

**ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation**

Jurisdiction		Burlingame							
Reporting Year		2025			(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	5	6	7	8	9	
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents	
<b>Program H(A-1): Promotion of Accessory Dwelling Units (ADUs).</b>	<p>Process at least 21 ADU applications per year</p> <p>Continue to promote the Accessory Dwelling Unit (ADU) program with bi-annual informational workshops. Targeted outreach regarding workshops will be conducted within higher opportunity areas, such as the city's west side, to promote housing mobility for lower-income households. Continue to maintain the ADU informational webpage at <a href="http://www.burlingame.org/adu">www.burlingame.org/adu</a> as a clearinghouse for ADUs. Create a library of "pre-reviewed" ADU plans to streamline application review for this housing type. To promote housing mobility for lower-income households, the City will also study the feasibility of permitting more JADUs than is required by current State law and will implement this code change if determined to be feasible.</p>	12/31/2031	6th Cycle	Continuous	ADU Resource Center outreach has been conducted including virtual webinars, in-person workshops and offers homeowner consultations for initial inquiries. ADU webpage updated with preapproved plans submittal process in April 2025. Burlingame adopted a comprehensive ADU ordinance update in 2024 and has partnered with the ADU Resource Center to incentivize the production of ADUs and JADUs (including the development of an affordable ADU program). Staff attempted to structure a JADU study in several fashions but decision-making bodies had no appetite to permit more JADUs	Units	56		
<b>Program H(A-2): Prioritize the redevelopment of city-owned surface parking lots for affordable housing</b>	<p>Aid in construction or funding of 150 units affordable to low, very low, and/or extremely low income households on publicly-owned sites</p> <p>Prioritize the redevelopment of city-owned surface parking lots for affordable housing. Prioritize the redevelopment of city-owned parking lots in the Downtown and Broadway areas for housing affordable to low, very low, and/or extremely low income households. The City is committed to complying with the Surplus Land Act and will coordinate with potential developers to leverage commercial linkage fees for new developments. The City will be issuing an RFP for the 1500 Ralston Avenue site in the Sites Inventory in 2024. The City will monitor the process on the city-owned sites to ensure that the City maintains sufficient land to accommodate the RHNA during the planning period. By 2028, the city will make a determination if the sites will be available before the end of the planning period. If not, in an effort to maintain adequate sites, the city will reevaluate the current capacity and identify alternative site(s) as needed.</p>	12/31/2031	6th Cycle	Continuous	1500 Ralston Ave (Lot H) declared surplus on May 28, 2025. City is in potential negotiations for one affordable housing proposal.	Units		<p><a href="https://www.burlingame.org/213/Accessory-t">https://www.burlingame.org/213/Accessory-t</a></p> <p>Meeting Agenda</p>	
<b>Program H(A-3): First-time Homebuyer Program.</b>	<p>Obtain assistance for 15 households. Host one HEART first-time buyer workshop per year at city hall.</p> <p>Consider use of commercial linkage fees to assist first-time buyers purchase a home or condominium in Burlingame. Continue to promote HEART first-time buyer program through financial support of HEART and through the City's eNews newsletter and by hosting first-time buyer workshops. Conduct additional targeted outreach to areas of the city with higher rates of renter cost burden, such as the Burlingame Terraces and Easton Addition neighborhoods, to prevent displacement</p>	12/31/2031	6th Cycle	Continuous	The City successfully promoted HEART's first-time homebuyer workshops through its eNews and contracted with HEART staff to assist with additional outreach. HEART's first-time homebuyer workshops are now all virtual, but staff posts notifications in public areas at City Hall to advertise the workshops as well. Staff continues to review uses of commercial linkage fees and has not pursued an independent first-time homebuyer program due to direction from the HOPE CAC.	Households		None	
<b>Program H(A-4): Zero-Net-Loss of Housing Units.</b>	<p>No loss of housing stock.</p> <p>Require new housing developments that replace existing units to build equal to or more than the number of units previously on the site, in compliance with density regulations.</p>	12/31/2031	6th Cycle	Continuous	To prove the City's commitment to this standard, No Net Loss provisions were adopted into the municipal code as part of the 2025 Zoning Code update	Other		26-0072 - Staff Report	

<p><b>Program H(A-5): Missing Middle Housing Units.</b></p>	<p>20 duplex units, 100 rowhome units</p> <p>Expand the applicability of the duplex overlay (SB 9) to the R-2 zoning district in addition to the R-1 district. Create a library of "pre-reviewed" duplex and small multiunit buildings to encourage development of smaller sites with greater number of units by streamlining permit processing for these unit types. Adopt a density bonus program for projects that include duplexes or rowhomes as part of a larger development. Focus efforts on the city's west side of town to promote mobility.</p>	<p>12/18/2024</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>SB 9 overlay expanded to R-2 districts and townhomes are included in the 2025 zoning code update's incentive menu.</p>	<p>Units</p>		<p>26-0072 - Staff Report</p>
<p><b>Program H(A-6): Use-By-Right Permitting for Sites Identified in Last Planning Cycle.</b></p>	<p>67 units (18 very low income units, 10 Low Income units, 25 Moderate Income units, 14 Above-Moderate Income, per the Sites Inventory)</p> <p>Use-by-right approval of housing projects with at least 20 percent of units affordable to lower-income households is required on 1) nonvacant sites previously identified in the 5th cycle housing element, and 2) vacant sites previously identified for both the 5th and 4th cycle housing elements pursuant to AB 1397 (2017). The City's sites subject to this provision are already zoned at the specific density set forth in the statute (i.e., default density of at least 20 units per acre) and rezoning of these sites is not required.</p> <p>Upon adoption of the Housing Element and in compliance with state law, the City shall ensure sites identified for housing in the Suitable Sites Inventory in the 4th and 5th cycles allow use-by-right approval for housing developments pursuant to Government Code §65583.2(i) when 20 percent or more of the units are affordable to lower income households.</p> <p>"Use-by-right" means that the City review is ministerial and therefore the project must not require a conditional use permit or other discretionary review or approval that would constitute a "project" as defined in CEQA. A local ordinance can provide that "use-by-right" does not exempt the use from design review, consistent with the Municipal Code mandate for design review, but the design review must be objective in accordance with Government Code §65589.5 (f).</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Staff added a flagged note in City's permitting software for projects proposed on previously listed sites:  - 501 Primrose Rd  - 999 Howard Ave  - 1100 Peninsula Ave</p>	<p>Units</p>		<p>None</p>
<p><b>Program H(A-7): Lot Consolidation .</b></p>	<p>Two lot consolidations per year.</p> <p>The City will help facilitate lot consolidations to combine small residential lots (lots 0.5 acres or smaller) into larger developable lots by providing information on development opportunities and incentives for lot consolidation to accommodate affordable housing units available on the City's website and discussing with interested developers. As developers/owners approach the City interested in lot consolidation and development on small lots for the development of affordable housing, the City will offer the following incentives:  <input type="checkbox"/> Allow affordable projects to exceed the maximum height limits,  <input type="checkbox"/> Lessen setbacks, and/or  <input type="checkbox"/> Reduce parking requirements.  The City will also offset fees (when financially feasible) to developers who provide affordable housing. Additional incentives will be considered for affordable projects in higher-opportunity areas, such as the city's west side, and implemented where feasible, to promote housing mobility for lower-income households.</p>	<p>6/30/2024</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>Lot consolidation is an eligible use of the new local incentive menu introduced in the 2025 zoning code update.</p>	<p>Other</p>		<p>26-0072 - Staff Report</p>
<p><b>Program H(A-8): Development Fee Evaluation.</b></p>	<p>Reduced application and impact fees for 1,360 Very Low and Low Income units</p> <p>Update the application fees and Public Facilities Impact fees to provide better parity between housing types, and provide incentives for affordable housing developments.</p>	<p>12/18/2024</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Staff is working with a consultant team to analyze how application fees and Public Facilities Impact Fees can be modified without discouraging housing development. This work was anticipated to be completed by Summer 2024 and be adopted by the end of 2024, but has been delayed due to a comprehensive study of all city fees that will instead be completed and adopted by the end of 2026.</p>	<p>Other</p>		<p>None</p>
<p><b>Program H(A-9): Replacement of Expiring Below-Market Units.</b></p>	<p>Tenant relocation and/or extension of affordability term of 11 Moderate Income units. Evaluate the feasibility of extending the affordability terms within one year of Housing Element adoption.</p> <p>Provide top priority to residents of expiring below-market units to relocate to units comparable in size and rents in other Burlingame projects that include below-market units. Evaluate subsidizing an extension of the term of affordability for expiring units.</p>	<p>12/31/2027</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>City staff is contracting with HEART to provide outreach to affected tenants as affordability terms expire. Staff has determined it is not feasible to extend the affordable terms of the expiring Moderate units, though it is an eligible use in the City's NOFA launched in 2025.</p>	<p>Other</p>		<p>Affordable Housing Fund   Burlingame, CA</p>

<p><b>Program H(A-10): Pursue Department of Housing and Community Development Prohousing Designation.</b></p>	<p>At least 30 points per the Prohousing Designation checklist, with greater objective to qualify for 40-50 points.</p> <p>Recognize the community's commitment to housing by obtaining the Prohousing Designation under HCD's Prohousing Designation Program.</p>	<p>12/18/2024</p>	<p>6th Cycle</p>	<p>Not Yet Started</p>	<p>Staff is working with HEART staff to evaluate the City's existing policies after the 2025 zoning code update to determine where additional policy changes are needed. Due to changes in program requirements and staff capacity, this has not been completed by the timeline identified in the Housing Element. Staff is committed to achieving a prohousing designation as it works to bolster production, preservation and protection opportunities as part of compliance with the Metropolitan Transportation Commission (MTC)'s Transit-Oriented Communities (TOC) Policy.</p>	<p>Other</p>		<p>None</p>
<p><b>Program H(A-11): Parking Standards.</b></p>	<p>Reduce parking requirements for at least 25 units.</p> <p>Review and revise parking to ensure they do not constrain the development of housing specifically for studio units and ensure compliance with State ADU parking requirements.</p>	<p>12/18/2024</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>As part of the 2025 Zoning Code Update, parking standards were reviewed and do not constrain development of studio units. AB 2097 standards were adopted into the code to reduce parking within 0.5 miles of a transit stop. The City's ADU ordinance was also updated with the zoning code update to meet new legislative standards in effect as of January 1, 2026.</p>	<p>Other</p>		<p>26-0072 - Staff Report</p>
<p><b>Program H(A-12): Monitoring Permit Application Timelines.</b></p>	<p>Facilitate the development of at least 25 units of lower-income housing through improved approval process timelines</p> <p>Track, review and revise permit review processes on an annual basis to ensure that permit processing timelines are not a constraint to development, with the following processing timeline targets by the end of the planning period:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Ministerial/By-Right: 1 to 2 months</li> <li><input type="checkbox"/> Discretionary (Planning Commission): 4 to 6 months</li> <li><input type="checkbox"/> Discretionary (City Council): 6 to 8 months</li> </ul>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>City staff is reviewing permit processing timelines as projects are submitted and will revise as needed. 92 net new units were entitled and 56 units were issued building permits in 2025. 465 units completed construction in 2025.</p>	<p>Units</p>	<p>30</p>	<p>Tables A, A2 and B of this form</p>
<p><b>Program H(A-13): Track Housing Productions.</b></p>	<p>Report any projects identified on sites in the RHNA 6 Sites Inventory and report them as such in the Annual Progress Report (Tables A and A2).</p> <p>The City will monitor housing production throughout the planning and ensure the Sites Inventory (Appendix D) maintains sufficient housing capacity to meet the RHNA target by income level. The city will not adopt reductions in allowable residential densities for sites identified in the Appendix D through General Plan update/amendment or rezone or approve development or building permits for sites identified in the inventory with fewer units or affordable to a different income category than identified in the inventory, unless findings are made that the remaining capacity is sufficient to accommodate remaining unmet RHNA for each income level. Within one year of adoption of the Housing Element, the City will expand upon and improve the ongoing "no-net-loss" efforts to develop a procedure to track and report on:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Pipeline projects (Table D-2) and progress towards completion.</li> <li><input type="checkbox"/> Projects proposed on sites identified for housing in the sites inventory.</li> <li><input type="checkbox"/> Unit count and income/affordability assumed on parcels in the sites inventory.</li> <li><input type="checkbox"/> Actual number of units permitted and constructed by income/affordability.</li> <li><input type="checkbox"/> Net change in capacity and summary of remaining capacity by income level in meeting remaining RHNA.</li> </ul>	<p>4/30/2025</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Staff is reviewing Pipeline Projects as part of this APR update and will monitor if additional sites need to be identified or areas rezoned.</p> <p>No Net Loss standards were adopted into the code as part of the 2025 Zoning Code update and will be monitored.</p> <p>The city continues to track all projects and report on their progress as part of this APR process.</p>	<p>Other</p>		<p>26-0072 - Staff Report</p>

<p><b>Program H(B-1): Implement an outreach program for persons with disabilities.</b></p>	<p>Provide information regarding housing to families of persons with developmental disabilities.</p> <p>Work with agencies such as the Golden Gate Regional Center, a state-funded nonprofit organization serving individuals with developmental disabilities in Marin, San Francisco and San Mateo counties, InnVision Shelter Network, Call Primrose, and Center for Independence of Individuals with Disabilities to implement an outreach program that informs families in Burlingame about housing and services available for persons with disabilities. The program will include the development of an informational brochure for distribution to areas identified in the AFFH Appendix C as areas of higher concentration of persons with disabilities, providing information on services on the City's website and eNewsletter, and providing housing-related training for individuals/families through workshops. Outreach will be ongoing on at least an annual basis.</p>	<p>12/18/2025</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>In consultation with HEART, disability outreach materials were created and distributed in September 2025.</p>	<p>Other</p>		<p>Frequently Asked Questions - CivicPlus.CMS.F</p>
<p><b>Program H(B-2): Provide fair housing information on City website.</b></p>	<p>Provide summaries of fair housing contributing factors, programs to address, and other information to affirmatively further fair housing on City website. Update periodically as new legislation is adopted or programs created.</p>	<p>12/18/2024</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>Completed.</p>	<p>Other</p>		<p>Report P1</p>
<p><b>Program H(B-3): Pursue environmental justice for underrepresented community groups most impacted by pollution.</b></p>	<p>Develop and adopt an Environmental Justice Element to better comply with SB 1000 and provide guidance for achieving equitable outcomes across all sectors of the population.</p>	<p>12/18/2024</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>City staff is currently working with a consultant to draft the Element Due to delays in partner jurisdiction outreach, adoption is anticipated for Q3 2026. Staff is committed to pursuing environmental justice for underrepresented group and has identified equity-focus areas throughout the city.</p>	<p>Other</p>	<p><a href="https://envirojusticeplanning.com/">https://envirojusticeplanning.com/</a></p>	
<p><b>Program H(B-4): Commit to revise the Zoning Code and update to allow additional streamlining and allowances for residential development.</b></p>	<p>Review and revision of Zoning Code every two years, for a total of four updates over eight years</p> <p>As part of a Zoning Code update beginning in 2023, the City will:</p> <ol style="list-style-type: none"> <li>1. Review the Downtown Specific Plan zoning districts that do not currently allow residential (only Burlingame Avenue Commercial, Chapin Avenue Commercial, and parts of Donnelly Avenue Commercial do not allow residential by-right at this time).</li> <li>2. Review and revise lot coverage standards in the R-3 and R-4 zoning districts.</li> <li>3. Eliminate parking requirements for ADA-accessible homes.</li> <li>4. Eliminate parking requirements for development within 0.5 miles of transit as specified by AB 2097.</li> </ol>	<p>12/31/2025</p>	<p>6th Cycle</p>	<p>Completed</p>	<ol style="list-style-type: none"> <li>1. Staff determined not to add additional residential allowances due to State law providing incentives for transit-oriented development near Downtown Caltrain</li> <li>2. Lot coverage standards for R-3 and R-4 were revised to be consistent with higher-density mixed use districts</li> <li>3. AB 2097 provisions adopted into code. Eliminating ADA parking would act as a restraint to accessible housing and conflict with Title 24 requirements. The City has opted not to do this</li> <li>4. AB 2097 adopted into code in 2025 update</li> </ol>	<p>Other</p>		<p>26-0072 - Staff Report</p>
<p><b>Program H(B-5): Commit to reviewing and strengthening tenant protections with elected officials.</b></p>	<p>Review and strengthen tenant protections with elected officials within 2 years of Housing Element adoption.</p> <p>During at least one public hearing, staff will review and strengthen tenant protections where possible with elected officials. Some examples include: increasing the time for tenant relocation payments from 1-3 months; extending just cause eviction protections to tenants regardless of tenure (rather than 1 or more years currently required by statute); etc.</p>	<p>12/18/2025</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>City staff previewed several tenant protections options with City Council at their July 7, 2025 while discussing TOC Policy. Staff will return to Council in 2026 with a more formal hearing discussing tenant protections.</p>	<p>Other</p>		<p>Meeting Agenda</p>
<p><b>Program H(B-6): Establish Streamlining and Incentives for Projects Proposing Affordable Units.</b></p>	<p>100 units through a streamlined process.</p> <p>The City shall establish actions for streamlining and simplifying the planning approval and building permit processes, including the design review process. The City shall work with housing developers and other stakeholders on to review current processes and fees to identify ways to reduce costs and streamline processes for development, including larger projects.</p>	<p>6/30/2025</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>City staff met with developers as part of the fee study identified in Program H(A-8) and will be implementing changes consistent with the results of the fee study by the end of 2026.</p>	<p>Units</p>	<p>100</p>	<p>Tables A, A2 and B of this form, previous APRs</p>

<p><b>Program H(C-1): Refer eligible employees to housing assistance programs.</b></p>	<p>Four orientation workshops per year. Promote newly available affordable units to staff of local agencies and employers as units become available; refer interested parties to the application portal; conduct regularly-scheduled orientations so interested parties can become familiar with opportunities and application processes.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City continues to publish affordable housing resources for employees in designated areas at City Hall and advertises orientation workshops from the City's affordable housing consultant in the eNews.</p>	<p>Meetings</p>	<p>4</p>	<p>None</p>
<p><b>Program H(C-2): Provide incentives for developers to include additional affordable units in new residential projects.</b></p>	<p>Provide 50 percent of total units built in the city at Low- and Very Low- income levels, including 50 units in higher-opportunity areas. 1. Amend the zoning code to allow additional affordable units to be counted as a community benefit in the tiered zoning structure. 2. Adopt incentives to encourage larger unit sized affordable units suitable for families (i.e. two-bedroom and three-bedroom units). 3. Amend the Density Bonus Ordinance and Residential Impact Fee in-lieu option to extend the affordability time restrictions on subsidized housing. 4. To promote housing mobility for lower-income households, evaluate the feasibility of additional incentives for affordable housing units in higher-opportunity areas, such as the city's west side, and implement those considered feasible.</p>	<p>6/30/2026</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>As part of the 2025 zoning code update: 1. Additional affordable units added to new incentive menu 2. Large unit incentives added to new incentive menu 3. Extended affordability restrictions added in onsite alternative. As impact fee will be increased to 15% of units at a lower-income threshold (80%), did not add this caveat to impact fee update 4. Additional incentives examined as parts of 2025 implementation and incorporated where feasible</p>	<p>Units</p>	<p></p>	<p>26-0072 - Staff Report</p>
<p><b>Program H(C-3): Update of the commercial linkage fee.</b></p>	<p>Update commercial linkage fee study twice during RHNA 6 cycle. Generate in-lieu fees to contribute toward the creation of low and moderate income housing. Reconvene Housing Opportunity, Priorities and Education (HOPE) Community Advisory Committee within one year of Housing Element adoption to prioritize how to best distribute funds to produce affordable housing. Review uses of commercial linkage fees annually as part of the Housing Element Annual Progress Report (APR)</p>	<p>12/31/2026</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>Work with the HOPE CAC was completed and City staff created a Notice of Funding Availability (NOFA) pursuant to their feedback. Staff will work to update the commercial linkage fee study by the end of 2026 consistent with the timelines identified in column C.</p>	<p>Other</p>	<p></p>	<p>Affordable Housing Fund   Burlingame, CA</p>
<p><b>Program H(C-4): Update of the residential impact fee in-lieu fee option.</b></p>	<p>Increase the construction of affordable units and/or generate additional impact fees to contribute toward the creation of very low, low and moderate income housing. Update the residential impact fee in-lieu option to require a greater percentage of affordable units and/or deeper levels of affordability.</p>	<p>12/31/2027</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>The residential impact fee in-lieu fee option completed a nexus study in 2024. As part of the 2025 zoning code update, the onsite alternative option was amended to require 15% of units in a project be provided at 80% AMI (compared to existing 10% at 120% requirement). The impact fee will be updated as part of a comprehensive fee update ending in 2026</p>	<p>Other</p>	<p></p>	<p>26-0072 - Staff Report</p>
<p><b>Program H(C-5): Encourage public agency partnerships to provide housing, reduce commute time, and facilitate retention of groups like teachers, public employees, and hospital and service sector workers.</b></p>	<p>Provide 20 new affordable housing units per year in the vicinity of public agency workplaces and private institutions Coordinate with public and private agencies and institutions to encourage them to include a provision for housing in any facility expansion plans.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>City staff continues to work with public agencies as project proposals are received to encourage consideration of housing as part of development plans. The 100% affordable project the Village at Burlingame (150 Park Rd) completed construction in 2023; this is less than one-half mile from City Hall.</p>	<p>Units</p>	<p>132</p>	<p>Completion of project described here: <a href="https://ca-burlingame.civicplus.com/267/Housing---Prohousing-Burlingame">https://ca-burlingame.civicplus.com/267/Housing---Prohousing-Burlingame</a></p>
<p><b>Program H(C-6): Faith-Based Development.</b></p>	<p>Provide an average of 5 new affordable housing units per year on sites owned by religious institutions To create housing mobility opportunities for lower-income households, conduct outreach to religious institutions to inform them of their development rights under SB 4 and encourage housing proposals. If no application for housing on a religious institution/faith-based site is received by December 2025, the City will expand outreach efforts to be conducted annually. This may include direct mailings to faith-based sites highlighting successful affordable housing units on other faith-based sites, as well as available City resources and programs to support such projects if available. Additional outreach focus will be given to religious institutions located on the city's west side to promote housing mobility in this area.</p>	<p>12/18/2027</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>City staff attended a regional housing workshop concerning SB 4 in 2025 and spoke with an interested religious institution. No development proposal has been submitted but staff will continue outreach annually.</p>	<p>Units</p>	<p></p>	<p>None</p>

<p><b>Program H(C-6): Provide incentives for developers to build space for child care facilities or services as part of new residential, commercial and industrial developments.</b></p>	<p>Provide child care service capacity for 50 children as part of new residential projects.</p> <p>This can include but is not limited to: density bonuses, increases in floor area ratios, parking reductions, community benefits credits, traffic impact fee exemptions, expedited entitlements, or modifications to zoning regulations. Work with developers, where feasible, to incorporate child care that serves families of all incomes and children of all ages. Include child care facility space as a priority in Request for Proposals (RFPs) for city land or Notices of Funding Available (NOFAs) for affordable housing developments. Support inclusion of specially designed and located housing units in multifamily dwellings for licensed Family Child Care Home providers.</p>	<p>12/18/2027</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>Residential projects including child care facilities are an eligible use for the City's NOFA launched in 2025.</p>	<p>Persons</p>		<p>Affordable Housing Fund   Burlingame, CA</p>
<p><b>Program H(D-1): Increase affordability for senior households.</b></p>	<p>Provide 100 affordable senior units by 2027, and 100 additional affordable senior units by 2031.</p> <p>a. Coordinate with the Age-Friendly Task Force on the development of the Age-Friendly Action Plan that will optimize the opportunities for active aging such as age-friendly services, settings, and structures to support age-related needs.  b. Continue to encourage and streamline the Accessory Dwelling Unit (ADU) program to allow creation of accessible accessory units for seniors.  c. Continue to allow upon request curbside disabled accessible parking spaces in single family neighborhoods.  d. Continue to provide incentives for new senior housing by maintaining the code provision that allows reduced parking requirements for assisted living projects and other group residential facilities for seniors.  e. Continue City financial support to non-profit agencies which administer housing programs for seniors (home sharing, emergency rent assistance).  f. Refer seniors who are homeowners to the Human Investment Project (HIP) for Housing Home Sharing Program, to find eligible tenants to share their housing. To promote housing mobility for lower-income households, target additional HIP outreach to senior households in higher-opportunity areas, such as the city's west side.</p>	<p>12/31/2031</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>City staff works with HEART, the Age-Friendly Task Force and HIP Housing to conduct annual outreach.</p>	<p>Units</p>		<p>None</p>
<p><b>Program H(D-2): Improve livability of housing units for persons with disabilities.</b></p>	<p>Provide 50 new Extremely Low Income housing units that are subject to a preference for people with developmental disabilities</p> <p>a. Continue to follow the adopted Reasonable Accommodations Ordinance, which provides individuals with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing by providing a process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from the various land use, zoning, or building laws, rules, policies, practices and/or procedures of the City. This policy offers a process to modify certain development standards, such as lot coverage and setback requirements for ramps and landings added to residences and group homes in order to provide access for the disabled. The City will review and revise approval findings, specifically, "The requested reasonable accommodation would not adversely impact surrounding properties or uses" and will remove any processing fee associated with a reasonable accommodation request.  b. Amend the zoning code to include the definition of family to be "One or more persons living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit".  c. Continue to allow supportive and transitional housing in residential and mixed use districts subject to the same restrictions that apply to other residential districts in the same zone.  d. Review and revise the zoning code to permit supportive housing by-right in multifamily zones and mixed use and nonresidential zones allowing multifamily, consistent with Government Code 65651 (AB 2162).  e. Review and revise the zoning code to allow for modifications for required parking for units occupied by supportive housing residents that are located within one-half mile of a public transit stop. (cont. in D39)  f. Add specific definitions for group homes and amend land use provisions to all group homes of seven (7) or more persons only subject to those restrictions that apply to residential uses of the same type in the same zone.  g. Allow the conversion of single-family homes into assisted living facilities for the developmentally disabled.  h. Continue to allow persons with disabilities to request disabled parking curb markings in the single family residential areas.  i. Monitor progress towards a quantitative goal of 50 new Extremely Low Income housing units that are subject to a preference for people with developmental disabilities needing the coordinated services provided by Golden Gate Regional Center to live inclusively in affordable housing.  j. Encourage the inclusion of people with developmental and other disabilities in affordable housing by recognizing their transit dependence and establishing lower parking ratios for units targeted to people with developmental and other disabilities than would otherwise be required for affordable housing.</p>	<p>12/18/2024</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>Program parts b, c, d, e and f were all added as part of the 2025 zoning code update.</p>	<p>Units</p>		<p>26-0072 - Staff Report</p>
<p><b>Program H(D-3): Add affordable housing units for larger households.</b></p>	<p>20% of affordable units provided in new developments to have either two or three bedrooms.</p> <p>Continue to assign staff to carry out the following actions: Adopt incentives to encourage larger unit sized affordable units suitable for larger households (i.e. two-bedroom and three-bedroom units). Work with and continue to offer financial assistance to the Human Investment Project for Housing (HIP), a non-profit housing corporation which administers a home-sharing program which is available for Burlingame residents. Maintain website and literature regarding availability of housing programs. Consider offering additional incentives for proposed projects in higher-opportunity areas on the city's west side as applications are reviewed.</p>	<p>12/18/2027</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>Larger units are included in the 2025 zoning code update's incentive menu.</p>	<p>Other</p>		<p>26-0072 - Staff Report</p>
<p><b>Program H(D-4): Provide affordable studio, one-bedroom, or micro-units for single occupants.</b></p>	<p>At least 10 percent of new residential units to be micro or studio units.</p> <p>a. Consider allowing micro-units and group/common facilities developments to be counted as community benefits in tiered zoning districts.  b. Consider waiving residential impact fees for market-rate micro-unit projects.  c. Amend the Accessory Dwelling Unit (ADU) Ordinance as required to comply with changes in State Law.  d. Pursuant to California Health and Safety Code (HSC), Section 65583(c)(7), create a program incentivizing and promoting ADUs that can be offered at affordable rents for very-low to moderate income households. This will likely involve allocating some portion of the Housing Funds to incentivize permanently deed-restricted ADUs to the affordability levels above. Target additional outreach on these incentives to higher-opportunity areas, such as the city's west side, to promote housing mobility for lower-income households.</p>	<p>12/18/2024</p>	<p>6th Cycle</p>	<p>Completed</p>	<p>A: Considered as part of 2025 zoning code update and incentive menu. Staff opted not to include micro-units and group facilities in the incentive menu or tiered zoning districts.  B: Waiving residential impact fee was considered for micro-unit projects as part of 2025 zoning code update. However, this would encourage developers to not use the City's onsite alternative option, so this waiver not adopted  C: ADU ordinance amended as part of 2025 zoning code update.  D: The City continued to work with the ADU Resource Center on an affordable ADU program structure</p>	<p>Other</p>		<p>26-0072 - Staff Report</p>





