

Attachment 3
Existing City of San Bruno Housing Element Goals and Policies

Goal 1: Protect the quality and stability of existing neighborhoods through the conservation, rehabilitation, and improvement of the existing housing supply. [GC 65583(c)(4)]

1-A: Support infrastructure upgrades.

1-B: Maintain and expand the supply of small lots

1-C: Conserve second units in R-1 and R-2 zones.

1-D: Pursue and promote resources for preservation and rehabilitation

1-E: Ensure replacement housing

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1-G: Support historic preservation

1-H: Allow fee waivers for affordable rehabilitation

1-I: Continue lead-based paint abatement.

1-J: Ensure renovations are compatible with neighborhood character.

Goal 2: Accommodate regional housing needs through a community-wide variety of residential uses by size, type, tenure, affordability, and location. [GC 65583(c)(1)]

2-A: Update the Zoning Ordinance to make available adequate sites to accommodate San Bruno's share of regional housing need.

2-B: Transit Corridors Plan Implementation.

2-C: Support identified housing opportunities

2-D: Reuse former school sites

2-E: Consolidate Lots.

2-F: Ensure compatibility of new housing with neighborhood character.

2-G: Provide senior housing for a range of income levels.

2-H: Encourage moderate-income for-sale housing.

2-I: Provide affordable housing education.

2-J: Conduct annual performance evaluations and ensure consistency with the General Plan and Transit Corridors Plan.

Goal 3: Expand the variety of construction and financing techniques available to achieve new affordable housing and maintain it over time. [GC 65583(c)(2)]

3-A: Publicize affordable housing financing strategies.

3-B: Support the Housing Choices Voucher Program.

3-C: Monitor compliance with financing terms.

3-D: Promote the Mortgage Credit Certificate Program.

3-E: Facilitate reasonable accommodations.

3-F: Accommodate manufactured housing.

3-G: Permit childcare by right in residential districts

3-H: Reduce parking requirements.

3-I: Support condominium conversions, cooperatives, and other affordable housing ownership options.

3-J: Adopt an affordable housing impact fee.

Goal 4: Achieve energy and environmental conservation in residential design—particularly techniques that would also reduce noise impacts on housing—while maintaining the affordability of housing units. [GC 65583(b)(8)]

4-A: Promote energy conservation.

4-B: Support household and business participation in energy conservation and efficiency programs through PG&E and the State.

4-C: Facilitate noise insulation retrofits.

4-D: Ensure adequate water and sewer service and reduce water waste.

4-E: Encourage drought-resistant landscaping.

Goal 5: Ensure the continued availability of affordable housing for very-low, low-, and moderate-income households, seniors, persons with disabilities, single-parent households, large families, and other special needs groups. [GC 65583(c)(5)]

5-A: Support the Below Market Rate Housing Ordinance.

5-B: Implement San Bruno's density bonus regulations.

5-C: Provide financial incentives for affordable condominium conversions.

5-D: Provide financial assistance to facilitate affordable housing development.

5-E: Increase the supply of housing for large families.

5-F: Expedite review and waive fees for affordable housing.

5-G: Modify regulations to encourage affordable housing.

5-H: Prevent Potential displacement of existing lower-income residents within San Bruno's Priority Development Area (PDA).

5-I: Promote the Second Unit Ordinance.

5-J: Explore and consider new strategies to increase affordable housing.

Goal 6: Support the needs of extremely low-income residents, including access to counseling, referrals, dispute resolution, supportive housing, and emergency shelter. [GC 65583(c)(5); SB 2]

6-A: Promote fair housing.

6-B: Support organizations that provide housing services.

6-C: Support shared housing programs.

6-D: Accommodate city's share of emergency (homeless) shelter need.

6-E: Address identified need for extremely low-income and supportive housing.

6-F: Participate in regional coordination on homelessness.
