

Jurisdiction	San Bruno	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation

(CCR Title 25 §6202)

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 Bonus
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)	Was a Density Bonus requested for this housing development?
Summary Row: Start Data Entry Below								8	8	65	8	18	8	167	282	0	134		

Project Identifier			Unit Type		Affordability by Household Income - Building Permits										Affordability by Household Income - Certificate of Occupancy										Financing				Financing with Financial Assistance				Financing without Financial Assistance or Debt Repayment				Rate of Affordability or Debt Repayment				Detailed Occupancy Data				Density Bonus				Notes																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Year (YR)	Category	Street Address	Project Name	Unit Category	Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501

<b>Jurisdiction</b>	San Bruno	
<b>Reporting Year</b>	2021	(Jan. 1 - Dec. 31)
<b>Planning Period</b>	5th Cycle	01/31/2015 - 01/31/2023

**ANNUAL ELEMENT PROGRESS REPORT**  
**Housing Element Implementation**  
 (CCR Title 25 §6202)

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	-	-	-	-	-	-	-	-	-	20	338
	Non-Deed Restricted		-	-	-	-	-	-	20	-	-		
Low	Deed Restricted	161	-	4	14	-	6	-	-	-	-	96	65
	Non-Deed Restricted		-	-	-	6	36	7	23	-	-		
Moderate	Deed Restricted	205	-	-	-	-	5	-	-	-	-	68	137
	Non-Deed Restricted		1	41	-	-	-	-	21	-	-		
Above Moderate		431	9	42	1	-	2	28	18	-	-	100	331
Total RHNA		1,155											
Total Units			10	87	15	6	49	35	82	-	-	284	871

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.

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 include units that were permitted since the start of the planning period.

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](mailto:apr@hcd.ca.gov).

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202)

<b>Jurisdiction</b>	San Bruno
<b>Reporting Year</b>	2021 (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.
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 was amended to comply with the latest State law and became effective in April 2021.
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 2021.
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 2021.

<b>Program 1-F: Ensure replacement housing.</b>	<b>Require replacement of any legal housing unit that is demolished within San Bruno.</b>	<b>1 year.</b>	<b>N/A in 2021.</b>
<b>Program 1-G: Support historic preservation</b>	<b>Support preservation and reuse of properties with historic character</b>	<b>ongoing</b>	<b>N/A in 2021.</b>
<b>Program 1-H: Allow fee waivers for affordable rehabilitation</b>	<b>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</b>	<b>ongoing</b>	<b>N/A in 2021.</b>
<b>Program 1-I: Continue lead-based paint abatement.</b>	<b>Provide information on local lead-based paint abatement programs to ensure safe and healthy living environments for all residents</b>	<b>Ongoing</b>	<b>Informational handouts are available on the City's website and to customers at the planning and building counter.</b>
<b>Program 1-J: Ensure renovations are compatible with neighborhood character.</b>	<b>Maintain design standards to ensure that residential additions and renovations are compatible with overall neighborhood character.</b>	<b>1 year</b>	<b>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.</b>
<b>Program 2-A: Update the Zoning Ordinance to make available adequate sites to accommodate San Bruno's share of regional housing need.</b>	<b>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</b>	<b>3 years</b>	<b>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.</b>
<b>Program 2-B: Transit Corridors Plan Implementation.</b>	<b>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.</b>	<b>1 year</b>	<b>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.</b>

<b>Program 2-C: Support identified housing opportunities</b>	<b>Work with property owners and the community to support and encourage the redevelopment of identified opportunity sites into mixed uses with affordable housing components.</b>	<b>Ongoing</b>	<b>In 2021, the city received an application to redevelop the Willard Engvall School site with a residential project containing 118 housing units. A minimum of 15% of the units would be designated for low- and moderate-income households. Staff is also working with a developer for the Crestmoor High School site, an entitlement application in anticipated soon for the project.</b>
<b>Program 2-D: Reuse former school sites</b>	<b>Facilitate the reuse of former school sites to accommodate affordable housing.</b>	<b>2 years</b>	<b>The City is working with private developers to develop housing at former Crestmoor High School and Engvall School sites, two former surplus school sites.</b>
<b>Program 2-E: Consolidate Lots.</b>	<b>Use City funds to facilitate lot consolidation in support of the redevelopment of housing opportunity sites with affordable housing</b>	<b>2 years</b>	<b>N/A in 2021.</b>
<b>Program 2-F: Ensure compatibility of new housing with neighborhood character.</b>	<b>Use Residential Design Guidelines and Transit Corridors Plan Design Guidelines to ensure that new housing development proposals are compatible with existing neighborhood character.</b>	<b>1 year</b>	<b>Ongoing with planning review of each project</b>
<b>Program 2-G: Provide senior housing for a range of income levels.</b>	<b>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</b>	<b>Ongoing</b>	<b>N/A in 2021.</b>
<b>Program 2-H: Encourage moderate-income for-sale housing.</b>	<b>Encourage moderate-income for-sale housing within the Multi Use-Residential Focus area along El Camino Real.</b>	<b>Ongoing</b>	<b>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.</b>
<b>Program 2-I: Provide affordable housing education.</b>	<b>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</b>	<b>2 years</b>	<b>City provides information about affordable housing and the affordable housing impact fee ordinance on the City website.</b>
<b>Program 2-J: Conduct annual performance evaluations and ensure consistency with the General Plan and Transit Corridors Plan.</b>	<b>During annual review of the General Plan, monitor, evaluate, and document housing program performance and consistency with General Plan goals and policies</b>	<b>Ongoing</b>	<b>Staff performs planning review of each project, and Housing Element APR on an ongoing basis.</b>

<b>Program 3-A: Publicize affordable housing financing strategies.</b>	<b>Publicize the various financing strategies for development and expansion of affordable housing</b>	<b>Ongoing</b>	<b>Information about the City's Affordable Housing Program is posted on the City website</b>
<b>Program 3-B: Support the Housing Choices Voucher Program.</b>	<b>Continue to participate in San Mateo County Housing Authority's Housing Choices Voucher program (formerly Section 8).</b>	<b>Ongoing</b>	<b>The City signed an agreement with the County to administer CDBG and HOME funds on behalf of the City.</b>
<b>Program 3-C: Monitor compliance with financing terms.</b>	<b>Ensure that units built with long-term affordability requirements are actually occupied by lower-income households. (See also Program 5-E)</b>	<b>Ongoing</b>	<b>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</b>
<b>Program 3-D: Promote the Mortgage Credit Certificate Program.</b>	<b>The City will continue to participate in and promote San Mateo County's Mortgage Credit Certificate (MCC) program for first-time homebuyers</b>	<b>Ongoing</b>	<b>N/A in 2021.</b>
<b>Program 3-E: Facilitate reasonable accommodations.</b>	<b>Facilitate the development, maintenance and improvement of housing for persons with disabilities by implementing Reasonable Accommodations program.</b>	<b>1 year</b>	<b>Completed. Ordinance adopted in 2015</b>
<b>Program 3-F: Accommodate manufactured housing.</b>	<b>Continue to permit manufactured housing in single family zones.</b>	<b>1 year</b>	<b>Manufactured housing can be permitted as an Accessory Dwelling Unit</b>
<b>Program 3-G: Permit child care by right in residential districts</b>	<b>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</b>	<b>1 year</b>	<b>Municipal Code allows childcare by right in residential zoning districts</b>
<b>Program 3-H: Reduce parking requirements.</b>	<b>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.</b>	<b>1 year</b>	<b>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.</b>

<b>Program 3-I: Support condominium conversions, cooperatives, and other affordable housing ownership options.</b>	<b>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.</b>	<b>1 year</b>	<b>N/A in 2021.</b>
<b>Program 3-J: Adopt an affordable housing impact fee.</b>	<b>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.</b>	<b>1 year</b>	<b>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 and again in 2021 based on the regional index. In combination with fees previously collected through the Below Market Rate Housing Program, the affordable housing fund contains approximately \$3.8 million. No additional impact fee was collected in 2021.</b>
<b>Program 4-A: Promote energy conservation.</b>	<b>Continue to publicize and encourage energy conservation programs, including weatherization programs.</b>	<b>2 years</b>	<b>Adopted expedited review process for residential rooftop solar permits. Information and applications are posted on the Building Division webpage.</b>
<b>Program 4-B: Support household and business participation in energy conservation and efficiency programs through PG&amp;E and the State.</b>	<b>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</b>	<b>1 year</b>	<b>Information is posted on the City website and provided to customers at the building counter.</b>
<b>Program 4-C: Facilitate noise insulation retrofits.</b>	<b>Continue to pursue funding for noise insulation from the San Francisco International Airport and educate residents about program benefits.</b>	<b>4 years</b>	<b>City continues to fund the noise insulation program and issued seven noise insulation permits in 2021.</b>



<b>Program 4-D: Ensure adequate water and sewer service and reduce water waste.</b>	<b>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.</b>	<b>1 year</b>	<b>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.</b>
<b>Program 4-E: Encourage drought-resistant landscaping.</b>	<b>Implement water conservation and drought-resistant landscaping guidelines and standards</b>	<b>1 year</b>	<b>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</b>
<b>Program 5-A: Support the Below Market Rate Housing Ordinance.</b>	<b>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</b>	<b>Once a year</b>	<b>The Affordable Housing Impact Fee ordinance which replaced the Below Market Rate Housing program was adopted in 2016, adjusted in 2019 and again in 2021. See program 3-J. The City's Affordable Housing Program Ordinance amendment has been approved by City Council in February 2021 and will become effective April 2021.</b>
<b>Program 5-B: Implement San Bruno's density bonus regulations.</b>	<b>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)</b>	<b>1 year</b>	<b>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. A number of new projects are seeking to exercise its provisions.</b>
<b>Program 5-C: Provide financial incentives for affordable condominium conversions.</b>	<b>Create incentives for condominium conversions that provide affordable housing</b>	<b>1 year</b>	<b>N/A in 2021.</b>
<b>Program 5-D: Provide financial assistance to facilitate affordable housing development.</b>	<b>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</b>	<b>Once a year</b>	<b>N/A in 2021.</b>

<b>Program 5-E: Increase the supply of housing for large families.</b>	<b>Encourage diversity in unit size to ensure that 3- and 4-bedroom affordable rental housing units are provided for large families.</b>	<b>Ongoing</b>	<b>City encourages a mix of unit types in TCP area.</b>
<b>Program 5-F: Expedite review and waive fees for affordable housing.</b>	<b>Continue to expedite review and waive planning and building fees for developers of affordable housing and housing for seniors and persons with disabilities</b>	<b>Ongoing</b>	<b>N/A in 2021.</b>
<b>Program 5-G: Modify regulations to encourage affordable housing.</b>	<b>Modify development regulations in specific zoning districts to encourage housing affordable to very-low, low-, and moderate-income households</b>	<b>1 year</b>	<b>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.</b>
<b>Program 5- H: Prevent Potential displacement of existing lower-income residents within San Bruno's Priority Development Area (PDA).</b>	<b>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.</b>	<b>2 years</b>	<b>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.</b>
<b>Program 5-I: Promote the Second Unit Ordinance.</b>	<b>Continue to inform homeowners about the Second Unit Ordinance which permits second units by-right on appropriate residential sites.</b>	<b>Once a year</b>	<b>City Council approved the amended ADU ordinance to be consistent with State law. The ordinance will become effective in April 2021. In 2020, 55 ADU applications were received and approved.</b>
<b>Program 5-J: Explore and consider new strategies to increase affordable housing.</b>	<b>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</b>	<b>2 years</b>	<b>See response to Program 4-G above.</b>

<b>Program 6-A: Promote fair housing.</b>	<b>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</b>	<b>1 year</b>	<b>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.</b>
<b>Program 6-B: Support organizations that provide housing services.</b>	<b>Cooperate with and support organizations providing housing information, counseling, and referral services, and handling complaints of housing discrimination</b>	<b>Ongoing</b>	<b>The City continues to provide financial assistance to support non-profit housing agencies that provide services benefiting San Bruno.</b>
<b>Program 6-C: Support shared housing programs.</b>	<b>Continue to support shared housing programs and to promote such programs through the Senior Center and other local agencies</b>	<b>Ongoing</b>	<b>The City provides support to the HIP Housing homesharing program. See Program 6-B.</b>
<b>Program 6-D: Accommodate city's share of emergency (homeless) shelter need.</b>	<b>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</b>	<b>1 year</b>	<b>Completed. City adopted an ordinance 2015 creating an emergency shelter overlay zone.</b>
<b>Program 6-E: Address identified need for extremely-low income and supportive housing.</b>	<b>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</b>	<b>Once a year</b>	<b>Completed. Ordinance adopted in 2015.</b>

[illegible]



Jurisdiction	San Bruno	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

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 <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> 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 <sup>+</sup>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									







Jurisdiction	San Bruno	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	20
Low	Deed Restricted	0
	Non-Deed Restricted	23
Moderate	Deed Restricted	0
	Non-Deed Restricted	21
Above Moderate		18
Total Units		82

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	0	12	29
2 to 4	0	0	0
5+	23	0	0
ADU	0	70	8
MH	0	0	0
Total	23	82	37

Housing Applications Summary	
Total Housing Applications Submitted:	29
Number of Proposed Units in All Applications Received:	282
Total Housing Units Approved:	0
Total Housing Units Disapproved:	134

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

<b>Jurisdiction</b>	San Bruno
<b>Reporting Year</b>	2021 (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.

[illegible]

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	1
	Non-Deed Restricted	0
Moderate	Deed Restricted	2
	Non-Deed Restricted	0
Above Moderate		20
Total Units		23

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	20
Low	Deed Restricted	0
	Non-Deed Restricted	23
Moderate	Deed Restricted	0
	Non-Deed Restricted	21
Above Moderate		18
Total Units		82

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	4
Low	Deed Restricted	0
	Non-Deed Restricted	2
Moderate	Deed Restricted	0
	Non-Deed Restricted	29
Above Moderate		
Total Units		37