

Please Start Here

| General Information | |
|----------------------------|-----------------------|
| Jurisdiction Name | San Bruno |
| Reporting Calendar Year | 2023 |
| Contact Information | |
| First Name | Roscoe |
| Last Name | Mata |
| Title | Planning Manager |
| Email | Rmata@sanbruno.ca.gov |
| Phone | 6507451743 |
| Mailing Address | |
| Street Address | 567 El Camino Real |
| City | San Bruno |
| Zipcode | 94066 |

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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| | | |
|----------------------------------------|-----------|-------------------------|
| Jurisdiction | San Bruno | |
| Reporting Year | 2023 | (Jan. 1 - Dec. 31) |
| Housing Element Planning Period | 6th Cycle | 01/31/2023 - 01/31/2031 |

| Building Permits Issued by Affordability Summary | | |
|---------------------------------------------------------|---------------------|--------------|
| Income Level | | Current Year |
| Acutely Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| | | |
| Extremely Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| | | |
| Very Low | Deed Restricted | 28 |
| | Non-Deed Restricted | 11 |
| | | |
| Low | Deed Restricted | 105 |
| | Non-Deed Restricted | 11 |
| | | |
| Moderate | Deed Restricted | 0 |
| | Non-Deed Restricted | 13 |
| | | |
| Above Moderate | | 5 |
| Total Units | | 173 |

| Units by Structure Type | Entitled | Permitted | Completed |
|----------------------------|------------|------------|-----------|
| Single-family Attached | 0 | 0 | 0 |
| Single-family Detached | 2 | 1 | 0 |
| 2 to 4 units per structure | 0 | 0 | 0 |
| 5+ units per structure | 341 | 134 | 0 |
| Accessory Dwelling Unit | 2 | 38 | 25 |
| Mobile/Manufactured Home | 0 | 0 | 0 |
| Total | 345 | 173 | 25 |

| Infill Housing Developments and Infill Units Permitted | # of Projects | Units |
|--------------------------------------------------------|---------------|-------|
| Indicated as Infill | 40 | 173 |
| Not Indicated as Infill | 0 | 0 |

| Housing Applications Summary | |
|--------------------------------------------------------|-----|
| Total Housing Applications Submitted: | 43 |
| Number of Proposed Units in All Applications Received: | 102 |
| Total Housing Units Approved: | 19 |
| Total Housing Units Disapproved: | 0 |

| Use of SB 423 Streamlining Provisions - Applications | |
|-------------------------------------------------------------|---|
| Number of SB 423 Streamlining Applications | 0 |
| Number of SB 423 Streamlining Applications Approved | 0 |

| Units Constructed - SB 423 Streamlining Permits | | | |
|--------------------------------------------------------|----------|-----------|----------|
| Income | Rental | Ownership | Total |
| Acutely Low | 0 | 0 | 0 |
| Extremely Low | 0 | 0 | 0 |
| Very Low | 0 | 0 | 0 |
| Low | 0 | 0 | 0 |
| Moderate | 0 | 0 | 0 |
| Above Moderate | 0 | 0 | 0 |
| Total | 0 | 0 | 0 |

| Streamlining Provisions Used - Permitted Units | # of Projects | Units |
|------------------------------------------------|---------------|-------|
| SB 9 (2021) - Duplex in SF Zone | 0 | 0 |
| SB 9 (2021) - Residential Lot Split | 0 | 0 |
| AB 2011 (2022) | 0 | 0 |
| SB 6 (2022) | 0 | 0 |
| SB 423 (2023) | 0 | 0 |

| Ministerial and Discretionary Applications | # of | Units |
|--------------------------------------------|------|-------|
| Ministerial | 38 | 40 |
| Discretionary | 5 | 62 |

| Density Bonus Applications and Units Permitted | |
|----------------------------------------------------------------------|-----|
| Number of Applications Submitted Requesting a Density Bonus | 0 |
| Number of Units in Applications Submitted Requesting a Density Bonus | 0 |
| Number of Projects Permitted with a Density Bonus | 1 |
| Number of Units in Projects Permitted with a Density Bonus | 134 |

| Housing Element Programs Implemented and Sites Rezoned | Count |
|--------------------------------------------------------|-------|
| Programs Implemented | 0 |
| Sites Rezoned to Accommodate the RHNA | #REF! |

| | | |
|-----------------|-----------------------------------|--------------------|
| Jurisdiction | San Bruno | |
| Reporting Year | 2023 | (Jan. 1 - Dec. 31) |
| Planning Period | 6th Cycle 01/31/2023 - 01/31/2031 | |

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

**Table A
Housing Development Applications Submitted**

| Project Identifier | | | | | Unit Types | | Date Application Submitted | Proposed Units - Affordability by Household Incomes | | | | | | | | | | Total Approved Units by Project | Total Disapproved Units by Project | Streamlining | Historic Sites | Density Bonus Law Applications | | Application Status | Project Type | Notes | | | | |
|-------------------------------------|---------------------------------------|-----------------------|----------------|--------------------------------|-----------------------------------------------|-------------------------|-----------------------------------------------|-----------------------------------------------------|----------------------------------------|--------------------------------------|------------------------------------------|---------------------------------|-------------------------------------|----------------------------|--------------------------------|---------------------------------|-------------------------------------|---------------------------------|------------------------------------|---------------------------------|------------------------------------|-----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|------------------------------------------------|---------------------------------------------------------------------------|---------------|--|--|
| 1 | | | | | 2 | 3 | 4 | 5 | | | | | | | | | | 6 | 7 | 8 | 9 | 10 | 11 | | 12 | 13 | 14 | | | |
| Prior APN* | Current APN | Street Address | Project Name* | Local Jurisdiction Tracking ID | Unit Category (SFA, SFD, 2 to 4, 5+, ADU, MH) | Tenure R=Renter O=Owner | Date Application Submitted (see instructions) | Acutely Low-Income Deed Restricted | Acutely Low-Income Non Deed Restricted | Extremely Low-Income Deed Restricted | Extremely Low-Income Non Deed Restricted | Very Low-Income Deed Restricted | Very Low-Income Non Deed Restricted | Low-Income Deed Restricted | Low-Income Non Deed Restricted | Moderate-Income Deed Restricted | Moderate-Income Non Deed Restricted | Above Moderate-Income | Total PROPOSED Units by Project | Total APPROVED Units by Project | Total DISAPPROVED Units by Project | Please select state streamlining provision/s the application was submitted pursuant to. | Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L7 | Did the housing development application seek incentives or concessions pursuant to Government Code section 65915? | Were incentives or concessions requested pursuant to Government Code section 65915 approved? | Please indicate the status of the application. | Is the project considered a ministerial project or discretionary project? | Notes* | | |
| Summary Row: Start Data Entry Below | | | | | | | | 0 | 0 | 0 | 0 | 0 | 12 | 3 | 13 | 6 | 13 | 55 | 102 | 19 | 0 | | | | | | | | | |
| | 017-224-010 | 2590 Catalpa Way | | ADU2403-0006, B2301-0001 | ADU | R | 1/3/2023 | | | | | | 1 | | | | | | 1 | | | NONE | No | No | N/A | Pending | Ministerial | | | |
| | 021-172-120 | 110 San Marco Ave | | UP23-001 | SFD | O | 1/10/2023 | | | | | | | | | | | 1 | 1 | 1 | | NONE | No | No | N/A | Approved | Discretionary | | | |
| | 021-172-120 | 110 San Marco Ave | | UP23-001 | ADU | R | 1/10/2023 | | | | | | 1 | | | | | | 1 | 1 | 1 | | NONE | No | No | N/A | Approved | Discretionary | | |
| | 021-172-130 | 100 San Marco Ave | | UP23-002 | SFD | O | 1/10/2023 | | | | | | | | | | | 1 | 1 | 1 | | NONE | No | No | N/A | Approved | Discretionary | | | |
| | 021-172-130 | 100 San Marco Ave | | UP23-002 | ADU | R | 1/10/2023 | | | | | | 1 | | | | | | 1 | 1 | 1 | | NONE | No | No | N/A | Approved | Discretionary | | |
| | 020-145-100 | 557 Green Ave | | B2301-0018 | ADU | R | 1/17/2023 | | | | | | 1 | | | | | | 1 | 1 | 1 | | NONE | No | No | N/A | Approved | Ministerial | | |
| | 020-167-200 | 764 5th Ave | | B2301-0019 | ADU | R | 1/17/2023 | | | | | | 1 | | | | | | 1 | 1 | 1 | | NONE | No | No | N/A | Approved | Ministerial | | |
| | 014-276-140 | 1098 Huntington Ave E | | ADU2301-0002, B2301-0056 | ADU | R | 1/30/2023 | | | | | | 1 | | | | | | 1 | | | NONE | No | No | N/A | Withdrawn | Ministerial | | | |
| | 020-413-170 | 133 Elm Ave | | ADU2302-0001 | ADU | R | 2/16/2023 | | | | | | 1 | | | | | | 1 | 1 | | NONE | No | No | N/A | Approved | Ministerial | | | |
| | 020-351-720 | 126 Anza Way | | ADU2302-0002 | ADU | R | 2/17/2023 | | | | | | 1 | | | | | | 1 | 1 | 1 | | NONE | No | No | N/A | Approved | Ministerial | | |
| | 019-111-430 | 130 Kent Ct | | ADU2303-0001 | ADU | R | 3/1/2023 | | | | | | 1 | | | | | | 1 | 1 | | NONE | No | No | N/A | Approved | Ministerial | | | |
| | 017-352-070 | 2571 Olympic Dr | | ADU2303-0002 | ADU | R | 3/2/2023 | | | | | | 1 | | | | | | 1 | 1 | | NONE | No | No | N/A | Withdrawn | Ministerial | | | |
| | 020-251-310 | 542 Hazel Ave | | B2304-0009 | ADU | R | 4/4/2023 | | | | | | 1 | | | | | | 1 | 1 | 1 | | NONE | No | No | N/A | Approved | Ministerial | | |
| | 020-383-230 | 212 East Ave | | ADU2304-0001 | ADU | R | 4/5/2023 | | | | | | 1 | | 1 | | | | 2 | | | NONE | No | No | N/A | Pending | Ministerial | | | |
| | 020-196-070 | 633 2nd Ave | | ADU2304-0002 | ADU | R | 4/10/2023 | | | | | | 1 | | 1 | | | | 1 | 1 | 1 | | NONE | No | No | N/A | Approved | Ministerial | | |
| | 020-413-210 | 115 Elm Ave | | B2305-0016, B2211-0041 | ADU | R | 5/5/2023 | | | | | | 1 | | | | | | 1 | 1 | | NONE | No | No | N/A | Approved | Ministerial | | | |
| | 020-273-020 | 955 Jenevein Ave | | ADU2305-0001 | ADU | R | 5/15/2023 | | | | | | 1 | | | | | | 1 | 1 | 1 | | NONE | No | No | N/A | Approved | Ministerial | | |
| | 017-321-030 | 3315 Fleetwood Dr | | B2305-0053 | ADU | R | 5/22/2023 | | | | | | | | 1 | | | | 1 | 1 | | NONE | No | No | N/A | Pending | Ministerial | | | |
| | 020-243-010 | 553 Hazel Ave | | ADU2305-0002, B2203-0104 | ADU | R | 5/23/2023 | | | | | | | | 1 | | | | 1 | | | NONE | No | No | N/A | Pending | Ministerial | | | |
| | 020-402-320 | 281 Acacia Ave | | B2306-0039 | ADU | R | 6/13/2023 | | | | | | 1 | | | | | | 1 | 1 | 1 | | NONE | No | No | N/A | Approved | Ministerial | | |
| | 020-263-140 | 451 Chestnut Ave | | ADU2306-0001 | ADU | R | 6/13/2023 | | | | | | 1 | | | | | | 1 | 1 | | NONE | No | No | N/A | Pending | Ministerial | | | |
| | 017-223-100 | 2410 Fleetwood Dr | | B2306-0056 | ADU | R | 6/16/2023 | | | | | | 1 | | | | | | 1 | 1 | 1 | | NONE | No | No | N/A | Approved | Ministerial | | |
| | 017-462-040 | 150 Merced Dr | | ADU2307-0001 | ADU | R | 7/10/2023 | | | | | | 1 | | | | | | 1 | 1 | 1 | | NONE | No | No | N/A | Approved | Ministerial | | |
| | 017-092-340 | 2601 Evergreen Dr | | B2307-0030 | ADU | R | 7/14/2023 | | | | | | 1 | | | | | | 1 | 1 | 1 | | NONE | No | No | N/A | Approved | Ministerial | | |
| | 020-152-190 | 785 Walnut Ave | | ADU2307-0002 | ADU | R | 7/17/2023 | | | | | | 1 | | | | | | 1 | 1 | | NONE | No | No | N/A | Pending | Ministerial | | | |
| | 020-263-400 | 484 Cherry Ave | | ADU2307-0003 | ADU | R | 7/25/2023 | | | | | | 1 | | | | | | 1 | 1 | | NONE | No | No | N/A | Pending | Ministerial | | | |
| | 019-072-130 | 2209 Hamilton Ave | | ADU2307-0004 | ADU | R | 7/31/2023 | | | | | | 1 | | | | | | 1 | 1 | 1 | | NONE | No | No | N/A | Approved | Ministerial | | |
| | 021-176-140 | 142 Santa Lucia Ave | | B2308-0010 | ADU | R | 8/7/2023 | | | | | | | | | | 1 | | 2 | 2 | | NONE | No | No | N/A | Pending | Ministerial | 2 ADUs to MFH | | |
| | 020-233-200 | 1572 Jenevein Ave | | B2308-0019 | ADU | R | 8/14/2023 | | | | | | 1 | | | | | | 1 | 1 | | NONE | No | No | N/A | Pending | Ministerial | | | |
| | 017-420-050 | 161 Allen Dr | | ADU2308-0004 | ADU | R | 8/23/2023 | | | | | | 1 | | | | | | 1 | 1 | | NONE | No | No | N/A | Pending | Ministerial | | | |
| | 020-162-140 | 824 6th Ave | | B2308-0060 | ADU | R | 8/29/2023 | | | | | | 1 | | | | | | 1 | 1 | | NONE | No | No | N/A | Pending | Ministerial | | | |
| | 014-264-020 | 1209 Herman St | | CE2309-0002 | ADU | R | 9/18/2023 | | | | | | 1 | | | | | | 1 | 1 | | NONE | No | No | N/A | Pending | Ministerial | | | |
| | 020-282-220 | 314 Hazel Ave | | ADU2309-0001 | ADU | R | 9/19/2023 | | | | | | 1 | | | | | | 1 | 1 | | NONE | No | No | N/A | Pending | Ministerial | | | |
| | 020-192-300 | 734 2nd Ave | | ADU2309-0002 | ADU | R | 9/26/2023 | | | | | | 1 | | | | | | 1 | 1 | 1 | | NONE | No | No | N/A | Approved | Ministerial | | |
| | 017-113-120 | 2671 Cottonwood Dr | | ADU2310-0001 | ADU | R | 10/3/2023 | | | | | | | | 1 | | | | 1 | 1 | | NONE | No | No | N/A | Pending | Ministerial | | | |
| | 019-042-170, 019-042-160, 019-042-150 | 850 Glenview Dr | Highland Ridge | AR23-014, TM23-002 | 5+ | O | 10/12/2023 | | | | | | | 3 | | 6 | | 49 | 58 | | | NONE | No | No | N/A | Pending | Discretionary | | | |
| | 017-122-170 | 2891 Cottonwood Dr | | B2311-0018 | ADU | R | 11/13/2023 | | | | | | | | | | | | 1 | 1 | | NONE | No | No | N/A | Pending | Ministerial | | | |
| | 017-021-560 | 2150 Sea Cliff Way | | B2311-0031 | ADU | R | 11/20/2023 | | | | | | | | | | | | 1 | 1 | | NONE | No | No | N/A | Pending | Ministerial | | | |
| | 020-043-050 | 645 Cedar Ave | | CE2311-0007 | ADU | R | 11/22/2023 | | | | | | | | | | | | 1 | 1 | | NONE | No | No | N/A | Pending | Ministerial | | | |
| | 020-311-200 | 1451 Niles Ave | | B2311-0041 | ADU | R | 11/27/2023 | | | | | | | | | | | 1 | 1 | 1 | | NONE | No | No | N/A | Pending | Ministerial | | | |
| | 020-205-060 | 557 3rd Ave | | ADU2311-0001 | ADU | R | 11/29/2023 | | | | | | | | | | | | 1 | 1 | | NONE | No | No | N/A | Pending | Ministerial | | | |
| | 014-275-020 | 1095 Montgomery Ave | | CE2312-0001 | ADU | R | 12/5/2023 | | | | | | | | | | | | 1 | 1 | | NONE | No | No | N/A | Pending | Ministerial | | | |
| | 020-166-090 | 735 Pine St | | B2312-0033 | ADU | R | 12/28/2023 | | | | | | | | | | | | 1 | 1 | | NONE | No | No | N/A | Pending | Ministerial | | | |

| | | |
|------------------------|-----------|-------------------------|
| Jurisdiction | San Bruno | |
| Reporting Year | 2023 | (Jan. 1 - Dec. 31) |
| Planning Period | 6th Cycle | 01/31/2023 - 01/31/2031 |

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

| Table B Regional Housing Needs Allocation Progress Permitted Units Issued by Affordability | | | | | | | | | | | | | | |
|--------------------------------------------------------------------------------------------------|---------------------|---------------------------------|-------------------------------------------|------|------|------|------|------|------|------|------|------|---------------------------------|--------------------------------------|
| | | 1 | Projection Period | 2 | | | | | | | | | 3 | 4 |
| Income Level | | RHNA Allocation by Income Level | Projection Period - 06/30/2022-01/30/2023 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
| Acutely Low | Deed Restricted | | | - | - | - | - | - | - | - | - | - | - | - |
| | Non-Deed Restricted | | | - | - | - | - | - | - | - | - | - | - | - |
| Extremely Low | Deed Restricted | | | - | - | - | - | - | - | - | - | - | - | - |
| | Non-Deed Restricted | | | - | - | - | - | - | - | - | - | - | - | - |
| Very Low | Deed Restricted | 704 | 28 | 28 | - | - | - | - | - | - | - | - | 74 | 630 |
| | Non-Deed Restricted | | 9 | 9 | - | - | - | - | - | - | - | - | - | - |
| Low | Deed Restricted | 405 | 105 | 105 | - | - | - | - | - | - | - | - | 240 | 165 |
| | Non-Deed Restricted | | 19 | 11 | - | - | - | - | - | - | - | - | - | - |
| Moderate | Deed Restricted | 573 | - | - | - | - | - | - | - | - | - | - | 39 | 534 |
| | Non-Deed Restricted | | 26 | 13 | - | - | - | - | - | - | - | - | - | - |
| Above Moderate | | 1,483 | 6 | 5 | - | - | - | - | - | - | - | - | 11 | 1,472 |
| Total RHNA | | 3,165 | | | | | | | | | | | | |
| Total Units | | | 193 | 171 | - | - | - | - | - | - | - | - | 364 | 2,801 |

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

| Jurisdiction | | San Bruno | | | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|------------------|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|----------------------------|----------------------|
| Reporting Year | | 2023 (Jan. 1 - Dec. 31) | | | | | | |
| Table D | | | | | | | | |
| Program Implementation Status pursuant to GC Section 65583 | | | | | | | | |
| Housing Programs Progress Report | | | | | | | | |
| Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element. | | | | | | | | |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |
| Name of Program | Objective | Projected Completion Date in Housing Element | Applicable Cycle | Status of Program Implementation | Program Implementation Details | Quantified Outcomes: Category | Quantified Outcomes: Count | Supporting Documents |
| Program 1-A: Support infrastructure upgrades. | Continue to seek funding to upgrade and maintain infrastructure needed by San Bruno's housing supply. | Ongoing | | | The City Council adopted the Development Impact Fee (DIF) Ordinance in February 2019 to finance the upgrade and maintenance of City's infrastructure needs to serve new residential, industrial and commercial development. In 2023, the fee underwent a CIP increase. | | | |
| Program 1-B: Maintain and expand the supply of small lots | Conserve and expand the city's supply of small residential lots, where compatible with surrounding neighborhood character | 2 years | | | City continues to support small lot subdivisions through the PUP review process such as the Crestmoor and Engvall residential projects where the proposed lot sizes are much less than the required 5,000 sq. ft. | | | |
| Program 1-C: Conserve second units in R-1 and R-2 zones. | Continue to legalize second units in R-1 and R-2 zones that were constructed prior to June 30, 1977 and that met the Uniform Building Code at time of construction. | 2 years | | | Accessory Dwelling Unit ordinance that was adopted in 2017 and amended in 2021 to comply with State law. The City legalized three non-permitted ADUs in 2023. | | | |
| Program 1-D: Pursue and promote resources for preservation and rehabilitation | Publicize federal, State, and local resources, both financial and programmatic, to assist homeowners in preventative maintenance and to preserve and rehabilitate the City's existing housing supply | ongoing | | | San Mateo County performs this service. | | | |
| Program 1-E: Ensure replacement housing | Develop a comprehensive program to replace housing throughout the City to accommodate all income levels | 1 year | | | N/A in 2023. | | | |
| Program 1-F: Improve legally non-conforming residential uses. | Require replacement of any legal housing unit that is demolished within San Bruno. | 1 year | | | N/A in 2023. | | | |
| Program 1-G: Support historic preservation | Support preservation and reuse of properties with historic character | ongoing | | | N/A in 2023. | | | |
| Program 1-H: Allow fee waivers for affordable rehabilitation | Waive permit fees for affordable housing rehabilitation achieved through the Community Development Block Grant (CDBG) program as well as through other San Mateo County programs or through non-profit agencies. | ongoing | | | N/A in 2023. | | | |
| Program 1-I: Continue lead-based paint abatement. | Provide information on local lead-based paint abatement programs to ensure safe and healthy living environments for all residents | Ongoing | | | Informational handouts are available on the City's website and to customers at the planning and building counter. | | | |
| Program 1-J: Ensure renovations are compatible with neighborhood character. | Maintain design standards to ensure that residential additions and renovations are compatible with overall neighborhood character. | 1 year | | | Residential additions and renovations must be consistent with the City's adopted Residential Design Guidelines and TCP Design Guidelines. The guidelines are available on the City's website. | | | |
| Program 2-A: Update the Zoning Ordinance to make available adequate sites to accommodate San Bruno's share of regional housing need. | Revise the Zoning Ordinance to reflect the San Bruno 2025 General Plan and Transit Corridors Plan (2013), including land use designations allowing mixed-use development | 3 years (completed) | | | In 2021, San Bruno adopted a zoning code update to achieve consistency with the 2009 General Plan and 2013 TCP Specific Plan utilizing approved SB2 and LEAP Grant funding. The code amendment also rezoned the El Camino Real corridor and the TCP area to allow mixed-use residential/commercial zoning to provide capacity for the City to satisfy its RHNA obligation. | | | |
| Program 2-B: Transit Corridors Plan Implementation. | Develop strategies to implement the adopted Transit Corridors Plan with the goal, amongst others, of increasing residential options in Downtown and transit corridors in the vicinity of the San Bruno Avenue Caltrain Station completed in 2014. | 1 year (completed) | | | In 2021, the City rezoned the TCP to implement the specific plan. The city will continue to monitor the extent to which the zoning regulations pose a constraint to housing development within the TCP. | | | |
| Program 2-C: Support identified housing opportunities | Work with property owners and the community to support and encourage the redevelopment of identified opportunity sites into mixed uses with affordable housing components. | Ongoing | | | In 2023, the city worked with the owner of 732-740 El Camino Real, a property listed in San Bruno's 2015-2023 Housing Element sites inventory, to issue building permits to construct a multi-family building with 134 housing units. There are several other properties from the sites inventory that are currently under planning review. | | | |

| | | | | | | | | | |
|------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--|--|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
| Program 2-D: Reuse former school sites | Facilitate the reuse of former school sites to accommodate affordable housing. | 2 years | | | | In 2022, the City received applications to redevelop the former Crestmoor High School and former Engvall Middle School sites. Both projects were undergoing planning review in 2023. | | | |
| Program 2-E: Consolidate Lots. | Use City funds to facilitate lot consolidation in support of the redevelopment of housing opportunity sites with affordable housing | 2 years | | | | N/A in 2023. | | | |
| Program 2-F: Ensure compatibility of new housing with neighborhood character. | Use Residential Design Guidelines and Transit Corridors Plan Design Guidelines to ensure that new housing development proposals are compatible with existing neighborhood character. | 1 year | | | | The City applied the design guidelines from the Transit Corridors Plan in its review and approval of 732-740 El Camino Real and 840 San Bruno Ave. and is applying the guidelines to other projects within the specific plan areas. | | | |
| Program 2-G: Provide senior housing for a range of income levels. | Identify opportunities for the creation of affordable units for seniors who do not qualify for deed-restricted units due to equity in their current homes | Ongoing | | | | No affordable senior units were approved in 2023. | | | |
| Program 2-H: Encourage moderate-income for-sale housing. | Encourage moderate-income for-sale housing within the Multi Use-Residential Focus area along El Camino Real. | Ongoing | | | | The City is currently reviewing several residential projects (Crestmoor, Engvall, Glenview Highlands) which include provisions for moderate-income for-sale housing units. | | | |
| Program 2-I: Provide affordable housing education. | Develop and implement an ongoing voter education program to inform residents of the need for affordable housing and ways the electorate can support its development | 2 years | | | | The City continually provides information about affordable housing and the affordable housing impact fee ordinance on the City's website. | | | |
| Program 2-J: Conduct annual performance evaluations and ensure consistency with the General Plan and Transit Corridors Plan. | During annual review of the General Plan, monitor, evaluate, and document housing program performance and consistency with General Plan goals and policies | Ongoing | | | | Staff performs planning review of each project, and Housing Element APR on an ongoing basis. | | | |
| Program 3-A: Publicize affordable housing financing strategies. | Publicize the various financing strategies for development and expansion of affordable housing | Ongoing | | | | Information about the City's Affordable Housing Program is posted on the City's website. The City will be updating the webpage in the sixth planning cycle. | | | |
| Program 3-B: Support the Housing Choices Voucher Program. | Continue to participate in San Mateo County Housing Authority's Housing Choices Voucher program (formerly Section 8). | Ongoing | | | | The City signed an agreement with the County to administer CDBG and HOME funds on behalf of the City. | | | |
| Program 3-C: Monitor compliance with financing terms. | Ensure that units built with long-term affordability requirements are actually occupied by lower-income households. (See also Program 5-E) | Ongoing | | | | City staff continues to annually review certificates of compliance for the 325 affordable rental units at the Crossing, including 97 very low-income units at the Avalon Bay apartments, and 228 extremely low, very low and low income units the Village Senior Apartments | | | |
| Program 3-D: Promote the Mortgage Credit Certificate Program. | The City will continue to participate in and promote San Mateo County's Mortgage Credit Certificate (MCC) program for first-time homebuyers | Ongoing | | | | N/A in 2023. | | | |
| Program 3-E: Facilitate reasonable accommodations. | Facilitate the development, maintenance and improvement of housing for persons with disabilities by implementing Reasonable Accommodations program. | 1 year (completed) | | | | Ordinance adopted in 2015 | | | |
| Program 3-F: Accommodate manufactured housing. | Continue to permit manufactured housing in single family zones. | 1 year | | | | Manufactured housing can be permitted as an Accessory Dwelling Unit. | | | |
| Program 3-G: Permit child care by right in residential districts | Permit child care by right in residential zoning districts. Ensure that land use regulations consistently allow childcare services by right in all residential zones in accordance with State law | 1 year | | | | Municipal Code allows childcare by right in residential zoning districts | | | |
| Program 3-H: Reduce parking requirements. | Reduce parking requirements for new or reuse housing projects along transit corridors and adjacent to transit stations, as well as within the Medium Density (R-3) and High Density (R-4) zones. | 1 year (completed) | | | | Completed. City's zoning code update related to parking standards was initiated in 2019 and adopted by City Council in February 2020. The updated parking code allows various parking reduction options such as mechanical stackers, in-lieu fees, tandem parking configuration and reduced parking requirement for multi-family residential uses. | | | |
| Program 3-I: Support condominium conversions, cooperatives, and other affordable housing ownership options. | Support condominium conversions, cooperatives, and other affordable housing ownership options. Facilitate condominium conversions, limited equity stock cooperatives, and community apartments to ensure affordable ownership choices within the housing supply. | 1 year | | | | The city did not receive any applications in 2022 for condominium conversions, cooperatives, or other affordable housing ownership options. | | | |

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| Program 3-J: Adopt an affordable housing impact fee. | Conduct a nexus study that demonstrates the relationship between new housing or jobs and the need for affordable housing in San Bruno and determine a permissible and reasonable fee level for both residential and commercial development. | 1 year | | | | The City Council adopted an Affordable Housing Impact Fee ordinance for new residential and commercial development in 2016. The impact fee was adjusted in 2019, 2021, and again in 2022 based on the regional index. In combination with fees previously collected through the Below Market Rate Housing Program, the affordable housing fund contains over \$13.0 million. | | | |
| Program 4-A: Promote energy conservation. | Continue to publicize and encourage energy conservation programs, including weatherization programs. | 2 years | | | | The city adopted an expedited review process for residential rooftop solar permits. Information and applications are posted on the Building Division webpage. | | | |
| Program 4-B: Support household and business participation in energy conservation and efficiency programs through PG&E and the State. | City Staff will work to promote and support participation energy efficiency and conservation programs described in Chapter 2 in order to help reduce long term housing costs for residents (including low-income residents), help meet local greenhouse gas reduction targets under AB 32, and increase the sustainability of the local energy supply | 1 year | | | | Energy efficiency information is posted on the City's website and provided to customers at the Community Development counter. | | | |
| Program 4-C: Facilitate noise insulation retrofits. | Continue to pursue funding for noise insulation from the San Francisco International Airport and educate residents about program benefits. | 4 years | | | | The City issued six noise insulation permits in 2023. | | | |
| Program 4-D: Ensure adequate water and sewer service and reduce water waste. | Work with the San Francisco Public Utilities Commission (SFPUC) and local departments to ensure that there are adequate water and sewer services for new development, affordable housing receives priority for these services, and new development uses best management practices to reduce water waste. | 1 year | | | | Water and sewer system upgrades are ongoing consistent with the City's Capital Improvement Program. In calendar year 2021, the City initiated the following water projects. Construction of new water main lines and design of the improvements in the Avenues neighborhoods. Replacement of water pump station and equipment at Sneath Lane, Lake Drive, Whitman and Princeton. Tank replacement and seismic retrofits at Cunningham and Sweeney Ridge water tanks. | | | |
| Program 4-E: Encourage drought-resistant landscaping. | Implement water conservation and drought-resistant landscaping guidelines and standards | 1 year | | | | City is in full compliance with the State Model Water Efficient Landscape Ordinance which requires all new projects to comply with the State regulations for planting or replanting of drought tolerant landscaping. | | | |
| Program 5-A: Support the Below Market Rate Housing Ordinance. | Through education and enforcement of the Below Market Rate Housing Ordinance (adopted 2009), provide guidelines for developers to comply with the City's inclusionary housing requirements | Once a year | | | | N/A in 2023. | | | |
| Program 5-B: Implement San Bruno's density bonus regulations. | Offer a density bonus of up to 35 percent and incentives or concessions based on the number of affordable units in the development and a flat density bonus of 20 percent for all senior housing in accordance with State density bonus regulations (Government Code 65915) | 1 year (completed) | | | | In 2021, the City updated its Density Bonus Ordinance to achieve consistency with State Law. As a result, the City approved a density bonus request for 732 - 740 El Camino Real and 840 San Bruno Ave. and is currently reviewing two other projects seeking to use density bonus provisions. | | | |
| Program 5-C: Provide financial incentives for affordable condominium conversions. | Create incentives for condominium conversions that provide affordable housing | 1 year | | | | N/A in 2023. | | | |
| Program 5-D: Provide financial assistance to facilitate affordable housing development. | Use the Below Market Rate Housing Fund to increase, improve, and preserve the community's supply of low- and moderate-income housing in San Bruno | Once a year | | | | The City collected affordable housing impact fees from the YouTube project and now has more than \$13.0M in its affordable housing fund. | | | |
| Program 5-E: Increase the supply of housing for large families. | Encourage diversity in unit size to ensure that 3- and 4-bedroom affordable rental housing units are provided for large families. | Ongoing | | | | San Bruno approved the 100% affordable housing project at 840 San Bruno Ave. which includes includes 341 housing units with a mix of larger units. | | | |
| Program 5-F: Expedite review and waive fees for affordable housing. | Continue to expedite review and waive planning and building fees for developers of affordable housing and housing for seniors and persons with disabilities | Ongoing | | | | The City supported a request by the applicant of 732-740 El Camino Real to defer payment of development impact fees until issuance of certificate of occupancy. | | | |

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| Program 5-G: Modify regulations to encourage affordable housing. | Modify development regulations in specific zoning districts to encourage housing affordable to very-low, low-, and moderate-income households | 1 year (completed) | | | San Bruno updated its below market rate housing ordinance in 2021 to reallocate the amount of affordable units required for moderate, low, and very-low income households based on ownership or rental status of the unit. The update also requires onsite units for all future residential development as the default and in-lieu payment as a Council approved alternative. The change to onsite units is designed to increase the supply of affordable housing in the City and ensure the availability of affordable units is not delayed until the City has accumulated sufficient in-lieu funds to commence a City-owned affordable housing construction project. | | | |
| Program 5-H: Prevent Potential displacement of existing lower-income residents within San Bruno's Priority Development Area (PDA). | Quantify, develop and evaluate potential strategies to address displacement of lower income residents. Displacement might be direct, caused by the redevelopment of sites with existing residential properties, or indirect, caused by increased market rents as an area becomes more desirable. | 2 years | | | The City's Affordable Housing Program ordinance requires new housing projects to provide at least 15 percent of units as affordable to lower and moderate income households, with preferences for existing residents. Staff provides information about resources available in San Mateo County to people seeking affordable housing and promotes the HIP Housing's Shared Housing Program. | | | |
| Program 5-I: Promote the Second Unit Ordinance. | Continue to inform homeowners about the Second Unit Ordinance which permits second units by-right on appropriate residential sites. | Once a year | | | The City continues to inform homeowners of ADU laws through its ADU webpage. The city received permits for 54 ADUs in 2023. | | | |
| Program 5-J: Explore and consider new strategies to increase affordable housing. | Given the loss of redevelopment agencies and the state court decision in Palmer v. City of Los Angeles (2009), which invalidated San Bruno's BMR program for rental housing, the City will explore new opportunities and strategies to facilitate financing and development of affordable housing | 2 years | | | San Bruno amended its Affordable Housing provisions in 2021 to require on-site affordable units by default. This ensures that affordable units are provided, distributed throughout the city, and integrated with market-rate housing units. None of the city's deed restricted affordable housing units are at risk of conversion to market rate. | | | |
| Program 6-A: Promote fair housing. | Continue to adhere to State and federal fair housing and non-discrimination laws to ensure that housing opportunities are provided for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, family status, or disability | 1 year | | | The City considered enacting an Urgency Ordinance in November 2019 to provide interim rent stabilization and just cause eviction protections to tenants in advance of AB 1482. The city didn't adopt a residential eviction moratorium because the County adopted one that applied county-wide. | | | |
| Program 6-B: Support organizations that provide housing services. | Cooperate with and support organizations providing housing information, counseling, and referral services, and handling complaints of housing discrimination | Ongoing | | | The City continues to provide funding for HIP Housing, a non-profit organization that provides housing services to San Mateo County residents. | | | |
| Program 6-C: Support shared housing programs. | Continue to support shared housing programs and to promote such programs through the Senior Center and other local agencies | Ongoing | | | The City provides yearly funding to HIP Housing which administers a homesharing program in the county. | | | |
| Program 6-D: Accommodate city's share of emergency (homeless) shelter need. | Complete the process to amend the Zoning Ordinance to permit emergency (homeless) shelter facilities by right (that is, as a permitted use, without requiring a conditional use permit) to meet the City's identified need for 32 beds, in accordance with State law | 1 year | | | The City adopted an emergency shelter ordinance 2015 that satisfied state law at the time. State laws regarding emergency shelters have since changed. San Bruno will be updating its emergency shelter regulations in the sixth planning cycle. | | | |
| Program 6-E: Address identified need for extremely-low income and supportive housing. | Evaluate and amend the Zoning Ordinance as appropriate to comply with state law (GC Section 65583(a)(5)) and investigate opportunities to create supportive housing units in accordance with the City's share of countywide need identified in the San Mateo County HOPE Plan | Once a year | | | The City amended its regulations regarding supportive housing units in 2021. Due to changes in state law regarding these uses, San Bruno will be updating its supportive housing regulations in the sixth planning cycle. | | | |

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|-------------------------|-----------------------------------|
| Jurisdiction | San Bruno |
| Reporting Period | 2023 (Jan. 1 - Dec. 31) |
| Planning Period | 6th Cycle 01/31/2023 - 01/31/2031 |

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

| Activity Type | Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only | | | | Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields. | | | | The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the chcklist here : https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf |
|-------------------------------|---------------------------------------------------------------------------------------------|------------------------------|-------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | Extremely Low-Income ⁺ | Very Low-Income ⁺ | Low-Income ⁺ | TOTAL UNITS ⁺ | Extremely Low-Income ⁺ | Very Low-Income ⁺ | Low-Income ⁺ | TOTAL UNITS ⁺ | |
| Rehabilitation Activity | | | | | | | | | |
| Preservation of Units At-Risk | | | | | | | | | |
| Acquisition of Units | | | | | | | | | |
| Mobilehome Park Preservation | | | | | | | | | |
| Total Units by Income | | | | | | | | | |

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|-------------------------|-----------|-------------------------|
| Jurisdiction | San Bruno | |
| Reporting Period | 2023 | (Jan. 1 - Dec. 31) |
| Planning Period | 6th Cycle | 01/31/2023 - 01/31/2031 |

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

| | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|--|
| Does the Jurisdiction have a local tenant preference policy? | No | |
| If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials. | | |
| Notes | | |

| | |
|----------------|-------------------------|
| Jurisdiction | San Bruno |
| Reporting Year | 2023 (Jan. 1 - Dec. 31) |

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
 (CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

| Total Award Amount | \$ | 1,050,000.00 | Total award amount is auto-populated based on amounts entered in rows 15-26. | | | |
|------------------------------------------------------------------|-------------------|---------------------------------------|------------------------------------------------------------------------------|---------------|-------|--|
| Task | \$ Amount Awarded | \$ Cumulative Reimbursement Requested | Task Status | Other Funding | Notes | |
| Contract Associate Planner services for Housing Element | \$150,000.00 | \$1,705.00 | Completed | REAP | | |
| Contract in-house Associate Planner services for Housing Element | \$150,000.00 | \$85.00 | Completed | REAP | | |
| Contract Associate Planner services for Housing Element | \$150,000.00 | \$1,700.00 | Completed | REAP | | |
| Contract in-house Associate Planner services for Housing Element | \$150,000.00 | \$7,012.50 | Completed | REAP | | |
| Contract in-house Associate Planner services for Housing Element | \$150,000.00 | \$1,275.00 | Completed | REAP | | |
| Aug 2021 - Dec. 2022 consultant services for Housing Element | \$150,000.00 | \$70,973.75 | Completed | REAP | | |
| Total reimbursement requested before 2023 | \$150,000.00 | \$67,187.50 | Completed | REAP | | |
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Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

| Completed Entitlement Issued by Affordability Summar | | |
|------------------------------------------------------|---------------------|--------------|
| Income Level | | Current Year |
| Acutely Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Extremely Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Very Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Low | Deed Restricted | 337 |
| | Non-Deed Restricted | 0 |
| Moderate | Deed Restricted | 0 |
| | Non-Deed Restricted | 5 |
| Above Moderate | | 3 |
| Total Units | | 345 |

| Building Permits Issued by Affordability Summar | | |
|-------------------------------------------------|---------------------|--------------|
| Income Level | | Current Year |
| Acutely Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Extremely Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Very Low | Deed Restricted | 28 |
| | Non-Deed Restricted | 11 |
| Low | Deed Restricted | 105 |
| | Non-Deed Restricted | 11 |
| Moderate | Deed Restricted | 0 |
| | Non-Deed Restricted | 13 |
| Above Moderate | | 5 |
| Total Units | | 173 |

| Certificate of Occupancy Issued by Affordability Summar | | |
|---------------------------------------------------------|---------------------|--------------|
| Income Level | | Current Year |
| Acutely Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Extremely Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 0 |
| Very Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 7 |
| Low | Deed Restricted | 0 |
| | Non-Deed Restricted | 8 |
| Moderate | Deed Restricted | 0 |
| | Non-Deed Restricted | 8 |
| Above Moderate | | 2 |
| Total Units | | 25 |