

Jurisdiction	San Bruno	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

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	Density Bc Applica
1					2	3	4	5							6	7	8	9	10
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)	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	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Ddi the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: Start Data Entry Below								7	21	304	14	99	18	273	727	185	0		
	019-170-020	300 PIEDMONT AVE	CRESTMORR HIGH SCHOOL	PUP22-001	SFD	O	8/23/2022			8		16		131	155			No	No
	020-126-160 020-126-080	732-740 EL CAMINO REAL	732-740 EL CAMINO REAL	SB3522-001	5+	R	3/10/2022	7		26		7		94	134	134		Yes-Approved	Yes
	020-116-120	820 EL CAMINO REAL		B2201-0046	2 to 4	R	1/20/2022							3	3	3		No	No
	017-462-200	141 MERCED DR		B2201-0013	ADU	R	1/6/2022		1						1	1		No	No
	017-201-280	500 FERNWOOD DR		B2201-0014	ADU	R	1/6/2022		1						1	1		No	No
	020-205-060	557 3RD AVE		B2201-0019	ADU	R	1/10/2022		1						1	1		No	No
	020-263-140	451 CHESTNUT AVE		B2201-0029	ADU	R	1/13/2022		1						1	1		No	No
	020-096-080	441 EUCLID AVE		B2201-0056	ADU	R	1/24/2022		1						1	1		No	No
	020-263-240	400 CHERRY AVE		B2201-0079	ADU	R	1/31/2022		1						1	1		No	No
	017-453-050	220 LASSEN DR		B2201-0078	ADU	R	1/31/2022		1						1	1		No	No
	020-175-140	528 7TH AVE		B2202-0035	ADU	R	2/9/2022		1						1	1		No	No
	017-541-280	3511 BERING DR		B2202-0042	ADU	R	2/11/2022		1						1	1		No	No
	017-263-050	3291 SUSAN DR		B2203-0052	ADU	R	3/14/2022		1						1	1		No	No
	020-181-140	531 WALNUT ST		B2203-0061	ADU	R	3/16/2022		1						1	1		No	No
	020-223-340	466 REDWOOD AVE		B2203-0066	ADU	R	3/16/2022		1						1	1		No	No
	020-103-010	997 MASSON AVE		B2203-0070	ADU	R	3/18/2022		1						1	1		No	No
	021-183-030	233 SANTA CLARA AVE		B2203-0073	ADU	R	3/18/2022		1						1	1		No	No
	020-072-150	760 LINDEN AVE		B2203-0085	ADU	R	3/23/2022			1					1	1		No	No
	020-243-010	553 HAZEL AVE		B2203-0104	ADU	R	3/29/2022			1					1	1		No	No
	020-111-230	848 MILLS AVE		B2204-0003	ADU	R	4/1/2022			1					1	1		No	No
	020-282-220	314 HAZEL AVE		B2204-0010	ADU	R	4/4/2022			1					1	1		No	No
	017-242-110	2151 FLEETWOOD DR		B2204-0044	ADU	R	4/18/2022			1					1	1		No	No
	017-182-370	1711 CRESTWOOD DR		B2204-0046	ADU	R	4/18/2022			1					1	1		No	No
	020-204-320	580 3RD AVE		B2204-0082	ADU	R	4/29/2022			1					1	1		No	No
	020-255-150	736 JENEVEIN AVE		B2205-0004	ADU	R	5/2/2022			1					1	1		No	No
	020-124-170	700 GREEN AVE		B2205-0010	ADU	R	5/4/2022			1					1	1		No	No
	020-205-210	520 2ND AVE		B2205-0021	ADU	R	5/6/2022			1					1	1		No	No
	019-203-270	3360 CRESTMOOR DR		B2205-0025	ADU	R	5/9/2022			1					1	1		No	No
	017-513-060	170 YOLO CT		B2205-0064	ADU	R	5/24/2022			1					1	1		No	No
	020-255-010	543 LINDEN AVE		B2205-0078	ADU	R	5/27/2022			1					1	1		No	No
	020-123-020	785 MASSON AVE		B2206-0018	ADU	R	6/6/2022			1					1	1		No	No
	014-276-020	86 BUENA VISTA AVE		B2206-0034	ADU	R	6/9/2022						1		1	1		No	No
	017-292-110	3760 FLEETWOOD DR		B2206-0053	ADU	R	6/15/2022						1		1	1		No	No
	020-213-080	535 CEDAR AVE		B2207-0041	ADU	R	7/12/2022						1		1	1		No	No

[illegible]

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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		2									3	4
Income Level		RHNA Allocation by Income Level		2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	358	-	-	-	-	-	-	-	-	-	-		
	Non-Deed Restricted		-	-	-	-	-	-	-	20	14	-	34	324
Low	Deed Restricted	161	-	-	4	14	-	6	-	-	-	-		
	Non-Deed Restricted		-	-	-	-	6	36	7	23	14	-	110	51
Moderate	Deed Restricted	205	-	-	-	-	-	5	-	-	-	-		
	Non-Deed Restricted		-	1	41	-	-	-	-	21	14	-	82	123
Above Moderate		431	-	9	42	1	-	2	28	18	5	-	105	326
Total RHNA		1,155												
Total Units			-	10	87	15	6	49	35	82	47	-	331	824
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-income Need		2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		179		-	-	-	-	-	-	-	-	-	-	179

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

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

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Jurisdiction		San Bruno	
Reporting Year		2022 (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
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
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 2022, the fee underwent a CIP increase. All infrastructure upgrades in 2022 were financed with enterprise funds.
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 Planned Development Permit requests such as the Skyline College Residential Project, Glenview Terrace, and Engvall projects where the SFD residential units are either developed or proposed with an average lot size of 3,500 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 ADUs in 2022.
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. No available funding in 2022.

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 2022.
Program 1-F: Ensure replacement housing.	Require replacement of any legal housing unit that is demolished within San Bruno.	1 year	N/A in 2022.
Program 1-G: Support historic preservation	Support preservation and reuse of properties with historic character	ongoing	N/A in 2022.
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 2022.
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)	Planning staff initiated the much-needed 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 rescinded and replaced its Density Bonus Ordinance to achieve consistency with State Law. As State Law on Density Bonuses has evolved annually, the City's Density Bonus did not keep pace and had become outdated.

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 2022, the City entitled the Glenview Terrace project for 29 single-family homes. The site is an identified housing opportunity site in the Housing Element.
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 an application to redevelop the former Crestmoor High School site with a residential subdivision containing 155 housing units.
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 2022.
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 is applying the guidelines to three other projects within the specific plan area.
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	N/A in 2022.
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 requires all projects of 5 units or more to comply with the Affordable Housing Ordinance to ensure development of affordable income housing in new developments.
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 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 website
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 2022.
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	N/A in 2022.
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 approximately \$10.0 million.
Program 4-A: Promote energy conservation.	Continue to publicize and encourage energy conservation programs, including weatherization programs.	2 years	Adopted 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	Information is posted on the City website and provided to customers at the building 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 2022.

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 2008), provide guidelines for developers to comply with the City's inclusionary housing requirements	Once a year	In 2022, the City approved the Glenview Terrace residential subdivision project which includes a total of 29 housing units, four of which would be affordable units.
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	In 2021, the City updated its Density Bonus Ordinance to achieve consistency with State Law. As a result, the City has approved one density bonus project and is currently reviewing three 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 2022.
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 \$10.0M 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	The housing projects (Engvall) in low-density residential districts include larger single-family 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
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	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. 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 amended its ADU ordinance to be consistent with State law in 2021. The City will need to amend its ADU ordinance again to respond to changes enacted by the state in 2022.
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.

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 financial assistance to support non-profit housing agencies that provide services benefiting San Bruno 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 the HIP Housing homesharing program. See Program 6-B.
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	Completed. City adopted an ordinance 2015 creating an emergency shelter overlay zone.
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	Completed. Ordinance adopted in 2015.

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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 to receive the password that will 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 ckcklist 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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NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

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Not
Cells in g

Table J												
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915												
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SH - Student Housing)	Date	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
Summary Row: Start Data Entry Below												

Jurisdiction	San Bruno	
Reporting Year	2022	(Jan. 1 - Dec. 31)
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Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	14
Low	Deed Restricted	0
	Non-Deed Restricted	14
Moderate	Deed Restricted	0
	Non-Deed Restricted	14
Above Moderate		5
Total Units		47

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	29	0	0
2 to 4	0	0	0
5+	134	0	30
ADU	0	47	27
MH	0	0	0
Total	163	47	57

Housing Applications Summary	
Total Housing Applications Submitted:	53
Number of Proposed Units in All Applications Received:	727
Total Housing Units Approved:	185
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	1
Number of Streamlining Applications Approved	1
Total Developments Approved with Streamlining	1
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

[illegible]

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	7
	Non-Deed Restricted	0
Low	Deed Restricted	27
	Non-Deed Restricted	0
Moderate	Deed Restricted	10
	Non-Deed Restricted	0
Above Moderate		119
Total Units		163

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	14
Low	Deed Restricted	0
	Non-Deed Restricted	14
Moderate	Deed Restricted	0
	Non-Deed Restricted	14
Above Moderate		5
Total Units		47

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	9
Low	Deed Restricted	6
	Non-Deed Restricted	7
Moderate	Deed Restricted	5
	Non-Deed Restricted	8
Above Moderate		22
Total Units		57