

COLMA

Colma is a greenbelt community with attractive cemeteries and agricultural fields surrounding a regionally oriented commercial core. The Town of Colma promotes sustainability within its organization, the town, and throughout the region. Sustainability related policies include requiring construction and demolition debris recycling, providing the public with information regarding recycling, promoting private and public open space opportunities, promoting a multi-modal transportation system, maintaining a rapid emergency response time, and annual funding of nonprofit organizations.

Carbon Emissions

The Town continues to promote alternatives to private automobile usage to reduce carbon emissions. In the past year, the Town added new sidewalks and plantings along numerous streets to create safe and attractive environments for pedestrians. These efforts will continue in 2007, with new sidewalks and bike lanes planned for Hillside Boulevard.

Several new mixed-use developments are proposed near the Colma BART/San Mateo County Transit District (SamTrans) station. By creating a more vibrant streetscape, the ground floor retail stores in these projects will fulfill convenience shopping needs and encourage walking. The residents of these developments will have convenient access to the regional transit network, allowing them to reach destinations outside of Colma without using their car. By driving less, households in these developments can significantly lower their individual carbon emissions.

The Town is collaborating with SamTrans, as well as other

Year	Natural Gas (therms)	Electricity (kWh)
2002	1,634	205,707
2003	2,108	237,315
2004	2,482	298,109
2005	4,144	371,670
2006	4,500	464,234

Town expects to implement this vision through the use of high-quality building design, additional street trees, attractive public spaces, and effective integration of pedestrian, bicycle, and transit amenities along El Camino Real. Collectively, these efforts will provide the Town with a mix of transportation choices that can help reduce carbon emissions.

Housing

The Town owns 19 housing units that are rented to very low- and low-income households at below market rate rents. The Town's affordable housing stock is expected to increase in the coming years through the Town's new Inclusionary Housing Ordinance. Implemented in 2006, the ordinance requires that 20 percent of the units in new residential developments be affordable to extremely low-, very low-, and low-income households. In addition

to increasing the supply of affordable housing, inclusionary zoning disperses affordable housing throughout the growth areas of a region. This strategy avoids concentrating all affordable housing in a few areas, and enables lower paid workers to find housing close to employment centers. It also enables low- and moderate-income families to live in homes indistinguishable from, and adjacent to, market rate housing, with access to quality recreation and educational opportunities.

Water

From 2001 through Nov 2006, Colma used the following amounts of water in the City facilities and parks.

Year	Gallons
2001	8,581,804
2002	6,203,164
2003	9,685,852
2004	11,066,660
2005	9,353,740
2006 (through Nov.)	7,103,756
Total	51,994,976

Sustainable Design, Green Buildings, and Recycling

The Town's General Plan is being updated and will feature a Community Identity Element that will incorporate walkability and livability into new public and private development through policies shaping streetscape and building design. The Town is developing a green building ordinance requiring the use of green building design in capital improvement projects to reduce pollution, use of natural resources, energy, and operating costs, while enhancing asset value, optimizing building performance, and creating healthier workplaces for Town employees. Green building design has the potential to reduce operating costs associated with heating, ventilation, and air conditioning (HVAC); lighting systems; water consumption; stormwater management; solid waste; and recycling management.

The Town requires contractors proposing to demolish or renovate a building to maximize the reuse or recycling of all salvageable and recyclable materials. This minimizes the amount of construction debris directed to landfills, and reduces the energy and resource consumption that results from the manufacture of replacement materials. The Town educates residents on the importance of recycling, including the unique disposal issues associated with electronic waste. On average, Colma residents divert around half of their household waste to recycling rather than sending it to a landfill (47 percent for the year 2006).

Numerous beautification projects are underway to add landscaping to medians and sides of streets. These efforts create areas where stormwater runoff can percolate into the ground and irrigate plants, rather than being directed toward storm drains. The landscaping helps filter oils, motor fuel, and other pollutants that are often found in stormwater runoff.