

Please Start Here

General Information	
Jurisdiction Name	South San Francisco
Reporting Calendar Year	2022
Contact Information	
First Name	STEPHANIE
Last Name	SKANGOS
Title	ASSOCIATE PLANNER
Email	STEPHANIE.SKANGOS@SSF.NET
Phone	6508778535
Mailing Address	
Street Address	315 MAPLE AVENUE
City	SOUTH SAN FRANCISCO
Zipcode	94080

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

1_23_23

Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://apr.hcd.ca.gov/APR/login.do>

Submittal Instructions

Please save your file as Jurisdictionname2022 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2022

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. Online Annual Progress Reporting System - Please see the link to the online system to the left. This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

San Francisco
Reporting Year: 2022 (Jan. 1 - Dec. 31)
Reporting Period: 9th Cycle (10/1/2021 - 9/30/2022)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "*" indicates an optional field
Cells in gray contain auto-calculation formulas

Element		2022		2021		2020		2019		2018		2017		2016		2015		2014		2013		2012		2011		2010		2009		2008		2007		2006		2005		2004		2003		2002		2001		2000		1999		1998		1997		1996		1995		1994		1993		1992		1991		1990		1989		1988		1987		1986		1985		1984		1983		1982		1981		1980		1979		1978		1977		1976		1975		1974		1973		1972		1971		1970		1969		1968		1967		1966		1965		1964		1963		1962		1961		1960		1959		1958		1957		1956		1955		1954		1953		1952		1951		1950		1949		1948		1947		1946		1945		1944		1943		1942		1941		1940		1939		1938		1937		1936		1935		1934		1933		1932		1931		1930		1929		1928		1927		1926		1925		1924		1923		1922		1921		1920		1919		1918		1917		1916		1915		1914		1913		1912		1911		1910		1909		1908		1907		1906		1905		1904		1903		1902		1901		1900		1899		1898		1897		1896		1895		1894		1893		1892		1891		1890		1889		1888		1887		1886		1885		1884		1883		1882		1881		1880		1879		1878		1877		1876		1875		1874		1873		1872		1871		1870		1869		1868		1867		1866		1865		1864		1863		1862		1861		1860		1859		1858		1857		1856		1855		1854		1853		1852		1851		1850		1849		1848		1847		1846		1845		1844		1843		1842		1841		1840		1839		1838		1837		1836		1835		1834		1833		1832		1831		1830		1829		1828		1827		1826		1825		1824		1823		1822		1821		1820		1819		1818		1817		1816		1815		1814		1813		1812		1811		1810		1809		1808		1807		1806		1805		1804		1803		1802		1801		1800		1799		1798		1797		1796		1795		1794		1793		1792		1791		1790		1789		1788		1787		1786		1785		1784		1783		1782		1781		1780		1779		1778		1777		1776		1775		1774		1773		1772		1771		1770		1769		1768		1767		1766		1765		1764		1763		1762		1761		1760		1759		1758		1757		1756		1755		1754		1753		1752		1751		1750		1749		1748		1747		1746		1745		1744		1743		1742		1741		1740		1739		1738		1737		1736		1735		1734		1733		1732		1731		1730		1729		1728		1727		1726		1725		1724		1723		1722		1721		1720		1719		1718		1717		1716		1715		1714		1713		1712		1711		1710		1709		1708		1707		1706		1705		1704		1703		1702		1701		1700		1699		1698		1697		1696		1695		1694		1693		1692		1691		1690		1689		1688		1687		1686		1685		1684		1683		1682		1681		1680		1679		1678		1677		1676		1675		1674		1673		1672		1671		1670		1669		1668		1667		1666		1665		1664		1663		1662		1661		1660		1659		1658		1657		1656		1655		1654		1653		1652		1651		1650		1649		1648		1647		1646		1645		1644		1643		1642		1641		1640		1639		1638		1637		1636		1635		1634		1633		1632		1631		1630		1629		1628		1627		1626		1625		1624		1623		1622		1621		1620		1619		1618		1617		1616		1615		1614		1613		1612		1611		1610		1609		1608		1607		1606		1605		1604		1603		1602		1601		1600		1599		1598		1597		1596		1595		1594		1593		1592		1591		1590		1589		1588		1587		1586		1585		1584		1583		1582		1581		1580		1579		1578		1577		1576		1575		1574		1573		1572		1571		1570		1569		1568		1567		1566		1565		1564		1563		1562		1561		1560		1559		1558		1557		1556		1555		1554		1553		1552		1551		1550		1549		1548		1547		1546		1545		1544		1543		1542		1541		1540		1539		1538		1537		1536		1535		1534		1533		1532		1531		1530		1529		1528		1527		1526		1525		1524		1523		1522		1521		1520		1519		1518		1517		1516		1515		1514		1513		1512		1511		1510		1509		1508		1507		1506		1505		1504		1503		1502		1501		1500		1499		1498		1497		1496		1495		1494		1493		1492		1491		1490		1489		1488		1487		1486		1485		1484		1483		1482		1481		1480		1479		1478		1477		1476		1475		1474		1473		1472		1471		1470		1469		1468		1467		1466		1465		1464		1463		1462		1461		1460		1459		1458		1457		1456		1455		1454		1453		1452		1451		1450		1449		1448		1447		1446		1445		1444		1443		1442		1441		1440		1439		1438		1437		1436		1435		1434		1433		1432		1431		1430		1429		1428		1427		1426		1425		1424		1423		1422		1421		1420		1419		1418		1417		1416		1415		1414		1413		1412		1411		1410		1409		1408		1407		1406		1405		1404		1403		1402		1401		1400		1399		1398		1397		1396		1395		1394		1393		1392		1391		1390		1389		1388		1387		1386		1385		1384		1383		1382		1381		1380		1379		1378		1377		1376		1375		1374		1373		1372		1371		1370		1369		1368		1367		1366		1365		1364		1363		1362		1361		1360		1359		1358		1357		1356		1355		1354		1353		1352		1351		1350		1349		1348		1347		1346		1345		1344		1343		1342		1341		1340		1339		1338		1337		1336		1335		1334		1333		1332		1331		1330		1329		1328		1327		1326		1325		1324		1323		1322		1321		1320		1319		1318		1317		1316		1315		1314		1313		1312		1311		1310		1309		1308		1307		1306		1305		1304		1303		1302		1301		1300		1299		1298		1297		1296		1295		1294		1293		1292		1291		1290		1289		1288		1287		1286		1285		1284		1283		1282		1281		1280		1279		1278		1277		1276		1275		1274		1273		1272		1271		1270		1269		1268		1267		1266		1265		1264		1263		1262		1261		1260		1259		1258		1257		1256		1255		1254		1253		1252		1251		1250		1249		1248		1247		1246		1245		1244		1243		1242		1241		1240		1239		1238		1237		1236		1235		1234		1233		1232		1231		1230		1229		1228		1227		1226		1225		1224		1223		1222		1221		1220		1219		1218		1217		1216		1215		1214		1213		1212		1211		1210		1209		1208		1207		1206		1205		1204		1203		1202		1201		1200		1199		1198		1197		1196		1195		1194		1193		1192		1191	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Jurisdiction	South San Francisco	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	2										3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Very Low	Deed Restricted	565	-	-	80	-	-	-	-	43	-	147	418	
	Non-Deed Restricted	-	-	-	-	-	-	-	9	15	-	-	-	
Low	Deed Restricted	281	3	1	-	-	1	-	-	39	-	71	210	
	Non-Deed Restricted	-	-	-	-	-	-	-	11	16	-	-	-	
Moderate	Deed Restricted	313	-	-	-	2	21	-	11	-	-	151	162	
	Non-Deed Restricted	-	10	13	5	3	4	47	18	17	-	-	-	
Above Moderate		705	28	92	283	162	269	3	99	206	-	1,142	-	
Total RHNA		1,864												
Total Units		-	41	106	368	167	295	50	148	336	-	1,511	790	
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5	6										7	
		Extremely low-income Need	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date	Total Units Remaining	
Extremely Low-Income Units*		283	-	-	9	-	-	-	-	-	-	9	274	

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.
 Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).
 Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.
 Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	South San Francisco		
Reporting Year	2022	(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
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1-1A - Vacant and Underutilized Land Inventory	The City shall periodically update its inventory of vacant and underutilized parcels identified in this Housing Element. The City shall also conduct a periodic review of the composition of the housing stock, the types of dwelling units under construction or expected to be constructed during the following year, and the anticipated mix, based on development proposals approved or under review by the City, of the housing to be developed during the remainder of the period covered by the Housing Element. This analysis will be compared to the City's remaining 2014-2022 Regional Housing Needs Allocation (RHNA) to determine if any changes in land use policy are warranted.	Annual	<p>The City adopted the Downtown Station Area Specific Plan (DSASP) in February, 2015 and the DSASP implements new zoning regulations that increase height and density to permit the City to construct appropriate units to meet the ABAG Regional Housing Needs Allocation (RHNA) for 2014-2022.</p> <p>Additionally, the City revised and updated the El Camino Real/Chestnut Avenue Area Plan to reflect a new Community Civic Campus project. This project required the City to update the list of housing opportunity sites in the Adopted Housing Element. This revision has been submitted for review and approval by the Department of Housing and Community Development. ONGOING</p>

<p>1-2A Inclusionary Housing Ordinance</p>	<p>The City shall continue to implement the Inclusionary Housing Ordinance, in accordance with State law, requiring new for sale residential development over four units to provide a minimum of twenty (20) percent low- and moderate-income housing.</p>	<p>2023</p>	<p>The Inclusionary Housing Ordinance regulations (SSFMC Chapter 20.380) are and continue to be, implemented by the City in accordance with State law.</p> <p>The Planning Commission and City Council voted to amend SSFMC Chapter 20.380 (Inclusionary Housing Regulations) in 2018 to require a 15% contribution to affordable housing for residential rental projects, reduce the requirement from 20% to 15% for residential for sale projects, and adopted an inclusionary impact fee for commercial, office, and hotel development to bolster the City's affordable housing fund. COMPLETE</p>
<p>1-2B - Inclusionary Housing Ordinance Review</p>	<p>The City shall periodically review the success of the Inclusionary Housing Ordinance, SSFMC 20.380, to determine if the objectives of the ordinance are being met. Consideration shall be made to revising provisions of the ordinance to ensure that a range of housing opportunities for all identifiable economic segments of the population, including households of low- and moderate incomes, are provided.</p>	<p>2023</p>	<p>The Planning Commission and City Council voted to amend SSFMC Chapter 20.380 (Inclusionary Housing Regulations) in 2018 to require a 15% contribution to affordable housing for residential rental projects, reduce the requirement from 20% to 15% for residential for sale projects, and adopted an inclusionary impact fee for commercial, office, and hotel development to bolster the City's affordable housing fund. The City Council has provided direction to review the current ordinance, and this is currently underway with consultant assistance. ONGOING</p>
<p>1-3A - Investigate Commercial and Housing Linkage Fee</p>	<p>Through participation in the 21 Elements group, the City will investigate the feasibility of commercial and housing linkage fees to support affordable housing.</p>	<p>2015</p>	<p>The Planning Commission and City Council voted to adopt an inclusionary impact fee for commercial, office, and hotel development to bolster the City's affordable housing fund. The City Council has provided direction to review the current ordinance, and this is currently underway with consultant assistance. ONGOING</p>

<p>1-4A - Site Acquisition</p>	<p>The City shall work with for-profit and nonprofit housing developers to acquire sites that are either vacant or developed with underutilized, blighted, and/or nonconforming uses for the development of affordable housing. As needed, the City will meet with developers to discuss and identify development opportunities and potential funding sources.</p>	<p>2023</p>	<p>With adoption of the Successor Agency's Long Range Property Management Plan by the State Department of Finance in late 2015, the City is positioned to help coordinate the disposition of underutilized properties for development.</p> <p>To date, City staff has met with several development representatives and made six (6) properties in the Downtown area available through a Request for Qualifications. One (1) site is complete with construction for 100% affordable senior housing units. Two (2) sites will be developed with rental housing and up to 100% affordable units due to the inclusion of City funding and affordable housing competitive grant applications. One (1) site is entitled and has completed construction for-sale high density housing with 20% inclusionary housing required. A former firehouse has an entitlement application for a mixed use development that will include 100% affordable for-sale housing and the City. The City completed a Development Agreement and Purchase and Sale Agreement for a 4+ acre property that will be developed with 800 rental housing units and include a 20% affordable housing component. ONGOING</p>
<p>1-4B - Support and Pursue Funding Applications for Affordable Housing</p>	<p>Consistent with existing practice, the City shall continue to support funding applications for federal and state funds to promote the development of affordable housing.</p>	<p>2023</p>	<p>The City has applied each year for state funding through the Cap & Trade grant programs for monies to construct complete streets in support of pending affordable housing projects within the Downtown Station Area Specific Plan. To date, no grant monies have been awarded to the City.</p> <p>Additionally, a 100% affordable rental project for very-low income seniors was issued construction permits in 2017 and was completed in early 2019. This project successfully received affordable housing financing with the City's support of the project application. Two other projects involving City funding (ROEM) have applied for grant and TIF monies to help fund their affordable projects and the City supported those applications. ONGOING</p>

<p>1-4C - Consider Waivers or Deferrals of Planning, Building and Impact Fees for Affordable Housing Development</p>	<p>Consistent with SSFMC section 20.310.004, the City shall continue to consider the waiver of application and development fees for affordable housing development in order to support the financial viability of affordable housing development. Waiver of such fees will be on a case-by-case basis at the City Council's discretion and will balance the goal of affordable housing production with the need to collect fee revenues to support other City goals.</p>	<p>2023</p>	<p>The City continues to consider permitting or impact fee waivers for affordable housing projects requiring financial assistance. ONGOING</p>
<p>1-4D - Review New Development Requirements for Condominiums, SSFMC 19.36</p>	<p>The City shall review SSFMC 19.36, which requires a minimum of 5 units in order to construct new condominiums, to look at the possibility of reducing unit requirements with the intent of promoting home ownership.</p>	<p>2023</p>	<p>This item is being reviewed as part of the General Plan 2040 update and companion zoning and should be complete by 2023. ONGOING</p>
<p>1-5A - Increased Residential Densities in the Downtown Area</p>	<p>Through implementation of the Downtown Station Area Specific Plan, support increased residential densities and modified development standards for parcels in the downtown area to realize the objectives of the Downtown Station Area Specific Plan and General Plan policies.</p>	<p>2023</p>	<p>Adoption of the Downtown Station Area Specific Plan has accomplished this program. Expanded increases in densities within the Downtown Station Area Specific Plan, or within surrounding residential zoning districts near the Downtown has also been analyzed. In 2018, the Planning Commission and City Council adopted a new maximum density for the Downtown Transit Core zoning district, which is located within the Downtown Station Area Specific Plan, of 180 units per acre with approval of a community benefits plan. COMPLETE</p>

<p>1-5B - Support Grand Boulevard Initiative Policies</p>	<p>Continue to support the guiding principles of the Grand Boulevard Initiative, which encourages the provision of medium- and high-density housing along El Camino Real in Peninsula communities, in order to create an environment that is supportive of transit, walkable, and mixed-use. The City shall reference this policy direction when considering future land use and zoning changes along El Camino Real, and assess the opportunity for housing development along this key corridor as development proposals arise.</p>	<p>2023</p>	<p>The City continues to support the Grand Boulevard Initiative, in its twelfth year, by providing senior level planning staff at all meetings. The adopted El Camino Real/Chestnut Area Plan, as well as the zoning update adopted in 2010, implement the guiding principles of the Grand Boulevard Initiative.</p> <p>The City has completed master planning for a new community civic center within the El Camino Real/Chestnut Area Plan that will foster new private housing development in the surrounding plan area. Additionally, the City has entitled 800 units adjacent to SSF BART, ECR and the Centennial Trail as a multi-modal mixed used development that will conform to the Grand Boulevard Initiative policies. Finally, the Engineering Divison is managing a Grand Boulevard Improvement Project for a portion of El Camino Real between Chestnut Avenue and Hickey Boulevard that will implement the vision of the initiative. COMPLETE</p>
<p>1-6A - Continue to support the development of secondary dwelling units and educate the community about this program</p>	<p>Actively promote community education on second units, as permitted in SSFMC 20.350.035, by posting information regarding second units on the City website and providing brochures at the public counter in the Centralized Permit Center.</p>	<p>2023</p>	<p>Brochures are provided at the Permit Center Counter; in addition staff explores second unit options during counter discussions and during building permit plan checks.</p> <p>Additionally, changes at the State level to encourage the production of second units led the City to modify the current zoning regulations to be more permissive. No parking, reduced setbacks, larger second units, and units with multiple bedrooms are now permitted with approval of a Building Division permit only. ONGOING</p>
<p>1-7A - Continue to identify opportunities for residential development through infill and redevelopment of underutilized sites</p>	<p>Through completion and implementation of the Downtown Specific Area Plan and ongoing implementation of the El Camino Real/Chestnut Area Specific Plan, the BART Transit Village Plan, and the El Camino Real Mixed Use Zoning Districts, the City will maintain an inventory of residential development opportunities on infill and underutilized sites with proper zoning to support both affordable and market rate housing development.</p>	<p>2023</p>	<p>The Department of Economic and Community Development - Economic Development and Housing Division maintains a list of potential development sites. Disposition of Successor Agency properties will be complete by December 2022. ONGOING</p>

<p>1-7B - Evaluate Downtown residential lot standards</p>	<p>Evaluate the feasibility of reduced lot development standards for Downtown residential zoning districts to encourage the development of new housing and ownership opportunities.</p>	<p>2023</p>	<p>Staff has hired a consultant and conducted an indepth analysis of reduced lot standards within the downtown area to promote subdivision and additional ownership opportunities. A zoning text amendment was adopted in 2019 to reduce required lot dimensions and facilitate new housing and ownership opportunities. COMPLETE</p>
<p>2-1A - Expedite Permit Review</p>	<p>To support affordable and market rate housing construction, the City shall work with property owners, project sponsors, and developers to expedite the permit review process; promote housing design and projects that meet the goals, objectives and policies of this Housing Element; provide timely assistance and advice on permits, fees, environmental review requirements, and affordable housing agreements to avoid costly delays in project approval; and interface with community groups and local residents to ensure public support of major new housing developments.</p>	<p>2023</p>	<p>The City continues to provide prompt customer service, and use project planner liaisons for large developments, to facilitate expedited entitlement review and processing.</p> <p>The One Stop Permit center provides accessible services by Planning, Building and Public Works in one building. The One Stop Permit Center hours are from 7am-5pm. Permit processing is efficient and timely, with accessible staff. The City's Planning Commission meets twice a month and the Design Review Board meets once a month to ensure the timely processing of applications. ONGOING</p>
<p>2-2A - Ensure coordination among departments</p>	<p>Early in the development application process, the Planning Division shall work with the applicant and consult with other departments and divisions to ensure that necessary infrastructure is planned or is in place to support the proposed project.</p>	<p>2023</p>	<p>The Community Development Department relies on a Technical Advisory Group and pre-submittal meetings with potential applicants to ensure a smooth application process. Representatives from Public Works, Fire Safety, Police, Water Quality and Building ensure that adequate infrastructure is planned or available to support the proposed project. Additionally, applicants of large development projects are invited to attend the Technical Advisory Group meetings to present their pre-development projects and discuss any questions or concerns with City staff. ONGOING</p>

<p>2-3A - Support regional funding programs</p>	<p>The City shall continue to participate with other government agencies to support regional funding programs, such as participating with San Mateo County in its Housing Revenue Bond and Mortgage Credit Certificate programs.</p>	<p>2023</p>	<p>The City continues to participate in the 21 Elements TAC meetings. The City also collaborates with HEART (Housing Endowment and Regional Trust) of San Mateo County as well as the Housing Leadership Council of San Mateo County. The Housing Rehab Bond and Mortgage Credit Certificate Programs were not utilized for any City financed construction projects in 2022. ONGOING</p>
<p>2-4A - Continue to implement adopted design guidelines</p>	<p>Implementation of design guidelines applies to rehabilitation and renovation of existing structures as well as to new construction.</p>	<p>2023</p>	<p>The Residential Design Guide was adopted by the Planning Commission by Resolution No. 2471. In addition, the adopted El Camino Real/Chestnut Avenue Plan and Downtown Station Area Specific Plan includes Design Standards and Guidelines. All new projects are evaluated for consistency with applicable design guidelines.</p> <p>City staff will adopt a form based code for new Residential Design Guidelines consistent with objective standards as part of the General Plan 2040 process currently underway. ONGOING</p>
<p>2-5A - Disseminate Information on Affordable Housing Programs</p>	<p>To widen the availability of information to interested residents, the City will continue to update its website and other promotional/informational materials to include information on affordable housing, housing programs, and inclusionary units.</p>	<p>2023</p>	<p>The Housing Division maintains online resources for general affordable housing programs and for specific inclusionary units related to new development. Outreach related to the COVID-19 pandemic was significantly ramped up in 2020 and continued through 2022, as well. ONGOING</p>
<p>3-1A - Minor Home Repair</p>	<p>The City will provide funds to non-profit organizations providing free minor home repairs to assist extremely low- to low-income homeowners to bring houses into a good state of repair and maintain them as viable units in the local housing stock.</p>	<p>2023</p>	<p>Minor Home Repair Programs Center for Independence of Individuals with Disabilities (CID): The City used CDBG funds to support CID Housing Accessibility Modification (HAM) Program which provides accessibility modifications.</p> <p>Rebuilding Together Peninsula (RTP): The City used CDBG funds to support two RTP programs, National Rebuilding Day and Safe at Home.</p> <p>El Concilio: The City used CDBG funds to support El Concilio's Peninsula Minor Home Repair Program. ONGOING</p>

<p>3-1B - Funding Prioritization</p>	<p>The City shall continue to give housing rehabilitation efforts high priority in the use of Community Development Block Grant (CDBG) funds. Funds shall be targeted towards older housing stock and to families earning less than 80 percent of AMI.</p>	<p>2023</p>	<p>Minor Home Repair Programs Center for Independence of Individuals with Disabilities (CID): The City used \$10,000 in CDBG funds to support CID Housing Accessibility Modification (HAM) Program which provides accessibility modifications.</p> <p>Rebuilding Together Peninsula (RTP): The City used \$70,500 in CDBG funds to support two RTP programs, National Rebuilding Day and Safe at Home.</p> <p>EI Concilio: The City used \$27,500 in CDBG funds to support EI Concilio's Peninsula Minor Home Repair Program. ONGOING</p>
<p>3-1C - Low Interest Loans for Housing Rehabilitation</p>	<p>The City shall provide low-interest loans for rehabilitation of single-family and multi-family housing by supporting the City's Housing Rehabilitation Program with continued CDBG funding.</p>	<p>2023</p>	<p>Minor Home Repair Programs Center for Independence of Individuals with Disabilities (CID): The City used CDBG funds to support CID Housing Accessibility Modification (HAM) Program which provides accessibility modifications.</p> <p>Rebuilding Together Peninsula (RTP): The City used CDBG funds to support two RTP programs, National Rebuilding Day and Safe at Home.</p> <p>EI Concilio: The City used CDBG funds to support EI Concilio's Peninsula Minor Home Repair Program.</p> <p>The City issued one loan for the rehabilitation of a single family home for a very-low-income family using CDBG funds. ONGOING</p>
<p>3-1D - Financial Assistance for SROs</p>	<p>The City shall provide financial assistance, when feasible, for physical improvements to existing boarding rooms and Single Room Occupancies in the Downtown area.</p>	<p>2023</p>	<p>The City did not provide any financial assistance to Single Room Occupancies in the Downtown area in 2022. ONGOING</p>
<p>3-2A - Enforce Housing, Building and Safety Codes</p>	<p>The City shall continue to aggressively enforce uniform housing, building, and safety codes as well as eliminate incompatible uses or blighting influences from residential neighborhoods through targeted code enforcement and other available regulatory measures.</p>	<p>2023</p>	<p>The City operates a Code Enforcement Division through the Public Works Department. For 2022, there were up to three enforcement officers on staff that enforce housing, building and safety codes. Additionally, Building Division staff enforces these codes when they are out on inspections. Incompatible uses are addressed in zoning code section 20.320. ONGOING</p>

<p>3-3A - Capital Improvement Program for Older Neighborhoods</p>	<p>The City shall maintain its capital improvement program to upgrade infrastructure in older neighborhoods such as Village Way, Willow Gardens, Town of Baden, Downtown (or Old Town), Irish Town, and Peck's Lots.</p>	<p>2023</p>	<p>The Engineering Division continues to manage and administer the Capital Improvement Program budget to upgrade essential infrastructure throughout the City. ONGOING</p>
<p>3-4A - Support SSF Public Housing Authority (PHA)</p>	<p>The City shall support the South San Francisco PHA in its continued operation and rental of 80 units of public housing.</p>	<p>2023</p>	<p>The SSF PHA continues to receive HUD funding support and operates independently of the City; however, the City is coordinating to pursue federal funding sources to improve the public housing. ONGOING</p>
<p>3-4B - Examine Displacement of Affordable Housing and Lower-Income Households</p>	<p>The City shall coordinate with other jurisdictions in San Mateo County, under the umbrella of work to be undertaken by 21 Elements, to quantify, develop and evaluate potential strategies to address displacement of lower income residents. The City will use this analysis, in addition to other analysis, to develop potential measures and programs and the City will implement those programs, as it considers and deems appropriate, to address the risk of displacement of existing lower income residents. Displacement might be direct, caused by the redevelopment of sites with existing residential properties, or indirect, caused by increased market rents as an area becomes more desirable. The City shall monitor any such implemented programs annually for effectiveness and make adjustments as necessary.</p>	<p>2015</p>	<p>The City continues to participate in the 21 Elements Technical Advisory Group, which analyzed displacement concerns for San Mateo County in 2018 as part of their work plan.</p> <p>The draft report was submitted to the City in February, 2018 and has been reviewed for recommendations and implementation measures. Staff conducted one study session with City Council in 2018, a second in 2019 to discuss tenant protections for SSF residents, and adopted interim measures to protect tenants during the window between adoption of State Legislation for Rental Protection and the effective date. COMPLETE</p>

<p>3-5A - Condominium Conversion Limitations</p>	<p>The City shall continue to enforce limits on the conversion of apartment units to condominiums. As specified in Chapter 19.80 of the Municipal Code, condominium conversions are allowed only if they meet the following general criteria:</p> <ul style="list-style-type: none"> a. A multiple-family vacancy rate of at least five percent exists; b. The conversion has an overall positive effect on the City's available housing stock; c. Adequate provisions are made for maintaining and managing the resulting condominium projects; d. The project meets all building, fire, zoning, and other applicable codes in force at the time of conversion; e. The conversion is consistent with all applicable policies of the General Plan; and f. The conversion creates at least five (5) condominium units. 	<p>2023</p>	<p>No requests or preliminary requests for consideration of a Condominium Conversion of apartment units were submitted to the City in 2022. ONGOING</p>
<p>3-6A - Monitor At-Risk Units</p>	<p>The City shall monitor its supply of subsidized affordable housing to know of possible conversions to market rate, including taking the following actions:</p> <ul style="list-style-type: none"> a. Publicize existing State and federal notice requirements to nonprofit developers and property owners of at-risk housing. b. Respond to any federal and/or State notices including Notice of Intent to Pre-Pay, owner Plans of Action, or Opt-Out Notices filed on local projects. 	<p>2023</p>	<p>No subsidized units monitored by the City of SSF were at-risk of conversion to market rate in 2022. ONGOING</p>

3-6B - Assist Tenants	The City shall assist tenants displaced by the conversion of at risk units by providing information about tenants' rights, providing referrals to relevant social service providers, endeavoring to establish a funding source to assist nonprofit organizations that support tenants, and facilitating other support as appropriate.	2023	In 2020, the COVID-19 pandemic created many risks for tenants that continued into 2022. The City maintains online resources and brochures in the Economic and Community Development Department that detail information about tenants' rights, social service providers, and other support institutions. Additionally, programs were created to offset rent challenges of tenants and rent loss of property owners with success. ONGOING
4-1A - Review Projects for Major Environmental Hazards during the Environmental Review Process	The City shall review residential projects for major environmental hazards during the environmental review process. The City shall not approve the projects unless the hazards are adequately mitigated.	2023	All projects reviewed and approved by the Planning Commission and/or City Council have been reviewed for consistency with the California Environmental Quality Act. ONGOING
4-2A - Administer Minimum Building Security Standards	The City shall continue to administer Chapter 15.48, Minimum Building Security Standards, of the Municipal Code by continuing to route all new development applications and additions to both the Police and Fire Departments to ensure compliance with the code and to ensure that security measures are considered during the design process.	2023	The Economic and Community Development Department's project review, entitlement, and building permit processes ensure that Chapter 15.48 is administered and applied to all new development applications and additions. ONGOING
4-3A - Ensure that applications for new residential land uses proposed within the 65 to 69 CNEL aircraft noise contour include an acoustical study	The City shall require that the acoustical study be prepared by a professional acoustic engineer and specify the appropriate noise mitigation features to be included in the design and construction of the new units, to achieve an interior noise level of not more than 45 dB, based on measured aircraft noise events at the land use location.	2023	All new applications for residential development are reviewed for consistency with the SFO Airport Land Use Compatibility Plan (ALUCP) and adopted Municipal Code regulations. New residential projects within the 70+ dB CNEL areas are not currently permitted without an override process by the local agency, and new residential projects within the 65 to 69 dB CNEL noise contours require acoustic studies. ONGOING

5-1A - Density Bonus for Senior Housing	The City shall include density bonus incentives specifically targeted for senior housing projects and permit reduced parking standards.	2023	No senior housing projects were processed in 2022. ONGOING
5-1B - Reduced Parking Requirement for Board and Care Facilities	Encourage development of residential board and care facilities for seniors by continuing to allow reduced parking requirements for these types of facilities.	2023	The City's Municipal Code SSFMC 20.330.004 reduces parking requirements for residential care facilities as part of the 2010 Zoning Ordinance Update. The requirement is: 1 space for every 7 residents plus 1 space for each live-in caregiver. Facilities serving more than 15 residents shall also provide 1 space for each caregiver, employee, and doctor on-site at any one time. ONGOING
5-2A - Ensure Consistency with State Accessibility Laws	The City shall review development plans to ensure consistency with state handicap and accessibility laws and require modifications for accessibility as needed.	2023	During the review of all new development projects and applications for modifications to existing buildings, the Building Division staff plan checks projects to ensure that all State Accessibly Laws are met in accordance with California Building Code Section 1134B. ONGOING
5-2B - Promote Disabled Housing Resources and Programs	The City shall ensure that its website and handout materials regarding housing resources, requirements, and services for the disabled are updated regularly and made available to the public.	2023	The City maintains online resources and materials regarding housing and services for the disabled and has staff in the Economic and Community Development Department who are trained to assist with housing issues. ONGOING
5-3A - Accessibility Modification Programs	The City shall continue to support programs that provide modifications that make housing units accessible to the disabled.	2023	The City provides annual grant funding to the Center of Independent of Individual with Disabilities (CID) who has a Housing Accessibly Modification (HAM) Program that provides financial assistance to people that need to made modifications to their home to allow for disabled access. Additionally, the zoning ordinance includes SSFMC section 20.510, Waivers and Modifications, that provides provisions for reasonable accommodations to ensure equal access to housing by allowing the Chief Planner authority to grant relief from zoning requirements. ONGOING
5-4A - Reasonable Accommodations	The City shall create a public information brochure on reasonable accommodation for disabled persons and provide that information on the City's website.	2023	The City provides information consistent with the program. Additionally, the zoning ordinance includes SSFMC section 20.510, Waivers and Modifications, that provides provisions for reasonable accommodations to ensure equal access to housing by allowing the Chief Planner authority to grant relief from zoning requirements. ONGOING

5-4B - Resources for the developmentally disabled	The City shall support the Golden Gate Regional Center in its mission to serve those with developmental disabilities, disseminate information about the Center and its services, and make referrals as appropriate.	2023	The City's Zoning regulations permit Adult Day Care uses in many areas of the City by-right. These uses are typically funded in some part by the Golden Gate Regional Center to serve developmentally disabled infants, children, youth and adults. ONGOING
5-5A - Support a variety of housing unit designs, including larger housing units that can accommodate large families	The City shall seek to broaden the diversity of its housing stock that is affordable to extremely low, very low, and low income households to include more units that are suitable to large families. Currently, much of the City's affordable housing consists of single-room occupancy units and one- and two-bedroom units. The City shall work with housing developers during the entitlement process and encourage them to provide a unit mix with at least 10 percent of units having three or more bedrooms.	2023	At pre-application meetings staff discusses providing a range of housing sizes with developers during the planning stages of residential development projects prior to the submittal of a formal application. In the Downtown Station Area Specific Plan, family sized housing is recognized as a community benefit eligible for a density bonus. ONGOING
5-6A - Support Continuum of Care Planning	The City shall continue to be an active participant in the Continuum of Care planning process and support its efforts to address the needs of South San Francisco residents in need of emergency shelter or temporary housing.	2023	The City continues to provide referrals to families and individuals for social services including case management and referrals for housing and homeless prevention, as appropriate. ONGOING
5-6B - Support non-profits that offer housing solutions and services for homeless	The City shall continue to support non-profit organizations that offer solutions to solving homelessness and/or provide housing related services for the homeless or at-risk homeless.	2023	There is a County run homeless shelter located in the City on North Access Road. The former Redevelopment Agency regularly provided funding to the County for the operation of the shelter. As part of the 2015-2023 Housing Element update, the City conducted a capacity analysis for new emergency shelter construction within approved zoning districts. ONGOING
5-6C - Support Ongoing Operation of 90-Bed Emergency Shelter in South San Francisco	The City shall continue to support the operation of a 90-bed year round homeless shelter within the city limits.	2023	Funding for homeless services and housing was provided to Samaritan House and CORA (Communities Overcoming Relationship Abuse). ONGOING

<p>5-6D - Social Services for Housing and Homeless Prevention</p>	<p>The City shall continue to provide referrals to organizations helping families with social services for housing and homeless prevention.</p>	<p>2023</p>	<p>The City's Housing Division maintains online and handout resources for residents with housing challenges. Consistent with COVID-19 pandemic outreach, this effort was ramped up in 2020 and continued through 2022 to prevent homelessness. ONGOING</p>
<p>5-7A - Support and Promote Home Sharing</p>	<p>The City shall support the efforts and services of the HIP Home Sharing Program to provide an alternative housing solution for extremely low and very low income individuals and families; female-headed households; those at risk of homelessness; and others in need. The Economic Development and Housing Division will provide information about the HIP program, provide referrals, and support residents of South San Francisco who are interested in participating.</p>	<p>2023</p>	<p>The City's Housing Division maintains online and handout resources for residents with housing challenges. ONGOING</p>
<p>5-8A - Provide referrals to Veterans who are homeless or at risk of homelessness</p>	<p>The City shall provide referrals to Veterans and their immediate families that are homeless or at risk of homelessness. Resources for referrals include the Veteran's Administration (VA) National Call Center of Homeless Veterans at 1-877-4AID-VET and to the HUD-VASH program that is a joint effort between the Department of Housing and Urban Development and the VA Supportive Housing (HUD-VASH) Program to move Veterans and their families out of homelessness and into permanent housing through a voucher program that allows homeless Veterans to rent privately owned housing.</p>	<p>2023</p>	<p>Many of these resources are shared with applicable residents through the funded Samaritan House and CORA shelter systems. The City provides an annual grant to a fair housing service provider using its HOME Administrative funds.</p> <p>Project Sentinel, provides comprehensive fair housing services including complaint investigation, community outreach and education to San Mateo County residents. ONGOING</p>

<p>5-9A - Amend the Zoning Code to comply with Health and Safety Code Section 17021.5 regarding employee housing for six or fewer employees</p>	<p>The City shall amend its Zoning Ordinance to allow employee housing in accordance with Health and Safety Code Section 17021.5, to permit and encourage the development and use of sufficient numbers and types of employee housing facilities as are commensurate with local needs.</p>	<p>2016</p>	<p>This item has been included in a recent zoning text amendment update reviewed by the Planning Commission and adopted by the City Council. COMPLETE</p>
<p>6-1A - Support Equal Housing Opportunity Laws</p>	<p>The City shall require that all recipients of locally-administered housing assistance funds and other means of support from the City acknowledge their understanding of fair housing law and affirm their commitment to the law. The City shall provide materials to help with the understanding of and compliance with fair housing law.</p>	<p>2023</p>	<p>The City provides an annual grant to a fair housing service provider using its HOME Administrative funds.</p> <p>Project Sentinel, provides comprehensive fair housing services including complaint investigation, community outreach and education to San Mateo County residents. ONGOING</p>
<p>6-1B - Regional Cooperation</p>	<p>The City shall participate with other jurisdictions in San Mateo County to periodically update the Analysis of Impediments to Fair Housing in San Mateo County, a report that helps jurisdictions identify impediments to fair housing and develop solutions.</p>	<p>2023</p>	<p>The City is a member of the 21 Elements Technical Advisory Committee, which is working to address housing shortage and displacement concerns. ONGOING</p>

<p>6-2A - Legal Counsel and Advocacy Assistance</p>	<p>The City shall support nonprofits providing legal counseling and advocacy assistance concerning fair housing laws, rights, and remedies to those who believe they have been discriminated against. Persons requesting informatio or assistance related to housing discrimination are referred to one or more fair housing groups for legal services. Consistent with exisitng practice, brochures providing information on fair housing and tenants' rights are available at City Hall, public libraries and on the City's website. The brochures are also available at nonprofit organizations serving low-income residents. The brochures are available in English and Spanish. As funding allows, the City shall provide funding assistance to organizations that provide fair housing, tenant/landlord, and habitability counseling and other general housing assistance.</p>	<p>2023</p>	<p>The City provides an annual grant to a fair housing service provider using its HOME Administrative funds.</p> <p>Project Sentinel, provides comprehensive fair housing services including complaint investigation, community outreach and education to San Mateo County residents. ONGOING</p>
<p>7-1A - Assist with energy/weatherization and water conserving modifications/features in existing residential rehabilitation projects</p>	<p>The City will continue to provide funds to non-profit organizations that provide energy efficiency upgrades and/or weatherization improvements for very low- and low-income households.</p>	<p>2023</p>	<p>Through the City's Housing Rehabilitation Program and CDBG subrecipient grants, the City encourages weatherization and energy efficiency upgrades.</p> <p>The City continues to provide funding and technical assistance to energy efficiency upgrade programs, including the Home Energy Renovation Opportunity (HERO) program. ONGOING</p>

<p>7-2A - Continue to provide information on energy efficient standards for residential buildings</p>	<p>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. The City's Climate Action Plan (CAP), adopted in February 2014, also includes measures to promote energy efficiency, which are actively implemented.</p>	<p>2023</p>	<p>Building Division staff implements and enforces the California Green Building Code for all new residential and commercial projects. During residential rehabilitation projects, like Rebuilding Together, replacement of appliances/utilities includes energy and water conserving models.</p> <p>The City promotes the use of solar panels with reduced permitting fees and streamlined review and inspections. In addition, the City Council adopted a Climate Action Plan (CAP) in February 2014, that sets forth reduction measures that apply to residential development. Measure 3-5 in the CAP promotes energy information and sharing, and educating the community about energy-efficiency behaviors and construction. ONGOING</p>
<p>7-3A - Title 24</p>	<p>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:</p> <ol style="list-style-type: none"> 1. Street and driveway design 2. Lot pattern and configuration 3. Siting of buildings 4. Landscaping 5. Solar access 	<p>2023</p>	<p>The CAP includes measures that encourage the integration of higher-density development and mixed-use development near transit facilities and community facilities, and to reduce the dependence on autos through smart parking practices. In addition, the City continues to implement Title 24 requirements through the Building Division. ONGOING</p>

Jurisdiction	San Francisco	
Reporting Period	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

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Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	South San Francisco	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	43
	Non-Deed Restricted	15
Low	Deed Restricted	39
	Non-Deed Restricted	16
Moderate	Deed Restricted	0
	Non-Deed Restricted	17
Above Moderate		206
Total Units		336

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	2	0
SFD	1	4	1
2 to 4	8	0	4
5+	574	279	172
ADU	0	51	30
MH	0	0	0
Total	583	336	207

Housing Applications Summary	
Total Housing Applications Submitted:	5
Number of Proposed Units in All Applications Received:	734
Total Housing Units Approved:	187
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

