

Senior Housing

Policies from previous housing element:

<i>Policy</i>	<i>Jurisdiction</i>	<i>Notes</i>
Policy H (D-1): Provide adequate, affordable housing for the City's elderly.	Burlingame	□
Program 2-B1 Adopt a density bonus ordinance to encourage affordable or senior housing or both. See HE for additional information.	Hillsborough	□
Policy 3-A Allow board and care and related facilities, especially for elderly residents who wish to remain in the community.	Hillsborough	□
H-B-2-b Facilitate Non-Profit Rehabilitation/Maintenance Assistance. Start a community outreach program to help the disabled and elderly maintain or rehabilitate their homes to match households in need with non-profit organizations (such as Rebuilding Together/Christmas in April, churches, service clubs, or Girl or Boy Scouts) that can provide assistance. Target: 2002. Responsible Agency: Community Development Department.	Foster City	□
Policy 5.1: Prevent housing discrimination based on age, race, religion, sex or ethnic background.	Daly City	□
(C.11) Independent Living. The City shall continue to provide housing rehabilitation assistance and accessibility modification to existing residential structures for persons with disabilities and for frail and elderly persons by contracting with appropriate providers.	Redwood City	□
(F.1) Acquisition and Rehabilitation of Existing Housing. Assist non-profit organizations to acquire and operate multifamily housing for families, individuals, and seniors. Facilitate the acquisition or rehabilitation of existing housing for low-income and special needs populations.	Redwood City	□
(2.11) Senior Project Location. Permit senior housing projects on multi-family or non-residentially zoned properties within walking distance of services and transit routes. Continue to provide allowances for density bonuses for senior projects.	San Mateo	□
(H3.16) Special Needs. Encourage affordable housing designed for elderly persons and encourage a mix of housing units throughout the City including those for families with children, single parents, young families, lower income seniors and the disabled.	Millbrae	□
Program H9c: Support the Human Investment Program (HIP)'s program to provide counseling to older homeowners on home equity conversion opportunities.	Brisbane	□
Program H2a: Identify suitable sites for housing for the elderly and persons with disabilities or other special needs.	Brisbane	□
Program H2c: To encourage housing for the elderly, reduce the parking requirements for units designed and dedicated for use by elderly persons and provide a density bonus greater than required by State law.	Brisbane	□

<i>Policy</i>	<i>Jurisdiction</i>	<i>Notes</i>
Program H2e: Encourage participation in the Human Investment Program (HIP) 's shared ho using program which helps find suitable housing for the elderly, single parent families and persons with special needs, through financial support, publicity and referrals.	Brisbane	□
(HIP-16) Home Equity Conversion. The San Mateo County Legal Aid Society and the County's Department of Housing and Community Development cooperatively established the Reverse Annuity Mortgage Program (RAM) to enable elderly homeowners to use the equity on their home for needed money. See HE for more details. Target: Ongoing. Responsible Agency: San Mateo County Housing Authority, Human Investment Project, and non-profit housing sponsors.	Millbrae	□
(C) The City will provide opportunity for, and encourage, the development of adequate housing for the city's special needs groups, including large families, single-parent-headed households, the elderly, the disabled, and those in need of emergency shelter and transitional housing.	Redwood City	□
(B.4) In-law Unit Ordinance. The City revised the in-law unit ordinance to increase infill residential development within existing single-family residential properties. The limited size of the units (one bedroom) helps to control affordability. The City anticipates these units will accommodate moderate and lower-income seniors, students, workforce singles and two-person households.	Redwood City	□
(C.6) Efficiency Unit Affordable Housing Program. The City shall encourage efficiency units in rental housing to accommodate seniors and individuals who work in Redwood City.	Redwood City	□
(C.8) Acquisition of Land for Construction of New Affordable Rental Housing. The City will consider a land subsidy for a mixed unit project which could include unit sizes ranging from efficiency units to multiple bedrooms to accommodate housing needs of various populations, including individuals, families, seniors and special needs populations.	Redwood City	□
(C.10) Elder Care. The City shall continue to contract with service providers for elder care for Redwood City residents.	Redwood City	□
(1.5A) The City shall review its Zoning Ordinance to assure that it has the tools and flexibility needed to encourage a variety of unit sizes and mix of housing types including single family condominiums, cluster projects, PUDs, town homes, cooperatives, mobile homes, senior projects, and manufactured housing. The Zoning Ordinance may include the following criteria and standards: establishment of a residential FAR; establishment of specific parking standards for residential second units; and, establishment of specific design and development standards for all housing types.	South San Francisco	□
(3.1) The City shall continue to give special attention in housing programs to the needs of special groups, including the disabled, large families, the elderly, and families with low incomes. (New Policy)	South San Francisco	□
(3.2) The City shall encourage the development of housing for elderly. (New Policy)	South San Francisco	□

<i>Policy</i>	<i>Jurisdiction</i>	<i>Notes</i>
(3.2A) The City shall monitor the demand for senior housing to ensure that their needs are being met on an ongoing basis. (New Policy)	South San Francisco	□
(3.3) The City shall encourage non-profit groups to provide housing for the elderly citizens of South San Francisco. The City should encourage the development of senior housing in higher density areas close to shopping and transportation. (Existing Policy 3A)	South San Francisco	□
(3.3A) The City shall continue to grant density bonuses for senior housing projects. The City shall allow up to 50 units per acre for senior housing projects and permit reduced parking standards. (Revised Program 3A-1)	South San Francisco	□
(3.3B) The City shall continue to provide funding for minor repairs of homes owned and occupied by low-income senior citizens. Eligible repairs include plumbing, electrical, painting, carpentry, roof repairs, and masonry work. (Revised Program 3A-2)	South San Francisco	□
(3.4) The City shall encourage the establishment of a range of housing types for seniors including residential board and care facilities for the elderly in the community. (Existing Policy 3B)	South San Francisco	□
H-F-1-a Non-Discrimination. To ensure that the sale, rental, or financing of housing is not denied to any individual on the basis of race, sex, national origin, religion, age, marital status, disability, or other arbitrary factors, Foster City will ensure that state and federal laws are adhered to regarding fair housing. The City, through its Community Development Department, will refer discrimination complaints to the appropriate legal service, county, or state agency. Target: Ongoing. Responsible Agency: Community Development Department.	Foster City	□
H-F-2 Special Needs. Encourage a mix of housing units throughout the City including those for lower income seniors, families with children, single parents, young families, victims of domestic violence, and the disabled.	Foster City	□
(5-B) Offer a density bonus of at least 25 percent or financial incentives to residential developments providing 10 percent of total housing units for Very Low income households, 20 percent of total units for Low income households, 50 percent of total units for seniors, OR 20 percent of total condominium units for Moderate income households.	San Bruno	□
(5-I) Expedite permit review and waive planning, building and license fees on projects providing housing affordable to Very Low, Low, and Moderate income households, seniors, and persons with disabilities.	San Bruno	□
(5-K) Continue to make information regarding home equity conversion programs available to elderly homeowners through the Senior Center.	San Bruno	□
(7-C) Support shared housing programs and promote such programs through the Senior Center and other local agencies. Consider contributing funds to shared housing programs.	San Bruno	□

<i>Policy</i>	<i>Jurisdiction</i>	<i>Notes</i>
(14.40) Grant Density Bonuses for the Development of Affordable Housing. In accordance with State Government Code Section 65915, or any successor statute, grant a density bonus of 25 percent and other incentive's) for the development of new housing if a developer agrees to construct a specified minimum percentage of the housing units for very low income households, low income households, or senior households. Also, grant a supplemental density bonus if a development exceeds the minimum requirements, or provides a percentage of the total units for large families or disabled households.	San Mateo County	□
(14.48) Expand Housing Choices by Increasing the Diversity of Housing Types. Expand the housing choices for special needs groups by using techniques in this chapter to help increase the variety in location, size, type and price of housing available. Special needs groups include, but are not limited to, the elderly, disabled, youth, large families, households headed by single parents, farm laborers, and the homeless.	San Mateo County	□
(14.49) Provide Affordable Housing Opportunities and Supportive Services for the Elderly or Disabled. See HE for list of programs.	San Mateo County	□
(14.50) Promote Housing for the Elderly or Disabled in Appropriate Locations. Promote the development of housing for the elderly or disabled in all appropriate locations. Consider the following as high priority locations for the development of housing for the elderly or disabled: (a) lands within urban areas that are located close to public transportation and other essential services such as stores, banks and medical facilities; and (b) lands that do not have major topographic constraints.	San Mateo County	□
(2.16) Special Needs Groups. Continue existing support for programs that assist special needs groups (the elderly, large families, female heads of households, and the handicapped and disabled).	San Mateo	□
(5.0) Addressing the housing needs of households with members who are elderly, physically disabled, HIV positive or are living with AIDS, homeless, at-risk youth leaving the foster care system, small and large families, and female-headed households.	East Palo Alto	□
(5.1) Encourage the development of housing units and alternative living arrangements suitable for seniors, small and large families, and other persons with special needs.	East Palo Alto	□
(6.5) Address the affordable housing needs of lower income residents and seniors through home sharing.	East Palo Alto	□
(5) Reverse Annuity Mortgages. Provide mechanisms to ensure that homeowners can continue to live in their home for as long as they want.	Woodside	□
(6) Senior Home Repair Service. Provide information to the public about local organizations which offer home repair services for seniors, to make it easier for seniors to remain in their homes and to maintain the housing stock.	Woodside	□
(8) Senior Citizen Property Tax Postponement Program. Provide senior homeowners with information regarding the Property Tax Postponement Program.	Woodside	□

Policy

Jurisdiction

Notes

(12) Provision of Housing for Seniors. Facilitate the accommodation of senior housing opportunities within the context of the Town's single-family setting.

Woodside

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