Jurisdiction	Francisco	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

### Table A Housing Development Applications Submitted

	Housing Development Applications Submitted																		
		Project Identifi	er		Unit Types Application Proposed Units - Affordability by Household Incomes Submitted					Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus						
		1			2	3	4				5				6	7	8	9	10
Prior APN <sup>+</sup>	Current APN	Street Address	Project Name <sup>†</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (see instructions)	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total <u>PROPOSED</u> Units by Project	APPROVED	Total <u>DISAPPROVED</u> t Units by Project	Was <u>APPLICATION</u> <u>SUBMITTED</u> Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Was a Density Bonus requested for this housing development?
Summary Row: St	art Data Entry Belo	)W						30		24	0	(	3	315	372	ŧ	0		
012181020	012181020	879 Baden Ave		P20-0072	SFA	0	2/1/2021						1	1	2	2	2	No	No
010171210	010171210	EL CAMINO REAL & HICKEY BLVD	Hickey Live/Work Units	P20-0021	2 to 4	R	3/5/2020						4		4			No	
14184999	14184999	1477 Huntington		P20-0079	5+	R	3/15/2021	20	)	19				223	262			No	
012261220	012261220	563 MAGNOLIA		P20-0076	SFD	0	2/5/2021						1	1	2			No	No
013024170	013024170			P21-0042	ADU		7/1/2021						1		1	1	L	No	No
012271380	012271380			P21-0049	SFD		8/19/2021							1	1	1		No	No
012182090	012182090	201 Laurel Ave		P21-0081	SFD		10/20/2021							1	1	1		No	No
012314070	012314070	, , , , , , , , , , , , , , , , , , ,	Bertolucci's	P21-0009	5+	R	11/23/2021	10	)	5				84	99			No	Yes
012314080 012314090	012314080 012314090	209 & 213 Lux Ave	Redevelopment																
012333450	012333450	306 Railroad Ave		P21-0040	2 to 4	R	7/9/2021			_				4	4			No	No

ANNUAL ELEMENT PROGRESS REPORT Note: "+" indicates an optional field **Housing Element Implementation** Cells in grey contain auto-calculation formulas (CCR Title 25 §6202) Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units Housing with Financial Assistance and/or Housing without Financial Term of Affordability or Affordability by Household Incomes - Completed Entitlement Affordability by Household Incomes - Building Permits Affordability by Household Incomes - Certificates of Occupancy Demolished/Destroyed Units **Density Bonus** Project Identifier **Unit Types** Streamlining Assistance or Deed Restrictions Deed Restriction 2 3 4 8 9 11 12 13 20 5 6 18 19 22 23 24 For units affordable without Number of Other List the incentives, Certificates of Occupancy or other forms of readiness

# of Units issued Certificates of Occupancy or Occupan R=Renter
Restricted

Very LowIncome Deed
Restricted

Very LowIncome Non
Deed Restricted

Low-Income
Deed Restricted restrictions, explain how the Each Development Type Building Permits # of Units Issued forms of readiness Occupancy or Extremely Low (if affordable in perpetuity Demolished/Dest Income Deed | Income Non | Deed | Non Deed | Income Deed | Income Non | Moderatelocality determined the units Income?<sup>+</sup> (SB 35 Streamlining) **Building Permits** (may select multiple - (may select multiple -Destroyed Units Owner or Units or Total Maximum Restricted Restricted Deed Restricted Income Restricted Deed Restricted Restricted Restricted Deed Restricted Income were affordable Renter Allowable Residential Gross see instructions) see instructions) enter 1000)⁺ readiness (see instructions) Parking Waivers or Waivers or Parking Floor Area) 012338050 200 Airport Blvd Affordable Hsing Agmt 010204080 752 Alta Loma Dr UC Berkeley Survey/ABAG Affordability Analysis C Berkeley Survey/ABAG Affordability Analysis 013024150 12/23/2021 303 Fairway Dr COMMERCIAL A UC Berkeley Survey/ABAG Affordability Analysis IUC Berkeley Survey/ABAG Affordability Analysis . UC Berkeley Survey/ABAG Affordability Analysis 4 UC Berkeley Survey/ABAG Affordability Analysis C Berkeley Survey/ABAG Affordability Analy UC Berkeley Survey/ABAG Affordability Analysis 120 TOYON AVE UC Berkeley Survey/ABAG Affordability Analysis IUC Berkeley Survey/ABAG Affordability Analysis 656 MILLER AVE UC Berkeley Survey/ABAG Affordability Analysis 225 ASPEN AVE JC Berkeley Survey/ABAG Affordability Analysis . 23 ORANGE AVE UC Berkeley Survey/ABAG Affordability Analysis . IUC Berkeley Survey/ABAG Affordability Analysis 4 9 LACROSSE AVE UC Berkeley Survey/ABAG Affordability Analysis 4 19 VIEWMONT TER UC Berkeley Survey/ABAG Affordability Analysis 4 428 ALMANOR AVE IUC Berkeley Survey/ABAG Affordability Analysis I 150 PECKS LN 419 ZAMORA DR UC Berkeley Survey/ABAG Affordability Analysis UC Berkeley Survey/ABAG Affordability Analysis 0 FAIRWAY DR JC Berkeley Survey/ABAG Affordability Analysis 4 24 C Berkeley Survey/ABAG Affordability Analysis 012135070 701 Olive Ave One new SFD and one 012181020 012181020 879 Baden Ave C Berkeley Survey/ABAG Affordability Analysis El Camino Real & Hickey Hickey Live/Work 010171210 010171210 10/21/2021 012261220 One new SFD and one 563 MAGNOLIA 9/21/2021 UC Berkeley Survey/ABAG Affordability Analysis UC Berkeley Survey/ABAG Affordability Analysis 380 544 Railroad Ave 091042140 2400 DONEGAL AV UC Berkeley Survey/ABAG Affordability Analysis 4 012202180 012202180 764 BADEN AVE B19-1122 UC Berkeley Survey/ABAG Affordability Analysis 21 012243200 B20-0325 611 4TH Lane UC Berkeley Survey/ABAG Affordability Analysis 010304050 10 ALTURA WAY B20-1297 010304050 UC Berkeley Survey/ABAG Affordability Analysis . 010114080 010114080 267 DUNDEE DR B20-1596 UC Berkeley Survey/ABAG Affordability Analysis 011203350 011203350 243 HOLLY AVE B20-1795 UC Berkeley Survey/ABAG Affordability Analysis 012082070 012082070 108 RANDOLPH AVE B20-1961 UC Berkeley Survey/ABAG Affordability Analysis . 012333070 012333070 334 1ST LANE B21-0381 UC Berkeley Survey/ABAG Affordability Analysis IUC Berkeley Survey/ABAG Affordability Analysis B19-1875 012024200 012024200 633 LARCH AVE 012336080 012336080 220 VILLAGE WAY B20-0134 UC Berkeley Survey/ABAG Affordability Analysis 012163040 505 WALNUT AVE B20-0547 012163040 UC Berkeley Survey/ABAG Affordability Analysis UC Berkeley Survey/ABAG Affordability Analysis 012332260 012332260 340 COMMERCIAL AVE B20-0781 012084050 35 MADRONE AVE B20-0834 UC Berkeley Survey/ABAG Affordability Analysis 012211160 B20-0892 012211160 768 GRAND AVE UC Berkeley Survey/ABAG Affordability Analysis B20-0937 091061190 091061190 2685 TIPPERARY AVE UC Berkeley Survey/ABAG Affordability Analysis 011181160 B20-1102 011181160 388 EVERGREEN DR UC Berkeley Survey/ABAG Affordability Analysis 012166100 012166100 407 LUX AVE B20-1115 UC Berkeley Survey/ABAG Affordability Analysis 012043290 110 DRAKE AVE B20-1477 UC Berkeley Survey/ABAG Affordability Analysis 014035080 014035080 222 C ST B20-1551 UC Berkeley Survey/ABAG Affordability Analysis 012054140 012054140 646 ASH AVE B20-1588 UC Berkeley Survey/ABAG Affordability Analysis 012033060 012033060 107 FRANKLIN AVE B20-1594 UC Berkeley Survey/ABAG Affordability Analysis 012247160 012247160 615 PALM AVE B20-1714 UC Berkeley Survey/ABAG Affordability Analysis B20-1825 012262240 012262240 526 PALM AVE UC Berkeley Survey/ABAG Affordability Analysis 010321010 B20-1830 UC Berkeley Survey/ABAG Affordability Analysis 010321010 127 ESCANYO DR 013095090 013095090 425 GRANADA DR B20-1941 UC Berkeley Survey/ABAG Affordability Analysis 012123050 012123050 517 ROCCA AVE B20-1973 UC Berkeley Survey/ABAG Affordability Analysis 011192020 011192020 406 DELLBROOK AVE B21-0198 UC Berkeley Survey/ABAG Affordability Analysis ' 014036030 B21-0323 320 C ST UC Berkeley Survey/ABAG Affordability Analysis B21-0361 012247150 012247150 619 PALM AVE UC Berkeley Survey/ABAG Affordability Analysis 012181460 012181460 864 COMMERCIAL AVE B21-0394 UC Berkeley Survey/ABAG Affordability Analysis 012033100 110 GROVE AVE B21-0440 UC Berkeley Survey/ABAG Affordability Analysis 012033100 012272040 012272040 563 BADEN AVE B21-0653 UC Berkeley Survey/ABAG Affordability Analysis B21-0655 011243300 315 FOREST VIEW DR UC Berkeley Survey/ABAG Affordability Analysis UC Berkeley Survey/ABAG Affordability Analysis B21-0721 012202120 012202120 201 Acacia Ave B21-0761 UC Berkeley Survey/ABAG Affordability Analysis 012185080 012185080 817 MILLER AVE UC Berkeley Survey/ABAG Affordability Analysis 011243280 011243280 321 FOREST VIEW DR UC Berkeley Survey/ABAG Affordability Analysis B21-0813 IUC Berkeley Survey/ABAG Affordability Analysis B21-0950 B21-1049 013222050 013222050 111 MANOR DR UC Berkeley Survey/ABAG Affordability Analysis B21-1217 091072120 091072120 2226 KENRY WAY UC Berkeley Survey/ABAG Affordability Analysis UC Berkeley Survey/ABAG Affordability Analysis 014113110 014113110 617 MAYFAIR AVE 0 0 

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Jurisdiction	South San Francisco	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

(CCR Title 25 §6202)

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

					Regional Hou	Table B Ising Needs <i>A</i>	Allocation Pro	gress					
							by Affordabi						
		1					2	,				3	4
Inc	come Level	RHNA Allocation by Income Level	2015	2015 2016 2017 2018 2019 2020 2021 2022 2023							Total Units to Date (all years)	Total Remaining RHNA by Income Level	
	Deed Restricted	565	-	-	80	-	-	-	-	-	-	89	4
ery Low	Non-Deed Restricted	303	-	-	-	-	-	-	9	-	-	09	
	Deed Restricted	281	3	1	-	-	1	-	-	-	-	16	:
ow	Non-Deed Restricted	201	-	-	-	-	-	-	11	-	-	10	4
	Deed Restricted	313	-	-	-	2	21	-	11	-	-	134	1
/loderate	Non-Deed Restricted	313	10	13	5	3	4	47	18	-	-	134	1
bove Moderate		705	28	92	283	162	269	3	99	-	-	936	
otal RHNA		1,864											
otal Units			41	106	368	167	295	50	148			1 175	9:

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.

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 include units that were permitted since the start of the planning period.

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.

Jurisdiction	South San Francisco			
Reporting Year	2021	(Jan. 1 - Dec. 31)		
Planning Period	5th Cycle	01/31/2015 - 01/31/2023		

### ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

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Cells in grey contain auto-calculation formulas

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	(OOK THE 20 30202)																
	Table C																
	Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law																
	Project Ide	ject Identifier Date of Rezone			RHNA Shortfall by Household Income Category Rezone Type			Sites Description									
	1			2			3		4	5	6	7		8	9	10	11
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>†</sup>	Date of Rezone	Very Low- Income	Low-Income	Moderate-Income	Above Moderate- Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
<b>Summary Row:</b>	Start Data Entry Below																

(CCR Title 25 §6202)

Jurisdiction	South San Francisco	
Reporting Year	2021	(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.		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.  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

1-2A Inclusionary Housing Ordinance	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.	2023	The Inclusionary Housing Ordinance regulations (SSFMC Chapter 20.380) are and continue to be, implemented by the City in accordance with State law.  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
1-2B - Inclusionary Housing Ordinance Review	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.	2023	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
1-3A - Investigate Commercial and Housing Linkage Fee	Through participation in the 21 Elements group, the City will investigate the feasibility of commercial and housing linkage fees to support affordable housing.	2015	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

1-4A - Site Acquisition	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.	2023	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.  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
	Consistent with existing practice, the City shall continue to support funding applications for federal and state funds to promote the development of affordable housing.	2023	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.  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

1-4C - Consider Waivers or Deferrals of Planning, Building and Impact Fees for Affordable Housing Development	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.	2023	The City continues to consider permitting or impact fee waivers for affordable housing projects requiring financial assistance. ONGOING
ICONDOMINIUMS SSERIC	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.	2023	This item is being reviewed as part of the General Plan 2040 update and companion zoning and should be complete by 2023. ONGOING
the Downtown Area	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.	2023	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

1-5B - Support Grand Boulevard Initiative Policies	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.	2023	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.  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
1-6A - Continue to support the development of secondary dwelling units and educate the community about this program	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.	2023	Brochures are provided at the Permit Center Counter; in addition staff explores second unit options during counter discussions and during building permit plan checks.  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
1-7A - Continue to identify opportunities for residential development through infill and redevelopment of underutilized sites	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.	2023	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

1-7B - Evaluate Downtown residential lot standards	Evaluate the feasibility of reduced lot development standards for Downtown residential zoning districts to encourage the development of new housing and ownership opportunities.	2023	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
2-1A - Expedite Permit Review	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.	2023	The City continues to provide prompt customer service, and use project planner liaisons for large developments, to facilitate expedited entitlement review and processing.  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
2-2A - Ensure coordination among departments	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.	2023	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

2-3A - Support regional funding programs	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.	2023	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 2021. ONGOING
2-4A - Continue to implement adopted design guidelines	Implementation of design guidelines applies to rehabilitation and renovation of existing structures as well as to new construction.	2023	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.  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
2-5A - Disseminate Information on Affordable Housing Programs	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.	2023	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 2021, as well. ONGOING
3-1A - Minor Home Repair	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.	2023	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.  Rebuilding Together Peninsula (RTP): The City used CDBG funds to support two RTP programs, National Rebuilding Day and Safe at Home.  El Concilio: The City used CDBG funds to support El Concilio's Peninsula Minor Home Repair Program. ONGOING

3-1B - Funding Prioritization	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.	2023	Minor Home Repair Programs Center for Independence of Individuals with Disabilities (CID): The City used \$10,0000 in CDBG funds to support CID Housing Accessibility Modification (HAM) Program which provides accessibility modifications.  Rebuilding Together Peninsula (RTP): The City used \$70,500 in CDBG funds to support two RTP programs, National Rebuilding Day and Safe at Home.  El Concilio: The City used\$27,500 in CDBG funds to support El Concilio's Peninsula Minor Home Repair Program. ONGOING
3-1C - Low Interest Loans for Housing Rehabilitation	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.	2023	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.  Rebuilding Together Peninsula (RTP): The City used CDBG funds to support two RTP programs, National Rebuilding Day and Safe at Home.  El Concilio: The City used CDBG funds to support El Concilio's Peninsula Minor Home Repair Program.  The City issued one loan for the rehabilitation of a single family home for a very-low-income family using CDBG funds. ONGOING
3-1D - Financial Assistance for SROs	The City shall provide financial assistance, when feasible, for physical improvements to existing boarding rooms and Single Room Occupancies in the Downtown area.	2023	The City did not provide any financial assistance to Single Room Occupancies in the Downtown area in 2021. ONGOING

3-2A - Enforce Housing, Building and Safety Codes	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.	2023	The City operates a Code Enforcement Division through the Public Works Department. For 2021, 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
3-3A - Capital Improvement Program for Older Neighborhoods	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.	2023	The Engineering Division continues to manage and administer the Capital Improvement Program budget to upgrade essential infrastructure throughout the City. ONGOING
3-4A - Support SSF Public Housing Authority (PHA)	The City shall support the South San Francisco PHA in its continued operation and rental of 80 units of public housing.	2023	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
3-4B - Examine Displacement of Affordable Housing and Lower-Income Households	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	2015	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.  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 Legistlation for Rental Protection and the effective date. COMPLETE

3-5A - Condominium Conversion Limitations	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:  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)	2023	No requests or preliminary requests for consideration of a Condominium Conversion of apartment units were submitted to the City in 2021. ONGOING
3-6A - Monitor At-Risk Units	condominium units.  The City shall monitor its supply of subsidized affordable housing to know of possible conversions to market rate, including taking the following actions: a. Publicize existing State and federal notice requirements to nonprofit developers and property owners of atrisk 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.	1 211 2 3	No subsidized units monitored by the City of SSF were at-risk of conversion to market rate in 2021. ONGOING

	T	1	
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.		In 2020, the COVID-19 pandemic created many risks for tenants that continued into 2021. 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 Deparments 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 2021. ONGOING
5-1B - Reduced Parking Requirement for Board and Care Facilities	Encourage development of residential board and care facilities for seniors by	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	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.		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

5-6D - Social Services for Housing and Homeless Prevention	The City shall continue to provide referrals to organizations helping families with social services for housing and homeless prevention.	2023	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 2021 to prevent homelessness. ONGOING
5-7A - Support and Promote Home Sharing	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.	2023	The City's Housing Division maintains online and handout resources for residents with housing challenges. ONGOING
5-8A - Provide referrals to Veterans who are homeless or at risk of homelessness	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.	2023	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.  Project Sentinel, provides comprehensive fair housing services including complaint investigation, community outreach and education to San Mateo County residents. ONGOING

	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.		This item has been included in a recent zoning text amendment update reviewed by the Planning Commission and adopted by the City Council. COMPLETE
6-1A - Support Equal Housing Opportunity Laws	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.	2023	The City provides an annual grant to a fair housing service provider using its HOME Administrative funds.  Project Sentinel, provides comprehensive fair housing services including complaint investigation, community outreach and education to San Mateo County residents. ONGOING
6-1B - Regional Cooperation	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.	2023	The City is a member of the 21 Elements Technical Advisory Committee, which is working to address housing shortage and displacement concerns. ONGOING

6-2A - Legal Counsel and Advocacy Assistance	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.	2023	The City provides an annual grant to a fair housing service provider using its HOME Administrative funds.  Project Sentinel, provides comprehensive fair housing services including complaint investigation, community outreach and education to San Mateo County residents. ONGOING
modifications/features in	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.	2023	Through the City's Housing Rehabilitation Program and CDBG subrecipient grants, the City encourages weatherization and energy efficiency upgrades.  The City continues to provide funding and technical assistance to energy efficiency upgrade programs, including the Home Energy Renovation Opportunity (HERO) program. ONGOING

7-2A - Continue to provide information on energy efficient standards for residential buildings	conservation building standards are	2023	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.  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
7-3A - Title 24	The City shall continue to enforce State requirements, including Title 24 requirements, for energy conservation in residential development and encourage residential developers to consider employing additional energy conservation measures with respect to the following:  1. Street and driveway design 2. Lot pattern and configuration 3. Siting of builings 4. Landscaping 5. Solar access	2023	The CAP includes measures that encourage the integration of higher-density development and mixed-use development near transit facilities and community faculties, 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

12023			
	7-3B - Promote Green Building Features	promote green building and energy conserving features in new and existing residential construction.  In 2009, the City completed the Green X-Ray House, transforming an existing single-family home into an energy efficient model home. The City will use the Green X-Ray House as a public outreach tool to disseminate information regarding energy-saving opportunities, offering regular tours to homeowners and homebuilders as well as for promotional events. This home features an array of products including solar panels, radiant floor heating and recycled glass tiles.  Staff has adopted the a 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. The Green X-
		+	
		+	

Jurisdiction Francisco

Reporting Period 2021 (Jan. 1 - Dec. 31)

Planning Period 5th Cycle 01/31/2015 - 01/31/2023

### ANNUAL ELEMENT PROGRESS REPORT

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

Housing Element Implementation (CCR Title 25 §6202)

	Table E								
Commercial Development Bonus Approved pursuant to GC Section 65915.7							Commercial Development Deve		
	Project	Identifier			Units Constru	cted as Part of Agre	ement	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
		1				2		3	4
APN	Street Address	Project Name <sup>†</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Sta	art Data Entry Below								

Jurisdiction	Francisco	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

#### 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 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 <sup>+</sup> 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	
	Extremely Low- Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low- Income <sup>+</sup>	Very Low- Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS*	Code Section 65583.1 <sup>+</sup>
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Francisco		NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting	Note: "+" indicates an optional field
Reporting Period	2021		jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.	Cells in grey contain auto-calculation formulas
Planning Period	5th Cycle	01/31/2015 - 01/31/2023	ANNUAL ELEMENT PROGRESS REPORT	

Housing Element Implementation (CCR Title 25 §6202)

			(100)	Title 25 86202)		
				Table G		
	Locally Owned La	nds included in the	Housing Element Si	tes Inventory that ha	ive been sold, leased, or other	wise disposed of
	Project	ldentifier				
		1		2	3	4
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Declistic Consolts		Intended Use for Site
Summary Row: Start	Data Entry Below					

Jurisdiction	South San Francisco		
Reporting Period	2021	(Jan. 1 - Dec. 31)	

Note: "+" indicates an optional field Cells in grey contain autocalculation formulas

### ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

	For San Mateo County jurisdictions, please format the APN's as follows:999-999-999							
	Table H							
	L	ocally Owned Su	ırplus Sites		<u> </u>			
	Parcel Identifier	Designation	Size	Notes				
1	2	3	4	5	6	7		
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes		
Summary Row: Star	t Data Entry Below							

Jurisdiction	South San Francisc	South San Francisco				
Reporting Year	2021	(Jan. 1 - Dec. 31)				
Planning Period	5th Cycle	01/31/2015 - 01/31/2023				

Building Permits Issued by Affordability Summary					
Income Level	Current Year				
VoryLow	Deed Restricted	0			
Very Low	Non-Deed Restricted	9			
Low	Deed Restricted	0			
Low	Non-Deed Restricted	11			
Moderate	Deed Restricted	11			
Moderate	Non-Deed Restricted	18			
Above Moderate		99			
Total Units		148			

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		2	2	0
SFD		4	1	2
2 to 4		4	2	0
5+		0	102	97
ADU		1	41	27
MH		0	0	0
Total		11	148	126

Housing Applications Summary	
Total Housing Applications Submitted:	8
Number of Proposed Units in All Applications Received:	372
Total Housing Units Approved:	5
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

Jurisdiction	South San Francisco	
Reporting Year	2021	(Jan. 1 - Dec. 31)

### ANNUAL ELEMENT PROGRESS REPORT Local Early Action Planning (LEAP) Reporting

(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount \$ 300,000.00 Total award amount is auto-populated based on amounts entered in rows 15-26.

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Housing Element Cycle 6 Update	\$150,000.00	\$0.00	In Progress	Other	General Plan Fund
BART ROW Park Area Plan	\$150,000.00	\$0.00	In Progress	Other	Park In Lieu Fund
		<del> </del>			
		1			

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary			
Income Level		Current Year	
Very Low	Deed Restricted	0	
	Non-Deed Restricted	0	
Low	Deed Restricted	0	
	Non-Deed Restricted	0	
Moderate	Deed Restricted	0	
	Non-Deed Restricted	7	
Above Moderate		4	
Total Units		11	

Building Permits Issued by Affordability Summary			
Income Level		Current Year	
Very Low	Deed Restricted	0	
	Non-Deed Restricted	9	
Low	Deed Restricted	0	
	Non-Deed Restricted	11	
Moderate	Deed Restricted	11	
	Non-Deed Restricted	18	
Above Moderate		99	
Total Units		148	

Certificate of Occupancy Issued by Affordability Summary			
Income Level		Current Year	
Very Low	Deed Restricted	0	
	Non-Deed Restricted	8	
Low	Deed Restricted	0	
	Non-Deed Restricted	8	
Moderate	Deed Restricted	19	
	Non-Deed Restricted	8	
Above Moderate		83	
Total Units		126	