilitated during this Housing Element cycle.

TABLE 3-1 QUANTIFIED OBJECTIVES

Income Category	RHNA/ New Construction	Rehabilitation	Conservation/Preservation**
Extremely Low*	352	0	0
Very Low	352	0	0
Low	405	0	329
Moderate	573	100	5
Above Moderate	1,483	0	0
Total	3,165	100	334

* Pursuant to AB 2634, in estimating the number of extremely low-income households, a jurisdiction can use 50 percent of the very low-income allocation or apportion the very low-income figure based on Census data. The extremely low-income figure shown above is based on the 50 percent rule.

**There are no deed restricted affordable units in the city at risk of expiring during this planning cycle.

Source: City of San Bruno 2023