

Attachment 2

Proposed Housing Element Implementation Goals and Policies

Goal	Description
1.	Improve the development review and approval process to reduce processing times and simplify administration.
2.	Increase the availability of housing throughout the City.
3.	Protect current residents from displacement.
4.	Support the needs of households with low incomes and special needs.
5.	Improve the city's management of its affordable housing portfolio and housing funds.
6.	Preserve the affordability of existing at-risk affordable housing.
7.	Promote sustainable residential development that is energy efficient and reduces greenhouse gas emissions.
8.	Promote equity in housing.

Goal 1. Improve the development review and approval process to reduce processing times and simplify administration.

Program 1-A. Identify ways to streamline the CEQA review process for housing projects through the use of exemptions or by tiering off existing CEQA documents.

Program 1-B. Establish a streamlined pre-application development conference process with applicants.

Program 1-C. Establish priority permit processing and reduced plan check times for multifamily housing projects affordable to lower- or moderate-income households.

Program 1-D. Adopt Objective Design Standards for multi-family residential projects and mixed-use projects with a residential component.

Program 1-E. Publicly post status updates on project permit approvals on the internet.

Program 1-F. Consolidate fee schedules (across departments) to simplify administration and allow applicants to obtain schedules and documentation in one location. This includes gathering information from outside agency fees.

Program 1-G. Create a clear non-legislative mechanism to allow for deviations from development and parking standards for multi-family and mixed-use development.

Program 1-H. Adopt an ordinance allowing for payment of some development impact fees upon certificate or occupancy, rather than prior to building permit issuance, to reduce developer construction financing costs.

Goal 2. Increase the availability of housing throughout the city, especially affordable housing.

Program 2-A Study the El Camino Real corridor to determine sites that may be appropriate to be zoned for residential development or higher density residential.

Program 2-B. Evaluate the possibility of putting forth a ballot initiative to increase buildings heights and number of floors along the El Camino Real corridor.

Program 2-C. Support identified housing opportunities.

Program 2-D: Amend the R-2 zoning district to not allow new SFDs on vacant sites and allow two dwellings per lot regardless of lot size.

Program 2-E. Prepare SB9 implementation guidelines for residential lot splits

Program 2-F. Develop a master plan for the redevelopment of Tanforan with a minimum of 1,000 housing units.

Program 2-G: Publicize affordable housing financing strategies.

Program 2-H. Release an RFP for a housing development analysis for city-owned sites.

Program 2-I. Monitor fees charged for ADUs.to assure that they do not create an impediment to ADU production.

Goal 3. Protect current residents from displacement.

Program 3-A. Require replacement units for low-income households and below market rate units lost during any construction or demolition projects.

Program 3-B: Support and promote fair housing.

Program 3-C. Establish an ordinance that provides for tenant and community first right of purchase or right of first refusal (TOPA and COPA).

Program 3-D. Give displaced residents (former residents of the jurisdiction) preferential access to new affordable housing units.

Goal 4. Support the needs of households with low incomes and special needs.

Program 4-A. Bolster the city's resources for reasonable accommodations in housing by adding resources on the city website (e.g., modeling the City of San Francisco's website on service and support animals), conducting resident and property owner awareness training, and clearly defining reasonable accommodations in housing in the city code.

Program 4-B. Partner with Project Sentinel to perform fair housing training for landlords and tenants. Focus enforcement efforts on race- based discrimination and reasonable accommodations.

Program 4-C. Publicize affordable housing financing strategies.

Program 4-D. Develop policies to encourage affordable housing beyond the Below Market Rate (BMR) requirement.

Program 4-E. Encourage, facilitate, and promote more homesharing opportunities throughout the city.

Program 4-F. Continue to participate in San Mateo County Housing Authority's Housing Choices Voucher program (formerly Section 8).

Program 4-G. Establish a BMR unit set-aside for tenants with physical or developmental needs.

Program 4-H. Promote the Accessory Dwelling Unit Ordinance.

Program 4-I. Update the Zoning Code for compliance with AB 2162 (Transitional and supportive housing).

Program 4-J. Increase the supply of housing for large families.

Goal 5. Improve the city's management of its affordable housing portfolio and housing funds.

Program 5-A. Join with other cities in San Mateo County to share housing staff to support the housing trust/inclusionary zoning/100% affordable housing/other projects.

Program 5-B. Consider using some of the Housing Trust Fund (HTF) resources to support City staffing and/or outside consultants to administer the HTF and deploy HTF resources.

Program 5-C. Revise the BMR ordinance to ensure that all new affordable housing remains affordable for 99 years or in perpetuity.

Program 5-D. Adopt a policy to retain public land over the long term when possible, doing ground leases rather than selling property (including for affordable housing).

Program 5-E. Expedite review and waive fees for affordable housing.

Goal 6. Preserve the affordability of existing at-risk affordable housing.

Program 6-A. Require replacement units for low-income households and below market rate units lost during any construction or demolition projects.

Program 6-B. Support a Countywide Below Market Rate Unit Waitlist.

Goal 7. Promote sustainable residential development that is energy efficient and reduces greenhouse gas emissions.

Program 7-A. Adopt reach codes that offer higher standards for energy efficiency and electrification of housing.

Program 7-B. Provide information to residents on energy efficiency and electrification incentives from PG&E, BayREN, and others.

Program 7-C. Encourage drought-resistant landscaping.

Goal 8. Promote equity in housing.

Program 8-A. Research other cities to create an affirmative marketing strategy. Include Spanish marketing materials and ensure bilingual interpretation services are available.

Program 8-B. Partner with local fair housing organizations to perform fair housing training for landlords and tenants, in addition to enforcing fair housing laws, with a focus on disability violations.

Program 8-C. Improve the landing page for housing resources on the city's webpage and add a fair housing section.

Program 8-D. Prioritize city capital improvement investments to address the challenges of the areas east of El Camino, which is disproportionately occupied by Hispanic residents. Improve landscaping and tree cover and parks, reduce pollutants, and create more walkability and pedestrian safety.