

# State/ Federal Program

Policies from previous housing element:

<i>Policy</i>	<i>Jurisdiction</i>	<i>Notes</i>
Policy H (A-5): Pursue federal and State funds for the rehabilitation of lower and moderate income housing.	Burlingame	□
H-E-3 Incentives for Affordable Housing. The City shall consider offering development incentives to developers of multifamily housing projects which meet the City's housing needs, in exchange for an agreement that a minimum of fifteen percent (15%) of the total number of units constructed (or another percent, depending upon the project) shall be affordable to very low as defined by State Health and Safety Code Section 50105, low and moderate income persons and families as defined by Section 50093 of the State of California Health and Safety Code for a minimum period of 35 years. See HE for list of incentives to consider.	Foster City	□
H-E-3-a Density Bonuses for Affordable Housing Projects Consistent with State Density Bonus Law. The City will offer density bonuses of at least 25%, or other incentives, consistent with the State Density Bonus Law (Government Code Section 65915), for project which include at least: (a) 20% of the units for lower-income households; or (b) 10% of the units for very low income households; or (c) 50% of the units for senior citizens. Target: Ongoing. Responsible Agency: Community Development Department.	Foster City	□
Program 3-A1 As required by state law, continue to allow board and care facilities for six or fewer residents and transitional housing.	Hillsborough	□
H-C-5-a Rental Housing Assistance. Encourage the use of federal, State and Local rental housing programs. Continue to publicize programs and work with the San Mateo County Housing Authority to implement the Section 8 Rental Assistance Program and, as appropriate, assist similar non-profit housing sponsor rental assistance programs. Target: Shared Housing and Emergency Assistance: 15 households provided assistance per year (assumes continued funding of program). Responsible Agencies: San Mateo County Housing Authority and non-profit housing sponsors.	Foster City	□
Policy 4.3: Allow construction of a variety of cost reducing, innovative housing types.	Daly City	□
Policy 4.5: Ensure that City amendments to and interpretations of construction-related codes and ordinances do not unnecessarily increase the cost of construction.	Daly City	□
H-E-3-b Financing and Subsidy Programs. Encourage project sponsors to apply for available federal, state and locally subsidized new affordable housing construction programs for their project by providing technical assistance on available programs and supporting data, structuring development agreements and other requirements to match program funding criteria, as appropriate and possible, and leveraging tax increment financing when possible. See HE for list of possible programs. Target: Ongoing. Responsible Agency: Community Development Agency.	Foster City	□

<i>Policy</i>	<i>Jurisdiction</i>	<i>Notes</i>
H-A-1-c Future Housing Element Updates. The City will update its Housing Element, consistent with State Law requirements, every five years. Target: Next update by June 2006. Responsible Agency: Community Development Department.	Foster City	□
(D.2) State Manufactured Housing Law. The City complies with the State Manufactured Housing Law, which allows affordable type construction on all residentially zoned (R-1 through R-5) properties.	Redwood City	□
(2.3) Public Funding of Low- and Moderate-Income Housing. Continue to use available funds to increase the supply of low- and moderate-income housing through land purchases and other development encouragements and through use of nonprofit sponsors and subsidized financing using federal and state sources, tax credits, and the like.	San Mateo	□
Program H15b: At least once a year, actively publicize and encourage the use of County, State and Federal programs for low interest rehabilitation loans by owners of older residential units. Work with the San Mateo County Housing Rehabilitation Program to develop a promotional strategy. Seek available State and Federal funds.	Brisbane	□
Policy H19 Evaluate and update the Housing Element.	Brisbane	□
Program H19b: Prepare an annual report to the City Council and State Department of Housing and Community Development on progress made in implementing the General Plan and Housing Element policies and programs.	Brisbane	□
Program H19c: Undertake and complete Housing Element updates in accordance to the timeframes established by the State Department of Housing and Community Development.	Brisbane	□
(H2.4) Energy Conservation in New Housing. Promote the use of energy conservation in residential construction by incorporating energy conservation in all new residential development. New homes shall meet State standards for energy conservation.	Millbrae	□
(H2.5) Rental Assistance Programs. Continue to publicize and participate in federal rental assistance programs such as Section 8 and the Housing Voucher programs.	Millbrae	□
(H3.7) Density Bonuses for Affordable Housing Projects Consistent with State Density Bonus Law. The City will offer density bonuses of at least 25% and at least one other incentive, consistent with the State Density Bonus Law (Government Code Section 65915), for projects which include at least: (a) 20% of the units for lower-income households; or (b) 10% of the units for very low income households; or (c) 50% of the units for senior citizens.	Millbrae	□
(HIP-1) Future Housing Element Updates. The City will update its Housing Element consistent with State Law requirements. Target: Next update by July, 2009. Responsible Agency: Community Development Department.	Millbrae	□
Program H7a: Amend the zoning ordinance consistent with California Government Code Section 65915 to include provisions for density bonuses for affordable housing.	Brisbane	□

<i>Policy</i>	<i>Jurisdiction</i>	<i>Notes</i>
Program H1e(3): Repeal the existing density standards for mobile home park development and adopt new standards consistent with the Mobile Home Parks Act (California Code of Regulations, Title 25, Chapter 2).	Brisbane	□
Program H1f: Develop a public awareness campaign to inform Brisbane residents and businesses, developers, non profit housing development organizations and other groups about housing policies and opportunities in Brisbane. Use local publications such as the Brisbane Star and the Chamber of Commerce newsletter, bulk mailing, flyers and other means of distributing information on City housing policies, local achievements, programs of other agencies, housing information and counseling programs, and State housing laws.	Brisbane	□
Program H11k: Encourage the State of California and the Federal Government to restore and enhance subsidy programs for affordable housing similar to those that have proven successful in the past in assisting low and very low income households and households with special needs, such as Section 202, Section 8 New Construction, Section 8 Moderate Rehabilitation and Rental Rehabilitation Programs.	Brisbane	□
Program H2d(1): Encourage maintenance of existing units in the NCRO 2 Downtown Brisbane Neighborhood Commercial District through the use of Redevelopment Low and Moderate Income Housing Funds, County, State and Federal rehabilitation funds.	Brisbane	□
(HIP-13) Rental Housing Assistance. Encourage landlords, tenants and developers to participate in the Housing Authority Section 8 Rent Subsidy Program; encourage developers and potential buyers to participate in the county reduced home mortgage program and in available Federal and State assistance programs. Target: 5 very low and 5 low income households provided assistance per year with Section 8 Certificates and Vouchers (assumes continued funding at about the same rate as present levels). Responsible Agencies: San Mateo County Housing Authority.	Millbrae	□
(B.6) Land banking Fund Program: The City will continue to land bank funds to directly facilitate the development and continuation of affordable housing opportunities and assist in the development of affordable housing projects during the 2001–2006 planning period. The City will consider applying for state and federal funds that may become available during 2001-2006.	Redwood City	□
(B.5) State of California Density Bonus Ordinance. The City shall promote development of affordable units by publicizing the availability of higher residential densities (using existing density bonus ordinance), land donations, and subsidies for land, infrastructure and other economic incentives.	Redwood City	□
(1.5) The City shall promote the construction of lower cost units by providing incentives and encouraging mixed use projects, second units, density bonuses, loft-style units, and manufactured housing. (Existing Policy 2B)	South San Francisco	□

<i>Policy</i>	<i>Jurisdiction</i>	<i>Notes</i>
(2.2) As appropriate, the City shall use State and Federal funding assistance to the fullest extent these subsidies exist to rehabilitate housing. The City shall continue to give housing rehabilitation efforts high priority in the use of Community Development Block Grant funds. (New Policy)	South San Francisco	□
(2.3) The City shall prioritize Federal, State and Redevelopment Agency funds for acquisition and rehabilitation of housing in older residential neighborhoods. The City would target funds in order to preserve the older housing stock that exists in older neighborhoods with low income families.	South San Francisco	□
(2.12) The City shall support State and Federal legislation to make housing more affordable for owners and renters, and to permit rehabilitation of existing deteriorated housing without an increase in tax assessments. (Existing Program 2E-1)	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	□
(3.5) Consistent with State law, the City shall require the inclusion of handicapped accessible units in all housing projects. In all new apartment projects with five or more units, State law requires that 5 percent of the units constructed be fully accessible to the physically disabled. (Existing Policy 3C)	South San Francisco	□
(3.5A) The City shall review development plans to assure consistency with state handicap and accessibility laws and require modifications for accessibility. (Existing Program 3C.1)	South San Francisco	□
Program H4a(3): Adopt an ordinance consistent with State law to merge substandard lots as appropriate in the R 1, R 2 and R 3 Districts.	Brisbane	□
Policy H4(1) Identify constraints on the provision of housing resulting from the authority of County, Regional, State and Federal agencies. Distinguish between those regulations that are necessary for the protection of public, health, safety and welfare and those which could be modified to lessen adverse effects on the provision of housing. Cooperate with the League of California Cities to identify and address these constraints.	Brisbane	□
Program H5b: Analyze and determine whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520 enacted January 1, 2002, the federal Fair Housing Act and the California Fair Employment and Housing Act. Include in the analysis an evaluation of existing land use controls, permit processing procedures, and building codes. Address any constraints found by removing them or providing reasonable accommodation for housing intended for persons with disabilities.	Brisbane	□
Program H11: Encourage the State of California to amend Housing Element and Redevelopment Law to allow cities to combine their Redevelopment Low and Moderate Income Housing Funds to fund joint projects at the most suitable locations for affordable housing.	Brisbane	□

<i>Policy</i>	<i>Jurisdiction</i>	<i>Notes</i>
Program H11h: Use Redevelopment Low and Moderate Income Housing Funds to provide leverage for state and federal programs for affordable housing that require a local match.	Brisbane	□
(5.2) Discourage discrimination in either the sale or rental of housing on the basis of state or federal protected classes.	Belmont	□
(1-C) Publicize federal, State, and local resources available to preserve and rehabilitate the City's existing housing supply.	San Bruno	□
(3-A) Continue to publicize and encourage energy conservation programs, including weatherization programs. Also publicize grants from the State and federal government which are available for local conservation.	San Bruno	□
(3-B) Continue to seek funds from the Federal Aviation Administration (FAA) and the City/County of San Francisco in order to insulate homes adversely affected by noise from San Francisco International Airport.	San Bruno	□
H-E-8 BMR Eligibility Priorities. In order to meet a portion of the City's local housing need, consistent with Association of Bay Area Governments (ABAG) Housing Need Determinations, and as a traffic mitigation measure, the City will, to the extent consistent with applicable policy, offer a portion of the BMR units in a project for City employees and people working in the City of Foster City.	Foster City	□
(F.5) Implement Government Code 65852.2 / Destroyed Nonconforming Units. The City complies with the State's "burn down" code. This code seeks to preserve destroyed, legal, nonconforming units (i.e. those units involuntarily destroyed 100% or less by fire, earthquake or some other calamity) by allowing the same number of units to be rebuilt instead of down-zoning these sites to meet current (lower density) zoning standards.	Redwood City	□
(5-L) Revise Ordinance 1421 regarding second unit allowances to ensure consistency with the California Government Code under AB 1866.	San Bruno	□
(7-A) Amend the City's non discrimination housing policies to conform with State and federal fair housing and discrimination laws. Inform realtors, builders, city staff and the community at large of the policies.	San Bruno	□
San Carlos established a Below-Market Rate (BMR) Housing Ordinance that includes a density bonus that complies with State law. Public outreach in this area will continue and City Staff will negotiate with developers to achieve the greatest number of affordable units at the most affordable levels possible.	San Carlos	□
(14.26) Permit Mobile Home Parks on Residentially Zoned Land. Revise Zoning Regulations to allow multi unit developments utilizing mobile homes as a permitted land use on residentially zoned land in accordance with State Government Code Section 65852.7, or any successor statute. Adopt specific standards for such developments.	San Mateo County	□

<i>Policy</i>	<i>Jurisdiction</i>	<i>Notes</i>
(14.33) Improve the Energy Efficiency of New Housing. Improve the energy efficiency of newly constructed housing by enforcing State energy codes and encouraging the use of on site renewable energy sources by assisting applicants in meeting the County's guidelines for passive solar design and solar access.	San Mateo County	□
(14.35) Support Efforts to Curtail Construction Defect Litigation. Support efforts at the State level to curtail the proliferation of unwarranted construction defect litigation, which has limited the construction of multi family housing by raising the cost and limiting the availability of insurance for multi-family housing developers.	San Mateo County	□
(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	□
(14.41) Establish Residential Densities to Encourage the Use of Density Bonuses. As part of the process to identify and rezone land to ensure that there is sufficient land to meet future housing needs, establish base densities for large residential and mixed use parcels that make the use of density bonuses economically feasible.	San Mateo County	□
(14.44) Use Public Lands and Resources for the Development of Affordable Housing. Promote the development of affordable housing by: (a) encouraging the use of surplus publicly owned lands located close to jobs, public transportation and other essential services for the construction of affordable housing; and (b) investigating and pursuing procurement of Federal, State and other funds to subsidize the construction of affordable housing.	San Mateo County	□
(14.45) Use Available Financing Programs to Support the Development of Affordable Housing. Encourage and facilitate the use of State and Federal financing to support qualified affordable housing developments.	San Mateo County	□
(1.0) Build a sufficient number and variety of housing units (houses, town homes, condominiums, and apartments) needed to meet the State's mandate to replace affordable units/bedrooms demolished due to Redevelopment Agency action and to address the City's Regional Housing Needs Determination.	East Palo Alto	□
(6.5A) The City shall continue to provide information on energy-efficient standards for residential buildings (e.g., brochures and other information). The City shall promote the use of passive and active solar systems in new and existing residential buildings to ensure that State residential energy conservation building standards are met. (Existing Program 5E-1)	South San Francisco	□

***Policy***

***Jurisdiction***

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| <p>(6.7A) The City shall continue to enforce State requirements, including Title 24 requirements, for energy conservation in residential development and encourage residential developers to consider employing additional energy conservation measures with respect to the following: 1. Street and driveway design; 2. Lot pattern and configuration; 3. Sitting of buildings; 4. Landscaping; 5. Solar access (New Program)</p>              | South San Francisco | □ |
| <p>(20) Encouragement of Energy Conservation. Continue to require compliance with Title 24 of the State's Building regulations. In addition, disseminate energy conservation information available from other agencies, such as PG&amp;E's solar subsidy program and energy audits.</p>   | Woodside            | □ |
| <p>(22) Mobile/Manufactured Homes. Modify the Town's Zoning Code, as it pertains to mobile homes and manufactured homes, to be consistent with State Law.</p>   | Woodside            | □ |
| <p>(23) Access for Disabled Persons. Modify the Town's Zoning Code to specify that group homes with six (6) or fewer persons are permitted uses in all residential districts, as required by State law. Also modify the Zoning Code to provide an exception process whereby the Planning Director is authorized to administratively approve minor deviations for retrofitting existing residences for adequate access for disabled persons.</p> | Woodside            | □ |