

## Review of Foster City 2007-2014 Housing Element Implementing Programs

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation
<b>H-A Reinforce the City's Commitment to Meeting Housing Needs</b>			
H-A-1-a Annual Tracking of Housing Activity	Annually, as part of the General Plan Implementation Report and Housing Element monitoring requirements, provide a statistical summary of residential building activity tied to various types of housing, household need, income and Housing Element program targets.	Annual reports were reviewed by the Planning Commission and City Council prior to submitting the reports to the State. Building permits were issued in 2011 for 307 units in Pilgrim Triton Phase I. Additional building permits issued were for single family homes to replace homes lost to fires.	Retain.
H-A-1-b Construction of New Units	Consistent with the Association of Bay Area Governments' calculation for the region's housing share, continue to review residential proposals to encourage the construction of 486 - 1,039 new housing units between 2007-2014 (including construction on sites identified in Housing Program H-D-2-a, Tier 1 Housing Opportunity Sites).	<p>The 307 units in Triton Plaza (Pilgrim Triton Phase A) are part of the 730 units were approved for Pilgrim-Triton in 2008. These were completed in 2013. In 2012, Triton Pointe (Pilgrim Triton Phase D) received approvals for 160 residential units. These are expected to begin construction in 2013.</p> <p>In 2011, the City Council entered into an exclusive right to negotiate with Foster City Partners for development of the 15 acres of City-owned property adjacent to City Hall. In 2012, the City began review of the Foster Square development proposal for the mixed-use senior housing project. A project level EIR was prepared and certified. Ordinance 582 was adopted in December 2013 approving up to 421 units of senior-oriented housing. The Use Permit for 66 affordable units was approved in January 2014.</p>	Update with new RHNA.
H-A-1-c Future Housing Element Updates	By June 2014, update the Housing Element, consistent with State Law requirements.	The new Housing Element was adopted in February 2010. Current update underway.	Update with new deadline.
H-A-3-a Community Outreach	Improve citizen awareness of rehabilitation and disaster assistance loan subsidy programs, code enforcement, energy conservation programs, fair housing laws, and affordable housing programs through various publicity efforts. In addition, contact community organizations to determine their interest in establishing a volunteer labor-assistance housing improvement program for homeowners physically or financially unable to maintain their properties.	Ongoing - primarily through web site, distribution of information packets and through agreement with HIP Housing.	Retain, but separate ongoing from new into two programs with different target dates.
H-A-3-b Technical Assistance to Non-Profits	Facilitate the provision of affordable housing by providing technical assistance in a liaison role with non-profit housing groups and other sponsors of affordable housing projects and programs.	The 15 Acre project includes the non-profit Mid-Peninsula Housing as a development partner.	Retain.
H-A-3-c Water and Sewer Agency Coordination	Annually review water and sewer procedures and priority for water and sewer service allowances for developments with units affordable to lower-income households.	In Urban Water Management Plan.	Retain.
H-A-4-a Air Quality Impacts	When a site-specific development and/or rezoning application is considered, study potential traffic-related air quality impacts and recommend mitigation measures to ensure compliance with Bay Area Air Quality Management District standards.	Impacts were studied for the Pilgrim-Triton and 15-acre developments in their respective EIRs.	Retain.

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H-A-4-b Geotechnical Studies	Prior to residential or retail construction, complete required geotechnical studies unless a site-specific study is already on file with the City.	Impacts were studied for the Pilgrim/Triton and 15-acre developments in their respective EIRs.	Retain.
H-A-4-c Uniform Building Code and Title 24	Ensure that buildings conform to the requirements of the Uniform Building Code and Title 24 to reduce potential seismic-related hazards.	Ongoing. The International Building Code was adopted to replace the Uniform Building Code.	Retain with reference to updated code.
H-A-4-d Site Investigation	When a site-specific development is proposed for a former commercial or industrial site, conduct a Phase I and II Site Investigation to identify the extent of contamination and the clean-up measures in order to meet the requirements of the Department of Toxic Substances Control and the Regional Water Quality Control Board.	Impacts were studied for the Pilgrim/Triton and 15-acre developments in their respective EIRs.	Retain.
H-A-4-e NPDES Requirements	When rezoning applications are processed, ensure that all National Pollutant Discharge Elimination System (NPDES) requirements are met or mitigation measures are required.	Ongoing. New forms are being used in conformance with County-wide program.	Retain.
H-A-4-f Noise Studies	When a site-specific development and/or rezoning application is considered, conduct noise studies to identify mitigation measures to reduce noise levels to an acceptable level for residential areas, consistent with the Noise Element of the Foster City General Plan.	Ongoing. Impacts were and are being studied for the Pilgrim/Triton and 15-acre developments in their respective EIRs.	Retain.
H-A-4-g Traffic Evaluations	When a site-specific development and/or rezoning application is considered, complete traffic evaluations to consider intersection and freeway impacts, parking, and pedestrian/bicycle safety, and require mitigation measures if necessary to ensure compliance with the Level of Service standards identified in the City of Foster City General Plan.	Impacts were and are being studied for the Pilgrim/Triton and 15-acre developments in the Multi-Project Traffic Study and their respective EIRs.	Retain with addition of transit impacts in list of items to be studied.

### H-B Protect Existing Housing, Community Character and Resources

H-B-1-a Continue Code Enforcement	Continue enforcing the zoning and building codes, property maintenance programs, and mandatory fire code inspections.	Ongoing; Public outreach has been expanded to use FCTV, utility bill inserts and other means.	Retain.
H-B-2-a Rehabilitation Loans	Encourage rehabilitation loan and disaster assistance programs to the extent possible with a goal of 20 new loans by 2014.	Public outreach has been expanded to use FCTV, utility bill inserts and other means.	Retain.
H-B-2-b Facilitate Non-Profit Rehabilitation/Maintenance Assistance	By 2011, initiate a program to provide up to \$1,000 to support repairs for very low-income households, identify non-profit organizations that can provide maintenance and rehabilitation assistance to the disabled and the elderly, and publicize programs on the City's website and at City Hall.	Loans are advertised with other housing programs.	Modify to include finding a source of funds.
H-B-3-a Energy Conservation Assistance	Consider adopting measures for new residential development and rehabilitation projects to incorporate sustainable construction and green building practices with a goal of 5 units built to sustainable construction and green building practices by 2014.	Sustainable design features in addition to minimum code requirements were included in approvals for: Pilgrim Triton Phase I (Triton Plaza), Triton Pointe, The Waverly and Foster Square. A Climate Action Plan is being drafted and will be considered for adoption in 2014.	Modify to reference efforts in Climate Action Plan.

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H-B-3-b Increased Energy Conservation	Continue to enforce Title 24 Energy requirements, consider fee waivers and fast-track incentives for energy conservation improvements, and review development ordinances to determine if zoning, building, subdivision and other regulations discourage energy conservation measures.	City adopted updated CALGreen building standards in 2013, to go into effect on 1/1/2014. The State subsequently delayed implementation of portions of the energy section of the code to 7/1/2014. The City is preparing a Climate Action Plan for consideration in 2014.	Modify to reference new CALGreen code.
H-B-4-a Architectural Review	Continue to apply the City's Architectural Review requirements to ensure that development is well designed and preserves the architectural character and scale of neighborhoods.	Fees for solar installations are waived.	Retain.
<b>H-C Protect the Supply and Affordability of Rental Housing</b>			
H-C-1-a Condominium Conversion Regulation	Continue implementing the condominium conversion ordinance including requirements related to resale deed restrictions, development of comparable rental housing, and senior and handicapped lifetime leases. In addition, amend the ordinance to change the percentage of converted units required to be set aside for qualified low and moderate income owners from ten to fifteen percent.	No conversions have been proposed.	Retain, but separate ongoing from new into two programs with different target dates.
H-C-2-a Phased Redevelopment of Existing Apartments	When a large apartment development is redeveloped, the development application must include a plan and the project must be phased to minimize displacement of existing residents.	No redevelopment of large apartment developments has been proposed.	Retain.
H-C-3-a Moderate Rent Increases	Continue working with the Peninsula Conflict Resolution Center and the Tri-County Apartment Association to moderate rent increases and resolve disputes between renters and property owners.	Ongoing	Retain.
H-C-4-a Rental Dispute Resolution	Continue providing financial assistance and encouraging the use of the Peninsula Conflict Resolution Center services to resolve disputes between renters and property owners.	Ongoing	Retain but delete the reference to financial assistance.
H-C-5-a Rental Housing Assistance	With a goal of delivering Emergency Assistance to 15 extremely-low and very-low income households per year (assuming continued program funding), publicize and encourage the use of available rental housing programs, work with the County to implement the Section 8 Rental Assistance Program, and assist non-profit rental housing assistance programs.	Ongoing. The City provides affordable housing information on its website, hands out affordable housing information packets, and refers people to other providers, such as HIP Housing. Since FY 2007-08 through 1st quarter of FY 2013-14, HIP has provided information and counseling to 343 Foster City residents, and helped 7 families complete the self-sufficiency program.	Delete mention of Shared Housing - it's covered in H-E-6.
H-C-5-b City Rental Housing Assistance	By 2014, provide a rental subsidy to 10 extremely-low, 10 very-low, and 20 low income households by developing a local rental assistance program and working with the owners of existing rental projects to provide as many subsidized units as possible (up to 5%).	The loss of redevelopment funding eliminated the source of funds for this program.	Retain but make contingent on securing funding.

## H-D Consider Potential Public and Private Redevelopment Opportunities to Increase the Supply of Housing

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Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation
H-D-2-a Tier 1 Housing Opportunity Sites	Work with the developers of Pilgrim-Triton (597 units) and Mirabella (440 units) to assure that all of the City's 2007-2014 Regional Housing Needs Allocation (RHNA), including the need for very low, low, moderate, and above moderate income housing, can be met at these designated "Tier 1" housing opportunity sites. Target: All approvals by 2010.	The Pilgrim/Triton began its review in 2007, including 730 housing units and was approved in 2008, including a requirement for 20% affordable units. Phase A for 300 units was approved in 2009. Triton Pointe (Phase D of Pilgrim Triton) obtained development approval in 2012 for 160 residential units. In 2011, the City Council entered into an exclusive right to negotiate with Foster City Partners for development of the 15 acres of City-owned property adjacent to City Hall. In 2012, the City began review of the Foster Square development proposal for the mixed-use senior housing project. A project level EIR was prepared and certified. Ordinance 582 was adopted in December 2013 approving up to 421 units of senior-oriented housing. The Use Permit for 66 affordable units was approved in January 2014.	Update to refer to new sites for 2015-2023; change target to refer to each application.
H-D-2-b Study of Potential Longer-Term Housing Opportunity Sites	By 2011, study potential housing sites for meeting the City's housing needs beyond the current Housing Element period (beyond 2014). Based on the study, identify strategies to assure the availability of adequate housing sites, assess sites that may offer opportunities for redevelopment that achieves multiple City goals, and undertake implementation actions.	No action taken but will be done as part of the Housing Element update in 2014.	Remove.
H-D-3-a Potential Re-Use of Commercial Sites	Reevaluate the land use designations for neighborhood shopping centers or other commercial sites if commercial activities on these sites become not viable. If mixed use developments including residential uses are considered, apply appropriate criteria for determining the appropriate housing types (see full Program description for a list of criteria).	The City initiated the General Plan Amendment for the Pilgrim/Triton area in 2006. The Pilgrim/Triton proposal for redevelopment began its review in 2007, including 730 housing units and was approved in 2008. Phase A (Triton Plaza) including 307 units was completed in 2013. Triton Pointe (Phase D) began construction in late 2013. The Waverly (Phase B) is expected to begin construction in 2015.	Retain.

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H-D-3-b Increase Supply of Rental Units	Following completion in 2011 of the study described in Program H-D-2-b and when opportunities arise, replan and rezone failed, failing, or underutilized commercial properties to generate rental housing units.	The City initiated the General Plan Amendment for the Pilgrim/Triton area in 2006. The Pilgrim/Triton proposal for redevelopment began its review in 2007, including 730 housing units and was approved in 2008. Phase A including 307 was completed in 2013. Triton Pointe (Phase D) began construction in late 2013. The Waverly (Phase B) is expected to begin construction in 2015. The 15-acre development will also include rental units. In 2011, the City Council entered into an exclusive right to negotiate with Foster City Partners for development of the 15 acres of City-owned property adjacent to City Hall. In 2012, the City began review of the Foster Square development proposal for the mixed-use senior housing project. A project level EIR was prepared and certified. Ordinance 582 was adopted in December 2013 approving up to 421 units of senior-oriented housing, 200 for sale and the remainder rental units. The Use Permit for 66 affordable units was approved in January 2014.	Retain but remove reference to H-D-2-b.
H-D-4-a Mixed Use Housing	By 2014, encourage mixed residential-commercial development in appropriate areas through increased densities, reduced unit sizes, incentives for ground-floor retail, shared parking, reduced parking ratios, and identify specific parts of a mixed use master plan for housing.	Pilgrim/Triton proposal for redevelopment submitted in 2006, including 730 housing units and commercial space, including some live-work units. The City Council approved the Foster Square mixed use development in December 2013 for the 15 acre site. The land uses remain senior oriented housing with an affordable requirement as well as a public plaza/open space and commercial space.	Retain but remove reference to 2014.
H-D-6-a Second Units	Continue implementing the City's Second Unit Ordinance in single-family (R-1) zones with the goal of 2 moderate income second units by 2014.	No new second units were approved or constructed in this planning cycle.	Retain.
H-D-8-a Community Development Agency	The Community Development Agency will reduce the costs and expedite the construction of affordable housing in in order to ensure that the percentage of affordable units for extremely low, very low, low and moderate income households complies with State Law and Housing Element Policy. Agency funds will be set aside each year for development of housing affordable to low income households. Target efforts to development on "Tier 1 Housing Opportunity Sites" and other unique development projects.	The CDA provided \$6.3 million in financial assistance for affordable housing in the Pilgrim Triton Phase A, which was committed before the State terminated redevelopment agencies. The City also committed its share of "boomerang" housing funds that were "swept" from the CDA and redistributed to provide assistance to the Foster Square affordable housing units.	Substitute a new program to secure funding for housing assistance-through housing impact fee.

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H-D-9-a Government Constraints	By 2011, review the entire development process (zoning requirements, fees, and review procedures), remove any constraints to the production of affordable housing, and allow more types of projects to be approved at the staff level.	No action taken but will be done as part of the Housing Element update in 2014.	Retain with new target date.
H-D-9-b Pre-Permit Review Process	Continue pre-application reviews of affordable housing projects to set clear objectives early in the process and reduce permitting time and costs.	Ongoing	Retain.
H-D-9-c Minimum Density Requirements	By 2011, consider enacting minimum density requirements in multiple family zones in order to make more efficient use of the limited housing opportunities, amending City codes if necessary.	No action taken but will be done as part of the Housing Element update in 2014.	Retain with new target date.
H-D-9-d Zoning Incentives	By 2011, evaluate zoning incentives that encourage development of diverse housing types, including smaller, more affordable units and two- and three-bedroom units suitable for families and children, amending City codes if necessary.	The Triton Pointe development approved in 2012 and Waverly development approved in 2014 included waivers to the minimum square footage requirements in order to allow slightly smaller units.	Modify to include removing minimum unit floor area requirements in Chapter 17.56..
H-D-9-e Reevaluate Parking Requirements	By 2011, study whether, how, and when to reduce parking requirements to allow higher densities and reduced housing costs in appropriate areas, amending City codes if necessary.	The Triton Pointe and Waverly development approvals included use of the reduced parking standards pursuant to State Housing Density Bonus law.	Retain with new target date.
H-D-9-f Development Fee Waivers	Encourage development fee waivers to promote the development of housing affordable to very low and low income households.	No action.	Retain; correct type to include very low-income.
H-D-9-g Nonconforming Uses	By 2011, amend the municipal code to reduce or eliminate disincentives to having an existing non-residential site zoned for housing and to allow non-conforming uses on sites zoned for housing to continue indefinitely and to be rebuilt or expanded if destroyed.	Included in Pilgrim Triton Development Agreement.	Retain but clarify.
H-D-9-h Definition of Family	By 2011, revise the definition of family in the municipal code to comply with California Fair Housing Law and prevent constraints to the provision of housing for persons with disabilities.	Amendment adopted with Ordinance 557 on June 7, 2010.	Delete.

### **H-E Address Affordable Housing Needs**

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H-E-1-a New Project Development Program	All new residential developments will meet its affordable housing requirement on-site. Continue dedicating 20% of a project's tax increment financing to housing. Work with non-profit and for-profit developers to determine the potential for additional affordable housing development (for extremely-low, very-low, and low-income households) with additional financial assistance. Amend the General Plan or zoning ordinance land use designations to allow greater housing densities when required to accomplish City goals.	Although not in a redevelopment project area, the Pilgrim/Triton proposal was approved in 2008, including 730 housing units and 20% BMR housing. The City Council approved the General Development Plan in December 2013 for the 15-acre site. The land uses remain senior oriented housing with a 20% affordable requirement as well as a public plaza/open space.  The termination of redevelopment agencies has eliminated a major source of funding that could be used to encourage additional affordable housing.	Revise to secure source of funding to support affordable housing, i.e., housing impact fee. Add new program to reference density bonus incentive provisions.
H-E-1-b Existing Unit Purchase Program	Purchase existing units to provide affordable housing with a goal of purchasing 3 units by 2014, including 1 for an extremely low income household. Prioritize units needing rehabilitation to improve the neighborhood in which they are located, and strive to avoid affordable housing unit concentration.	Two units were purchased in 2008 that required rehabilitation. One unit was purchased in 2009 in a different neighborhood than any of the other units in the program. One unit was sold to the tenant, leaving 7 units in the program as of January 2014.	Revise to be contingent on available funding with goal to be self-supporting program.
H-E-1-c First-Time Homebuyer Program	Continue the First-Time Homebuyer Program using a revolving fund to provide low interest and/or deferred second mortgages.	As of 12/31/12, a total of 33 loans have been made, with 12 loans still outstanding. No additional loans are being made due to the termination of CDA funding for the program.	Revise to include monitoring and payoffs to go into Affordable Housing Fund.
H-E-1-d Homeowner Rehabilitation Loan Program	Increase use of Community Development Block Grant rehabilitation loans through improved publicity, targeting elderly residents.	Ongoing	Retain.
H-E-2-a Private Development of Affordable Housing	Encourage the provision of affordable housing by the private sector through: requiring that 20% of the units, excluding bonus units, in specified residential projects be affordable (an inclusionary requirement); requiring construction or subsidy of new affordable housing as a condition for approval of any commercial development which affects the demand for housing in the City; providing incentives to encourage the provision of affordable housing as provided in Policy H-E-3.	The 20% BMR requirement has been made clear to all project applicants of new housing developments and is being included in all new projects.	Retain but include Inclusionary Requirement in the title for clarity.
H-E-3-a Density Bonuses for Affordable Housing Projects Consistent with State Law	Offer density bonuses as requested by developers consistent with the State Density Bonus Law, modifying the zoning ordinance as appropriate by 2010.	The Triton Pointe and Waverly developments utilized the State Housing Density Bonus Law, specifically the lower parking requirements.	Revise to acknowledge City's Density Bonus Ordinance.
H-E-3-b Financing and Subsidy Programs	In order to encourage project sponsors to apply for affordable housing construction assistance, provide technical assistance on available programs, structure development agreements to match program funding criteria, and leverage tax increment financing as appropriate and feasible. In addition, lobby the Federal and State governments to secure appropriations for low and moderate income housing programs.	Project sponsors were made aware of available housing subsidies, specifically HEART loans and County funds.	Revise to eliminate reference to tax increment financing and link to H-D-8-a.

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H-E-3-c Cooperative Ventures	Encourage cooperative and joint ventures between owners, developers and non-profit groups to provide BMR housing.	The City entered into an exclusive right to negotiate with Foster City Partners for the development of the 15-acre site. The City approved a Development Agreement and Disposition and Development Agreement for the development.	Retain.
H-E-4-a Maintain Existing Owner-Occupied BMR Units	Ensure the continued affordability of existing ownership BMR units according to the terms of their agreements.	Annual owner/occupant check performed.	Retain.
H-E-5-a Maintain Existing Rental BMR Units	Ensure the continued affordability of existing rental BMR units according to the terms of their agreements.	Ongoing-review annual and semi-annual reports.	Retain and expand to mention ongoing monitoring.
H-E-6-a Homeshare Program	With the goal of making 15 new matches per year, continue working with Housing Investment Project (HIP) to expand outreach efforts for their Homeshare Program for both rental and ownership housing, including outreach to extremely low and very low income persons.	Since FY 2007-08 through 1st quarter of FY 2013-14, HIP has placed 52 people from Foster City into shared housing arrangements, provided information and counseling to 343 Foster City residents, and helped 7 families complete the self-sufficiency program.	Retain.
H-E-7-a Ownership Housing for Employees	In order to improve the jobs-housing balance in large-scale commercial developments, encourage employers and developers to provide joint homeownership programs in order to provide affordable ownership housing for employees of firms locating in Foster City.	No action	Delete.
H-E-8-a BMR Eligibility Guidelines	Continue implementing BMR selection guidelines that give priority to people who live and work in the community, teachers and local government and public safety employees.	Ongoing	Retain but delete reference to CDA Resolution and H-E-11 (does not exist). Add new program to consider adding displaced BMR tenants into preference categories.
<b>H-F Address Special Housing Needs</b>			
H-F-1-a Non-Discrimination	Ensure adherence to state and federal fair housing laws; refer discrimination complaints to appropriate legal service, county, or state agencies; and assist local non-profit organizations to provide public information and education services.	Ongoing	Retain.
H-F-1-b Anti-Discrimination Ordinance and Zoning Definitions	By 2011, adopt an Anti-Discrimination Ordinance to prohibit discrimination based on the source of a person's income or the use of rental subsidies. In addition, to comply with state law, amend the definition of a "family" so that it does not preclude special needs housing (see also Program H-D-9-h).	Chapter 5.72, Tenant Anti-Discrimination, was added prohibiting discrimination against existing tenants based on use of rental housing vouchers.	Revise to provide information to landlords regarding anti-discrimination regulations.
H-F-2-a Facilities and Services for Special Needs	Support housing with facilities and services that meet the health care, transit or social service needs of households with special needs, including seniors, extremely low income households and persons, and persons with disabilities.	Ongoing	Retain.

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H-F-2-b	Assistance to Victims of Domestic Violence Provide referrals to providers of services to victims of domestic violence. In addition, coordinate with these organizations to determine other actions the City can take to assist domestic violence victims. Target: 2010 and ongoing thereafter.	Ongoing	Revise to be ongoing implementation of current Police Department coordination with other services.
H-F-2-c	Density Bonuses for Handicapped Access Features Allow a one-for-one density bonus, up to 25% of the number of units otherwise allowed, for developers who provide handicapped access features and fixtures.	Ongoing	Retain.
H-F-2-d	Adaptable/Accessible Units for the Disabled Ensure that 2% of new multi-family housing units are accessible and adaptable for disabled persons in conformance with Chapter 11 of the California Building Code.	Pilgrim Triton Phases will include the required amount of adaptable units.	Retain.
H-F-2-e	Reasonable Accommodation By 2010, adopt a Reasonable Accommodation Ordinance and implement the City's review procedures in order to provide individuals with disabilities a process to make requests for relief from various regulations to ensure equal access to housing.	Chapter 17.84, Reasonable Accommodation, providing a procedure for an applicant to request relief from zoning regulations when necessary to afford disabled persons with an equal opportunity to use and enjoy a dwelling – RZ-13-004	Revise to include implementation, i.e., processing of individual requests.
H-F-3-a	Emergency Housing Assistance Annually participate and allocate funds, as appropriate, for County and non-profit programs providing emergency shelter and related counseling services.	Funding was provided to social service agencies, including CALL Primrose, HIP Housing, Samaritan House & Shelter Network.	Retain.
H-F-3-b	Emergency Shelter Uses Contribute a portion of the Housing Set Aside fund to non-profit agencies that provide housing for the homeless in San Mateo County, and review proposals for emergency shelter uses based on the policies in the General Plan and other City development standards and requirements.	Funding provided to social service agencies, including CALL Primrose, HIP Housing, Samaritan House & Shelter Network.	Retain.
H-F-3-c	Multi-Jurisdictional Emergency Shelter To comply with State law, consider participation in a multi-jurisdictional emergency shelter as opportunity arises.	No action	Retain.
H-F-3-d	Emergency Shelter Zoning By June 2010, establish an overlay zone to allow a year-round emergency shelter as a permitted use in Neighborhood Business (C-1), Central Business (C-2), the Pilgrim-Triton and Marlin Cove areas in the Commercial Mix (CM/PD) Zoning Districts, and at churches/synagogues in the Public Facilities (PF) Zoning District. In addition, establish appropriate development standards, as allowed by State law.	Chapter 17.82 to establish standards for emergency shelters for the homeless; 2) amend Chapter 17.04 to add various definitions; 3) amend Chapters 17.24 C-1 Commercial Business, and 17.32 PF Public Facilities Districts to allow emergency shelters; and 4) amend Chapters 17.12 R-1 Single-Family Residence, 17.16 R-T Townhouse Residence, and 17.18 R-3 Medium Density Residence Districts to allow transitional and supportive housing – RZ-13-003	Revise to refer to existing Chapter 17.82.
H-F-4-a	Transitional and Supportive Housing Zoning By June 2010, amend residential zones to allow transitional and supportive housing, as required by State law, subject only to the same restrictions that apply to residential uses of the same type in the same zone.	Chapter 17.82 to establish standards for emergency shelters for the homeless; 2) amend Chapter 17.04 to add various definitions; 3) amend Chapters 17.24 C-1 Commercial Business, and 17.32 PF Public Facilities Districts to allow emergency shelters; and 4) amend Chapters 17.12 R-1 Single-Family Residence, 17.16 R-T Townhouse Residence, and 17.18 R-3 Medium Density Residence Districts to allow transitional and supportive housing – RZ-13-003	Revise to refer to enforcing existing code.