



SOUTH SAN FRANCISCO HOUSING ELEMENT 2023-2031

January 2023 Public Draft with HCD Comment Letter Revisions Dated December 7, 2022

CITY OF SOUTH SAN FRANCISCO Planning Division

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Chapter I – Introduction to Our City

The Bay Area continues to see growth in both population and jobs, which means more housing of various types and sizes is needed to ensure that residents across all income levels, ages, and abilities have a place to call home. While the number of people drawn to the region over the past 30 years has steadily increased, housing production has stalled, contributing to the housing shortage that communities are experiencing today. In many cities, this has resulted in residents being priced out, increased traffic congestion caused by longer commutes, and fewer people across incomes being able to purchase homes or meet surging rents.

The Housing Element Update provides a roadmap for how to meet our growth and housing challenges. Required by the state, the Housing Element identifies what the existing housing conditions and community needs are, reiterates goals, and creates a plan for zoning for and developing additional housing. The Housing Element is an integral part of the General Plan, which guides the policies of South San Francisco. State law (Government Code Sections 65580-65589.8) requires that every city and county in California adopt a Housing Element, subject to State approval, as part of its General Plan. Per Senate Bill (SB) 375 (Statutes of 2008), the planning period for the Housing Element is eight years.

This document is an update to the Housing Element, a component of the City of South San Francisco’s recently updated General Plan (ShapeSSF). The current Housing Element was adopted by the City Council and certified by the State in 2015. This updated Housing Element corresponds to the planning period of January 31, 2023 to January 31, 2031, which are the periods established by State law for San Francisco Bay Area jurisdictions.

The City itself is not necessarily responsible for building or producing this housing, but it must demonstrate that it has policies and programs in place to support housing construction for all income levels, as well as available land appropriately zoned to accommodate new housing. The Housing Element must include a variety of statistics on housing needs, constraints to development, and policies and programs to implement a variety of housing-related land use actions, and a detailed inventory of “opportunity sites” on which future housing may be built. The Housing Element is the only element of a locality’s General Plan that must be approved (“certified”) by the State, through its Department of Housing and Community Development (HCD) to ensure it meets all statutory requirements. Having a certified Housing Element is a prerequisite for many State grants and funding programs.

This is the sixth cycle of the Housing Element and covers the eight-year period from 2023 to 2031.

ROLE AND CONTENT OF HOUSING ELEMENT

The purpose of this Housing Element is to adopt a comprehensive, long-term plan to address the housing needs of the City of South San Francisco. The State mandates the inclusion of seven elements in all General Plans; one of these is the Housing Element. The Housing Element is South San Francisco’s primary policy document regarding the development, rehabilitation, and preservation of housing for all economic segments of the population within the city’s boundaries. Accordingly, this Housing Element identifies and analyzes the existing and projected housing needs of the city and states goals, policies, quantified objectives, and implementation programs for the preservation, improvement, and development of housing, including a discussion of available financial resources.

The Housing Element must also identify sites for housing development that are adequate to accommodate the City’s allocation of the regional housing need. South San Francisco intends to implement a set of programs and projects to meet the goals, policies, and objectives included herein.

AUTHORITY

All California localities are required by Article 10.6 of the Government Code (Sections 65580-65590) to adopt Housing Elements as part of their general plans and submit draft and adopted elements to the Department of Housing and Community Development (HCD) for review with compliance with State law. HCD is required to review Housing Elements and report its written findings within 60 days for a draft Housing Element (Government Code Section 65585(b)) and within 90 days for an adopted Housing Element (Government Code Section 65585(h)). In addition, Government Code Section 65585(c) requires HCD to consider written comments from any group, individual, or public agency regarding the Housing Element under review.

STATUS

This document is an update to the Housing Element of the City of South San Francisco’s recently updated General Plan, known as ShapeSSF. The current Housing Element was adopted by the City Council and certified by the State in 2015, and the General Plan was entirely re-written and updated by the City Council in ~~Fall~~October, 2022. This updated Housing Element reflects the community visioning set forth in the updated General Plan and corresponds to the planning period of January 31, 2023 to January 31, 2031, and the Regional Housing Needs Allocation (RHNA) projection period of the same time frame.

RELATIONSHIP WITH THE GENERAL PLAN – SHAPESSF

STATE LAW

State Law requires that a General Plan and its constituent elements “comprise an integrated, internally consistent and compatible statement of policies.” This implies that all elements



have equal legal status and no one element is subordinate to any other element. The Housing Element must be consistent with land use goals and policies set forth in the Land Use Element, and it must be closely coordinated with the Circulation Element of the General Plan. The Housing Element must also be consistent with area Specific Plans including those currently being developed in South San Francisco.

SHAPESSF – ADOPTED GENERAL PLAN UPDATE

Typically, Housing Element Updates are done outside of a holistic General Plan Update – in this case, however, the recent General Plan Update explored and planned for several RHNA projection periods. This Housing Element Update ~~will implement~~implements the recently adopted General Plan vision and include a combination of programs and policies from the General Plan’s guidance, community input, ~~and~~ the existing Housing Element for 2015-2023, and the Affirmatively Furthering Fair Housing analysis conducted as part of this Housing Element Update.

In its recent General Plan Update which covers the period between 2023 and 2040, South San Francisco residents laid out a vision for the future of housing:

The City of South San Francisco ensures a high quality of life for all residents by providing a diverse supply of housing affordable to all income levels. The City promotes housing options for households with distinct needs, including multigenerational families, empty nesters, and younger and older adults. The City of South San Francisco encourages new housing production while also preserving affordable housing and protecting vulnerable residents from housing instability and displacement. The City guides new housing into complete neighborhoods with access to retail and services, parks and open space, community services, and transit. In promoting the production of new housing, the City will make progress to achieving a better balance of jobs and housing.

The contemplated land use changes, policy goals, and companion zoning for the General Plan Update inform the actions and opportunity sites of the Cycle 6 Housing Element. ~~As this Housing Element is being developed, the~~The City ~~will have~~ completed its effort to comprehensively update the General Plan, known as ShapeSSF in October, 2022. As part of that process, an entirely new zoning ordinance was adopted and became effective on November 26, 2022 with comprehensive rezoning to permit and streamline new housing starts. To ensure internal consistency among all General Plan elements, work on both the General Plan Update and the Housing Element Update has been drafted together.

To ensure internal consistency among all General Plan elements, work on both the General Plan Update and the Housing Element Update were coordinated. Synchronized development of the General Plan Update and Housing Element Update ensures consistency with all General Plan elements and community goals. But it is important to maintain internal consistency – therefore, the General Plan (and Housing Element) will be reviewed on an annual basis with a report submitted to the state Department of Housing and Community Development each year by April 1st with an analysis of internal organization and composition.

The General Plan includes many local interventions and actions needed on a smaller scale to address issues and concerns unique to certain neighborhoods. While the citywide policies in the General Plan are expected to be applied throughout all South San Francisco, the General Plan augments citywide goals and policies and provides policies and implementation actions specific to South San Francisco’s unique sub-areas.

The General Plan growth projections for housing, jobs and population are consistent with this Housing Element. As much of the city is already built out and vacant parcels are few, most development will occur at sites that are currently developed and will undergo intensification or redevelopment. Growth projections are shown below in Table 1-1. Most employment and residential growth is anticipated in three primary corridors – El Camino Real, Lindenville and East of Highway 101. All other sub-areas are expected to experience population growth attributable to residential infill, including gradual accessory dwelling unit (ADU) development. As part of the General Plan and Housing Element implementation, the City has also initiated a Lindenville Area Specific Plan to thoughtfully integrate housing with existing industrial and commercial uses.

Table 1-1 General Plan Update Growth Projections

	2018	2040 Projection	% Change
Population	67,400 ^a	107,200	59%
Housing Units	21,200 ^b	39,000	84%
Employment	52,600 ^c	137,600	162%

^a American Community Survey, 5-year estimates (2014-2019), Table DP05.

^b American Community Survey, 5-year estimates (2014-2019), Table B25001.

^c U.S. Census LEHD, 2017, Strategic Economics, 2019.

RELATED CITY PLANNING EFFORTS

DOWNTOWN STATION AREA AND EL CAMINO REAL/CHESTNUT AVENUE AREA SPECIFIC PLANS

The City continues to implement successful specific plans near high quality transit. Staff implements the: 1) 2015 Downtown Station Area Specific Plan (DSASP), which is a 20-year plan to guide development in the ½-mile radius of the city’s Downtown Caltrain Station, and 2) the El Camino Real/Chestnut Avenue Area Plan, which evaluates mixed-use development adjacent to the city’s South San Francisco Bay Area Rapid Transit (BART) Station. Continuing to implement both plans is a policy priority in the General Plan Update. The plans aim to create a vibrant, transit-supportive, diverse community in the Downtown core and at the intersection of El Camino Real and Chestnut Avenue adjacent to the new Library and Parks and Recreation facility. The plans include strategies to enhance connectivity and improve accessibility to transit for all community members, including pedestrians and bicycles. Both plans also include objective design standards for all types of development in the planning area.



LINDENVILLE AREA SPECIFIC PLAN

The City received a grant from MTC/ABAG to evaluate expanding the successful DSASP Priority Development Area to the south of the existing downtown area, into an industrially zoned district known as Lindenville. Because this area is rich in transit and large, lightly-developed sites, the General Plan Update identified and upzoned this area as an important corridor for creating a mix of housing, retail, light-industrial and creative uses. Adoption of the specific plan will further support the City's success meeting RHNA for the 2023-2031 period. The planning effort was formally kicked off in May 2022 and anticipated for adoption by December 2023 in line with funding requirements. A new set of community outreach meetings and engagement opportunities is ~~planned to begin in July 2022~~ currently underway.

PUBLIC PARTICIPATION AND ENGAGEMENT

The Housing Element is an important document that will shape the future of our community. It is important that it reflects the vision of the people who make South San Francisco unique. To accomplish this, South San Francisco developed a broad and diverse outreach plan designed to reach as many community members who live and work here as possible.

The development of the Housing Element underscores the importance of effective community engagement through strategies like targeted outreach, partnering with local organizations, and connecting people to services. Community partners are essential in helping the city connect with underrepresented populations who have not participated in traditional civic processes. Stakeholders in the process of developing this Housing Plan include policymakers, tenants, property owners, low-income residents, landlords, non-profit housing developers, real estate development community, and community-based groups with clients in need of affordable housing representing those with disabilities or disproportionate housing needs, including YMCA, Legal Aid, Project Sentinel, and Faith in Action.

It is more important than ever to include as many voices as possible in the Housing Element. Housing Elements at their best can provide an opportunity for everyone to add their voice to the conversation. However, many people are too often left out of the process. Renters, workers, young families, youth, people of color, immigrants, refugees, non-English speakers, and people with disabilities are often unable to participate in outreach activities when scheduled, don't know how to get involved, or don't trust the process. Our goal was to change that. Specifically, we:

- Ensured foreign language translation and interpretation was included in our meetings and materials.
- Designed a website that was mobile friendly, with accessibility features and in multiple languages. (Lower-income residents, young adults and people of color are more likely to use their phones.)

- Formed an Equity Advisory Group consisting of 18 organizations across San Mateo County that provided feedback on outreach and materials, and shared information about the Housing Element Update and how to participate in the process with the communities they serve.
- Held meetings in partnership with community organizations [including meetings in Spanish with English interpretation].
- Developed an Affirmatively Furthering Fair Housing survey which received 832 responses from South San Francisco residents, including 324 renters, 87 precariously housed, 149 Hispanic residents, 364 earned less than \$99,999/year, 158 earned less than \$49,000/year, 210 households had a household member with a disability, 248 households had an older adult (over age 65+), and 49 were single parent households.

For some of the work, we partnered with other San Mateo County jurisdictions for a first-of-its-kind countywide outreach effort, through an award-winning collaboration called 21 Elements. Below is a summary of key takeaways and considerations related to growing South San Francisco’s housing stock that emerged throughout the outreach process.

KEY TAKEAWAYS FROM PUBLIC ENGAGEMENT

To summarize the feedback from residents of South San Francisco and the entire San Mateo County region, the figure below illustrates feelings today versus hopes for the future of housing. Key concepts are then defined and briefly explained to illustrate the housing opportunities and challenges for this Housing Element to solve.

FIGURE 1-1 HOUSING NOW VS. HOUSING IN 2030 COMMUNITY FEEDBACK

Housing Now



Housing in 2030



Community benefits: New development must create community benefits for both residents and employees.



Diverse housing types: A range of housing types for different income levels and household types must be produced to balance job and housing growth and distribute the potential impacts of future growth in the city.

Consider impacts of future growth: The City must consider the impacts of future growth, including potential displacement, on existing residents and be strategic about the amount and pace of growth.

Promote Sustainability: The City must identify methods to make sure land use decisions and development promotes sustainability, such as creating complete neighborhoods and encouraging new development to incorporate energy-efficient design.

Our Housing is personal: People often have differing views on housing because it is a very personal issue tied to feelings of safety, belonging and identify. Often the comments reflected people’s current housing situation. Those with safe, stable housing that they can afford were more concerned with change. Those without were more interested in bolder policies and more housing generally. Many people shared meaningful stories of being priced out of their communities or of their children not being able to live in the community where they grew up. [Click here for a sample story.](#)

The price of housing is frightening: Many voiced concerns about the high cost to rent or buy a home today, either for themselves, friends, or family. It is an issue that touches a lot of lives.

More housing is needed: Generally, people believe we need more housing, particularly affordable housing. However, there are diverging views on how to accomplish this, where housing should go, and what it should look like.

Single-family neighborhoods are polarizing: While some people voiced their interest in upzoning single-family neighborhoods or eliminating them altogether, other homeowners want to protect them and in turn, the investment they have made.

Affordable housing is a top concern: Many felt that more needed to be done to promote affordable housing. They also felt that developers should be eligible for incentives and opportunities that make them more competitive.

The process is too complicated: There was significant concern that the development process was too slow and there was too much uncertainty.

Better information is needed: People wanted to know how to find affordable housing in their communities and navigate the process of applying for it.

Big Issues are connected: Transportation, climate change, access to living wage jobs and education opportunities are all tied to housing and quality of life. These issues are not siloed in people’s lives and there is a desire to address them in interconnected ways.

Equity is on our mind: People want to talk about housing inequities and, even more so, discuss how to solve them. There was interest in ways to create new opportunities for housing and asset building for all that also address past exclusions.

Regional input matters but there's more to figure out: It was valuable to build a broader sense of community and share resources at the countywide level. However, it was challenging to engage non-resident community members on jurisdiction-specific input.

Diversity in participation was a challenge: Despite partnering with organizations to engage with the hardest to reach communities and providing multilingual outreach, achieving diversity in participation was challenging. In the wake of COVID-19, organizations already operating on limited resources were focused on supporting immediate needs, while the added stresses of life coupled with the digital divide added additional barriers for many.

HOW WE INCORPORATED WHAT WE HEARD INTO THE PLAN

The City of South San Francisco benefited from a twofold community engagement process – the General Plan Update ~~has~~ engaged with the community over the past 3+ years; additionally, the collaborative 21 Elements working group led a series of Housing Element specific engagements with the San Mateo County AND South San Francisco stakeholders. The conversation about RHNA, the need for zoning to create new opportunity sites for housing, and the right mix of housing programs and policies occurred throughout the General Plan Update process. Therefore, this Housing Element Update is a direct implementation of the community-based input and vision for South San Francisco's housing.

SOUTH SAN FRANCISCO ENGAGEMENT VIA THE GENERAL PLAN UPDATE

South San Francisco set out to collect as much feedback as possible from the community, from their general concerns and ideas to where new housing could go. It was also important to consider community outreach best practices and consult and partner with organizations working in the community, to ensure we were reaching as many people as possible and doing so thoughtfully. As mentioned above, there has been much engagement on housing location, policy, equity, and affordability for the last three years as the City updated the General Plan. Community meetings, informational pop-ups events, surveys and interactive workshops were core tools, particularly as the COVID-19 global pandemic minimized in-person engagement for over two years. A summary of community engagement hosted meetings is listed below in Table 1-2.

WEBSITE AND SOCIAL MEDIA

As a starting point for accomplishing extensive outreach, South San Francisco developed a clear online presence with all the information needed to understand the update process and know how to participate.

- South San Francisco Website/Webpage and Social Media (www.ssf.net/planning)
- General Plan Update – ShapeSSF (www.ShapeSSF.com)



- Let's Talk Housing Website South San Francisco Webpage (www.letstalkhousing.org/south-san-francisco)

To reach a broader audience and supplement the South San Francisco webpage, we launched the Let's Talk Housing website with 21 Elements in March 2021. Our goal was to clearly explain what a housing element is, why it matters, and how to get involved. It was made available in Arabic, Chinese, English, Spanish and Tagalog, designed to be responsive on all types of devices and included accessibility features. As part of this effort, we also developed a South San Francisco webpage with our timeline, engagement activities [like surveys and mapping exercises], and resources that also linked to our South San Francisco website. As of January 2022, the website has been viewed more than 17,000 times, with more than 20% occurring from mobile devices. Let's Talk Housing Facebook, Instagram, Twitter and YouTube accounts were also created and maintained to keep people informed about upcoming or past event.

Table 1-2 General Plan Community Engagement Summary

	Existing Conditions Report	Community Visioning	Land Use Alternatives	Programs and Policies	Draft Plan Release	Up- coming	Total
Multilingual Meetings							37
Community Workshop		1	2	7	2	1	13
Sub-Area Meetings	9		4	3	3		19
Pop-ups	4				1		5
Spanish Language Meetings							5
Padres en Accion	1						1
Workshop		1					1
Sub-Area Meetings			1	1	1		3
Boards/Commission Meetings							43
Joint PC/CC	1		1		3		5
City Council	1	1	1			1	4
Planning Commission			2	1		1	4
Youth Advisory Commission	1		1				2
General Plan Community Advisory Committee (GP CAC)	5	2	5	8	3		23
GP CAC Forum		3		1			4
Commission on Racial and Social Equity				1			1
Other Outreach							54
Online Surveys		2	6	10	2		20
Videos			2	6			8
Story Bank	1						1
Stakeholder meetings	24	1					25

After completing a series of introductory Meetings to the Housing Element Update (see below), we supported 21 Elements in developing shorter 4-minute snippets to ensure information was more accessible and less onerous than watching an hour-long meeting. Two videos were produced—What is a Housing Element and How it Works and Countywide Trends and Why Housing Elements Matter—in Arabic, Chinese, English, Spanish, and Tagalog. They were made available on the Let’s Talk Housing YouTube channel and website and shared on social media



21 ELEMENTS COMMUNITY MEETINGS

We also participated in several meetings and webinars in partnership with 21 Elements, including:

Virtual countywide meeting – South San Francisco helped develop and facilitate a 90-minute virtual countywide meeting about the Housing Element update. Held on April 8, 2021, the meeting provided community members with an introduction to the Housing Element update, why it matters, information on the Let’s Talk Housing outreach effort, and countywide trends. South San Francisco staff then facilitated a breakout room discussion with community members on housing needs, concerns, and opportunities, and answered any questions. A poll was given during the meeting, to identify who was joining us and more importantly who was missing from the conversation, including if they rent or own, who they live with, their age, and ethnicity. Time for questions was allotted throughout, and meeting surveys were provided to all participants after the meeting along with all discussed resources and links.

Six introductory meetings were held across the county between March and May 2021, and 1,024 registered for the series. Of those who registered, the majority identified as White (66%) or Asian (15%) and were 50 years or older; nearly half were 50 to 69 years old and almost a fifth were over 70. Almost half had lived over 21 years in their homes and three-fourths owned their homes.

Breakout Session: South San Francisco had modest attendance with approximately six public participants. Much of the conversation centered on what to do in single-family home neighborhoods. Participants reported that in past, they did not always feel comfortable speaking honestly. Generally, there was a split between those who wanted to protect those neighborhoods and those who saw development opportunities. In any case, everyone agreed that they wanted to ensure any rezoning in single-family neighborhoods maximize affordable and ownership opportunities. There was also a desire to ensure transit connections to these neighborhoods.

Post Event Survey: The participants rated the meeting with an average of 3.7 out of 5. They valued the balance between expertise and accessible language, as well as the positive attitude of those who presented. Several expressed interest in a broader dialogue between cities, or with participants from other cities, in order to gain other perspectives and share concerns. Relatedly, there was interest in more discussion on racial equity and in having a better representation of the demographic and class diversity of our region.

All About RHNA Webinar – An in-depth dive into sites methodology with 264 registered participants. Of those who registered for the series, the majority identified as White (66%) or Asian (15%), and were 50 years or older; nearly half were 50 to 69 years old and almost a fifth were over 70. Almost half had lived over 21 years in their homes, and three-fourths owned their own homes. The recording of this meeting and the FAQ can be found [here](#).

Translated Event - On July 26th, San Mateo County jurisdictions joined a virtual countywide meeting about the Housing Element Update in Spanish, hosted by El Comité, a trusted

community organization. English interpretation was provided so non-Spanish speaking staff to participate in the conversation. In total, 57 people participated. A recording of this meeting was made available after and can be viewed [here](#).

LISTENING SESSIONS

South San Francisco joined 21 Elements for a facilitated series of listening sessions held between September and November 2021 to hear from various stakeholders who operate countywide or across multiple jurisdictions. The four sessions convened more than 30 groups including fair housing organizations, housing advocates, builders/developers (affordable and market-rate), and service providers, to provide observations on housing needs and input for policy consideration.

Summaries for each session can be found [here](#) or in Appendix 1.1. Key themes included:

Fair Housing: Concern for the end of the eviction moratorium, the importance of transit-oriented affordable housing and anti-displacement policies, and the need for education around accessibility regulations and tenant protections. Eight stakeholder groups provided this feedback, including the following:

- Center for Independence www.cidsmateo.org
- Community Legal Services of East Palo Alto (CLSEPA) www.clsepa.org
- Housing Equality Law Project www.housingequality.org
- Legal Aid for San Mateo County www.legalaidsmc.org
- Project Sentinel www.housing.org
- Housing Choices www.housingchoices.org
- Public Interest Law Project www.pilpca.org
- Root Policy Research www.rootpolicy.com

Housing Advocates: Concern for rent increases and the need for ongoing outreach to underserved and diverse communities, workforce housing, deeply affordable and dense infill, and tenant protections for the most vulnerable. Six stakeholder groups provided this feedback, including the following:

- Housing Leadership Council www.hlcsmc.org
- Faith in Action www.faithinactionba.org
- Greenbelt Alliance www.greenbelt.org
- San Mateo County Central Labor Council www.sanmateolaborcouncil.org
- Peninsula for Everyone www.peninsulaforeveryone.org
- San Mateo County Association of Realtors www.samcar.org



Builders and Developers: Local funding, tax credit availability, and concern that appropriate sites limit affordable housing while sites, construction costs, and City processes limit market-rate housing. Twelve stakeholder groups provided this feedback, including the following:

- Affirmed Housing (Affordable) www.affirmedhousing.com
- BRIDGE Housing (Affordable) www.bridgehousing.com
- The Core Companies (Affordable, Market Rate) www.thecorecompanies.com
- Eden Housing (Affordable) www.edenhousing.org
- Greystar (Market Rate) www.greystar.com
- Habitat for Humanity (Affordable) www.habitatsf.org
- HIP Housing (Affordable) www.hiphousing.org
- Mercy Housing (Affordable) www.mercyhousing.org
- MidPen Housing (Affordable) www.midpen-housing.org
- Sand Hill Property Company (Affordable, Market Rate) www.shpco.com
- Sares | Regis (Market Rate) www.srgnc.com
- Summerhill Apartment Communities (Market Rate) www.shapartments.com

Service Providers: More affordable housing and vouchers or subsidies for market-rate housing are needed, along with on-site services and housing near transit, and jurisdictions should work with providers and people experiencing issues before creating programs. 10 stakeholder groups provided this feedback, including the following:

- Abode Services www.adobeservices.org
- Daly City Partnership www.dcpartnership.org
- El Concilio www.el-concillio.com
- HIP Housing www.hiphousing.org
- LifeMoves www.lifemoves.org
- Mental Health Association of San Mateo County www.mhasmc.org
- National Alliance on Mental Illness www.namisanmateo.org
- Ombudsman of San Mateo County www.ossmc.org
- Samaritan House San Mateo www.samaritanhousesanmateo.org
- Youth Leadership Institute www.yil.org

CREATING AN AFFORDABLE FUTURE WEBINAR SERIES

South San Francisco and 21 Elements offered a 4-part countywide webinar series in the fall of 2021 to help educate community members about local housing issues. The sessions were advertised and offered in Cantonese, Mandarin and Spanish, though participation in non-English channels was limited. All meetings and materials can be found here. The following

topics, and how each intersects with regional housing challenges and opportunities, were explored:

- **Why Affordability Matters:** Why housing affordability matters to public health, community fabric and to county residents, families, workers and employers.
- **Housing and Racial Equity:** Why and how our communities have become segregated by race, why it is a problem and how it has become embedded in our policies and systems.
- **Housing in a Climate of Change:** What is the connection between housing policy and climate change and a walk through the Housing & Climate Readiness Toolkit.
- **Putting it All Together for a Better Future:** How design and planning for much-needed new infill housing can be an opportunity to address existing challenges in our communities.

The series included speaker presentations, audience Q&A, breakout sessions for connection, and debrief discussions. Participants were eager to discuss and learn more about housing challenges in their community. They asked questions and commented in the chat and shared their thoughts in a post-event survey. Overall, comments were mostly positive and in favor of more housing, though some were focused on the need for new affordable housing. There was a lot of interest in seeing more housing built (especially housing that is affordable), concern about change or impact to schools, parking, and quality of life, and personal struggles with finding housing that is affordable and accessible shared. Some participants wanted more in-depth education and discussion of next steps, while others had more basic questions they wanted answered.

In total, 754 registered for the series. Of those who shared, the majority identified as White (55%) or Asian (24%) and ranged between 30 and 70 years old. Over half have lived in the county for over 21 years and nearly two-thirds owned their homes. For more information, see the Summary [here](#).

EQUITY ADVISORY GROUP

In alignment with community outreach best practices, it was important to include the guidance of and foster partnerships with community organizations to help ensure everyone's voices were heard during the Housing Element update. In response, an Equity Advisory Group (EAG) was formed consisting of 15 organizations or leaders across the county that are advancing equity and affordable housing. A stipend of \$1,500 was originally provided for meeting four to five times over 12 months to advise on Housing Element outreach and helping get the word out to the communities they work with.

After meeting twice in 2021, it was decided the best use of the EAG moving forward would be to provide more focused support in 2022 based on jurisdiction need and organization expertise. To date, EAG members have facilitated and hosted community meetings in partnership with 21 Elements, collected community housing stories to put a face to housing needs, advised on messaging, and amplified events and activities to their communities. The



EAG continue to work collaboratively with jurisdictions and deepen partnerships, as well as connect community members to the Housing Element Update process. All participating organizations are featured on the Let's Talk Housing website and include the following:

- Ayudando Latinos A Soñar (ALAS) www.alashmb.org
- Community Legal Services www.clsepa.org
- El Comité de Vecinos del Lado Oeste (El Comité) www.tenantstogether.org/resources/el-comité-de-vecinos-del-lado-oeste-east-palo-alto
- EPACANDO www.epacando.org
- Faith in Action www.faithinaction.org/federation/faith-in-action-bay-area/
- Housing Choices www.housingchoices.org
- Housing Leadership Council www.hlcsmc.org
- Menlo Together www.menlotgether.org
- Nuestra Casa www.nuestracasa.org
- One San Mateo www.onesanmateo.org
- Peninsula for Everyone www.peninsulaforeveryone.org
- Puente de la Costa Sur www.mypuente.org
- San Mateo County Health www.gethealthysmc.org
- Youth Leadership Institute www.yli.org/region/san-mateo
- Youth United for Community Action www.youthunited.net

Additionally, the EAG submitted a list of recommendations to all Cities, including South San Francisco, that has been considered and implemented as applicable into the Housing Programs in Chapter 7.

PUBLIC REVIEW OF THE DRAFT HOUSING ELEMENT

The draft Housing Element was released for public comments on July 5, 2022. Additionally, the document is posted online at www.ShapeSSF.com and provided to the San Mateo County Airport Land Use Commission for review and recommendation regarding compatibility with the San Francisco International Airport Land Use Plan that regulates the location and height of housing projects adjacent to the SFO airport. On Thursday, August 25, 2022, the San Mateo City and County Association of Governments (C/CAG) voted to approve the draft Housing Element.

Additionally, each comment letter received up-to-date of submission of the draft Housing Element to the Department of Housing and Community Development is included in the Appendix 1.2 and listed below for reference. These comment letters were incorporated into the Housing Element, as applicable.

- Housing Choices Comments for Developmental Disabilities, dated February 8, 2022

- YIMBY Law, dated February 28, 2022
- YIMBY Law and Greenbelt Alliance, dated April 21, 2022
- Equity Advisory Group Policy Recommendations, dated June 10, 2022
- Build Up San Mateo County, dated July 5, 2022
- Housing Leadership Council, dated July 29, 2021
- San Mateo County Anti-Displacement Coalition, dated August 8, 2022
- Valley Oak Partners, dated August 9, 2022
- Campaign for Fair Housing Elements / YIMBY Law, dated August 5, 2022

CITY COUNCIL AND PLANNING COMMISSION ~~STUDY SESSIONS~~ ACTION

Both the Planning Commission and City Council considered the Housing Element’s adoption of the General Plan vision into specific opportunity corridors with companion programs and policies to ensure equitable access. The City Council and Planning Commission held a joint study session on August 9, 2022, for community input on the draft Housing Element. Additional public meetings were scheduled after receiving the initial HCD Review comment letter dated December 7, 2022. These include:

- City Council Study Session on January 11, 2023 to review draft Housing Element edits
- Planning Commission Hearing to consider Adoption on January 19, 2023
- City Council Hearing to consider Adoption of the Draft Housing Element as Substantially Compliant

~~are anticipated after initial HCD review comments are received.~~ All current comments received are included in Appendix 1.3 as a summary with associated changes to the draft Housing Element listed. The HCD Review comment letter dated December 7, 2022 is included as Appendix 1.4 with redlined comments indicated location of response in the revised Draft Housing Element.

ORGANIZATION OF HOUSING ELEMENT

Following this introduction, the Housing Element includes the following major components:

- Chapter 2. Review of Previous Housing Element. A review of the prior Housing Element, including an analysis of housing production over the previous Housing Element planning period and an evaluation of the effectiveness of goals, policies, and related actions in meeting the housing needs of special needs populations.
- Chapter 3. Housing Needs in Our City. An analysis of the city’s current and future housing needs.
- Chapter 4. Housing Constraints in Our City. An analysis of governmental and non-governmental constraints to housing production.



- Chapter 5. Housing Resources in Our City. An inventory and analysis of housing resources to meet RHNA.
- Chapter 6. Affirmatively Furthering Fair Housing in Our City. An Affirmatively Furthering Fair Housing (AFFH) analysis of the Opportunity Site Corridors.
- Chapter 7. Housing Plan – Goals and Policies. A housing plan setting forth goals, policies, programs, and quantified objectives to address the city’s housing needs and equity goals.

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Chapter 2 – Review of Previous Housing Element

The update of our housing element provides an opportunity to reflect on past achievements and challenges, identifying what is working and what is getting in the way in meeting South San Francisco’s housing needs.

The following summary highlights key accomplishments and challenges from the previous housing element’s planning period (2015 to 2022). This information will help ensure that the updated element builds on success, responds to lessons learned, and positions us to better achieve our community’s housing priorities. [As a response to HCD’s Review comment letter dated December 7, 2023, a section has also been added to evaluate the effectiveness of goals, policies, and related actions in meeting the housing needs of special needs populations](#)

WE ACHIEVED A LOT

There is a lot to be proud of as we reflect on implementation of the South San Francisco housing element over the past eight years:

We built new senior housing and new affordable housing. By providing City-owned land (former redevelopment sites) at no cost, the developers of these projects were able to stitch together the financing to deliver 100% affordable housing, including an 81-unit senior housing project at 310 Miller Avenue; and two affordable housing projects totaling 84 units, located at 418 Linden Avenue and 201-219 Grand Avenue that are under construction.

ADUs have ramped up. Accessory dwelling units, or ADUs (often referred to as second units or in-law units) have become increasingly popular after the City adopted a new ADU ordinance in response to changes in State law and removed its previous mandatory parking replacement policy. Interested homeowners can now more easily add ADUs to their property, and many are, helping to create new rental housing in existing neighborhoods.

We are developing a new ADU program to do even more. As part of the Genentech Master Plan and in collaboration with Hello Housing, we developed a new program to better promote and manage ADUs. We expect these efforts to result in 35 to 38 new ADUs units in the next couple years under the first phase of the program.

The market delivered on higher cost housing. As of 2021, the City had entitled about 1,259 housing units since 2015, meeting about 68% of its total RHNA requirement. However, about 75% of permitted units have been at the above-moderate-income level, and the City has only met about 43% of its moderate income, 23% of its very-low-income, and 20% of its low-income housing requirements. Additional housing units are in the pipeline, as there are about 3,500 housing units under construction, under review, or entitled in the city. However, even if all

3,500 units are built by 2023, the City may not meet its RHNA requirement if pipeline housing continues to trend in the above-moderate-income category. This is because the rents and sales prices they can get for these units make the projects economically attractive, and there has been plenty of demand. Developments in this price range have included for-sale multi-family units close to BART, some attached units and townhomes and South San Francisco's first high-density multi-family developments.

We did most of what we said we would! We identified a number of policies and actions in our 2015-2022 housing element to address equity, fair access and affordability that required issue-specific studies and analysis and adoption of new ordinances or other actions. And we got most of these done, including adoption of an Inclusionary Housing Policy, Commercial Linkage Fee, and Park Impact Fee. These are all summarized in Appendix 2.1. The funds we are now collecting from new life sciences projects will help us fund affordable housing projects in the next planning period.

We put our redevelopment sites to work. We were able to utilize our redevelopment sites to create new housing, with every site now in some form of development agreement. Nearly all of the new residential development of recent years has occurred on these sites.

Our DSASP and El Camino Real/Chestnut Avenue Area Plan made a difference. While many of the properties in these areas had zoning in place to support residential and mixed-use redevelopment, adoption of these plans—coupled with strong market demand—was a key catalyst. Adoption of objective standards in these areas helped facilitate significant new residential developments. Along the El Camino Real/Chestnut Avenue corridor, the City entitled its largest multi-family project with 800-units at 1051 Mission Road, and a 172-unit development across the street at 988 El Camino Real. In the Downtown area, 1,235 have been entitled or constructed under the Specific Plan zoning and California Environmental Quality Act (CEQA) clearance along Airport Boulevard, Grand Avenue, Cypress Avenue and Linden Avenue.

WE HAVE PERSISTENT CHALLENGES

While we got a lot done, there is a lot we still need to work on. Some of the challenges that kept us from achieving all of our housing goals include:

High land and construction costs make housing development difficult. Unless building housing for the upper end of the market, it is difficult if not impossible to build more affordable housing without some form of incentive, which may include increases in density and/or financial support. Additionally, the competition for scarce land favors the office/life sciences sector that is well-capitalized with high office rental rates compared with residential development.

It's still faster and easier to build offices than to build housing. While individual office buildings, specifically for the Life Sciences sector, can get approved in 3-6 months once a campus plan has been approved, residential developments can take 9-12 months to go



through the process, even when covered by specific plan and environmental clearance (which makes already expensive projects even more costly). In part this is because office developments tend to be well-capitalized and well-equipped with experienced consultants, while residential developments struggle to comply with design standards, concerns from neighbors, and community benefit contributions that make stretched financials more difficult.

We don't always agree on what makes for a good design. Debates about the design of individual projects can take time and even then not result in outcomes that people like. Developers would prefer to have certainty about expectations so they can deliver project designs that get approved more quickly and they can save money on doing multiple design iterations. While we took a positive step toward creating clearer rules and greater certainty with adoption of multi-family design standards in the DSASP and implemented the objective standards of the El Camino Real/Chestnut Avenue Area Plan, we have more work to do.

Displacement pressures require continued attention. As land values have increased and market-rate housing developments have come in, there are concerns that lower-income residents and naturally occurring affordable housing (i.e., non-subsidized housing) are being displaced. While we worked with 21 Elements to better understand this issue and develop local responses, we will need to continue to give it careful attention and propose mitigations. The General Plan Update paid particular attention to this equity and displacement issue and has informed the updated Housing Element programs and policies.

Some rezoning didn't work the way we hoped. In the DSASP area, we upzoned some properties to encourage redevelopment of existing single-family properties to higher density multi-family developments. But due to the small lot sizes, challenges of land acquisition, and other factors we didn't see significant development or change. Larger or aggregated parcels have contributed the vast majority of new units throughout the city.

Mixed Use Zoning only works if Residential is required. The competition for land between residential developers and the office/life sciences sector will favor the strongest market. In this case, office/life science developers can pay much higher land costs and still turn tidy profit relative to market and affordable rate housing producers. Zoning that allows both but does not require housing have only developed with office/life sciences buildings.

Areas adjacent to the airport remain challenging. Due to land use and height restrictions under the SFO Airport Land Use Compatibility Plan, parts of the city adjacent to mass transit are prohibited from constructing new housing. Market dynamics are shifting attitudes and creating new realities, however. And local override procedures may unlock critical opportunity sites adjacent to multi modal nodes.

WE HAVE OPPORTUNITIES AHEAD

There are some things already in motion based on existing work efforts and trends and lessons learned that we are incorporating in our updated housing element:

Implementing “Form Based Code” as a tool. Form Based Codes can help articulate community expectations for new development so that new proposals have a better sense of how to design their building. They help support a faster review and approval process because decisions about building size, setbacks and other factors have already been made. The General Plan Update includes new transect form-based code districts as part of the overall companion zoning that will streamline reviews and reduce uncertainty for housing developments.

Creating objective design standards. The state now requires “objective standards” for review and approval of new housing. These are standards that anyone could read and know how to interpret and apply them. So instead of “design a beautiful building” (which five people might interpret in five different ways) the standards will provide clear, measurable guidance. The City has refined and adopted further objective design standards as part of the overall General Plan Update and companion zoning.

Clarifying “community benefit” expectations. Establishing reasonable fee-based approaches to community benefits can help everyone understand what is expected, allowing projects to better plan their finances. Ad-hoc negotiations are difficult, time intensive, and unpredictable. We can also use fee reductions or waivers as an incentive to support the kinds of projects we would like to see more of. This approach is formalized in the recent companion zoning as part of the General Plan Update.

Changing condominium subdivision limits. Our current regulations allow for subdividing properties into five or more condominiums. Lowering that threshold could create more ownership opportunities that are affordable to more people.

Creating housing in new locations. With a comprehensive look at future growth of our community through the General Plan update, we can create new housing opportunities in areas such as East of Highway 101, in the transitioning Lindenville industrial area, and in the El Camino Real corridor between the South San Francisco BART Station to the north and the San Bruno BART station to the south. The City kicked off a Lindenville Specific Plan process to help guide this transition in May 2022. We are proactively preparing our opportunity sites for equitable development.

Exploring the City’s ability to develop social housing. The City Council has requested the consideration of a ballot measure under Article 34 of the California Constitution to allow the City the ability to construct and operate low-income housing. This effort will be ongoing.

[Learning from our previous actions to support housing for special needs populations. The previous Housing Element included programs to further housing access/support for the elderly, persons with disabilities, large households, female-headed households, farmworkers, and persons experiencing homelessness, as appropriate.](#)

A more detailed review [and evaluation](#) of each of the policies adopted under the previous Housing Element is included in Appendix 2.1.



HOUSING ELEMENT CHANGES FOR CYCLE 6

As presented above, the City of South San Francisco has been reasonably successful at promoting housing development consistent with the goals and objectives outlined in the prior Housing Element. Among our City peers, we have led the push to build more market rate and affordable housing wherever possible by reducing review times and entitlement hurdles. Given the patterns of land use and development in the city, and the remarkable challenge of preserving land for residential housing in lieu of office development, this Housing Element continues the approach of its predecessor by promoting high-density housing development on infill sites, adjacent to transit wherever possible. In South San Francisco, these opportunity sites will be located mainly in four corridors:

- **Lindenville Corridor** as an extension of the Downtown.
- **South Airport Boulevard Corridor** to introduce housing in the E. Highway 101 area.
- **El Camino Real – North Corridor** between South San Francisco BART and Orange Avenue.
- **El Camino Real – South Corridor** between Orange Avenue and San Bruno BART.

The General Plan Update process identified four primary goals to promote equitable housing and access throughout the city. These goals are shown below and inform the revised Housing Plan for this Element.

- Create a diverse range of housing options that create equitable opportunity for people of all ages, races/ethnicities, abilities, socio-economic status, genders, and family types to live in South San Francisco.
- Create high-quality residential neighborhoods.
- Ensure low-income special needs population residents have access to safe housing and shelter throughout South San Francisco.
- Ensure low-income special needs population households are protected from displacement.

For the 2023-2031 Housing Element planning period, the Housing Plan has been organized to complement the City's General Plan Update ~~vision~~, outlined previously and identified via the four opportunity corridors listed. With the introduction of new programs and policies from the General Plan Update, the guiding policy framework has been simplified by consolidating and eliminating redundancies wherever possible, ultimately resulting in a more efficient and straightforward plan to encourage high-quality residential development, as well as to ensure a full range of affordable housing that is equitable and fairly located throughout the city.

The proposed Goals, Policies, and Programs contained in this Housing Element Update have been modified from the prior Housing Element considering the findings discussed above, public comments received and based on the Housing Needs Assessment, Constraints Analysis, Housing Resources Inventory, and Affirmatively Furthering Fair Housing analysis

contained within the document. The HCD Review comment letter dated December 7, 2022 specifically reminded the City to focus on linking these analyses with proposed Goals, Policies, and Programs. This is a reiteration that every proposed program is a combined result of previous Housing Element evaluation, new analysis, and public comments and suggestions from community partners.



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Chapter 3 – Housing Needs in Our City

The purpose of the Housing Needs Assessment is to describe housing, economic, and demographic conditions in South San Francisco, assess the demand for housing for households at all income levels, and document the demand for housing to serve various special needs populations. The Housing Needs Assessment informs housing goals, policies and programs that address local housing needs. To understand how South San Francisco compares to the region, this assessment presents local data alongside county and state data where appropriate. This Needs Assessment incorporates data from numerous sources, including the United States Census, American Community Survey, the Association of Bay Area Governments (ABAG), and the State of California, Department of Finance. The COVID-19 Pandemic has resulted in unprecedented changes in many data series, making analysis and predictions for the economy and housing markets difficult.

South San Francisco has undergone much change since the end of the 20th century transitioned the city from industrial center to life sciences and research powerhouse. The continued growth of jobs has boosted South San Francisco’s economy but has contributed to the city’s jobs-housing imbalance. This has led to housing affordability and displacement issues, in addition to more commuter traffic congestion. As South San Francisco has continued to grow, the demographic characteristics of the city’s residents have continued to evolve. Understanding how the city has evolved will help shed light on the city’s most pressing housing needs and how to address them.

The 2023-2031 Housing Element Update provides a roadmap for how to meet South San Francisco’s growth and housing challenges. This chapter provides demographic and housing market information to evaluate existing and future housing needs. It also describes existing housing conditions and community needs and identifies groups with disproportionate housing needs. The assessment identifies population groups with the greatest housing need and provides direction and focus for housing goals, policies and programs in the Housing Plan (Chapter 7).

Appendix 3.1 developed by the ABAG includes data on population, employment and household characteristics, housing stock characteristics and special housing needs for the City of South San Francisco. The following is a summary of key findings and implications from the report only, however, the entire analysis informs the City’s approach to this Housing Element’s goals, policies and programs to support housing access and creation, particularly for special needs populations.

KEY FACTS: POPULATION GROWTH AND DEMOGRAPHICS

- The Bay Area is the fifth-largest metropolitan area in the nation and has seen a steady increase in population since 1990, except for a dip during the 2007-2008 Great Recession and the recent unprecedented impacts of the COVID-19 Pandemic.

- South San Francisco’s population has been growing, with 12% growth in the city from 2000 to 2020 compared to 9% for the county and 15% for the Bay Area. This increase throughout the region is mostly due to natural growth (births minus deaths) and our strong economy drawing new residents to the region. Despite strong economic conditions, population growth has begun to slow partly due to rising housing costs as residents relocate to more affordable housing markets. The COVID-19 Pandemic has contributed to slower population growth in recent years.
- As the city has continued to grow, the racial composition has evolved since 1990, with a majority Asian Pacific Islander and Latino population in 2020. The majority of Asian Pacific Islanders reside in the Westborough sub-area, while the majority of Latinos reside in the Downtown sub-area. More than half of all South San Franciscans speak a language other than English at home. Nearly a quarter of the population speaks English less than very well. From 2000 to 2019, the fastest growing race/ethnic group in South San Francisco was Asian. South San Francisco also has a large Hispanic population which has remained stable over the same period. The White population has steadily decreased from 32% in 2000 to 20% in 2019. South San Francisco is more diverse than the Bay Area as a whole. In 2019, 41% of the population was Asian, 33% was Latinx, 20% was White and 1.8% was African American. In South San Francisco, people of color (non-white racial groups) make up 55% of seniors and 71% of youth under 18.
- South San Francisco’s diverse population indicates a need for providing housing resource and information in multiple languages. Programs EQ-2.1 and EQ-3.1 in the Housing Plan (Chapter 7), address this need.
- Since 1990, more people (families, multigenerational families, and non-families) are living together in a single household (11% increase in household size). In South San Francisco, the median age in 2000 was 35.6; by 2019, this figure had increased to 40 years. More specifically, the population of those under 14 has decreased since 2010, while the 65-and-over population has increased. These trends are mirrored in the region. Since more people are living together in a single household, there is a need for housing for larger households which is particularly expensive to build in an expensive housing market. Policies such as SNP-6.1 target a diverse mix of units to meet the needs of various household sizes.

KEY FACTS: INCOME, TENURE AND POVERTY

- South San Francisco has a higher percentage of lower-income households than the rest of the county and region, with 48% of households earning less than 80% of the Area Median Income (AMI) compared to 40% of households in San Mateo County and 39% of households in the Bay Area as a whole.
- Almost half South San Francisco’s households are lower-income (48.6%) (earning less than 80% AMI). In South San Francisco, 39% of households earn more than 100% AMI and 15.5% making less than 30% of AMI, which is considered extremely low-income.

Similar trends occur regionally. Many households fall into lower AMI categories due to relatively stagnant wages in many industries. Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen.

- Currently, people of color in San Mateo County are more likely to experience poverty. The groups with the highest poverty rates in South San Francisco are American Indian/Alaska Native residents (15%) and Black/African American residents (11%). Asian/Pacific Islanders have the lowest poverty rate (4.5%). In South San Francisco fewer residents rent than own their homes: 39% versus 61%. This trend is similar in the overall region and has remained stable over the last two decades.
- In South San Francisco, 54% of Black households, 71% of Asian households, 63% of White households and 49% for Latinx households owned their homes. These disparities reflect differences in income and wealth stemming from federal, state, and local policies that limited access to homeownership for communities of color while facilitating homebuying for white residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Bay Area communities.
- Low-income households that are below 80% AMI are just as likely to include renters as well as homeowners, but lower-income renters are more likely to be impacted when rents increase due to their income and the limited availability of choices in the rental housing market.
- In South San Francisco, 79% of households in detached single-family homes are homeowners, while 22% of households in multi-family housing are homeowners.
- [Jurisdictions are required to provide the number of lower-income households by tenure \(rental or ownership\) that are paying more than 30 percent of their income toward housing. According to HUD's Comprehensive Housing Affordability Strategy \(CHAS\) data pulled from the ACS for 2015-2019, the City of South San Francisco has 5,760 renter households that are considered Lower Income \(earning less than 80% AMI\). Of these lower income renter households, 3,720 households are cost burdened \(spending more than 30% of households income on housing\). The city has 5,535 owner occupied households that are considered Lower Income \(earning less than 80% AMI\). Of these lower income owner households, 2,615 households are cost burdened \(spending more than 30% of households income on housing\).](#)
- [Lower income, renter households are disproportionately represented in the cost burdened population. While renter households make up only 39% of total households in the city, they are 52% of cost burdened households. Lower income households make up 89% of cost burdened households in the city \(both renter and owner occupied cost burdened households\).](#)

South San Francisco will continue to face challenges in planning for affordable housing, especially very-low- and extremely low-income housing because of the limited supply of housing accessible to its very-low- and extremely low-income **special needs** populations. In



this Housing Element, the City has strengthened its policies and programs to more effectively promote low-, very-low- and extremely low-income housing over the planning period, including enhancing a number of strong policies and programs that are already in place and including clear timelines and quantified objectives. For example, the City will continue to use and strengthen its programs governing the use of Commercial Linkage Fee and In-Lieu Fees to fund affordable housing developments. This Housing Element creates a program to create an Affordable Housing Fund Policy to help target and prioritize funding towards projects that provide deeply affordable units for low- and extremely low-income residents. The Housing Element also sets numerical goals for achieving affordable housing milestones for very-low- and extremely low-income households.

KEY FACTS: HOUSING UNITS AND OCCUPANCY

- South San Francisco had a total of 22,170 housing units as of 2019, which is less than 2% increase since 2010. Production has not come close to meeting the population and job growth experienced throughout the region during this period.
- In South San Francisco, the housing type that experienced the most growth between 2010 and 2020 was Multi-Family Housing: Five-Plus Units.
- The housing stock of South San Francisco in 2020 was primarily made up of single-family detached buildings (59%), single-family attached (13%) and multi-unit buildings of five units or more (21%).
- Out of the 840 vacant units in South San Francisco in 2019, 26% were “for rent” and only 5% were “for sale.”
- In the Bay Area and the County 22% and 23% of vacant units are listed as “Seasonal, Recreational or Occasional Use” compared to 26% in South San Francisco. The County and region have a comparable proportion of vacant units listed as “for rent” as South San Francisco, with 24% in the Bay Area, 31% in San Mateo County and 26% in South San Francisco. This indicates that South San Francisco is providing rental units at a similar rate as the Bay Area and County.
- Between 2015 and 2021, 1,175 housing units were issued permits in South San Francisco. Eighty percent of permits issued in South San Francisco were for above-moderate-income housing, 11.4% were for moderate-income housing, and 8.9% were for low- or very-low-income housing.

The city’s need for additional housing extends to both the rental and the for-sale market and the city has substantial need for increasing its overall supply as well as preserving existing units that are naturally affordable. “Missing middle housing” – including duplexes, triplexes, townhomes, cottage clusters and ADUs may open more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place. These units may also provide housing for special needs populations like large households and families with children which are especially constrained due to the high cost of developing larger units.

The City's Housing Element has strong policies to encourage new housing development. Some examples are maintaining a vacant land inventory and acquiring sites that are vacant, underutilized, blighted, and/or nonconforming uses for the development of affordable housing, incentivize development through direct subsidies (i.e., Commercial Linkage Fee, State grants and tax credits), improve and implement the inclusionary housing program, and create affordable housing overlay zone permitting increased heights and densities for affordable housing developments to name a few. This element also encourages small-scale residential infill development in existing residential neighborhoods by going beyond State Law related to ADUs on single- and multi-family designated and zoned parcels and small subdivisions (SB 9) on single-family designated and zoned parcels.

KEY FACTS: ASSISTED HOUSING AT-RISK OF CONVERSION

Assisted housing units are those that offer financial aid or provide extra services for people in need of financial or basic living assistance. The data in Table 3-1 below comes from the California Housing Partnership's Preservation Database, the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing. However, this database does not include all deed-restricted affordable units in the state, so there may be at-risk assisted units in a jurisdiction that are not captured in this data table. **There are 614 assisted units in South San Francisco in the Preservation Database. Of these units, 12.1% are at High Risk or Very High Risk of conversion.**³

Table 3-1 Assisted Units at Risk of Conversion

Income	South San Francisco	San Mateo County	Bay Area
Low	540	4,656	110,177
Moderate	0	191	3,375
High	74	359	1,854

³ California Housing Partnership uses the following categories for assisted housing developments in its database:

- Very-High Risk: Affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
- High Risk: Affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
- Moderate Risk: Affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
- Low Risk: Affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.



Very High	0	58	1,053
Total Assisted Units in Database	614	5,264	116,459

Universe: HUD, Low-Income Housing Tax Credit (LIHTC), USDA, and CalHFA projects. Subsidized or assisted developments that do not have one of the financing sources may not be included.

Source: California Housing Partnership, Preservation Database, 2020.

In 1989, the California Government Code was amended to include a requirement that localities identify and develop a program in their housing elements for the preservation of assisted, affordable multi-family units. Section 65583(a)(8) requires an analysis of existing housing units that are eligible to change from low-income housing uses during “the next 10 years” due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. In the context of this Housing Element update, assisted units are considered “at-risk” of conversion to market rate if the expiration date of their financing program falls before 2033 (i.e., 10 years from the beginning of the housing element planning period—2023).

Table 3-2 below provides a summary of assisted affordable units in South San Francisco today. South San Francisco has 74 assisted housing units at high risk of conversion.

Table 3-2 Assisted Affordable Units

		Affordable Units	Total Units	Funding Program	Estimated Affordability End Year	Risk Level
Magnolia Plaza Apts.	630 Baden Ave	125	125	LIHTC	2017 Confirming	Low
Grand Oak Apts.	99 Oak Ave	42	43	LIHTC; HCD	2063	Low
Chestnut Creek Senior Housing	65 Chestnut Ave	40	40	HUD	2043	Low
Rotary Plaza	433 Aida Way	177	179	LIHTC; HUD	2068	Low
Rotary Miller Ave. Senior Housing (Site A)	310 Miller Ave	80	81	LIHTC	2070	Low
Greenridge	1565 El Camino Real	33	34	LIHTC	2052	Low
636 El Camino – Phase I	636 El Camino Real	61	62	LIHTC; CalHFA	2066	Low
636 El Camino – Phase II	636 El Camino Real	45	46	LIHTC; CalHFA	2066	Low
Grand & Linden Family Apartments	201 Grand Ave 418 Linden Ave	82	84	LIHTC	2074	Low
Fairway Apartments	77 Westborough Blvd.	74	74	HUD	2024	High

The California Housing Partnership Corporation (CHPC) assists nonprofit and government housing agencies to create, acquire, and preserve housing affordable to lower-income

households. CHPC maintains a database of units throughout California that use federal funding programs to maintain their affordability.

There are 614 assisted affordable units in South San Francisco in the Preservation Database. Of these units, 74 are noted to be at High Risk or Very High Risk of conversion.

The project listed as Magnolia Plaza Apts has just been confirmed as a recipient of San Mateo County Department of Housing funding to ensure the remaining 33 units of the 120-unit Senior Housing Project are rehabilitated and deed-restricted. A mission-driven nonprofit affordable housing developer controls all units at the site and none are at risk now. Details on the recent announcement available here: <https://www.smcgov.org/ceo/news/county-awards-54-million-housing-grants>.

The project listed as Fairway Apartments has regular renewals for HUD financing every five years. Local knowledge suggests that these will be renewed but the project is cumbersome due to a number of issues, including:

- Owner and HUD protracted negotiation over the Section 8 subsidy portion of the rent; and
- Threat of owner non-participation in Section 8 to increase subsidy offer from HUD.

~~Because most of the projects were built more recently, and the deed restrictions apply for several decades, most of these developments are at risk of conversion within the next 10 years.~~

While the majority of the city's units are low risk of converting to market rate, this Housing Element recognizes the important of planning for future conversions well in advance. This Housing Element includes a program to develop a Preservation Plan which will address how to preserve the city's deed restricted affordable units, particularly those like Fairway Apartments where tenant housing security is unfortunately used as a negotiation tool. Program EQ-8.1 – Create Preservation Plan addresses this need specifically. The City will also monitor annually its supply of subsidized affordable housing to know of possible conversions to market rate, including taking actions such as posting on the City website all existing state and federal notice requirements to nonprofit developers and property owners of at-risk housing.

KEY FACTS: WORKFORCE, EMPLOYMENT AND INDUSTRY

- South San Francisco is a jobs-rich community that attracts workers from across the region to its unique business mix of biotechnology, hospitality, and industries requiring industrially zoned land. Employment growth in South San Francisco was primarily driven by jobs in biotechnology and logistics (warehousing and distribution) businesses. Jobs at businesses engaged in non-biotechnology manufacturing declined during this period.
- The economy is anchored by a thriving life sciences community, which continues to grow. South San Francisco is home to the largest biotech cluster in the world, with



- over 200 biotech companies. South San Francisco’s inventory of light industrial space is declining as the expansion of office/R&D space for biotechnology businesses drives reuse or redevelopment of existing industrial buildings throughout the East of Highway 101 campus area.
- As of 2018, there were approximately 57,000 jobs recorded in South San Francisco distributed across five major land uses. The city’s economic diversity helps to insulate the local economy from any future downturns that affect a single industry. Jobs in South San Francisco reflect the city’s ongoing dual role as “The Industrial City” and a global hub of the biotechnology industry. About 30% of total citywide employment was in the biotechnology sector in 2018, while 28% was associated with industries requiring industrial or “production, distribution, and repair” lands.
 - South San Francisco residents have slightly lower educational attainment than the skills requirements for workers at South San Francisco jobs overall. Rates of educational attainment have greatly increased since 1990, but Pacific Islanders and Latinos have the lowest high school graduation rates (under 75%).
 - While resident and worker educational attainment are similar, a slightly higher share of workers at jobs in South San Francisco hold Bachelors’ degrees, advanced degrees, or have completed some college or an Associate degree than city residents.
 - Mismatches between job occupations and skills requirements versus resident occupations and skills requirements can make it more difficult for South San Francisco’s residents to access local jobs and jobs that pay a livable wage. High housing costs regionally and locally also create challenges for South San Francisco businesses to attract and retain workers—especially lower- and middle-income workers who struggle to afford housing near jobs in South San Francisco.
 - Jurisdictions throughout the region experienced a sharp rise in unemployment in 2020 due to impacts related to the COVID-19 pandemic, though with a general improvement and recovery in the later months of 2020. As of January 2021, South San Francisco’s unemployment rate was 7%, which was slightly higher than the regional unemployment rate of 6.6% but much lower than its pandemic-related high rate of 15.3% in April 2020. South San Francisco’s pre-pandemic unemployment rate was 2.3% (January 2020).
 - Regardless of whether you live in South San Francisco and commute or whether you work in South San Francisco, most workers earn less than \$75,000 annually. Specifically, 70% of employed residents earn less than \$75,000 annually and 52% of workers in South San Francisco job sites (whether they live in South San Francisco or not) earn less than \$75,000 annually.
 - South San Francisco fastest growing industries are Transportation and Utilities, Professional & Managerial Services and Construction. Conversely, Retail lost jobs with a 10% decrease from 2010 to 2018.
 - South San Francisco has been a net importer of workers for all wage groups since 2005. If there are more jobs than employed residents, it means a city is relatively jobs-rich,

typically also with a high job to household ratio. The *jobs-household ratio* in South San Francisco has increased from 2.24 in 2002, to 3.24 jobs per household in 2018 and is much higher than in San Mateo County and the Bay Area.

- South San Francisco is a major importer of workers at higher wage levels compared to lower wage levels. South San Francisco has a significant relative *surplus* of jobs relative to residents.
- Such balances between jobs and workers may directly influence the housing demand in a community. New jobs may draw new residents, and when there is high demand for housing relative to supply, many workers may be unable to afford to live where they work, particularly where job growth has been in relatively lower wage jobs. This dynamic not only means many workers will need to prepare for long commutes and time spent on the road, but in the aggregate, it contributes to traffic congestion and time lost for all road users.
- In South San Francisco the jobs-household ratio indicates that there is demand for housing options at prices that are affordable to households where individual workers make less than \$75,000 annually.

This Housing Element proposes policies to help provide housing for the city’s special needs workforce, including developing a workforce housing program, facilitating live/work housing, and programs to make it easier for the city’s workforce to buy and maintain their home such as participation in a regional down payment assistance program, connecting residents to mortgage assistance resources and providing funding for a home repair program for low-income residents. The Housing Element also sets numerical goals for achieving affordable housing milestones for lower-income households that make less than \$75,000 annually.

KEY FACTS: HOUSING AFFORDABILITY FOR RENTERS AND OWNERS

- Although South San Francisco is a relatively affordable community within the San Francisco Peninsula, increasing housing costs are still creating displacement pressures for residents who may work in the city, for workers who commute from nearby cities, and for potential employees who want to live close to where they work. Although it is not typical for cities to produce enough housing to accommodate their entire workforce, the growth in jobs in South San Francisco has vastly outpaced growth in the housing stock over recent decades.
- The COVID-19 Pandemic and the subsequent shift to widescale remote work, has resulted in a rise in vacancy rates and small decline in rents in the region most recently. Prior to the recent decline, year-over-year rent growth had been positive since 2009. Renters and low-income residents also tend to work in industries that were most affected by public health restrictions. While the state economy has experienced a rebound since that time, pandemic-induced job loss added further financial stress to low-income households. Through the California COVID-19 Rent Relief program, almost \$70 million in rental assistance has been delivered to San Mateo County renters



and landlords serving more than 5,000 households as of March 2022. Most of the households served are considered extremely low-income.

- The number of new homes built in the Bay Area has not kept pace with the demand, resulting in longer commutes, higher prices, and greater displacement and homelessness. The number of homes constructed in South San Francisco increased 2.9% from 2010 to 2020, which is below the housing growth rate for San Mateo County and the Bay Area overall during this time period (4% and 5%, respectively).
- While housing prices in South San Francisco are more affordable than the county, they are still unaffordable to most residents and workers. Given high job growth and low housing growth in the county, the cost of housing in South San Francisco has increased significantly in the past decade.
- In 2020, the average sales price of a single-family home in South San Francisco was approximately \$1,190,200. Home prices increased by 114% from 2010 to 2020.
- Rental prices increased by 42% from 2009 to 2019. The median rent in 2019 was \$3,135. To rent a typical apartment without cost burden, a household would need to make \$112,860 per year.
- In 2020, 59% of homes in South San Francisco were single-family detached, 13% were single-family attached, 6% were units in small multi-family buildings (2-4 units), and 21% were in medium or large multi-family buildings (5+ units). Moreover, South San Francisco's housing consists of proportionally more detached single-family homes than the region as a whole (59% as compared to 52% in the Bay Area).
- Large families are generally served by housing units with 3 or more bedrooms, of which there are 12,952 units in South San Francisco (61% of the housing). Among these 3+bedroom units, 18% are renter-occupied and 82% are owner-occupied.
- The region's home values have increased steadily since 2000, besides a decrease during the Great Recession. The rise in home prices has been especially steep since 2012, with the median home value in the Bay Area nearly doubling during this time. Since 2001, the typical home value has increased 152.6% in South San Francisco from \$444,160 to \$1,122,070. This change is above the change in San Mateo County, and above the change for the region.
- Like home values, rents have also increased across the Bay Area in the last decades. Many renters have been priced out, evicted or displaced. Since 2009, the median rent has increased by 58.3% in South San Francisco, from \$1,430 to \$2,000 per month. In San Mateo County, the median rent has increased 41.1%, from \$1,560 to \$2,200. The median rent in the region has increased significantly during this time from \$1,200 to \$1,850, a 54% increase.
- [South San Francisco is home to a considerable stock of naturally occurring affordable housing, primarily in smaller multi-family buildings, as well as a number of affordable properties with deed restrictions that will be expiring in the next five to ten years. Despite having lower rents in the County, lower- and middle- income residents still experience difficulties in maintaining decent permanent affordable housing. The](#)

[median income in the City is \\$92,704. Yet, there is significant income disparity for residents living near the downtown area. The minimum wage in South San Francisco is \\$15.25 and the median income for residents living near the downtown area is \\$28,744. According to National Low-Income Housing Coalition, a market-rate one-bedroom is \\$2,490. In order to afford a one-bedroom, a household must earn \\$47.88 per hour, or \\$95,700 a year. The City's most vulnerable lower income households live in this housing, primarily clustered in and around the Downtown.](#)

- Forty eight percent of South San Francisco's households may have difficulty competing for the limited number of rental units that are available at an affordable price because of earning incomes that are extremely low-income, very-low-, or low-income (less than 80% AMI).

KEY FACTS: COMMON HOUSING PROBLEMS

COST BURDEN

The U.S. Department of Housing and Urban Development (HUD) considers housing to be affordable for a household if the household spends less than 30% of its income on housing costs. A household is considered "cost-burdened" if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered "severely cost-burdened." In South San Francisco, 19% of households are cost burdened, while an additional 16% of households are severely cost burdened.

In South San Francisco, 35% of households cost burdened or severely cost burdened.

The following are the most cost-burdened residents in South San Francisco:

- Sixty-five percent households making less than 30% of AMI are severely cost burdened (spending more than 50% of their income on housing) and an additional 14% are cost burdened (spending between 30%-50% of their income on housing).
- Hispanic or Latinx residents as a proportion of the population are the most cost burdened.
- American Indian or Alaska Native and Black or African American are the most cost burdened.
- Forty-four percent of seniors making less than 30% of AMI are spending the majority of their income on housing.
- Thirty percent of large family households.
- Renters are often more cost-burdened than owners. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by market increases. When looking at the cost burden across tenure in South San Francisco, 27.9% of renters spend 30% to 50% of their income on housing compared to 16.3% of those that own.



Additionally, 20.8% of renters spend 50% or more of their income on housing, while 10.3% of owners are severely cost-burdened.

- Spending such large portions of income on housing puts households at higher risk of displacement, eviction, or homelessness.
- Cost-burdened households live in overcrowded homes and have limited money to dedicate towards other necessities such as food, transportation, and medical care.
- Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors.

OVERCROWDING

- Overcrowding increases health and safety concerns and stresses the condition of the housing stock and infrastructure.
- Overcrowding is often related to the cost of housing and can occur when demand in a city or region is high. In many cities, overcrowding is seen more amongst those that are renting, with multiple households sharing a unit to make it possible to stay in their communities.
- In South San Francisco, 4.9% of households that rent are severely overcrowded (more than 1.5 occupants per room), compared to 0.7% of households that own. In South San Francisco, 8.4% of renters experience moderate overcrowding (1 to 1.5 occupants per room), compared to 4.5% for those own.
- Overcrowding often disproportionately impacts low-income households. 3.0% of very-low-income households (below 50% AMI) experience severe overcrowding, while 2.1% of households above 100% experience this level of overcrowding.

SUBSTANDARD HOUSING

Production has not kept up with housing demand for several decades in the Bay Area, as the total number of units built and available has not yet come close to meeting the population and job growth experienced throughout the region.

Housing costs in the region are among the highest in the country, which could result in households, particularly renters, needing to live in substandard conditions to afford housing.

While there is limited data on the extent of substandard housing issues in a community, [Census Data American Community Survey \(ACS\)— which captures units in substandard condition as self-reported in Census surveys,](#) indicates 1.3% of renters in South San Francisco reported lacking a kitchen and 0.9% of renters lack plumbing, compared to 0.4% of owners who lack a kitchen and 0.2% of owners who lack plumbing. [In South San Francisco, owner households are more likely to have substandard kitchen and plumbing facilities compared to renter households and this is consistent across San Mateo County.](#)

KEY FACTS: SPECIAL HOUSING NEEDS

Some population groups may have special housing needs such as mobility and accessibility barriers. In South San Francisco, 9% of residents have a disability and may require accessible housing. Additionally, 14% of South San Francisco households are larger households with five or more people, who likely need larger housing units with three bedrooms or more. Also, 13% of households are female-headed families, which are often at greater risk of housing insecurity, or being at risk of losing their home. [These special needs populations are evaluated in the AFFH analysis with related programs to address issues, as appropriate.](#)

SENIORS

- The county can expect to see a 26% increase in the number of seniors between 2020 and 2030. For seniors over the age of 80, the percent increase is 56%. A key challenge in the coming years will be how to accommodate the needs of aging residents.
- There are 4,873 senior households in South San Francisco. Of these, 30% earn less than 80% AMI and 17% earn between 30% to 50% AMI.
- Seniors who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups. The largest proportion of senior households who rent make 0% to 30% of AMI, while the largest proportion of senior households who are homeowners falls in the income group Greater than 100% of AMI. affordable housing options for these seniors are crucial.
- Seniors are significantly more likely to be homeowners than renters. Seniors need retrofits to allow them to age in place or stay in the community but in a smaller unit or with services available.

FEMALE HEADED HOUSEHOLDS

The special needs of female-headed households can include low-cost housing, suitable for children and located near schools and childcare facilities.

Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households who may be supporting children or a family with only one income. Thirteen percent of households in South San Francisco are female-headed family households and of those, 16% of female-headed households with children fall below the Federal Poverty Line. South San Francisco has 1,269 female-headed, single-parent households.

LARGE HOUSEHOLDS

If a city's rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions. South San Francisco has approximately 3,000



households with five or more members. In 2017, 20% of large households were very-low-income, earning less than 50% of AMI.

EXTREMELY LOW-INCOME HOUSEHOLDS

In South San Francisco, 15.5% households earn less than 30% of AMI are considered extremely low-income (ELI) and 4,064 households live below the poverty line. [There are 3,355 extremely low-income households in South San Francisco. Of these, 1,365 are owner-occupied and 1,990 renter-occupied extremely low-income households.](#)

[Households and individuals with extremely low incomes may experience the greatest challenges in finding suitable, affordable housing. Extremely low-income households often have a combination of housing challenges related to income, credit status, disability or mobility status, family size, household characteristics, supportive service needs, or a lack of affordable housing opportunities. Many extremely low-income households seek rental housing and most likely face overpayment, overcrowding, or substandard housing conditions.](#) ELI are most likely facing overpayment, overcrowding or substandard housing conditions. The effects of COVID-19 have disparately harmed ELI households. [These households typically include seniors on fixed incomes, individuals with disabilities, single parents, farmworkers, low-wage and minimum wage workers, and may be homeless. Housing affordability is a primary issue because frequently only one income is available to support the needs of the household—and only a limited amount of funds can be allocated to housing. While some of these households may find housing assistance through the Section 8 Housing Choice Program, many others struggle with high rents or overcrowded conditions.](#)

[The pandemic has undoubtedly exacerbated income loss for undocumented, female headed households, and low-income residents who work in the service industry. The rent relief and protections of the California Tenant Relief Act and stimulus funding have assisted families from eviction, yet these are short-term fixes. Moreover, the housing crisis layered with the pandemic disproportionately impacts renters and especially extremely ~~low-income~~low-income households.](#)

[Local jurisdictions are required to provide an estimate for their projected extremely low-income households over the planning period. The city projects its extremely low-income households will be 50% percent of its very low-income RHNA \(871\) or 436 households over the next housing element cycle.](#)

HOMELESS

~~According to the 2019 countywide homeless survey, there are 1,512 people experiencing homeless on a single night in San Mateo County. Of those, more than 900 were unsheltered and a significant number lived in RVs.~~

The vast majority of homeless people are single adults. Most homeless people are white and male. State law also requires Housing Elements to examine the housing needs of people that are homeless. Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Far too many residents who have found themselves housing insecure have ended up unhoused or homeless in recent years, either temporarily or longer term. Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction and those dealing with traumatic life circumstances. In San Mateo County, the most common type of household experiencing homelessness is those without children in their care. Among households experiencing homelessness that do not have children, 75.5% percent are unsheltered. Of homeless households with children, most are sheltered in transitional housing. See Chapter 6 pp. 147 for an analysis of homelessness in South San Francisco.

MIGRANT WORKERS

In South San Francisco, the migrant worker student population totaled 37 during the 2019-2020 school year and has decreased by 81.5% since the 2016-17 school year. The trend for the region for the past few years has been a decline of 2.4% in the number of migrant worker students since the 2016-17 school year. The change at the county level is a 57.1% decrease in the number of migrant worker students since the 2016-17 school year.

Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers generally receive wages that are considerably lower than other jobs and may have temporary housing needs. Finding decent and affordable housing can be challenging, particularly in the current housing market.

NON-ENGLISH SPEAKERS

In South San Francisco, 8.7% of residents 5 years and older identify as speaking English not well or not at all, which is above the proportion for San Mateo County. Throughout the region the proportion of residents 5 years and older with limited English proficiency is 8%.

Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction, because residents might not be aware of their rights, or they might be wary to engage due to immigration status concerns.

Two Housing Element Goals (Equity and Special Needs Populations) target the housing needs of residents with special housing needs. This Housing Element includes programs that connect people with special housing needs with resources such as providing fair housing information and referrals, resident housing rights education, landlord housing rights



education, renter education and assistance, legal counsel and advocacy assistance. The City also commits to Enforce Equal Housing Opportunity Laws and to conduct regular fair housing assessments such as the Analysis of Impediments to Fair Housing in San Mateo County, along with partner agencies. The housing element also prioritizes capital improvement programs for vulnerable populations and involves approaches that are focused on conserving and improving assets in areas of lower opportunity and concentrated poverty.

KEY FACTS: PLANNING FOR PEOPLE WITH DISABILITIES

KEY FACTS: PEOPLE WITH DISABILITIES IN OUR CITY

Nine percent of the total South San Francisco population in the city has disability. In South San Francisco, of the population with a developmental disability, children under the age of 18 make up 33.6%, while adults account for 66.4%.

ANALYSIS OF HOUSING FOR PEOPLE WITH DEVELOPMENTAL DISABILITIES

People with developmental disabilities are defined as having a disability that emerged before age 18, is expected to be lifelong, and is of sufficient severity to require a coordinated program of services and support in order to live successfully in the community. Developmental disabilities include intellectual disability, autism, Down syndrome, epilepsy, cerebral palsy, and other disabling conditions similar in their functional impact to an intellectual disability. Under California’s Developmental Disabilities Services Act and the U.S. Supreme Court’s 1999 decision in *Olmstead v. L.C.*, people with developmental disabilities are entitled to receive community-based services that allow them to live in the least restrictive community setting. This shift to de-institutionalization has led to the closure of the most restrictive segregated settings and to the requirement that local jurisdictions in their Housing Elements assess and plan specifically for the housing needs of people with developmental disabilities who receive services from the Regional Center in order to live in their home community.

Higher Prevalence of Developmental Disabilities in South San Francisco. South San Francisco is home to 967 people with developmental disabilities of whom 630 are adults and 337 are under age 18 (Table 3-3). This represents approximately one-quarter of the San Mateo County population of people with developmental disabilities, although South San Francisco’s total population is about 10% of the total county population.

Table 3-3 South San Francisco and San Mateo County Population with Developmental Disabilities

Age	South San Francisco	San Mateo County	South San Francisco as % of County
Under Age 18	337	1,169	29%
18 and Older	630	2,764	23%
Total	967	3,933	25%

Note: The South San Francisco population with developmental disabilities is based on zip code level data published by the Department of Developmental Services for zip codes 94015, 94080, 94128, and 94083 (may include some overlap with other

jurisdictions) as of September 2021. 961 of the South San Francisco total is in the two zip codes 94015 and 94080. The San Mateo County population with developmental disabilities is based on county-level data published by the Department of Developmental Services as of June 2021.

Living Arrangements of South San Francisco Adults. The family home is the most prevalent living arrangement for South San Francisco’s adults with developmental disabilities, with 57% of adults continuing to live in the family home in 2021. Only 6% of South San Francisco adults with developmental disabilities have successfully transitioned to living in their own apartment compared to 11% in San Mateo County. Thirty-one percent of South San Francisco adults are living in licensed care facilities compared to 32% in San Mateo County (Table 3-4). As discussed below, opportunities for adults to live in a licensed facility are declining in San Mateo County, fueling the need for the City of South San Francisco to increase opportunities for adults with developmental disabilities to live in affordable housing with supportive services.

Table 3-4 Living Arrangements of Adults with Developmental Disabilities in South San Francisco Compared to San Mateo County

Adult Living Arrangements	South San Francisco	South San Francisco % of Total	San Mateo County	County % of Total
In the Family Home	362	57%	1,556	56%
Own Apartment with Supportive Services	38	6%	294	11%
Licensed Facilities	196	31%	894	32%
Other (Including Homeless)	34	5%	20	1%
Total Adults	630	100%	2,764	100%

Note: These data assume that all people with developmental disabilities under age 18 live in the family home. The impact of this assumption, if incorrect, is to underestimate the number of adults living in the family home who may need other residential living options.

Source: Department of Developmental Services data as described for Table 3-4s.

Increase of Autism Diagnosis Reflected in Increase in Adults in their 20s and 30s. Growth in the South San Francisco adult population with developmental disabilities correlates with a significant annual increase in the diagnosis of autism that began in the mid-1980s and did not level out until after 2015. The cumulative impact of this trend is already seen in the growth in the San Mateo County population age 18 to 41 with developmental disabilities. This trend will continue into the future and is the reason for projecting significant growth in housing needs among South San Francisco adults during the period of the 2023 to 2031 Housing Element.

Longer Life Spans. Between September 2015 and June 2021, the California Department of Developmental Services reports that the number of San Mateo County residents with developmental disabilities age 62 and older grew by 33%. This is not due to migration of senior citizens with developmental disabilities to high-cost San Mateo County, but rather to



well-documented gains in life span among people with developmental disabilities. With longer life expectancy, more adults with developmental disabilities will outlive their parents and family members who are the single largest source of housing for adults with developmental disabilities in South San Francisco. Longer life spans also slow the pace of resident turnover in the county’s limited supply of licensed care facilities, which further reduces opportunities for people with developmental disabilities to secure a space in a licensed care facility.

Table 3-5 Changes in Age Distribution of Adult Population in San Mateo County

Age	2015 Number	2021 Number	% Change
18 to 31	1,023	1,189	16%
32 to 41	397	457	15%
41 to 52	382	335	-12%
52 to 61	385	348	-10%
62 plus	327	435	33%
Total Adults	2,514	2,764	10%

Source: Department of Developmental Services data reported at the county level in June 2021 and September 2015.

Decline in Licensed Care Facilities. The California Department of Developmental Services reports that between September 2015 and June 2021, San Mateo County lost 5% of its supply of licensed care facilities for people with developmental disabilities (including Community Care Facilities, Intermediate Care Facilities, and Skilled Nursing Facilities), thereby increasing the need for affordable housing options coordinated with supportive services funded by the Regional Center. The countywide loss of supply of licensed care facilities increases the likelihood that South San Francisco adults with developmental disabilities will become homeless or will be displaced from the county when they lose the security of their family home.

Displacement. The California Department of Developmental Services has documented a 12% decline in the age group 42 to 51 and a 10% decline in the age group 52 to 61 in San Mateo County between September 2015 and June 2021. Considering gains in life expectancy, this loss can reasonably be attributed to displacement from the county because of the lack of residential living options (either licensed facilities or affordable housing) when an elderly family caregiver passes away or becomes unable to house and care for the adult. Displacement takes a particular toll on adults with developmental disabilities who depend on familiarity with transit routes and shopping and services, as well as support from community-based services and informal networks built up over years of living in South San Francisco.

Higher Rates of Physical Disabilities. People with developmental disabilities are more likely than the general population to have an accompanying physical disability. Twenty-seven percent of San Mateo County residents with developmental disabilities have limited mobility, and 13% have a vision or hearing impairment. The need for an accessible unit coupled with

the need for coordinated supportive services compounds the housing barriers faced by those with co-occurring intellectual and physical disabilities.

Ineligibility for Many Affordable Rental Units. Some adults with developmental disabilities depend on monthly income of around \$1,000 from the Supplemental Security Income (SSI) program, pricing them out of even the limited number of extremely low-income affordable housing units in South San Francisco. Those with employment tend to work part-time in the lowest paid jobs and also struggle to income-qualify for many of the affordable housing units for rent in South San Francisco.

Transit-Dependent. Most adults with developmental disabilities do not drive or own a car and rely on public transit as a means to integration in the larger community.

Best Practices for Inclusion in Typical Affordable Housing. As demonstrated by a growing number of inclusive affordable housing developments in neighboring jurisdictions, South San Francisco can meet the housing needs of people with developmental disabilities by adopting policies and programs to promote their inclusion with coordinated services in typical affordable housing. The following considerations should guide South San Francisco in this pursuit:

Integration in typical affordable housing is a priority in order to affirmatively further fair housing for a group that has historically experienced no alternatives to segregated living and also to counter the displacement of adults with developmental disabilities out of San Mateo County.

Coordination of housing with onsite supportive services funded by the Golden Gate Regional Center should be encouraged. These fully funded coordinated services provide a supported pathway for people with developmental disabilities to apply for and retain an affordable apartment and are often as essential to a person with a developmental disability as a physically modified unit is to a person with a mobility, vision, or hearing impairment.

A mix of unit sizes at inclusive housing properties would address the needs of those who require live-in aides, want to live with roommates or partners, or have children.

Location near public transit would accommodate the transit-dependency of most adults with developmental disabilities.

Deeply affordable housing is needed, targeting incomes not more than 30% of AMI and taking advantage of Housing Authority Project Based Vouchers or HUD 811 Project Rental Assistance when available to create housing opportunities for those who cannot meet minimum income requirements for units priced at 30% of AMI.

There is a limited supply of handicap accessible, affordable housing generally, and the supply is especially tight near transit. People with disabilities are also often extremely low-income due to the challenge of securing long-term employment, and due to higher medical bills. In



order to address these housing needs, this Housing Element incorporates recommendations and best practices received by local advocates.

This Housing Element includes a number of policies and programs that Housing Choices identified as best practices related to encouraging housing development for people with disabilities and to address the challenges faced by people with physical and developmental disabilities. For example, the City will target its affordable housing incentives (density bonuses, grants, etc.) towards financing units for target special needs populations, such as people with disabilities. The City will also reduce or abolish parking requirements for housing units for developmentally disabled populations. For any City-led projects or funding, the City will grant additional points to proposals that address the City’s most difficult to achieve housing priorities, by, for example, providing a greater number of extremely low-income units or committing to make a percentage of the units subject to a preference for people with special needs. The City shall monitor progress towards a quantitative goal of 150 new extremely low- and acutely low-income housing units that are subject to a preference for people with developmental disabilities.

The City shall also annually support the Golden Gate Regional Center with CDBG funding, as available, in its mission to serve those with developmental disabilities, and continue to provide grants to the Accessibility Modification Program. The City will also work with area employers to develop a coordinated apprenticeship program to increase the employment rate of persons with disabilities. These are only some of the programs targeted to persons with disabilities in this Housing Plan.

KEY FACTS: EQUITY, DISPLACEMENT, COVID-19, AND CLIMATE CHANGE

NEIGHBORHOOD EQUITY

Some neighborhoods are identified as “Highest Resource” or “High Resource” by the State of California based on a range of indicators such as access to quality schools, proximity to jobs and economic opportunities, low pollution levels, and other factors.⁵ However, neighborhoods don’t always receive an equitable share of these community resources and may be designated as “Low Resource” if they lack these amenities. About 1 in 5 residents in South San Francisco live in neighborhoods identified as “Highest Resource” or “High Resource,” while 1 in 4 live in areas identified by this research as “Low Resource”. It is considered a best practice to avoid concentrating too much new housing growth in low resource neighborhoods.

DISPLACEMENT AND GENTRIFICATION

Displacement, or the inability of residents to afford to remain in their homes, is a major concern in the Bay Area due to increasing housing prices. Displacement has the most severe impacts on low-and moderate-income residents. When individuals or families are forced to leave their homes and communities, they lose their support network. A related concern is the impact of gentrification or exclusion—when neighborhoods have limited or no housing

opportunities for low-and moderate-income residents. According to research from The University of California, Berkeley, 16% of households in South San Francisco live in neighborhoods that are susceptible to or experiencing displacement, and 6.5% live in areas at risk of or undergoing gentrification. Another 11% of households in South San Francisco live in neighborhoods where low-income households are likely excluded due to prohibitive housing costs.

While South San Francisco has historically been a place where people of all income levels can find a place to live, regional housing demand has driven up the prices of home ownership and rentals across the Bay Area in recent years, making it more challenging for people earning at or below the county’s median household income to establish and retain residency in South San Francisco. Residents in some areas of South San Francisco are particularly vulnerable to displacement.

Preserving existing affordable housing and preventing displacement of existing residents is an important goal in this housing element and the City’s approach involves focus on conserving and improving assets in areas of lower opportunity and concentrated poverty and support residents who are at-risk of being displaced. Some programs include creating an anti-displacement plan, create a rental task force that will make recommendations about creating a rental registry, mediation programs and rental assistance, and the development of a local just cause for eviction ordinance. As previously mentioned, the City has also developed a Workforce Development Strategy that aims to support and strengthen the local workforce, encourage local hiring and prevent the displacement of existing residents.

RENTERS AND THE COVID-19 PANDEMIC

The emergence of the COVID-19 Pandemic added to the financial stress of renters who struggled to find housing that was affordable even before the pandemic began. Low-wage workers were already in a difficult financial position before state and local public health restrictions shut down parts of the economy in the spring of 2020, leaving many without jobs. Renters and low-income residents also tend to work in industries that were most affected by public health restrictions and closures such as retail, services, and healthcare. While the state economy has experienced a rebound since that time, pandemic-induced job loss added further financial stress to low-income households.

Most recently, as a result of the COVID-19 Pandemic, the region has experienced significant net out-migration to more affordable areas, spurred by an increase in remote working arrangements.⁴ According to the California Department of Transportation,⁵ approximately 4,000 net migrants left the San Mateo County in 2020 and an average of 2,800 will leave between 2021 and 2026. In the “San Francisco-San Mateo-Redwood City, California Comprehensive Housing Market Analysis as of December 1, 2020,” HUD, estimates

⁴ Comprehensive Housing Market Analysis for San Francisco-San Mateo-Redwood City, California (huduser.gov).

⁵ California Department of Transportation: [San Mateo County Economic Forecast](#).



population growth is expected to continue during the 3-year forecast period (2021-2023), but at a significantly slower rate given weak economic conditions and continued net out-migration due to continued high housing costs.

According to the California Legislatures Nonpartisan Fiscal and Policy Advisory Report (January 2021) more than half of California workers who lost their jobs are members of lower-income households (less than \$50,000 in annual earnings). During the height of the pandemic, the estimated unemployment rate for workers in lower-income households (15%) was five times higher than the estimated unemployment rate for workers in higher-income households (3%).⁶ The report also highlights unprecedented actions of the state and federal governments to boost incomes and provide rental relief that have helped many households who otherwise would have faced eviction. The CA COVID-19 Rent Relief program which provides rent relief to California landlords and renters who have faced financial hardships due to the COVID-19, provided almost \$70 million in rental assistance to San Mateo County renters and landlords and served more than 5,000 households in the County as of March 2022. Approximately 70% of households served in San Mateo County are considered extremely low-income earning < 30% AMI.⁷ The program will no longer accept applications after March 2022.

CLIMATE CHANGE

Both gradual climate change (like sea level rise) and hazard events (such as heat waves) can expose people, infrastructure, economy, building and property, and ecosystems to a wide range of stress-inducing and hazardous situations. These hazards and their impacts are likely to disproportionately affect the most sensitive populations in the city. Sea levels may rise by as much as 3 feet by the end of the century. East of Highway 101 and Lindenville will need to address sea level rise. The risks associated with climate change hazards have also increased, with sea level rise posing the greatest risk to South San Francisco.

PROJECTED REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

The Bay Area continues to see growth in both population and jobs, which means more housing of various types and sizes is needed to ensure that residents across all income levels, ages, and abilities have a place to call home. While the number of people drawn to the region over the past 30 years has steadily increased, housing production has stalled, contributing to the housing shortage that communities are experiencing today. In many cities, this has resulted in residents being priced out, increased traffic congestion caused by longer

⁶ How has COVID-19 Affected Renters and Homeowners? Legislative Analyst's Office of the California Legislatures Nonpartisan Fiscal and Policy Advisory Report January 2021 (<https://lao.ca.gov/Publications/Report/4312>).

⁷ California COVID-19 Rent Relief Program Dashboard – Housing Is Key (https://housing.ca.gov/covid_rr/dashboard.html).

commutes, and fewer people across incomes being able to purchase homes or meet surging rents.

REGIONAL HOUSING NEEDS SUMMARY AND METHODOLOGY

The Plan Bay Area 2050⁸ Final Blueprint forecasts that the nine-county Bay Area will add 1.4 million new households between 2015 and 2050. For the eight-year time frame covered by this Housing Element (2023-2031), the California Department of Housing and Community Development (HCD) has identified the region’s housing need as 441,176 units. The total number of housing units assigned by HCD is separated into four income categories that cover housing types for all income levels, from very-low-income households to market rate housing.⁹ This calculation, known as the Regional Housing Needs Determination (RHND), is based on population projections produced by the California Department of Finance as well as adjustments that result from recent legislation requiring HCD to incorporate the region’s existing housing need and additional adjustment factors to the baseline growth projection to get closer to healthy housing markets. To this end, adjustments focus on the region’s vacancy rate, level of overcrowding and the share of cost burdened households and seek to bring the region more in line with comparable ones. These new laws governing the methodology for how HCD calculates the RHND resulted in a significantly higher number of housing units for which the Bay Area must plan compared to previous RHNA cycles.

REGIONAL HOUSING NEEDS ALLOCATION

A starting point for the Housing Element process for every California jurisdiction is the Regional Housing Needs Allocation or RHNA—the share of the RHND assigned to each jurisdiction by the ABAG. State Housing Element Law requires ABAG to develop a methodology that calculates the number of housing units assigned to each city and county and distributes each jurisdiction’s housing unit allocation among four affordability levels. For this RHNA cycle, the RHND increased by 135%, from 187,990 to 441,176. For more information on the RHNA process this cycle, see ABAG’s website: <https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation>.

In December 2021, ABAG adopted a Final RHNA Methodology, which was subsequently approved by HCD in January 2022.¹⁰ For South San Francisco, the proposed RHNA is 3,956 units, a slated increase from the previous cycle. The total number of housing units and the distribution by income category requires the City to make sure there are adequate housing

⁸ Plan Bay Area 2050, adopted in October 2021, is a long-range plan charting the course for the future of the nine-county San Francisco Bay Area. It covers four key issues: the economy, the environment, housing, and transportation.

⁹ HCD divides the RHND into the following four income categories: 1) Very Low-Income: 0-50% of Area Median Income, 2) Low-Income: 50-80% of Area Median Income, 3) Moderate-Income: 80-120% of Area Median Income, and 4) Above Moderate-Income: 120% or more of Area Median Income.

¹⁰ Methodology was approved by ABAG’s Executive board on December 16, 2021 (Resolution No. 02-2021). HCD approved the ABAG Regional Housing Needs Allocation (RHNA) Plan on January 12, 2022.



sites and programs to address a variety of housing choices, types and densities. The RHNA that South San Francisco received is broken down by income category as shown below in Table 3-6.

As much of the city is already built out and vacant parcels are ~~few in number~~^{few}, most development will occur at sites that are currently developed and will undergo intensification or redevelopment. Most employment and residential growth is anticipated in the Lindenville, El Camino Real (North and South) and South Airport Boulevard Corridors.

Table 3-6 Regional Housing Needs Allocation (RHNA)

Income Group	South San Francisco Units	San Mateo County Units	Bay Area Units	South San Francisco %	San Mateo County %	Bay Area %
Very-Low-Income (<50% of AMI)	871	12,196	114,442	22.0%	25.6%	25.9%
Low-Income (50%-80% of AMI)	502	7,023	65,892	12.7%	14.7%	14.9%
Moderate-Income (80%-120% of AMI)	720	7,937	72,712	18.2%	16.6%	16.5%
Above-Moderate-Income (>120% of AMI)	1,863	20,531	188,130	47.1%	43.1%	42.6%
Total	3,956	47,687	441,176	100.0%	100.0%	100.0%

Source: ABAG.

Of the city's existing residential neighborhoods, Downtown and the El Camino Real corridor are projected to experience the most residential growth. All other residential neighborhoods are expected to experience population growth attributable to residential infill, including ADU development. New residential development along the South Airport Corridor would replace commercial uses only — no current residential zoning exists east of the Highway 101 freeway.

Chapter 4 – Housing Constraints in Our City

Section 65583(a)(4) of the California Government Code states that the Housing Element must analyze “potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.” Where constraints are identified, the City is required to take action to mitigate or remove them.

The ongoing General Plan Update conversation with the community highlighted California’s housing crisis and the need to reduce constraints to housing production. In addition to government constraints, this section assesses other factors that may constrain the production of affordable housing in South San Francisco.

GOVERNMENTAL CONSTRAINTS

Government regulations affect housing costs, standards and allowable densities for development, and exacting fees impact the use of land or the construction of homes. With respect to the housing market, the increased costs associated with such requirements are often passed on to consumers in the form of higher home prices and rents. Potential regulatory constraints include local land use policies, zoning regulations, and development impact and building permit fees. Lengthy approval and processing times also may be regulatory constraints. **The City of South San Francisco does our best to avoid all these self-imposed constraints on housing production.**

GENERAL PLAN

The South San Francisco General Plan has been comprehensively updated (www.ShapeSSF.com) to plan for the next 20 years of development in South San Francisco and up to three (3) RHNA cycles to balance the anticipated jobs/housing ratio.

Based on a review of the previous General Plan and discussion with key stakeholders, including developers and housing advocates, the previous General Plan was not an obstacle to housing development and was supportive of the development of a range of housing types, including substantial opportunities for medium- and-high density residential development.

[The General Plan Update does implement changes to ensure compliance with SB 330 requirements for streamlining. A handout is available on the City’s website detailing all submittal requirements:](#)

<https://www.ssf.net/home/showpublisheddocument/28169/638035101544270000>. Important details include a limit of five (5) public meetings with mandatory meetings including:

- [One Design Review Board Hearing](#)
- [One Community Meeting, hosted by the applicant](#)

- One Planning Commission hearing for approval
- Two meetings held for City Council call for review, as needed;
- A codified land use permitting density for residential development; and
- Adopted objective design standards.

While not an obstacle to housing development, the ~~existing~~ ~~previous~~ General Plan was limited in furthering South San Francisco’s housing goals given the limited priority development areas near mass transit. The unprecedented growth in population and need for housing development during the last decade informed the decision to expand housing into new adjacent corridors adjacent to transit. The General Plan Update includes several policies and action items to further develop housing of all types in South San Francisco and accommodates substantial housing growth (up to 14k units over the next 20 years) via a complete zoning and land use update that allows for new mixed-use designations for higher density development across the city. The General Plan Update does not pose an obstacle to housing development for any South San Franciscans including for farm workers, seniors, large families, female-headed households, persons with disabilities, persons needing emergency shelter, those needing supportive and transitional housing, and those needing factory-built housing.

As required by State law, the General Plan includes a land use map indicating the allowable uses and densities at various locations in the city (https://shapessf.com/land_use_and_community_design/). Listed below in Table 4-1 are the primary residential land use designations in addition to commercial land use designations that allow residential development. Under existing designations, the City permits the construction of a range of housing types, including opportunities for higher density housing up to 200 dwelling units per acre (du/ac).

Table 4-1 Land Use Designation, South San Francisco General Plan, 2022

Land Use Designation	Maximum Allowable Density
Residential	
Low Density Residential	8 du/acre
Medium Density Residential	22 du/acre
Medium-High Density Residential	37.5 du/acre
High Density Residential	50 du/acre
Downtown Residential	125 du/acre
Urban Residential	180 du/acre
San Mateo County Low Density Residential	2.2 du/acre
Mixed Use	
Low Density Mixed Use	60 du/acre
Lindenville Neighborhood Center	80 du/acre
Grand Avenue Core	100 du/acre

Medium Density Mixed Use	120 du/acre
High Density Mixed Use	180 du/acre
Downtown Transit Core	180 du/acre
East of Highway 101 Mixed Use	200 du/acre
East of Highway 101 Transit Core	200 du/acre

Source: South San Francisco General Plan Update, 2022 (www.ShapeSSF.com).

The General Plan Update process identified four primary goals to promote equitable housing and access throughout the city. These goals are shown below and their companion actions will inform the proposed Housing Element programs in the next section.

- Create a diverse range of housing options that create equitable opportunity for people of all ages, races/ethnicities, abilities, socio-economic status, genders, and family types to live in South San Francisco.
- Create High-quality residential neighborhoods.
- Ensure low-income residents have access to safe housing and shelter throughout South San Francisco.
- Ensure low-income households are protected from displacement.

ZONING ORDINANCE

South San Francisco’s most common land use is residential, with single-family homes covering about 34% of land, and multi-family housing covering about 6% of land. In fact, single-family residential is the dominant land use in all areas except El Camino Real, Lindenville, and East of Highway 101, meaning that there are distinct residential neighborhoods throughout most of the city.

South San Francisco’s Zoning Ordinance was comprehensively updated and implements the General Plan vision and planning for up to three (3) RHNA cycles with citywide up-zoning and thoughtful policies to ensure that zoning does not impede housing development and enables development of a wide range of housing types, including substantial opportunities for medium- and-high density residential development. These uses are particularly supported in the city’s primary development corridors Downtown, along El Camino Real, and on the South Airport Boulevard corridor. Prior to adopting new zoning, the City has amended the zoning map on a case-by-case basis to allow high density residential in traditionally commercial areas. This action was predicated on a City Council directive to support new housing consistent with the Preferred Land Use Scenario while the General Plan Update was completed. For example, in January 2022, the City amended the prior zoning map to create a planned development district to allow the construction of a multi-family residential development consisting of 480 units on parcels comprising 124 Airport Boulevard and 100 Produce Avenue. Several other pipeline housing projects were in the queue for similar action at the time of this writing contingent on the final adoption timeline of the General Plan Update.



To further promote housing construction in South San Francisco, the City has also adopted objective design standards and form-based zoning that provides clarity and fairness to housing developers. This is consistent with SB 35 and SB 9 expectations of local communities. Parking policies have been updated, too—former minimums are often set as maximums for residential and non-residential scenarios and the ability to request a parking reduction or utilize State Density Bonus law remain viable options.

Figure 4-1 and Tables 4-2 through 4-5 below show the adopted Zoning Map and land use development standards to support the General Plan Update’s vision for furthering housing.

FIGURE 4-1 ZONING MAP

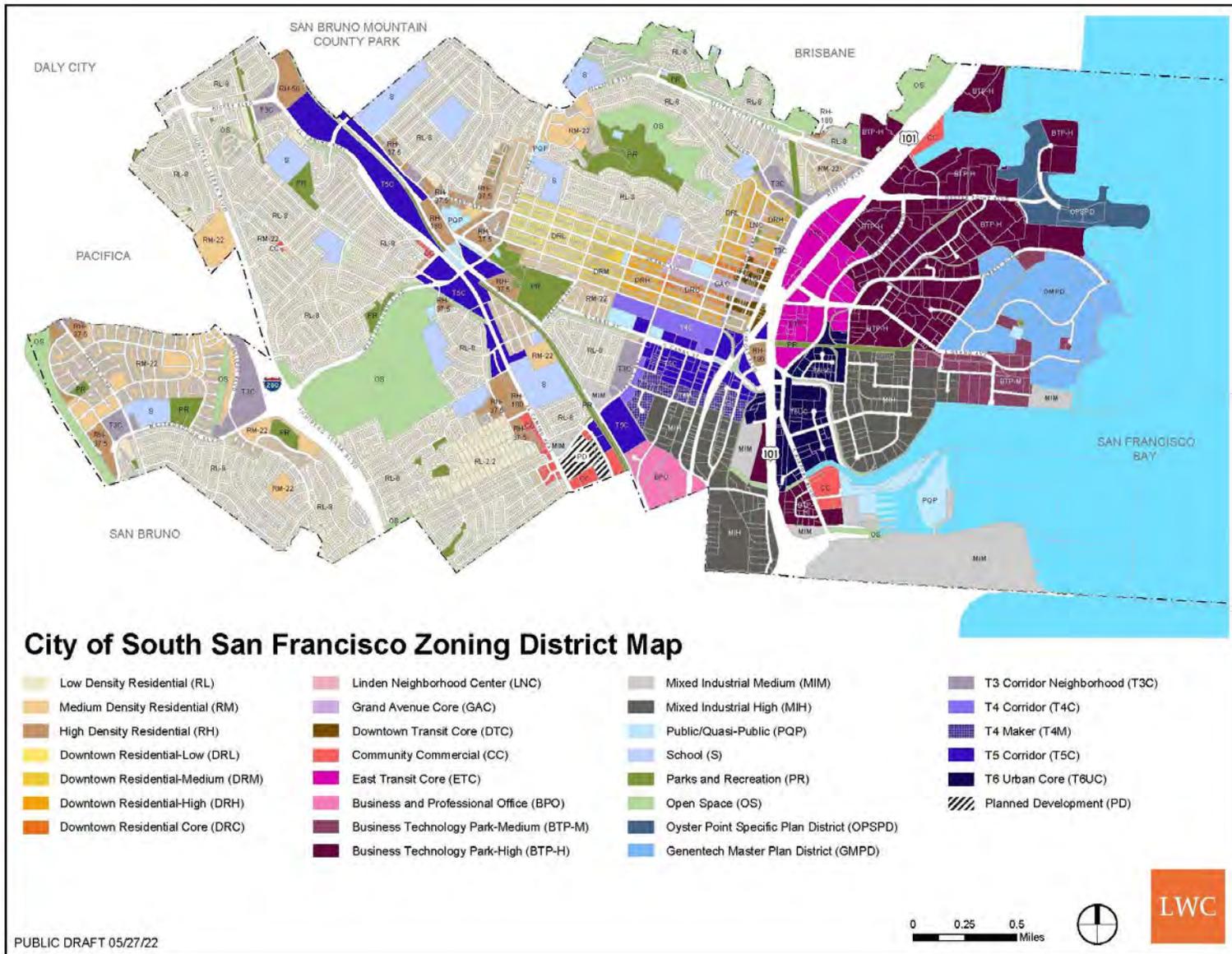


Table 4-2 Development Standards – Residential Zoning Districts

Zoning Table and Companion Notes available on full document here:
<https://www.ssf.net/home/showpublisheddocument/28492/638060225599270000>

Standard	RL-2.2	RL-8	RM-22	RH-37.5	RH-50	RH-180
Min. Density	—	—	15 du/ac	25 du/ac	40 du/ac	80 du/ac
Max. Density	2.2 du/ac (A)	8 du/ac (A)	22 du/ac (A)	37.5 du/ac (A)	50 (A)	180 du/ac (A)
Lot Size						
Min. Lot Area	32,600 sf (B)	5,000 sf (B)	5,000 sf (B)	5,000 sf (B)	5,000 sf (B)	20,000 sf (B)
Min. Lot Area, Corner	32,600 sf (B)	6,000 sf (B)	6,000 sf (B)	6,000 sf (B)	6,000 sf (B)	No min (B)
Min. Lot Width	120 ft	50 ft	50 ft	50 ft	50 ft	50 ft
Min. Lot Width, Corner	120 ft	60 ft	60 ft	60 ft	60 ft	—
Min. Lot Depth	—	80 ft	80 ft	80 ft	80 ft	—
Floor Area Ratio (FAR)	0.5 or 2,000 sf, whichever is greater	0.5 or 2,000 sf, whichever is greater	1.0 or 2,000 sf, whichever is greater	—	—	—
Max. Lot Coverage	40%	50%	50%	65%	65%	85%
Building Height						
Max. Primary Building (ft/stories)	30 ft/2 stories	28 ft/2 stories (D)	35 ft/3 stories (F)	50 ft/4 stories	50 ft/4 stories	85 ft
Max. Accessory Building	12 ft if a floor slab is used; 15 ft if floor joist construction is used					
Setbacks (B)						
Min. Front Setback	20 ft (B) (C)	15 ft (B) (C)	15 ft (B)	15 ft (B)	15 ft (B)	10 ft (B)
Min. Interior Side Setback	10 ft; 4 ft for SB 9 units	5 ft or 10% of lot width, whichever is greater, in no case less than 3 ft; 4 ft for SB 9 units	5 ft (F)	5 for the first 2 stories, 10 ft thereafter (G)	5 for the first 2 stories, 10 ft thereafter (E) (G)	10 ft © (G)
Min. Street Side Setback	10 ft; 4 ft for SB 9 units (C)	10 ft; 4 ft for SB 9 units (C)	10 ft	10 ft	10 ft	10 ft

Table 4-2 Development Standards – Residential Zoning Districts

[Zoning Table and Companion Notes available on full document here: https://www.ssf.net/home/showpublisheddocument/28492/638060225599270000](https://www.ssf.net/home/showpublisheddocument/28492/638060225599270000)

Standard	RL-2.2	RL-8	RM-22	RH-37.5	RH-50	RH-180
Min. Rear Setback	20 ft (H)	20 ft (H)	20 ft (F) (H)	10 ft (for the first 2 stories); 15 ft thereafter (E) (H)	10 ft (for the first 2 stories); 15 ft thereafter (E) (H)	0 ft (B) (E) (H)
Landscaping and Open Space						
Min. Private Open Space	—	150 sf/unit	80 sf/unit	80 sf/unit	80 sf/unit	—
Min. Private Open Space Dimension	8 ft when located on the ground level; 6 ft. when located above the ground level					
Min. Common Open Space	—	—	100 sf/unit	100 sf/unit	100 sf/unit	150 sf/unit
Min. Common Open Space Dimension	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft
Min. Landscaping	—	—	10%	10%	10%	10%



Table 4-3 Development Standards – Downtown Residential Zoning Districts

Zoning Table and Companion Notes available on full document here:

<https://www.ssf.net/home/showpublisheddocument/28492/638060225599270000>

Standard	DRL	DRM	DRH
Min. Density	15 du/ac	25 du/ac	40 du/ac
Max. Density	22 du/ac (A)	37.5 du/ac (A)	50 du/ac (A)
Lot Size			
Min. Lot Area	2,750 sf (B)	2,500 sf (B)	2,250 sf (B)
Min. Lot Area, Corner	3,250 sf (B)	3,000 sf (B)	2,750 sf (B)
Min. Lot Width	40 ft	36 ft	36 ft
Min. Lot Width, Corner	50 ft	50 ft	50 ft
Min. Lot Depth	60 ft	60 ft	60 ft
Max. Floor Area Ratio (FAR)	0.70 or 2,000 sf, whichever is greater (B)	1.25	—
Max. Lot Coverage	80%	90%	90%
Building Height			
Max. Main Building (ft/stories)	21ft/2 stories (C)	35 ft/3 stories (D)	50 ft/4 stories
Max. Accessory Building	12 ft if a floor slab is used; 15 ft if floor joist construction is used		
Setbacks			
Front Setback, Street-Facing	Min. 15 ft; Min. 40 ft for above-ground parking (B) (F)	Min. 15 ft; Min. 40 ft for above-ground parking (B) (F)	Min. 15 ft; Min. 40 ft for above-ground parking (B) (F)
Front Setback, Lane-Facing	Min. 5 ft; Max. 20 ft	Min. 5 ft; Max. 20 ft	Min. 5 ft; Max. 20 ft
Min. Interior Side Setback	5 ft; 10 ft for a minimum 50% of side façade for all upper stories (G)	5 ft; 10 ft for a minimum 50% of side façade for all upper stories (E) (G)	5 ft; 10 ft for a minimum 50% of side façade for all upper stories (E) (G)
Min. Street Side Setback	10 ft	10 ft	10 ft
Min. Rear Setback	20 ft (B) (H)	20 ft (B) (E) (H)	10 ft for the first two stories; 15 ft thereafter (B) (E) (H)
Accessory Structures	See Section 20.300.002 ("Accessory Buildings and Structures")		
Landscaping and Open Space			
Min. Usable Open Space (may be private, common, or both)	100 sf/unit	100 sf/unit	100 sf/unit
Min. Dimension for Common Open Space	20 ft	20 ft	20 ft
Min. Dimension for Private Open Space	8 ft when located on the ground level; 6 ft when located above the ground level		
Min. Landscaping	20%	10%	10%

Table 4-4 Development Standards – Downtown Station Area Zoning Districts

Zoning Table and Companion Notes available on full document here:
<https://www.ssf.net/home/showpublisheddocument/28492/638060225599270000>

Standard	DRC	LNC	GAC	DTC	ETC
Min. Density	80 du/ac	40 du/ac	60 du/ac	100 du/ac	120 du/ac
Max. Density	125 du/ac (A)	80 du/ac (A)	100 du/ac (A)	180 du/ac (A)	200 du/ac (A)
Lot Size					
Min. Lot Area	5,000 sf	5,000 sf	5,000 sf	5,000 sf	10,000 sf
Min. Lot Width	50 ft	50 ft	50 ft	50 ft	50 ft
Min. Lot Depth	80 ft	—	—	—	—
Max. Floor Area Ratio (FAR)	0.5 (B)	3.0 (B)	4.0(B)	8.0(B)	1.0; 8.0 with community benefits (C)
Max. Lot Coverage	90%	90%	100%	100%	85%
Building Height					
Max. Main Building (ft)	65 ft (D)	50 ft (D)	65 ft (D)	85 ft (D)	FAA Allowed
Min. Ground Floor Height for Nonresidential Uses	15 ft; 12 ft min. clearance (D)	15 ft; 12 ft min. clearance (D)	15 ft; 12 ft min. clearance (D)	15 ft; 12 ft min. clearance (D)	15 ft; 12 ft min. clearance (D)
Max. Finished Floor Height (Residential)	5 ft (D)	5 ft (D)	—	5 ft (D)	5 ft (D)
Setbacks					
Street Frontages	At the property line or 10 ft from curb, whichever is greater (E) (G)	At property line or 9 ft from curb, whichever is greater; within the Pedestrian Priority Zone, at property line or 15 ft from curb, whichever is greater (E) (F) (G)	No setbacks allowed (E) (G)	At property line or 10 ft from curb (whichever is greater) (D) (E) (G)	At property line or 10 ft from curb (whichever is greater) (D) (E) (G)
Min. Interior Side Setback	0 ft; 10 ft when abutting residential district (E)	0 ft (E)	0 ft (E)	0 ft; 10 ft when abutting residential district (E)	0 ft (E)



Table 4-4 Development Standards – Downtown Station Area Zoning Districts

Zoning Table and Companion Notes available on full document here:
<https://www.ssf.net/home/showpublisheddocument/28492/638060225599270000>

Standard	DRC	LNC	GAC	DTC	ETC
Min. Rear Setback	20 ft (E)	0 ft; 10 ft when abutting an R district (E)	0 ft (E)	0 ft; 10 ft when abutting residential district (E)	0 ft (E)
Landscaping and Open Space					
Min. Usable Open Space (may be private, common, or both)	100 sf/unit	100 sf/unit	100 sf/unit	100 sf/unit	100 sf/unit
Min. Dimension for Common Open Space	20 ft	20 ft	20 ft	20 ft	20 ft
Min. Dimension for Private Open Space	10 ft	10 ft	10 ft	10 ft	10 ft
Min. Landscaping	—	10%	—	—	—

Table 4-5 Development Standards – Form Based Zoning Districts

Zoning Table and Companion Notes available on full document here:
<https://www.ssf.net/home/showpublisheddocument/28428/638055901479800000>

The Development Standards – Form-Based Zoning Districts table is included as Appendix 4.1 [due to size and complexity](#).

PARKING STANDARDS

South San Francisco adopted companion Zoning Ordinance to the General Plan Update creates parking minimums and maximums applicable to each land use, including residential and mixed-use development. The City is in compliance with AB 2097, however, and adopted the following code provision in SSFMC 20.330.004 (F):

Transit Station Areas. In accordance with AB 2097, no off-street parking is required for any use located within a Transit Station Area as defined in Chapter 20.621, Definitions of Terms. A project shall be considered to be within one-half mile of a Transit Station Area or high-quality transit corridor if all parcels within the project have no more than 25 percent of their area farther than one-half mile from the stop or corridor and if not more than 10 percent of the residential units or 100 units, whichever is less, in the project are farther than one-half mile from the stop or corridor.

A digital map showing the application of AB 2097 illustrates that the vast majority of South San Francisco is now exempt from parking minimums and will be subject to market-based parking as deemed appropriate by project applicants. A map can be viewed here: <https://www.ssf.net/home/showpublisheddocument/27970/638016868849130000>. **In this case, as long as projects are within appropriate distance of a Transit Station Area or transit corridor, parking standards (and the cost burden for providing parking) will not hinder residential development.**

FEES AND EXACTIONS

Developers of new residential projects pay a combination of entitlement, impact, and building permit fees, summarized and analyzed in the following section.

- Entitlement fees for a new residential project include a Design Review Permit and associated environmental document processing fees, which will vary depending on the type of project and underlying environmental clearance. The General Plan and Zoning are already in place to permit housing to meet RHNA obligations so no zone changes, general plan amendments, variances, or specific plans are typically required. A listing of all entitlement fees is available here: <https://www.ssf.net/home/showpublisheddocument/28173/638035828937770000>.
- ~~various~~ Impact fees to finance improvements to infrastructure and public facilities needed to serve new housing in the city. The most notable impact fees for a Multi-Unit Project are the Parks and Recreation Impact Fee (\$17,000/unit), Childcare Impact Fee (\$3,000/unit) and the Citywide Transportation Impact Fee (\$4,600/unit). In total, all impact fees for a typical multi-unit residential project result in a per unit impact fee cost of approximately \$27,300 per unit. A listing of all development fees is available here: <https://www.ssf.net/home/showpublisheddocument/27868/638005564700430000>.



- Building permit fees, averaging 2-5% of the total reported construction cost of the project.

Jurisdiction fees (entitlement fees, building permits, impact fees) contribute to the overall cost of development. To determine fees charged by the City of South San Francisco and other jurisdiction in San Mateo County, the 21 Elements Working Group conducted a survey of all jurisdictions in the County, asking that each provide fee information for various types of residential developments detailing average entitlement, building permits and impact fees (see Tables 4-5 and 4-6).

Table 4-5 Total Fees (Includes Entitlement, Building Permits, and Impact Fees) per Unit

	Single-Family	Small Multi-Unit	Large Multi-Unit
Atherton	\$15,941	No Data	No Data
Brisbane	\$24,940	\$11,678	No Data
Burlingame	\$69,425	\$30,345	\$23,229
Colma	\$6,760	\$167,210	\$16,795
Daly City	\$24,202	\$32,558	\$12,271
East Palo Alto	\$104,241	No Data	\$28,699
Foster City	\$67,886	\$47,179	\$11,288
Half Moon Bay	\$52,569	\$16,974	No Data
Hillsborough	\$71,092	No Data	No Data
Millbrae	\$97,756	\$6,824	\$55,186
Pacifica	\$33,725	\$40,151	No Data
Portola Valley	\$52,923	No Data	No Data
Redwood City	\$20,795	\$18,537	\$62,696
San Bruno	\$58,209	\$72,148	\$39,412
San Mateo	\$99,003	\$133,658	\$44,907
South San Francisco	\$81,366	\$76,156	\$32,471
Unincorporated San Mateo	\$36,429	\$27,978	\$10,012
Woodside	\$70,957	\$82,764	No Data

Table 4-6 Total Fees as a Percentage of Total Development Costs

	Single-Family	Small Multi-Family	Large Multi-Family
Atherton	0%	No Data	No Data
Brisbane	1%	1%	No Data
Burlingame	3%	4%	3%
Colma	0%	17%	2%
Daly City	1%	4%	2%
East Palo Alto	4%	No Data	4%
Foster City	3%	6%	2%
Half Moon Bay	2%	2%	No Data
Hillsborough	3%	No Data	No Data
Millbrae	2%	8%	7%
Pacifica	1%	5%	No Data
Portola Valley	1%	No Data	No Data
Redwood City	1%	2%	8%
San Bruno	2%	8%	5%
San Mateo	4%	14%	6%
South San Francisco	3%	9%	4%
Unincorporated San Mateo	1%	3%	1%
Woodside	2%	9%	No Data

Note: The above table is calculated using average soft costs (including an average of jurisdiction charged fees) and average land costs for the county. A more precise determination of fees as a percentage of total development costs can be calculated using jurisdiction specific land costs and fees.

Jurisdiction-imposed fees represent a small percentage of the overall cost to develop new housing. However, there are situations in which fees or permitting processes may pose a constraint on housing production. If a jurisdiction's fees are significantly higher than neighboring or peer jurisdictions, the fees could have the impact of discouraging projects within the jurisdiction. With construction costs high, it is difficult (near impossible) for moderate- or low-income housing to be profitable. High fees can be a constraint to housing development. This is particularly challenging for deed restricted affordable housing developers.

Out of the jurisdictions that provided data, South San Francisco fees are fourth highest for single-family development (out of 18 jurisdictions), fourth highest for small multi-family development (out of 14 jurisdictions) and fifth highest for large multi-family development (out of 11 jurisdictions). Out of 18 San Mateo jurisdictions surveyed, South San Francisco has similar or lower fees than five jurisdictions and higher fees than 12 jurisdictions. South San Francisco's fees are within 1% of 9 San Mateo County jurisdictions and more than 1% higher than eight jurisdictions. **This is intentional—unlike many other jurisdictions in San Mateo**



County, South San Francisco has less open space and **fewer** community amenities. Exaction fees are the primary tool to create equitable access to parks, community facilities, and improved transportation networks citywide for all residents.

If fees (per dwelling unit) are higher for multi-family construction than for single-family construction within a jurisdiction, this could be seen as a constraint on naturally affordable multi-family housing and also a fair housing issue. **This is not the case in South San Francisco. Fees for large multi-family construction are lower than for single-family development.** Similarly, a permitting process that is more onerous or uncertain for multi-family units than for single-family may present a fair housing concern and could be considered a constraint on multi-family housing. In South San Francisco, permitting time for multi-family project are not significantly longer than for single-family projects when accounting for the size and scope of the project. **Compared to other jurisdictions in San Mateo County, South San Francisco’s fees were found to be comparable, and they do not ~~to~~ pose a significant constraint to housing development in the city.**

ON- AND OFF-SITE IMPROVEMENTS

The element must identify subdivision level improvement requirements, such as minimum street widths (e.g., 40-foot minimum street width) and analyze their impact as potential constraints on housing supply and affordability.

The City does require on-site and off-site improvements for new development related to utilities, stormwater retention and management, trash management, public safety needs, safe vehicle circulation vis-à-vis street widths, multi-modal design, open space and transportation demand management programming. These requirements may limit the overall development capacity of certain constrained sites but have been evaluated as a critical requirement to promote livability for new and existing residents. When calculating the potential unit yield for new identified opportunity sites in this Housing Element, the minimum density is always used to account for on- and off-site improvements and a potential reduction in development capacity. The on-site requirements in most cases can also be considered for relief or waiver under the City’s Waivers and Modification permitting or through the State Density Bonus Law if the project meets the inclusionary requirements of the State. This directly results in the preservation of affordability goals and mandates by the State and local jurisdiction. For these reasons, there is an acceptable balance of required improvements and density capacity for residential or mixed-use zoned sites.

CODE ENFORCEMENT

South San Francisco operates a Code Enforcement Division out of the Public Works Department and is responsible for the enforcement of the South San Francisco Municipal Code. The primary impact of Code Enforcement activities related to housing stem from violation reports filed by members of the public. The Code Enforcement Division is a reactive, complaint-based group that does not proactively identify housing violations given they are not readily apparent from the public right-of-way. Some residential violations are reported to

the Code Enforcement Division by South San Francisco staff completing unrelated building, fire, or police code inspections. Common violations that affect housing supply include (1) an unpermitted accessory dwelling unit (“ADU”) or (2) unpermitted short-term vacation rental (“STVR”).

If either of these cases are reported to the Code Enforcement Division, the typical process is as follows:

- Case is referred to the Planning Division for consultation;
- Planning staff implement the appropriate ordinance to approve over the counter, conditionally permit wherever possible, or recommend abatement;
- Planning Staff refer the case to the Building Division for building code compliance; and
- Code Enforcement Division staff monitor and close out the case when complete.

Broadly, almost all unpermitted ADUs can now be legalized using the adopted ordinance consistent with State Law, however, these unpermitted ADUs will require some remedial building code repairs.

Unpermitted STVR units are also a simple permitted use and follow the same referral process as above. An STVR in operation must meet the time limit, hosting requirement, and transient occupancy tax requirements of South San Francisco.

Current code enforcement activity supports safe ADU and STVR construction or legalization and with the addition of newly legalized ADUs, additional housing is available to the community. The operation of a STVR under the current permitting requirements does not remove significant amounts of housing from the long-term rental market and is discussed in more detail in the sub-section below.

The third most common housing violation is for substandard rental housing where the owner offers non-traditional enclosed space for housing (shed, unoccupied garage or basement, converted living room space, etc) that is not ventilated, heated, or otherwise safe under California Building Code. These units typically cannot be legalized and abated through Code Enforcement procedures and penalties. While this removes some housing units that are otherwise serving a very low-income population in South San Francisco, affected tenants are also referred to case workers and social services for housing resources. Where possible, these tenants are prioritized for social programs operated by South San Francisco and this is reflected in the recommended housing programs for adoption.

LOCAL ORDINANCES - INCLUSIONARY HOUSING, ACCESSORY DWELLING UNITS, AND SHORT-TERM VACATION RENTALS

Inclusionary Housing: The Zoning Ordinance details the City’s inclusionary housing regulations but generally, 15% of all proposed units must be affordable. For-sale projects provide 7.5% of the affordable units at low-income and 7.5% at moderate-income while Rental units provide 5% very-low- and 10% low-income units (prior to any application of State



Density Bonus Law). The City’s objective is to ensure that all residential development provides a range of housing opportunities for all identifiable economic segments of the population, including low- and moderate-income households.

Development projects must generally provide affordable units on-site, although under certain conditions, alternatives are provided to this requirement as a means of providing affordable units in the city. Housing developments can pay an in-lieu fee as an alternative to the requirement of constructing inclusionary units. The current in-lieu fee is approximately \$425,000 and structured to encourage the provision of on-site housing instead of paying the fee. These requirements apply to all residential market-rate dwelling units that are newly constructed for-sale, for-rent, or for the conversion of apartments to condominiums that will be for sale.

Accessory Dwelling Units: Accessory Dwelling Units (“ADUs”) are regulated in the Zoning Ordinance adopted as part of the General Plan Update in October 2022. This Zoning Ordinance reflects the current State Laws regarding ADUs. Single-family and multi-family buildings can construct Accessory Dwelling Units and Junior Accessory Dwelling Units with State mandated minimum floor areas, heights, and bedroom counts. No ADU or JADU requires parking in South San Francisco, which was typically the primary barrier to property owners, and a quiet tool of many cities to discourage ADU construction. South San Francisco has a four-year average (2019-2022) of 38 ADUs per year and State Law has encouraged this increase from precious years when 10 or less were typically permitted under old regulations.

Short-Term Vacation Rentals: Short-Term Vacation Rentals are regulated in the Zoning Ordinance adopted at the request of the City Council to ensure compliance with residential zoning and limit the loss of residential rental units to the short-term vacation market. An application is required and any permitted STVR must pay the locally adopted transit-occupancy tax akin to hotel operators, must lease for fewer than 30 days, and cannot use an ADU as a STVR. For STVR units that have the property owner on-site as a host, there is no duration cap for temporary renters. It is assumed that the owner enjoys the company, additional income, and experience and their presence ensures adherence to local noise and quality of life municipal codes.

For STVR units that do not have a property owner on-site and are un-hosted, there is a 90-day duration cap for temporary renters. The cap makes it unlikely that a home can be rented on the short-term market and still cover carrying costs (mortgage, property tax, etc). South San Francisco’s priority is to ensure that housing units are available for long-term occupancy and not used as short-term units in perpetuity or become party homes that are unmonitored. It also prevents a home from operating like a hotel in a residential district, thus preserving quality of life goals.

PROCESSING AND PERMIT PROCEDURES

The entitlement process can impact housing production costs, with lengthy processing of development applications adding to financing costs. The City has worked to establish

transparent and streamlined procedures for processing and permitting development applications [per the General Plan Update and companion Zoning Ordinance Update](#). Explained below are the typical processing and permit procedures for a single-family housing development in a single-family district and for a multi-family housing development in a multi-family district.

Single-Family Residential Procedure

For single-family homes proposed in a residential district, steps in the permit and approvals process are as listed below:

- Pre-application meeting with staff (required).
- Application submittal.
- Review of application by City staff.
- Design Review Board (DRB) review/recommendation.
- Decision by Chief Planner.
- Appeal to Planning Commission (if applicable).
- Building permit issuance.

As listed above, approvals for single-family development in a single-family district do not generally require action by the Planning Commission or City Council. The process does, however, require review by the DRB, which makes a recommendation to the Chief Planner to approve, conditionally approve, or disapprove the application.

Design review is required of all new construction in South San Francisco, including single-family residential, multi-family residential, and commercial development. For residential development of three or fewer units, design review is limited to height, bulk, lot coverage, and compatibility with objective standards. If the DRB recommends approval of a project and the Chief Planner approves the project, it may proceed without requiring any action by the Planning Commission or City Council.

Design review applications submitted before the submittal deadline at the end of a given month are generally heard during the Design Review meeting scheduled for the following month. Depending on the outcome of the DRB meeting and the specific timing when an application is submitted (whether toward the beginning or end of a month), the typical timeframe for approval of a single-family residential unit and issuance of building permits varies between eight and 18 weeks.

Multi-Family Residential Procedure

For a typical multi-family housing development, steps in the permit and approvals process are as listed below:

- Pre-application meeting with staff.
- Application submittal.



- Review of application by City staff.
- Design Review Board (DRB) review/recommendation.
- ~~Other Boards or Commissions, if necessary (Bicycle and Pedestrian Commission, Housing Standing Committee, Airport Land Use Commission).~~
- Planning Commission Hearing as Final Approval authority.
- City Council Hearing (if applicable for a Development Agreement or other legislative action only).
- Building permit submittal and issuance.

As listed above, approval of multi-family housing requires action by the ~~DRB~~ Design Review Board to recommend the project to the Planning Commission for approval, approval with conditions, or denial. Design review is typically completed within four weeks for simple projects and can take up to twelve weeks if plans require revision or resubmittal. The submittal requirements are clearly delineated in an application check list, with some latitude given to the Planning Division to waive certain requirements for small projects or to add additional requirements, such as a shadow study where taller development will be located adjacent to lower density residential uses.

Following the Design Review process, the Planning Commission reviews the project. For smaller projects not involving a development agreement or legislative action, the Planning Commission is the final decision-making body for the development. Some larger projects in South San Francisco may request a development agreement, requiring legislative action by the City Council. Otherwise, the Planning Commission will be the typical review authority for virtually all multi-family housing projects.

In total, the typical approval time for a multi-family development application from the time the application is submitted to the Planning Division until issuance of building permits is between six to nine months depending on the complexity of the project and the outcome of the design review process, Planning Commission hearing, and City Council consideration.

Streamlining Provisions for Entitlements and Environmental Clearance

As mentioned in an earlier section, The General Plan Update does implement changes to ensure compliance with SB 330 requirements for streamlining and ensure certainty for residential developments. A handout is available on the City's website detailing all submittal requirements:

<https://www.ssf.net/home/showpublisheddocument/28169/638035101544270000>. Important details include a limit of five (5) public meetings with mandatory meetings including:

- One Design Review Board Hearing
- One Community Meeting, hosted by the applicant
- One Planning Commission hearing for approval
- Two meetings held for City Council call for review, as needed;
- A codified land use permitting density for residential development; and

- Adopted objective design standards.

With the adoption of the General Plan Update and certified Environmental Impact Report (EIR), South San Francisco has created a streamlined California Environmental Quality Act (CEQA) process for any residential project that complies with General Plan land use, zoning, and objective design standards. The typical CEQA process for a multi-unit project will be an Environmental Compliance Analysis showing conformance with the General Plan Update EIR and self-mitigating measures. This is a checklist form completed by the applicant with relatively minimal expense by an environmental consultant or other qualified professional. South San Francisco staff review this document as part of preparation for a public hearing.

Combined, these items eliminate South San Francisco’s delay of any housing project that meets the General Plan designation, zoning requirements, and objective standards and require compliance with all State Law streamlining tools.

Processing and Permit Procedures Comparison with Other Jurisdictions

Long permitting processing times or permit processes that have a high degree of uncertainty (i.e., discretionary reviews or processes with multiple public meetings) increase the cost of housing development for developers, either by increasing their carrying costs as they wait for permits, or by increasing the chance that a project will be rejected after a long wait. In either case, a developer working in a jurisdiction with an onerous permitting process will demand higher profits to account for the increased risk, thereby increasing the overall development cost.

South San Francisco has fast processing times compared to other jurisdictions in the region and is comparable or faster than smaller towns such as Colma, Millbrae, or Atherton although the City is at least three times larger in population and processes more housing applications than those three cities combined (see Table 4-7). The City has worked to establish transparent and streamlined procedures for processing and permitting development applications.

Table 4-7 Permit Processing Times (In Months)

Jurisdiction	ADU Process	Ministerial By-Right	Discretionary By-Right	Discretionary Zoning Administrator	Discretionary Planning Commission	Discretionary City Council
Atherton	1 to 2	1 to 3	2 to 4	N/A	2 to 4	2 to 6
Brisbane	1 to 2	2 to 6	N/A	N/A	4 to 12	6 to 14
Burlingame	1 to 2	2 to 3	2 to 3	N/A	3-4 standard projects; 12 major projects	13 months
Colma	1 to 2	1 to 2	1 to 3	2 to 4	N/A	4 to 8
Daly City	1 to 2	2 to 4	N/A	N/A	4 to 8	8 to 12
East Palo Alto	1 to 3	8 to 12	6 to 14	20 to 40	20 to 40	20 to 40
Foster City	1 to 2	1 to 2	1 to 2		3 to 6	6 to 12



Half Moon Bay		1 to 2	2 to 4	3 to 6	4 to 12	6 to 15
Hillsborough	-	-	-	-	-	-
Millbrae	0 to 2	3 to 6	1 to 3	3 to 8	3 to 8	4 to 9
Pacifica	1 to 2	2 to 3	4 to 5	5 to 6	5 to 6	7 to 8
Redwood City	2 to 3	3 to 4	N/A	8 to 10	12 to 18	18 to 24
San Bruno	2	3 to 6	N/A	3 to 6	9 to 24	9 to 24
San Mateo	4 to 8	1 to 2	4 to 7	N/A	9 to 12	9 to 13
South San Francisco	1	1	2 to 3	2 to 3	3 to 6	6 to 9
Unincorporated San Mateo	1 to 3	3 to 6	4 to 9	6 to 12	6 to 18	9 to 24
Woodside	1 to 2	1 to 2	N/A	N/A	2 to 6	3 to 8

The permit process only increases in complexity and duration when the circumstances of individual projects warrant extra consideration on the part of local staff and officials. This is especially true of the environmental review component of the process. However, the City has little flexibility to change this, since CEQA specifies procedures that local jurisdictions must observe in reviewing the impacts of development projects. To extent possible, categorical exemptions or other statutory exemptions and streamlining are prioritized.

EFFORTS TO REMOVE CONSTRAINTS

As described above, current regulations, standards, and procedures in the city reflect several efforts to accommodate all housing types and promote housing production, including the following:

- Diverse housing and development types and uses allowed in the General Plan Update and companion Zoning Ordinance;
- Parking Maximums and parking reduction provisions;
- Inclusionary housing regulations to provide a range of housing opportunities for all identifiable economic segments of the population;
- Transparent and streamlined procedures for processing and permitting development applications; and
- No extraordinary building regulations that would adversely affect housing production in South San Francisco.

HOUSING FOR PERSONS WITH DISABILITIES

Consistent with State Law, the following section analyzes governmental constraints to housing for persons with disabilities and describes ongoing and needed future actions to remove constraints or provide reasonable accommodations for such housing.

STANDARDS AND PROCESSES

The City's standards and processes are analyzed below, within several categories identified by HCD as potential sources of constraints to housing for persons with disabilities.

Reasonable Accommodations. Both the Federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on cities and counties to make reasonable accommodations in their zoning and land use policies when such accommodations are necessary to provide equal access to housing for persons with disabilities. Reasonable accommodations refer to modifications or exemptions to policies that facilitate equal access to housing. Examples include exemptions to setbacks for wheelchair access structures or reductions to parking requirements. Per HCD guidance, the element should also describe the process and decision-making criteria such as approval findings and analyze any potential constraints on housing for persons with disabilities.

Chapter 20.510 provides the Waiver and Modifications process to establish an alternate means of granting relief from the requirements of the Zoning Ordinance when so doing would be consistent with the purposes of the Zoning Ordinance and it is not possible or practical to approve a variance. This procedure is intended, but is not limited to facilitating compliance with the Federal Fair Housing Act, the Americans with Disabilities Act, and the California Fair Employment and Housing Act by providing reasonable accommodation to persons with disabilities seeking fair access to housing through modification of the application of the City's zoning regulations. This chapter authorizes the Chief Planner to grant relief from this Ordinance's dimensional requirements when necessary to provide access to housing and to also approve limited waivers of dimensional standards for applicants who are not entitled to reasonable accommodation under these statutes.

A decision to grant a waiver or modification shall be based on the following findings:

A. The waiver or modification is necessary due to the physical characteristics of the property and the proposed use or structure or other circumstances, including, but not limited to, topography, noise exposure, irregular property boundaries, or other unusual circumstance.

B. There are no alternatives to the requested waiver or modification that could provide an equivalent level of benefit to the applicant with less potential detriment to surrounding owners and occupants or to the general public.

C. The granting of the requested waiver or modification would not be detrimental to the health or safety of the public or the occupants of the property or result in a change in land use or density that would be inconsistent with the requirements of this title.

D. If the waiver or modification requested is to provide reasonable accommodation pursuant to State or Federal law, in addition to any other findings that this chapter requires, the decision-maker must also make the following findings:



1. That the housing or other property which is the subject of the request for reasonable accommodation will be used by an individual or organization entitled to protection;
2. If the request for accommodation is to provide fair access to housing, that the request for accommodation is necessary to make specific housing available to an individual protected under State or Federal law;
3. That the conditions imposed, if any, are necessary to further a compelling public interest and represent the least restrictive means of furthering that interest; and
4. That denial of the requested waiver or modification would impose a substantial burden on religious exercise or would conflict with any State or Federal statute requiring reasonable accommodation to provide access to housing. (Ord. 1432 § 2, 2010)

In addition, the element must describe and analyze how group homes for six or fewer and seven or more are allowed within South San Francisco. South San Francisco has adopted a barrier-free definition of family instead of subjecting, potentially persons with disabilities, to special regulations such as the number of persons, population types and licenses.

Family. One or more persons living together as a single nonprofit housekeeping unit and sharing common living, sleeping, cooking and eating facilities. Members of a family need not be related by blood but are distinguished from a group occupying a hotel, club, fraternity or sorority house.

These housing types are currently permitted in multiple residential only zoning districts with approval of a minor use permit to support the availability of housing choices for persons with disabilities. Under HCD best practice guidance, however, requiring these housing types to obtain a special use or CUP could potentially subject housing for persons with disabilities to higher discretionary exceptions processes and standards where an applicant must, for example, demonstrate compatibility with the neighborhood, unlike other residential uses. Therefore, staff is recommending New Program CST-5.1 to be introduced to consider allowing a group home by right in all residential zoning districts.

ZONING AND LAND USE

The Zoning Ordinance continues to utilize the *Waivers and Modifications* process, to facilitate compliance with the Federal Fair Housing Act, the Americans with Disabilities Act, and the California Fair Employment and Housing Act. It provides reasonable accommodation to persons with disabilities seeking fair access to housing through modification of the application of the City's Zoning Ordinances. Provisions allow the Chief Planner to grant relief from the Zoning Ordinance's dimensional requirements when necessary to provide access to housing. It also allows the Planning Commission to grant exceptions and waivers when necessary to accommodate religious uses protected by the Federal Religious Land Use and

Institutionalized Persons Act of 2000. Below is a discussion of existing zoning and land use policies in the city affecting the development of housing for persons with disabilities.

Provision for Group Homes. Consistent with State law, the City allows for Limited Residential Care Facilities, which serve six persons or fewer, in all residential zoning districts, without a special use permit and not subject to any special restrictions. These facilities are also conditionally permitted in most mixed-use zoning districts. These are not subject to any minimum distance requirements in relationship to other special needs housing nor subject to any other special land use requirements.

Broad Definition of Family. Consistent with State Law, the City’s Zoning Ordinance provides for a broad definition of family as “one or more persons living together as a single nonprofit housekeeping unit and sharing common living, sleeping, cooking and eating facilities. Members of a ‘family’ need not be related by blood but are distinguished from a group occupying a hotel, club, fraternity or sorority house.” This definition of family does not limit the number of people living together in a household and does not require them to be related.

Reasonable Accommodation. The City’s Zoning Ordinance facilitates the development of housing and residential parking spaces accessible to persons with disabilities by allowing waivers and modifications to required dimensional requirements, such as encroachments into front, side, and rear yards for wheelchair access structures. There are procedures for private residential handicap parking and established the rules and procedures for requests for reasonable accommodation to ensure access to housing.

BUILDING CODE AND PERMITTING

California Building Code. On January 1st, 2020, the City of South San Francisco adopted the 2019 California Administrative Code and the 2019 California Building Code published by the International Code Council, Inc. In addition, the City has adopted and implemented the 1997 Uniform Housing Code, which provides requirements for the conservation and rehabilitation of housing. The City’s Building Code does not include any amendments to the California Administrative Code, California Building Code, or Uniform Housing Code that might diminish the ability to accommodate persons with disabilities. As of January 1, 2023, the City intends to adopt the latest 2022 Building Codes.

Site and Building Accessibility. The City complies with all State and federal standards and laws pertaining to the accessibility of sites and buildings for disabled persons.

Permitting. The City does not require special permitting that could impede the development of group homes for six people or fewer. As discussed above, Residential Care Facilities are permitted uses in all residential zoning districts. Furthermore, there are no siting requirements or minimum distances between facilities that apply to Residential Care Facilities or Group Care Facilities.



EFFORTS TO REMOVE CONSTRAINTS

As described above, current regulation standards and procedures in the city reflect several efforts to accommodate housing for persons with disabilities, including the following:

- Provision for small group homes in all residential zones by right;
- Use of a broad definition of family;
- Provisions to allow encroachment into required setbacks for wheelchair access structures and waivers and modifications to other dimensional requirements when necessary to provide reasonable accommodation;
- Provision of alternative parking requirements for special needs housing; and
- Implementation of the California Building Code.

NON-GOVERNMENTAL CONSTRAINTS

In addition to governmental constraints, there may be non-governmental factors that may constrain the production of new housing. For the Bay Area, market-related conditions such as land and construction costs are significant factors influencing housing production. Given this Housing Element's focus on producing housing, Century Urban provided an evaluation of the land and construction costs in San Mateo County as reference. Appendix 4-2 includes the full report but a summary of relevant factors is included in the following section.

CONSTRUCTION AND LAND COSTS

Land costs in San Mateo County are high, due in part to the desirability of housing in the county and because available land is in short supply. These costs vary both between and within jurisdictions based on factors like the desirability of the location and the permitted density.

The following land costs are based on survey data of San Mateo County. **For a typical multi-family construction project in San Mateo County, land costs add approximately \$100,000 per unit. Land for a single-family home often costs \$1,030,000 or more per lot.**

Construction costs include both hard costs, such as labor and materials, and soft costs, such as architectural and engineering services, development fees and insurance. **For multi-family homes in San Mateo County, these costs average \$732,500 per unit produced for buildings with 100 units or more.**

For the least expensive production single-family homes, the cost of preparing the vacant land and the cost of construction is approximately \$950/square feet and results in an average overall development cost of \$2,500,000.

AVAILABILITY OF FINANCING AND REQUEST TO DEVELOP BELOW SPECIFIED DENSITIES

As of the writing of this document, the financing market for housing has gotten increasingly constrained as Federal benchmark rates have increased to reduce inflationary pressure on market prices across all economic sectors. Discussions with developers suggest that this has increased competition for financing and reduced availability. As a market trend, however, housing demand is expected to remain strong given the current rate of non-residential construction and job growth.

To date, no projects proposed within the boundaries of South San Francisco have proposed densities below any minimum densities stated in the City's Zoning Ordinance. Minimum densities are included in the General Plan Update and companion zoning and staff does not plan to review or approve projects that do not meet minimum density standards.

PUBLIC OPINION

In some communities, public opinion is a significant constraint to the production of higher density and affordable housing. To date, housing developers, City staff, and elected officials do not report significant public opposition to recent multi-family housing developments. As key to this success, elected officials stress the need to continue to work with neighbors to address concerns and the importance of the City's policies to protect single-family neighborhoods from significant change, while finding opportunities for multi-family housing development along key transit corridors and in the downtown area. In addition, City officials and developers can work to assuage these concerns by requiring design review, emphasizing management of new developments, and engaging in public education to address myths about high density, low-income, and supportive housing.



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Chapter 5 – Housing Resources in Our City

AVAILABLE SITES FOR HOUSING OVERVIEW – PIPELINE PROJECT ANALYSIS

The General Plan Update completed the major planning for analyzing and zoning for new housing for this Housing Element RHNA cycle. The adoption of that community input, rezoning, and development standards recommendations have informed the opportunity site breakdown.

The volume of pipeline projects has given the City a very good sense of development feasibility and a pathway to meet our overall RHNA obligation. Updated information on our known pipeline projects shows entitlement approvals that are now under construction and not just dormant. This is exciting news and continues to be the norm – new housing is coming to South San Francisco! Evaluating our known pipeline projects, which include projects with submitted applications that are currently under Planning review; projects with approved Planning entitlements; and projects with issued Building Permits currently under construction, we’ve calculated the following path to provide over 50% of our assigned lower-income RHNA, based on our total RHNA Summary.

Table 5-1 Total RHNA Summary

	Very-Low Units	Low Units	Moderate Units	Above-Moderate Units	Total Units
RHNA	871	502	720	1,863	3,956
RHNA w/20% Buffer	1,045	602	864	2,236	4,747
Type					
Pipeline Projects	225	408	50	2,898	3,581
ADUs (Based on High Projection)	<u>102</u>	<u>101</u>	<u>101</u>	-	<u>304</u>
Opportunity Sites	<u>546</u>	<u>1,319</u>	<u>580</u>	<u>10,663</u>	<u>13,108</u>
Total to Comply with RHNA	<u>873</u>	<u>1,828</u>	<u>731</u>	<u>13,561</u>	<u>16,993</u>

Let’s do some RHNA math:

- 871 very-low units + 502 low units = **1,373 lower-income RHNA units.**
- $1373 / 2 = 687$ units as a target **number for 50% of our known lower-income RHNA**
- Pipeline = 225 very-low units + 408 low units = **633 lower-income units.**
- Lower-income ADUs expected based on a 43-year average (2019-2022) = **226-203 lower-income ADUs.**
- 633 Pipeline units + 203 lower-income ADUs = **859-836 total lower income units in pipeline > 687 units (50% lower income units target).**

Based on this analysis of pipeline projects, South San Francisco is evaluating opportunity sites under the standard burden of proof rather than substantial evidence. The analysis will still adhere to conservative expectations, utilizing the lowest permissible densities for a capacity analysis and selecting sites that have a meaningful chance to redevelop based on proximity to a transit corridor or a governing specific plan that facilitates redevelopment. But South San Francisco will not make overly complicated value judgements on the likelihood of non-vacant parcels redeveloping. This type of development is a known fact in South San Francisco, an entirely built out community with no surrounding green space. Furthermore, this type of development is evident across the city as shown during slideshow presentations to HCD and during the local tour coordinated by 21 Elements and Baird and Driskell as lead San Mateo County consultant. Rezoning works in South San Francisco. The adoption of the Downtown Station Area Specific Plan has resulted in nearly 1,400 new residential units in six years, or the equivalent of 25% of capacity assumed under a 20-year master plan. The El Camino Real/Chestnut Avenue Area Plan has entitled almost 1,000 new residential units since its inception. With the Lindenville Specific Plan underway and covering over 5,000 expected new units during the upcoming RHNA Cycle 6, we are confident that we craft meaningful and effective specific plans to facilitate new development and deliver low-income AND market rate units. And there are companion Programs to ensure we make such progress with specific plan guidance.

We are also taking the lessons learned from the General Plan Update and evaluating equitable development. Demonstrating an adequate supply of vacant or underutilized land is only part of the task of the adequate sites analysis, however. The City must also show that this supply is capable of supporting housing demand from all economic segments of the community and for various housing types. High land costs in the Bay Area make it difficult to meet the demand for affordable housing on sites that are designated for low densities. The State has generally held that the most appropriate way to demonstrate adequate capacity for low- and very-low-income units is to provide land zoned for multiple-family housing with an allowed density of 30 du/ac or more. Hence this analysis focuses on the identification of sites that could accommodate appropriate density for lower-income housing units.

For the purposes of this analysis, housing opportunity sites in South San Francisco have been grouped into four geographic corridors:

1. Lindenville
2. El Camino Real – North
3. El Camino Real – South
4. South Airport Boulevard

Each of these areas is described below, with accompanying maps and tables to identify sites and quantify development potential. The following analysis of sites in South San Francisco indicates the potential to develop ~~over~~ **17,000 units** of new housing under adoption of the General Plan Update. **This number is particularly high because the General Plan Update anticipates three RHNA cycles over the 20-year horizon.** This potential development capacity, a nearly 75% increase in existing units, was also entirely unacknowledged by HCD

during the first review comment letter dated December 7, 2022, which is rather disappointing given the overall housing shortage across the Bay Area and State of California. This comment letter seems to miss the forest for the trees, or rather, the future city for the single pipeline project and its unsettled future.

NEW ANALYSIS AS REQUESTED BY HCD'S FIRST REVIEW COMMENT LETTER

HCD comments are in italics with South San Francisco response below each comment.

Realistic Capacity: While the element provides assumptions for the realistic residential capacity on identified sites in the inventory, it must also provide support for these assumptions. The element must clarify whether the number of units estimated for each site is adjusted as necessary, based on the land use controls and site improvements and typical densities of existing or approved residential developments at a similar affordability level. For example, the element could list recent and pending developments by zone, allowable densities, number of units and built density.

In addition, the element must account for the likelihood of residential development in zones that allow for 100 percent nonresidential development. For example, the element could discuss which zones allow 100 percent nonresidential development, evaluate all (residential and nonresidential) recent trends in the zones, discuss how often these developments include a residential component and account for that likelihood in the calculation of residential capacity. Lastly, the element heavily relies on sites where specific plans are not complete. The element must describe the timing of when the specific plans will be completed and clarify whether appropriate zoning is in place prior to implementing the specific plans.

Nearly all opportunity sites would support housing densities of 30 units per acre or greater, providing favorable prospects for affordable units. The estimated number of units for each opportunity site is broken down into four affordability levels, Very-Low (VL), Low (L), Moderate (M), and Above-Moderate (AM), corresponding with RHNA income levels. Affordability is calculated using the City's Inclusionary Housing Ordinance. All for-sale and rental residential developments of five or more units must provide 15% of the base units at income levels below market rate. The income level and split of units are based on type of unit, for-sale or rental. For estimation purposes to assign affordability levels, the total number of opportunity sites located within each corridor have been split 60/40, with an assumption that future residential projects will tend to favor rental residential developments slightly over time. The previous RHNA Cycle 5 has been predominantly rental housing with an 80/20 split but taking a more conservative view gives us the best long-term outlook without prejudging future development. If more rental housing is created in the future, ~~the City~~ South San Francisco can expect more very-low-income units created through the adopted inclusionary ordinance—rental housing is required to provide 5% very—low and 10% low-income units while for-sale housing provides 7.5% low- and 7.5% moderate-income units instead.

With that said, every new residential development during RHNA Cycle 5 utilized maximum density and often also the State Density Bonus Law. Requirements for on-site amenities such as parking or open space have zoning provisions to relax these standards, as necessary, to allow maximum density projects. All zoning to allow the proposed opportunity sites has



been adopted since November 2022 and is now effective – programs to implement appropriate specific plans have already been included in the Draft Housing Element to ensure timely delivery. Form based zoning is in place for the El Camino Real, Lindenville, and South Airport Boulevard corridors, where all the expected development to meet RHNA Cycle 6 will occur.

Small Sites: Sites smaller than a half-acre in size are deemed inadequate to accommodate housing for lower-income households unless it is demonstrated that sites of equivalent size and affordability were successfully developed during the prior planning period or unless the element describes other evidence to HCD that the site issuitable and appropriate to accommodate housing for lower-income households. (Gov.Code, § 65583.2, subd. (c)(2)(A).) The element lists small sites but must also evaluate whether the sites are suitable to accommodate housing for lower-income householdsand, add or modify programs as appropriate. For example, the element could list past consolidations by the number of parcels, number of owners, zone, number of units,affordability and circumstances leading to consolidation and relate those trends to the identified sites or could explain the potential for consolidation on a site-by-site basis.

South San Francisco is relying on sites larger than 0.5 acres, wherever possible, to meet housing needs at all affordability levels. Only a handful of sites smaller than .5 acres are include in each of the opportunity corridors. When smaller sites are included, it is for their promise of graduated density with site aggregation. This has occurred throughout South San Francisco in the previous RHNA Cycle 5 with some highlights below:

- Sares Regis Cadence Phase 1 – 260 units on multiple aggregated parcels
- Sares Regis Cadence Phase 2 – 195 units on multiple aggregated parcels
- ROEM 100% Affordable Project on 201-219 Grand Avenue – 476 Units on .45 acre site
- 455-463 Baden Ave Project – 27 units with inclusionary on .32 acre site
- For the Future Housing 100% Affordable Project on 428-432 Baden Ave – 36 units on .32 acre site

Based on recent evidence, South San Francisco is confident that the selected opportunity sites can be developed independently or with aggregation to meet housing at all affordability levels based on the City’s inclusionary housing ordinance, competitive tax credit applications, and history of affordable housins on sites < 0.5 acres.

Suitability of Nonvacant Sites: The element must include an analysis demonstrating the potential for redevelopment of nonvacant sites. To address this requirement, the element describes in general the existing use of each nonvacant site for example “commercial” or “industrial”. This alone is not adequate to demonstrate the potential for redevelopment in the planning period. The description of existing uses should be sufficiently detailed to facilitate an analysis demonstrating the potential for additional development in the planning period. In addition, the element needs to also analyze the extent that existing uses may impede additional residential development. For example, the element includes sites identified as warehouse, parking lot, civic, residential, and religious, but no analysis was provided to demonstrate whether these existing uses would impede development of these sites within the planning period. The element can summarize past experiences converting existing uses to higher density residential development, include current market demand for the existing use, provide analysis

of existing leases or contracts that would perpetuate the existing use or prevent additional residential development and include current information on development trends and market conditions in the City and relate those trends to the sites identified. The element could also consider indicators such as age and condition of the existing structure, expressed developer interest, low improvement to land value ratio, and other factors.

Nearly all South San Francisco sites are nonvacant given the built out conditions of the city. Given the evidence presented above and in previous Annual Progress Reports, development of nonvacant sites is possible and likely. Virtually every identified opportunity site consists of industrial or commercial sites with buildings nearing the end of their useful life. Any identified commercial center on El Camino Real represents sites with high vacancy rates, or known replacement businesses under construction in other locations. Industrial operations in the Lindenville Corridor are in similar condition – most are used for storage or operations that can be adapted to most new locations (vehicle repair, contractor storage, small scale business to business distribution). With that said, the City is actually seeking a middle way to both reinvent properties into residential if interested, and retain industrial maker space as well. The Lindenville Specific Plan will answer all these questions in more detail and is included as a Program for adoption.

Replacement Housing Requirements: Absent a replacement housing program, sites with existing residential uses are not adequate sites to accommodate lower-income households. If utilizing sites with existing residential uses, the element must include a program or remove the sites. The replacement housing program must have the same requirements as set forth in Government Code section 65915, subdivision (c)(3).

Comment noted.

Previously Identified Nonvacant and Vacant Sites: Nonvacant sites identified in the prior planning period or vacant sites identified in two or more consecutive planning periods shall not be deemed adequate to accommodate housing for lower-income households unless the site is available at appropriate densities and the element includes a program to make sites available by right in which at least 20 percent of the units are affordable to lower-income households. (Gov. Code, § 65583.2, subd. (c).) The element should denote any sites identified in prior planning periods and add or modify programs, if necessary.

No carryover nonvacant or vacant sites from RHNA Cycle 5 are included in Cycle 6.

Accessory Dwelling Units (ADU): The element projects 336 ADUs over the planning period or approximately 47 ADUs per year over the eight-year planning period. These trends are inconsistent with HCD records (3 reported in 2018, 4 in 2019, 47 in 2020, and 41 in 2021) and do not support an assumption of 47 ADUs per year. To support assumptions for ADUs in the planning period, the element should reduce the number of ADUs assumed per year and reconcile trends with HCD records, including additional information such as more recent permitted units and inquiries, resources and incentives, other relevant factors and modify policies and programs as appropriate. Further, programs should commit to additional incentives and strategies, frequent monitoring (every other year) and



specific commitment to adopt alternative measures such as rezoning or amending the element within a specific time (e.g., six months) if number and affordability assumptions are not met.

ADU assumptions have been updated and based on a four year cycle (2019 through 2022) with available data and revisions after errors were found.

	<u>2018</u>	<u>2019</u>	<u>2019 Rev.</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>4 Year Average (2019-2022)</u>
<u>Issued</u>	<u>3</u>	<u>5</u>	<u>23</u>	<u>47</u>	<u>33</u>	<u>48</u>	<u>38</u>
<u>Finalized</u>	<u>12</u>	<u>10</u>		<u>37</u>	<u>19</u>	<u>0</u>	<u>17</u>

Assuming the average of 38 ADUs per year, which represents .001 of existing residential units in South San Francisco adding an accessory dwelling unit, the City can conservatively assume 304 ADUs over the eight year RHNA Cycle 6 period. These units are divided among very low, low and moderate income levels based on local knowledge that most ADUs and JADUs are constructed for family, disabled adult children, or rented at relatively moderate market rates due to their size, lack of privacy, and location. This is consistent with past practice of reporting any issued ADU or JADU as a moderate, non-deed restricted unit in each Annual Progress Report. Appropriate programs to continue administering ADU support programs have been included in the Draft Housing Element and the RHNA expectations for ADU contribution to Cycle 6 are minimal.

Availability of Infrastructure: The element must demonstrate sufficient existing or planned water, sewer, and other dry utilities supply capacity, including the availability and access to distribution facilities to accommodate the City’s regional housing need for the planning period. For your information, water and sewer service providers must establish specific procedures to grant priority water and sewer service to developments with units affordable to lower-income households. (Gov. Code, § 65589.7.) Local governments are required to immediately deliver the housing element to water and sewer service providers. The element should demonstrate compliance with these requirements and add or modify programs, if necessary.

The recently adopted General Plan Update and companion zoning were submitted and discussed with local water and sewer service. Additionally, all expected wet and dry utilities were broadly evaluated by the General Plan Update to ensure all development types could be accommodated. Background information on that analysis is available at www.ShapeSSF.com. A draft Program to require the Lindenville Specific Plan will further analyze parcel data for appropriate infrastructure and will be delivered by the end of 2023 to help guide the RHNA Cycle 6 development for at least 5,000 possible units in Lindenville.

Environmental Constraints: While the element generally describes a few environmental conditions within the City, it must describe any other known environmental constraints or conditions within the

City that could preclude development on identified sites in the planning period (e.g., airport compatibility and related land use controls, shape, contamination, easements, overlays).

The two known constraints are impacts from the San Francisco International Airport (SFO) and sea level rise. No sites were identified within the SFO noise contours that preclude housing development, therefore there is no impact to the proposed sites inventory.

Sea Level Rise presents a risk for parcels in the South Airport Boulevard and Lindenville Opportunity Corridors. The General Plan Update and companion Climate Action Plan, however, account for this impact with required mitigations reviewed and recommended by OneShoreline, the San Mateo County Sea Level Rise coordinating agency. While maximum density may not always be possible for sites within the sea level rise overlay, development capacity assumptions are always based on minimum density for this exact reason – sometimes infrastructure is necessary to make new housing possible. Funding for these types of mitigation projects are planned to be funded area wide to minimize impacts to direct new development, where possible.

Electronic Sites Inventory: For your information, pursuant to Government Code section 65583.3, the City must submit an electronic sites inventory with its adopted housing element. The City must utilize standards, forms, and definitions adopted by HCD. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/community-development/housing-element/index.shtml#element> for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance.

Updated sites inventory will be submitted with the adopted Draft Housing Element to HCD.



Table 5-2 Pipeline Projects

Site Address	APN	Existing Use	Acres	Min du/ac	Max du/ac	Proposed du/ac	Program	No. of Units by Affordability Level					Status (As of <u>June December 2022</u>)
								VL	L	M	AM	Total	
201 Baden Ave 199 Airport Blvd	012-335-120 012-335-110	Commercial	0.49	80	100	167	State Density Bonus	25	57	-	-	82	<u>Preliminary Application Approved and Building Permits submitted</u>
180 El Camino Real	014-183-110	Commercial		N/A	80	-		9	19	-	156	184	<u>Under Review Approved and Building Permits submitted</u>
1477 Huntington Ave	014-184-999	Commercial	1.98	N/A	N/A	132	-	13	26	-	223	262	<u>Under Review - hearings planned for March 2023</u>
40 Airport Blvd	015-126-010	Commercial	1.63		100	180	City Incentive Program	15	29	-	248	292	<u>Approved and seeking financing</u>
421 Cypress Ave 209-213 Lux Ave	012-314-070 012-314-080 012-314-090	Commercial Parking Lot	0.58	40-80	80-100	170	City Incentive Program State Density Bonus	5	10	-	84	99	<u>Under Review Approved and seeking financing</u>
455-463 Grand Ave	012-305-060 012-305-070	Commercial Parking Lot	0.32	14	60	84	State Density Bonus	3	-	-	24	27	Under Review
7 S Linden Ave	014-074-010	Industrial	4.22	80	140	135	-	29	59		481	569	<u>Under Review - hearings planned for March 2023</u>
1051 Mission Rd	093-312-050 093-312-060	Vacant	5.9	-	80	136	State Density Bonus	55	103	-	642	800	<u>Approved Under Construction</u>
124 Airport Blvd 100 Produce Ave	015-113-180 015-113-380	Commercial	4.12		100	120	City Incentive Program State Density Bonus	-	40	20	420	480	<u>Approved and Building Permits submitted</u>

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Site Address	APN	Existing Use	Acres	Min du/ac	Max du/ac	Proposed du/ac	Program	No. of Units by Affordability Level					Status (As of <u>June</u> <u>December</u> 2022)
								VL	L	M	AM	Total	
423 Commercial Ave	012-323-200	Residential	0.14	15.1	30	30	-	-	-	-	4	4	Approved <u>and</u> <u>Building Permits</u> <u>submitted</u>
428-432 Baden Ave	012-321-160 012-321-170	Residential Vacant	0.32	40	80	113	State Density Bonus	28	7	-	1	36	<u>Under</u> <u>Construction</u> <u>App</u> <u>roved</u>
200-214 Airport Blvd	012-338-010 012-338-020 012-338-030 012-338-040 012-338-050	Commercial Industrial Vacant	0.55	80	100	171	City Incentive Program	-	-	9	85	94	<u>Under</u> <u>Construction</u> <u>=</u> <u>completion</u> <u>expected in 2023</u>
201-219 Grand Ave (255 Cypress Ave)	012-316-080 012-316-090 012-316-100 012-316-110	Vacant	0.46	14	60	102	State Density Bonus	24	22	-	1	47	<u>Under</u> <u>Construction</u> <u>=</u> <u>completion</u> <u>expected in 2023</u>
405 Cypress Ave 204-216 Miller Ave	012-314-100 012-314-110 012-314-180 012-314-190 012-314-220	Commercial Parking Lot	1.09	80	100	180	City Incentive Program	-	-	-	195	195	<u>Under</u> <u>Construction</u> <u>=</u> <u>completion</u> <u>expected in 2024</u>
410 Noor Ave	014-183-220 014-183-230 014-183-270	Commercial	4.74	-	60	71	City Incentive Program	-	17	17	304	338	<u>Under</u> <u>Construction</u>
418 Linden Ave (488 Linden Ave)	012-314-010	Commercial	0.32	80	100	116	State Density Bonus	19	17	-	1	37	<u>Under</u> <u>Construction</u> <u>=</u> <u>completion</u> <u>expected in 2023</u>
645 Baden Ave	012-232-140	Residential	0.24	15.1	25	33	State Density Bonus	-	-	2	6	8	<u>Under</u> <u>Construction</u> <u>=</u> <u>completion</u> <u>expected in 2023</u>
818 Linden Ave	012-143-370	Residential	0.17	40	60	41	-	-	-	-	7	7	<u>Under</u> <u>Construction</u>



Site Address	APN	Existing Use	Acres	Min du/ac	Max du/ac	Proposed du/ac	Program	No. of Units by Affordability Level					Status (As of <u>June</u> <u>December</u> 2022)
								VL	L	M	AM	Total	
889 McLellan Dr/ 1309 Mission Rd	010-213-070	Vacant	0.4	-	50	50	-	-	2	2	16	20	Under Construction
Total								225	408	50	2,898	3,581	

Table 5-3 City’s Inclusionary Housing Requirements

Type	Very-Low	Low	Moderate	Total
For Sale	-	7.5%	7.5%	15%
Rental	5%	10%	-	15%

As discussed before, the City has a determined need of 3,956 units during the planning period. Compared against the RHNA, the City’s pipeline projects and housing opportunity sites offer a development capacity that exceeds the needs determination significantly.

Table 5-4 Opportunity Sites Development Capacity Under Adopted Zoning

Corridor Area	Acreage	Unit Capacity	% of Total
Lindenville	73.46	5,393	41%
El Camino Real	26.62	2,130	16%
South Airport Blvd	66.74	5,586	43%
Total Capacity	166.82	13,109	100%
RHNA Target + 20% Buffer		3,956 4,747	
Excess Capacity		9,153	230% +

The available sites inventory conducted for the Housing Element focuses on sites with both near-, mid- and long-term development potential, where the site is currently vacant, highly underutilized, or where developers have come forward with plans to redevelop existing uses. **Some areas will require a specific plan process, such as Lindenville and the South Airport Boulevard corridors to ensure equitable access and well-paced development; objective development standards are already in place, however.**

Approximately 85% of the city’s residential development potential is in either the Lindenville or South Airport Boulevard Corridors, which the General Plan Update rezoned to permit high density mixed-use development (minimum 40 du/ac up to 200 du/ac). These properties are less developed and much larger than typical residentially zoned land. The remaining potential development is in the El Camino Real Corridor, where sites are somewhat smaller and slightly more constrained with commercial development.



FIGURE 5-1 OPPORTUNITY CORRIDORS



LINDENVILLE OPPORTUNITY CORRIDOR

The General Plan Update proposes to create a new vibrant residential neighborhood in Lindenville, ensuring appropriate city services, amenities and retail to support new residential growth. Lindenville is in the central southern portion of the city, adjacent to the Downtown. It is in between Highway 101 and South Spruce Avenue. The area stretches over 400 acres and is largely comprised of manufacturing, food processing, warehousing, and other industrial uses, including some of the city's historic "legacy" businesses, such as See's Candies, The Golden Gate Produce Terminal and Bimbo Bakeries. **As of 2021, Lindenville does not have residential units or park acreage.** Therefore, much of the census level data is reflecting residential communities outside of the Lindenville Corridor.

The General Plan Update allows Lindenville to strengthen its economic base, which includes many small businesses and a high share of jobs in industry sectors and thoughtfully introduce housing and live/work into the area. These nonresidential areas may also provide opportunities for arts and the creative economy to continue growing and expanding in South San Francisco. The General Plan also creates a new residential neighborhood in the northern part of Lindenville, north of Victory Avenue. At the present, this area is primarily occupied by warehousing and other industrial uses. Providing opportunities to live in Lindenville will support a sustainable and thriving Downtown and advance city goals to add a broad range of new housing for different income levels close to mass transit service. The General Plan supports the well-being of new Lindenville residents by providing convenient access to new parks and gathering spaces, neighborhood-serving retail and amenities, and public services.

There are 82 opportunity sites in the Lindenville Corridor totaling more than 5,000 units and is expected to include 626 very-low-income and low-income units, 183 moderate-income units and significant opportunities for above-moderate-income residential development.

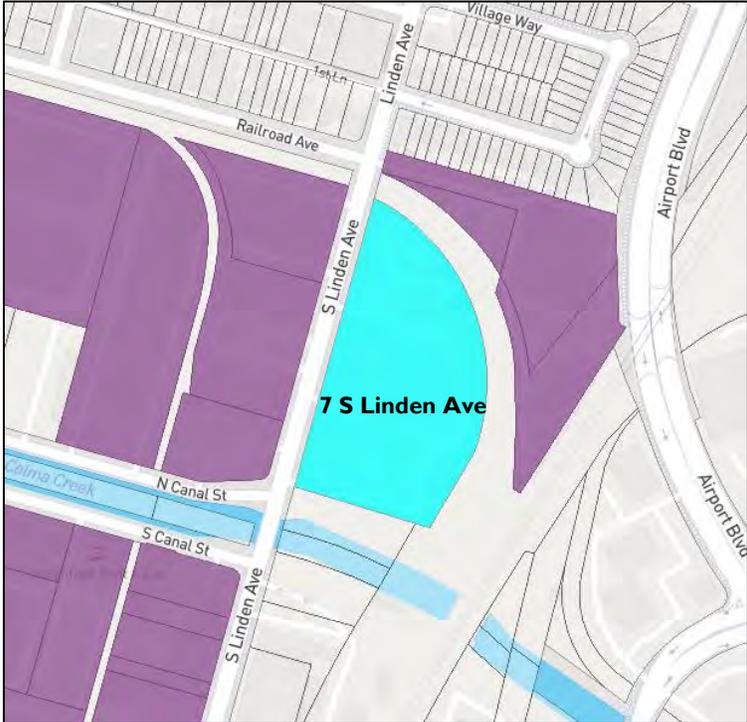
Lindenville Corridor has one pipeline project which will result in 569 total units and 88 very-low- and low-income units to help meet the City's RHNA.

CAPACITY ANALYSIS

This section contains analysis of the realistic development capacity of the Lindenville Corridor opportunity sites. This analysis considers factors including vacant and underutilized site status, recent regulatory changes and development trends, lot size, physical constraints, and infrastructure.



FIGURE 5-2 LINDENVILLE KEY OPPORTUNITY SITES



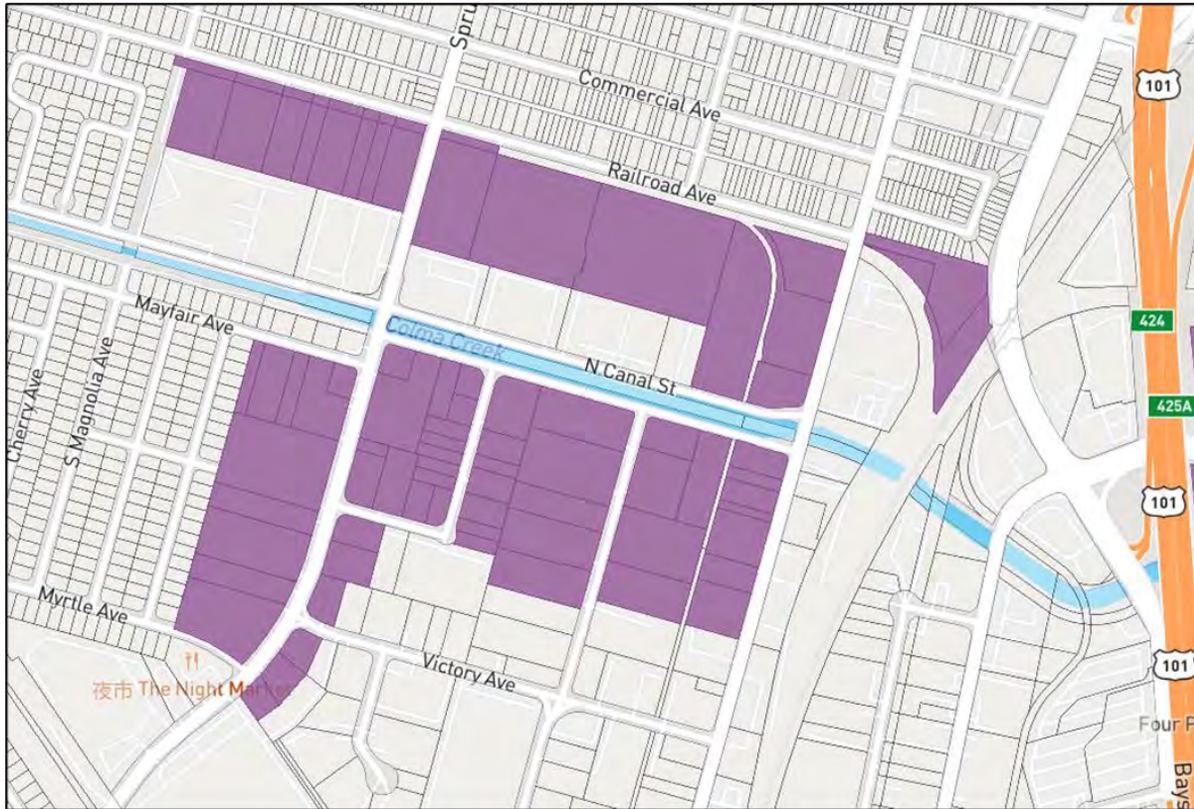
- Lindenville Corridor**
Up to 140 du/ac
- Pipeline Projects**
7 S. Linden Ave
- Under Review**
4.22 acres

- Proposed # of Units: 569

The General Plan Update includes the introduction of residential uses at medium to high densities within portions of the Lindenville area. The opportunity sites identified for this corridor fall within the areas of Lindenville that will be rezoned to medium and high-density mixed use with a strong emphasis on residential development as directed by updated regulations and development standards.

Centered along Colma Creek, the opportunity sites are also located directly south of the DSASP boundaries and in between two identified Priority Development Areas (PDA): the Downtown PDA to the north, and the El Camino Real PDA to the south. Identified as PDAs by the Metropolitan Transportation Commission (MTC) because of their proximity to high-quality transit service, employment centers, shopping, and neighborhood services, the Downtown PDA and El Camino Real PDA have been ripe for growth. Based on Lindenville’s proximity to the two PDAs, as well as falling within identified Transit Priority Areas, residential development of the opportunity sites within the Lindenville Corridor are a natural progression for a growing city with substantial access to infrastructure and services.

FIGURE 5-3 LINDENVILLE CORRIDOR MAP OF HOUSING OPPORTUNITY SITES



Source: Hess Tool – ABAG,

FIGURE 5-4 PRIORITY DEVELOPMENT AND TRANSIT PRIORITY AREAS ADJACENT TO LINDENVILLE

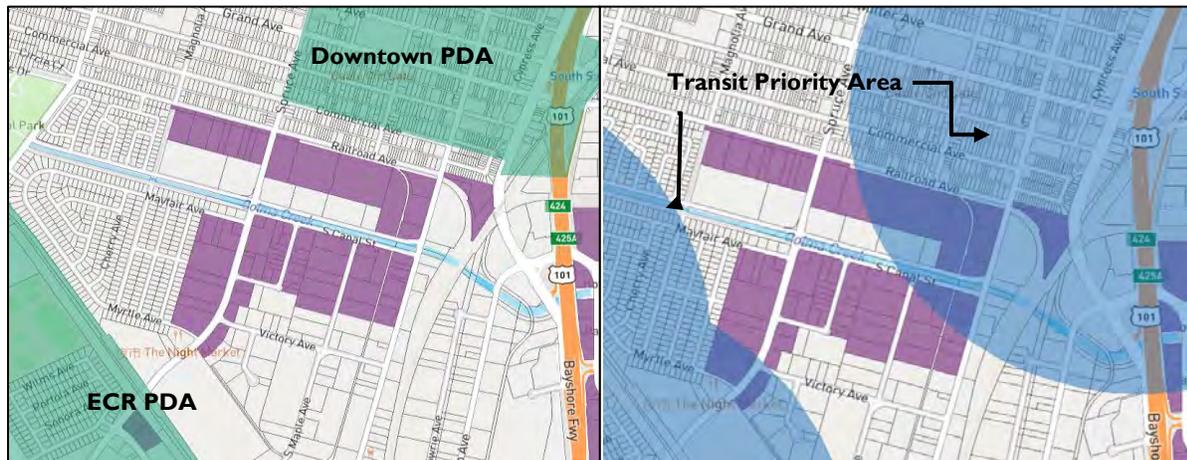


Table 5-5 Lindenville Corridor Housing Opportunity Sites

Site Address	APN	Existing Use	General Plan Designation	Zoning	Minimum du/ac	Acres	Estimated # of Units by Affordability				
							VL	L	M	AM	Total
599 Railroad Ave	014-051-010	Commercial	Medium Density Mixed Use	T4C	80	1.49	–	9	9	101	119
551 Railroad Ave	014-051-020	Industrial	Medium Density Mixed Use	T4C	80	1.49	–	9	9	101	119
539 Railroad Ave	014-051-030	Industrial	Medium Density Mixed Use	T4C	80	0.93	–	6	6	63	74
535 Railroad Ave	014-051-040	Industrial	Medium Density Mixed Use	T4C	80	0.50	–	3	3	34	40
525 Railroad Ave	014-051-050	Industrial	Medium Density Mixed Use	T4C	80	1.09	–	7	7	74	87
517 Railroad Ave	014-051-060	Industrial	Medium Density Mixed Use	T4C	80	0.50	–	3	3	34	40
513 Railroad Ave	014-051-070	Industrial	Medium Density Mixed Use	T4C	80	0.46	–	3	3	31	36
505 Railroad Ave	014-051-080	Warehouse	Medium Density Mixed Use	T4C	80	0.99	–	6	6	67	79
–	014-051-130	Vacant	Medium Density Mixed Use	T4C	80	0.08	–	0	0	5	6
–	014-051-140	Vacant	Medium Density Mixed Use	T4C	80	0.17	–	1	1	12	14
–	014-051-150	Vacant	Medium Density Mixed Use	T4C	80	0.08	–	0	0	5	6
–	014-051-160	Vacant	Medium Density Mixed Use	T4C	80	0.08	–	0	0	5	6
–	014-051-170	Vacant	Medium Density Mixed Use	T4C	80	0.14	–	1	1	10	11
–	014-051-180	Vacant	Medium Density Mixed Use	T4C	80	0.23	–	1	1	16	18
–	014-051-190	Vacant	Medium Density Mixed Use	T4C	80	0.23	–	1	1	16	18
–	014-051-200	Vacant	Medium Density Mixed Use	T4C	80	0.14	–	1	1	10	11
475 Railroad Ave	014-061-150	Industrial	Medium Density Mixed Use	T4C	80	2.46	–	15	15	168	197
–	014-061-160	Vacant	Medium Density Mixed Use	T4C	80	0.28	–	2	2	19	22
26 S Linden Ave	014-072-040	Industrial	High Density Mixed Use	T5C	80	0.83	–	5	5	56	66
1 S Linden Ave	014-073-050	Warehouse	High Density Mixed Use	T5C	80	1.68	–	10	10	114	135
5 S Linden Ave	014-073-060	Vacant	High Density Mixed Use	T5C	80	0.36	–	2	2	24	29
5 S Linden Ave	014-073-070	Warehouse	High Density Mixed Use	T5C	80	1.16	–	7	7	79	93
467 S Canal St	014-080-070	Commercial	High Density Mixed Use	T5C	80	0.44	–	3	3	30	35

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Site Address	APN	Existing Use	General Plan Designation	Zoning	Minimum du/ac	Acres	Estimated # of Units by Affordability				
							VL	L	M	AM	Total
132 Starlite St	014-080-130	Warehouse	High Density Mixed Use	T5C	80	0.20	-	1	1	13	16
138 Starlite St	014-080-140	Warehouse	High Density Mixed Use	T5C	80	0.20	-	1	1	13	16
150 Starlite St	014-080-150	Warehouse	High Density Mixed Use	T5C	80	0.27	-	2	2	18	21
118 Starlite St	014-080-230	Warehouse	High Density Mixed Use	T5C	80	0.30	-	2	2	20	24
126 Starlite St	014-080-240	Warehouse	High Density Mixed Use	T5C	80	0.21	-	1	1	14	17
128 Starlite St	014-080-250	Warehouse	High Density Mixed Use	T5C	80	0.21	-	1	1	14	17
178 Starlite St	014-080-280	Industrial	High Density Mixed Use	T5C	80	0.75	3	6	-	51	60
172 Starlite St	014-080-290	Industrial	High Density Mixed Use	T5C	80	0.37	1	3	-	25	29
116 Starlite St	014-080-300	Warehouse	High Density Mixed Use	T5C	80	0.27	1	2	-	18	22
457 S Canal St	014-080-310	Warehouse	High Density Mixed Use	T5C	80	0.28	1	2	-	19	22
135 S Spruce Ave	014-080-320	Commercial	High Density Mixed Use	T4C	80	0.14	1	1	-	10	11
-	014-080-340	Vacant	High Density Mixed Use	T5C	80	0.36	1	3	-	24	29
151 S Spruce Ave	014-080-360	Warehouse	High Density Mixed Use	T4C	80	0.60	2	5	-	41	48
475 S Canal St	014-080-370	Warehouse	High Density Mixed Use	T5C	80	1.81	7	14	-	123	145
437 S Canal St	014-081-010	Warehouse	High Density Mixed Use	T5C	80	0.96	4	8	-	65	77
129 Starlite St	014-081-040	Industrial	High Density Mixed Use	T5C	80	0.23	1	2	-	15	18
149 Starlite St	014-081-090	Warehouse	High Density Mixed Use	T5C	80	0.22	1	2	-	15	18
153 Starlite St	014-081-100	Warehouse	High Density Mixed Use	T5C	80	0.22	1	2	-	15	18
145 Starlite St	014-081-210	Warehouse	High Density Mixed Use	T5C	80	0.45	2	4	-	31	36
125 Starlite St	014-081-290	Industrial	High Density Mixed Use	T5C	80	0.45	2	4	-	31	36
171 S Spruce Ave	014-081-300	Warehouse	Medium Density Mixed Use	T4C	80	0.66	3	5	-	45	53
133 Starlite St	014-081-310	Warehouse	High Density Mixed Use	T5C	80	0.45	2	4	-	31	36
161 S Spruce Ave	014-081-320	Commercial	Medium Density Mixed Use	T4C	80	0.51	2	4	-	35	41
114 S Maple Ave	014-091-020	Warehouse	High Density Mixed Use	T5C	80	2.05	8	16	-	140	164



Site Address	APN	Existing Use	General Plan Designation	Zoning	Minimum du/ac	Acres	Estimated # of Units by Affordability				
							VL	L	M	AM	Total
120 S Maple Ave	014-091-030	Warehouse	High Density Mixed Use	T5C	80	0.99	4	8	-	68	79
132 S Maple Ave	014-091-090	Industrial	High Density Mixed Use	T5C	80	1.39	6	11	-	94	111
124 S Maple Ave	014-091-100	Warehouse	High Density Mixed Use	T5C	80	1.49	6	12	-	101	119
101 S Maple Ave	014-092-090	Warehouse	High Density Mixed Use	T5C	80	0.65	3	5	-	44	52
323 S Canal St	014-092-110	Warehouse	High Density Mixed Use	T5C	80	1.11	4	9	-	76	89
111 S Maple St	014-092-120	Industrial	High Density Mixed Use	T5C	80	1.14	5	9	-	77	91
131 S Maple St	014-092-170	Warehouse	High Density Mixed Use	T5C	80	1.35	5	11	-	92	108
34 S Linden Ave	014-102-010	Industrial	High Density Mixed Use	T5C	80	0.54	2	4	-	37	43
40 S Linden Ave	014-102-020	Commercial	High Density Mixed Use	T5C	80	0.26	1	2	-	18	21
42 S Linden Ave	014-102-030	Warehouse	High Density Mixed Use	T5C	80	0.48	2	4	-	33	39
62 S Linden Ave	014-102-070	Commercial	High Density Mixed Use	T5C	80	0.98	4	8	-	67	79
-	014-102-130	Warehouse	High Density Mixed Use	T5C	80	0.17	1	1	-	12	14
58 S Linden Ave	014-102-160	Commercial	High Density Mixed Use	T5C	80	0.56	2	4	-	38	45
-	014-125-020	Vacant	Low Density Mixed Use	T3C	40	0.34	1	1	-	12	14
519 Mayfair Ave	014-125-030	Industrial	Low Density Mixed Use	T3C	40	0.86	2	3	-	29	34
513 Mayfair Ave	014-125-040	Industrial	Low Density Mixed Use	T3C	40	0.45	1	2	-	15	18
160 S Spruce Ave	014-125-060	Vacant	Low Density Mixed Use	T3C	40	3.03	6	12	-	103	121
118 S Spruce Ave	014-125-160	Commercial	Low Density Mixed Use	T3C	40	0.28	1	1	-	10	11
509 Mayfair Ave	014-125-170	Warehouse	Low Density Mixed Use	T3C	40	1.11	2	4	-	38	44
-	014-134-010	Vacant	Low Density Mixed Use	T3C	40	1.00	2	4	-	34	40
170 S Spruce Ave	014-134-170	Warehouse	Low Density Mixed Use	T3C	40	1.98	4	8	-	67	79
200 S Spruce Ave	014-134-180	Warehouse	Low Density Mixed Use	T3C	40	0.97	2	4	-	33	39
220 S Spruce Ave	014-134-190	Commercial	Low Density Mixed Use	T3C	40	2.08	4	8	-	71	83
490 Victory Ave	014-191-010	Commercial	Medium Density Mixed Use	T4C	80	0.49	2	4	-	33	39

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Site Address	APN	Existing Use	General Plan Designation	Zoning	Minimum du/ac	Acres	Estimated # of Units by Affordability				
							VL	L	M	AM	Total
221 S Spruce Ave	014-192-230	Commercial	Medium Density Mixed Use	T4C	80	0.46	2	4	-	31	37
-	014-192-240	Parking Lot	Medium Density Mixed Use	T4C	80	0.34	1	3	-	23	27
201 S Spruce Ave	014-192-250	Commercial	Medium Density Mixed Use	T4C	80	0.41	2	3	-	28	33
50 S Linden Ave	100-970-100	Warehouse	High Density Mixed Use	T5C	80	0.98	4	8	-	67	78
6 S Linden Ave	100-980-999	Industrial	Medium Density Mixed Use	T4C	80	1.25	5	10	-	85	100
338 N Canal St	100-990-280	Warehouse	Medium Density Mixed Use	T4C	80	3.14	13	25	-	213	251
121 S Maple Ave	101-300-160	Warehouse	High Density Mixed Use	T5C	80	1.86	7	15	-	126	148
20 S Linden Ave	101-341-100	Warehouse	Medium Density Mixed Use	T4C	80	1.71	-	10	10	116	137
434 N Canal St	102-271-150	Warehouse	Medium Density Mixed Use	T4C	80	4.50	-	27	27	306	360
432 N Canal St	102-890-400	Warehouse	Medium Density Mixed Use	T4C	80	5.73	-	34	34	390	458
401 S Canal St	104-740-060	Industrial	High Density Mixed Use	T5C	80	1.40	-	8	8	95	112
Total							148	478	183	4,584	5,393



SOUTH AIRPORT BOULEVARD OPPORTUNITY CORRIDOR

To date, no residential zoning exists East of Highway 101 along South Airport Boulevard and there are no housing units or residents. As a part of the General Plan update, there is opportunity to introduce residential uses to East of Highway 101 to create more complete neighborhoods with options for living, working, and recreation. The General Plan creates these new mixed-use neighborhoods along South Airport Boulevard with densities up to 200 du/ac. Providing opportunities for living in East of Highway 101 supports a long-term vision for an innovation district, places more housing near jobs and high-quality transit, and creates opportunity for a range of new housing for different income levels. Along South Airport Boulevard, residents will benefit from streetscape improvements and urban design that create a high-quality public realm along this currently commercial and industrial corridor.

The area currently contains employment generating land uses. Most life science uses are located north of East Grand Avenue, with the Genentech campus being the largest corporate campus in East of Highway 101. The General Plan advances the community vision of maintaining districts for R&D and industrial growth, while creating new neighborhoods that allow residential and supportive amenities and services. Life science companies may intensify development north of East Grand Avenue, closer to key transportation corridors in exchange for community benefits and district improvements. **By allowing the life sciences area to grow through intensification rather than expanding its geographic area, the General Plan enables transportation, trade, and industrial uses to retain land area and continue to thrive in East of 101 while supporting the City’s goal of creating a new residential neighborhood south of East Grand Avenue.**

The 41 sites that make up the South Airport opportunity sites may result in more than 5,000 units including 645 very-low-income and low-income units.

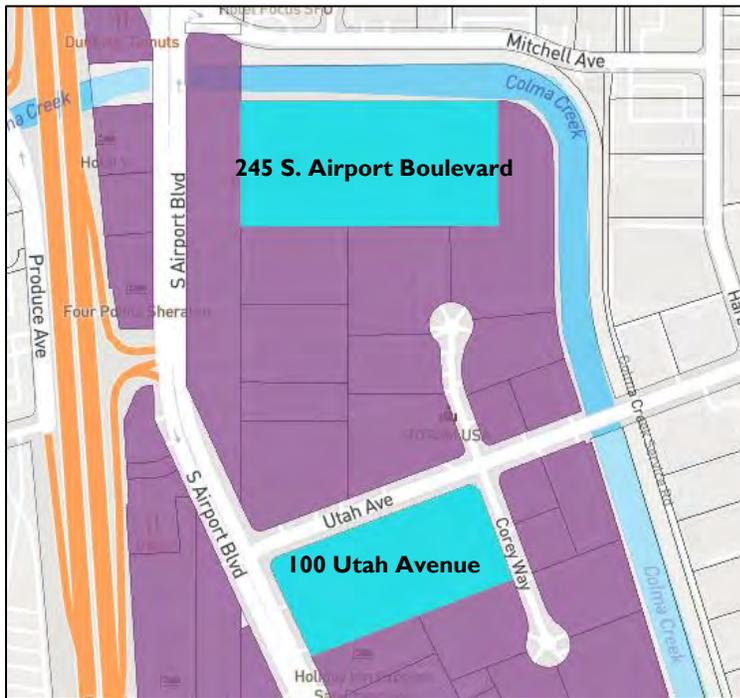
There are no pipeline projects in this corridor.

CAPACITY ANALYSIS

This section contains analysis of the realistic development capacity of the South Airport Boulevard Corridor opportunity sites. This analysis considers factors including vacant and underutilized site status, recent regulatory changes and development trends, lot size, physical constraints, and infrastructure.

The General Plan Update includes the introduction of residential uses at medium to high densities within portions of the East of Highway 101 Area adjacent to transit. The opportunity sites identified for this corridor fall within the areas of East of Highway 101 that will be rezoned to medium and high-density mixed use with a strong emphasis on residential development as directed by updated regulations and development standards. Life sciences will not be permitted within this corridor to further promote housing development.

FIGURE 5-5 SOUTH AIRPORT BOULEVARD KEY OPPORTUNITY SITES



**SOUTH AIRPORT CORRIDOR
Up to 200 du/ac**

- No Life Sciences permitted within this corridor to preserve housing and hotel mixed-use opportunities
- New connections to W101 area of the City to promote mobility and amenity access

245 S. AIRPORT BOULEVARD

Private 6.1-acre site w/a low-quality hotel
Estimated # of Units: 480

100 UTAH AVENUE

Private 4.3-acre site
Estimated # of Units: 154

Centered in proximity to the Caltrain Station and along South Airport Boulevard, the opportunity sites are located within and just south of an identified Transit Priority Area. New connections to the west of Highway 101 will promote mobility and amenity access, connecting the corridor to the Downtown PDA, Lindenville, and an additional Transit Priority Area.

The corridor’s proximity to Colma Creek may pose some environmental constraints as periodic flooding occurs in certain areas along the creek; however, improvement projects in this area have greatly reduced the concern of flooding, such that it is not an issue that would limit development in this area. Furthermore, any residential development would be subject to the requirements of CEQA and, as is common practice in the city, developers may be required to implement mitigation measures that include infrastructure improvements to further offset any potential environmental constraints in relation to Colma Creek.



FIGURE 5-6 SOUTH AIRPORT BOULEVARD CORRIDOR MAP OF HOUSING OPPORTUNITY SITES

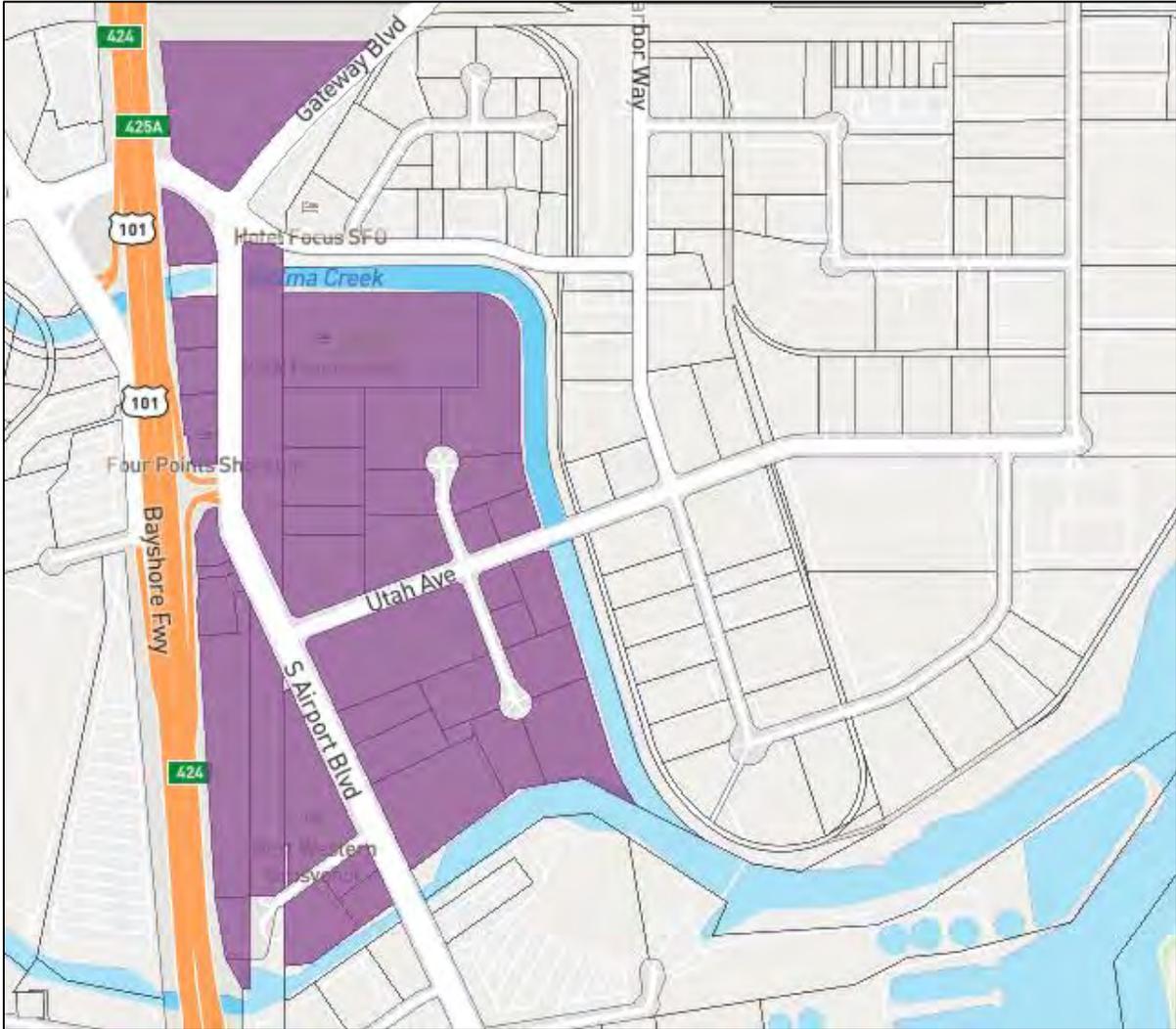


FIGURE 5-7 TRANSIT PRIORITY AREAS AND ENVIRONMENTAL CONSTRAINTS ADJACENT TO S. AIRPORT

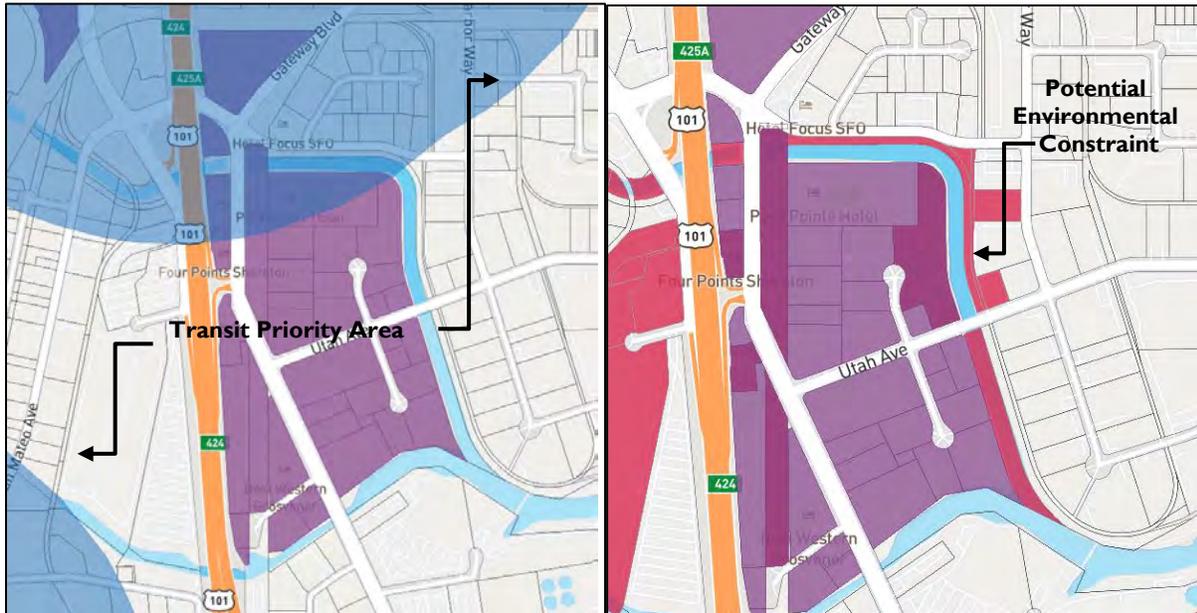


Table 5-6 South Airport Boulevard Corridor Housing Opportunity Sites

Site Address	APN	Existing Use	General Plan Designation	Zoning	Min. du/ac	Acres	Estimated # of Units by Affordability				
							VL	L	M	AM	Total
222 S Airport Blvd	015-122-030	Commercial	East of Hwy 101 Mixed Use	T5C	80	0.73	–	4	4	50	58
180 S Airport Blvd	015-122-050	Commercial	East of Hwy 101 Mixed Use	T5C	80	0.96	–	6	6	65	77
264 S Airport Blvd	015-122-060	Commercial	East of Hwy 101 Mixed Use	T5C	80	0.75	–	5	5	51	60
248 S Airport Blvd	015-122-070	Commercial	East of Hwy 101 Mixed Use	T5C	80	0.59	–	4	4	40	47
177 S Airport Blvd	015-123-730	Commercial	East of Hwy 101 Transit Core	T6UC	120	6.02	–	54	54	614	722
245 S Airport Blvd	015-124-010	Commercial	East of Hwy 101 Mixed Use	T5C	80	6.00	–	36	36	408	480
280 Wattis Way	015-124-070	Warehouse	East of Hwy 101 Mixed Use	T5C	80	1.03	–	6	6	70	83
274 Wattis Way	015-124-080	Warehouse	East of Hwy 101 Mixed Use	T5C	80	1.98	–	12	12	135	158
267 Wattis Way	015-124-090	Warehouse	East of Hwy 101 Mixed Use	T5C	80	2.90	–	17	17	197	232
283 Wattis Way	015-124-100	Warehouse	East of Hwy 101 Mixed Use	T5C	80	1.10	–	7	7	75	88
153 Utah Ave	015-124-110	Warehouse	East of Hwy 101 Mixed Use	T5C	80	0.61	–	4	4	41	49
145 Utah Ave	015-124-120	Warehouse	East of Hwy 101 Mixed Use	T5C	80	0.47	–	3	3	32	37
255 S Airport Blvd	015-124-160	Commercial	East of Hwy 101 Mixed Use	T5C	80	1.60	6	13	–	109	128
–	015-124-999	Vacant	East of Hwy 101 Mixed Use	T5C	80	4.19	17	34	–	285	335
326 S Airport Blvd	015-141-030	Commercial	East of Hwy 101 Mixed Use	T5C	80	3.93	16	31	–	267	314
410 S Airport Blvd	015-141-150	Commercial	East of Hwy 101 Mixed Use	T5C	80	0.55	2	4	–	37	44
400 S Airport Blvd	015-141-160	Commercial	East of Hwy 101 Mixed Use	T5C	80	0.47	2	4	–	32	38
139 Marco Way	015-141-200	Warehouse	East of Hwy 101 Mixed Use	T5C	80	1.37	5	11	–	93	110
380 S Airport Blvd	015-141-222	Commercial	East of Hwy 101 Mixed Use	T5C	80	2.51	10	20	–	171	201
168 Marco Way	015-141-240	Warehouse	East of Hwy 101 Mixed Use	T5C	80	0.62	2	5	–	42	50
316 S Airport Blvd	015-141-260	Commercial	East of Hwy 101 Mixed Use	T5C	80	0.76	3	6	–	52	61
300 S Airport Blvd	015-141-270	Commercial	East of Hwy 101 Mixed Use	T5C	80	0.44	2	4	–	30	35
–	015-141-280	Vacant	East of Hwy 101 Mixed Use	T5C	80	0.15	1	1	–	10	12

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Site Address	APN	Existing Use	General Plan Designation	Zoning	Min. du/ac	Acres	Estimated # of Units by Affordability				
							VL	L	M	AM	Total
–	015-141-290	Vacant	East of Hwy 101 Transit Core	T6UC	120	0.16	1	2	–	16	19
–	015-141-999	Vacant	East of Hwy 101 Mixed Use	T5C	80	2.92	12	23	–	198	233
152 Utah Ave	015-142-010	Warehouse	East of Hwy 101 Mixed Use	T5C	80	0.98	4	8	–	67	78
301 Corey Way	015-142-020	Warehouse	East of Hwy 101 Mixed Use	T5C	80	0.47	2	4	–	32	38
313 Corey Way	015-142-030	Warehouse	East of Hwy 101 Mixed Use	T5C	80	0.43	2	3	–	29	34
325 Corey Way	015-142-040	Warehouse	East of Hwy 101 Mixed Use	T5C	80	1.25	5	10	–	85	100
333 Corey Way	015-142-050	Warehouse	East of Hwy 101 Mixed Use	T5C	80	2.37	9	19	–	161	190
320 Corey	015-142-070	Warehouse	East of Hwy 101 Mixed Use	T5C	80	1.30	5	10	–	88	104
100 Utah Ave	015-142-080	Industrial	East of Hwy 101 Mixed Use	T5C	80	4.35	17	35	–	296	348
373 S Airport Blvd	015-142-090	Commercial	East of Hwy 101 Mixed Use	T5C	80	0.99	4	8	–	67	79
405 S Airport Blvd	015-142-130	Industrial	East of Hwy 101 Mixed Use	T5C	80	3.17	13	25	–	215	253
330 Corey Way	015-142-160	Warehouse	East of Hwy 101 Mixed Use	T5C	80	1.22	5	10	–	83	98
-	015-142-170	Parking Lot	East of Hwy 101 Mixed Use	T5C	80	0.17	1	1	–	11	13
381 S Airport Blvd	015-142-180	Commercial	East of Hwy 101 Mixed Use	T5C	80	1.22	5	10	–	83	98
137 Utah Ave	015-145-020	Warehouse	East of Hwy 101 Mixed Use	T5C	80	1.72	–	10	10	117	138
275 S Airport Blvd	015-145-030	Commercial	East of Hwy 101 Mixed Use	T5C	80	1.58	–	9	9	107	126
275 S Airport Blvd	015-145-040	Commercial	East of Hwy 101 Mixed Use	T5C	80	0.79	–	5	5	54	63
101 Utah Ave	015-145-050	Warehouse	East of Hwy 101 Mixed Use	T5C	80	1.93	–	12	12	131	154
Total							151	494	193	4,748	5,586



EL CAMINO REAL – NORTH OPPORTUNITY CORRIDOR

The General Plan Update identifies strategic locations to support increased housing density and mixed uses along El Camino Real. These activity centers are the South San Francisco BART station, the El Camino Real/Chestnut Avenue area, and the South Spruce Avenue area. The activity centers are imagined as complete neighborhoods and will include spaces for social gathering, shopping, and entertainment to enable residents, employees, and visitors to meet their daily needs. The three activity centers already have many of these complete neighborhood components, including anchored institutional uses, and the potential for intensification of office, retail, and residential uses. The South San Francisco BART station area has potential for more housing production and increased daily services to serve new and existing residents.

The El Camino Real/Chestnut Avenue area will be anchored by the South San Francisco Community Civic Campus. The Kaiser Permanente Medical Center, Orange Memorial Park, the Centennial Way Trail, and retail along El Camino Real and Chestnut Avenue are other major attractions in this area.

El Camino Real North opportunity sites include 16 sites located north of Orange Ave on El Camino Real and surrounding the intersection of El Camino Real and Chestnut Ave. **The sites have the potential to develop 1,440 units which includes 38% of the city's low- and very-low RHNA requirement (521 low-income and very-low-income units). El Camino North also has a significant number of above-moderate-income units (745 units).**

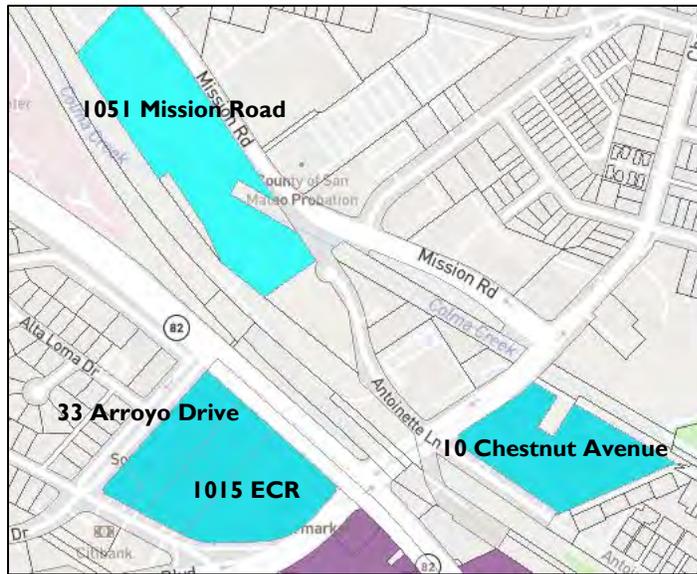
The El Camino Real North Corridor has one major pipeline project – 800 units with approximately 20% affordable (158 units) at very-low- and low-income levels. One additional pipeline project will provide an additional 20 units, two of which will be affordable at the low-income level.

CAPACITY ANALYSIS

This section contains analysis of the realistic development capacity of the El Camino Real – North Corridor opportunity sites. This analysis considers factors including vacant and underutilized site status, recent regulatory changes and development trends, lot size, physical constraints, and infrastructure.

The General Plan Update includes increasing the allowed density of residential uses along El Camino Real. The opportunity sites identified for this corridor fall within areas that will be rezoned to higher density mixed use with a strong emphasis on residential development as directed by updated regulations and development standards.

FIGURE 5-8 EL CAMINO REAL – NORTH KEY OPPORTUNITY SITES



ECR – North Corridor

Up to 120 du/ac

33 Arroyo Drive

Current City facility being replaced w/relocated building

1.87-acre site

Will leverage City site for 100% affordable housing project w/in next 3 years

Estimated # of Units: 150

1015 El Camino Real

Private 2.75-acre site

Estimated # of Units: 220

10 Chestnut Avenue

Private 3.99-acre site w/shopping center intended to close

New owners intend to partner for affordable housing and community services

Estimated # of Units: 319

Pipeline Projects

1051 Mission Road

Approved: 5.9 acres

Approved # of Units: 800

The opportunity sites are directly located within the identified El Camino Real PDA. Identified as a PDA by the MTC because of its proximity to high-quality transit service, employment centers, shopping, and neighborhood services, the El Camino Real PDA has experienced recent growth over the last RHNA cycle and is positioned to continue that growth.



FIGURE 5-9 EL CAMINO REAL – NORTH CORRIDOR MAP OF HOUSING OPPORTUNITY SITES

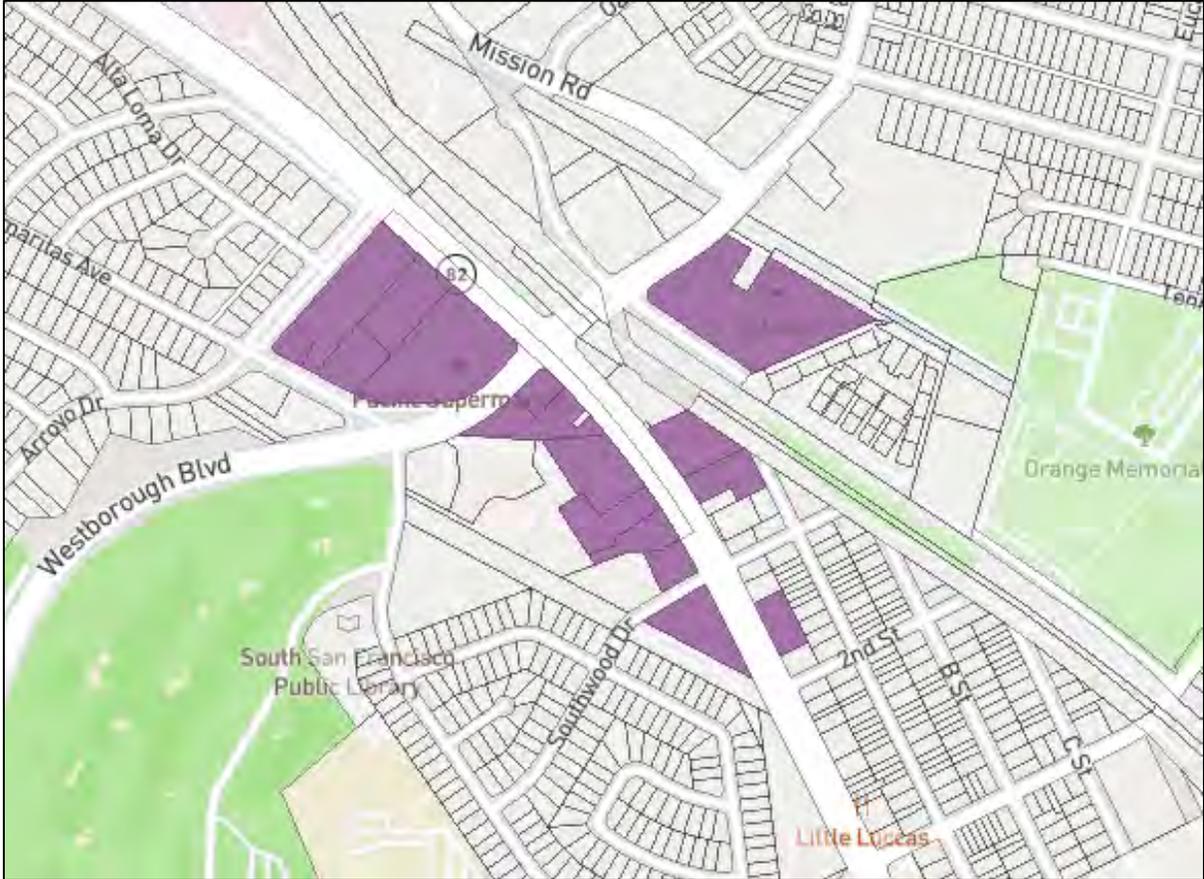


FIGURE 5-10 PRIORITY DEVELOPMENT AND TRANSIT PRIORITY AREAS ADJACENT TO ECR – NORTH

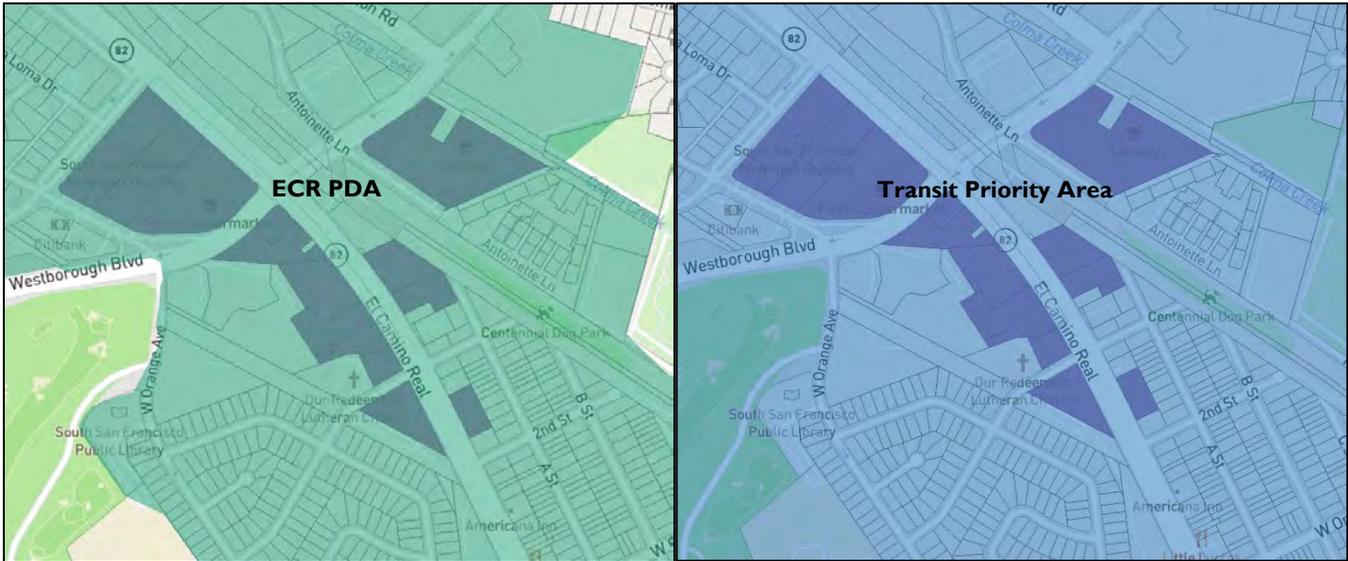


Table 5-7 El Camino Real – North Corridor Housing Opportunity Sites

Site Address	APN	Existing Use	General Plan Designation	Zoning	Min du/ac	Acres	Estimated # of Units by Affordability					Total
							VL	L	M	AM		
81 Arroyo Dr	010-400-100	Vacant	Medium Density Mixed Use	T4C	80	0.27	8	8	6	-	22	
74 Camaritas Ave	010-400-110	Commercial	Medium Density Mixed Use	T4C	80	0.71	21	21	14	-	57	
1015 El Camino Real	010-400-240	Commercial	Medium Density Mixed Use	T4C	80	2.75	83	83	55	-	220	
1057 El Camino Real	010-400-250	Commercial	Medium Density Mixed Use	T4C	80	1.10	33	33	22	-	88	
33 Arroyo Dr	010-400-270	Civic	Medium Density Mixed Use	T4C	80	1.87	56	56	37	-	150	
1 Camaritas Ave	010-401-260	Commercial	Medium Density Mixed Use	T4C	80	0.33	10	10	7	-	27	
975 El Camino Real	010-401-270	Commercial	Medium Density Mixed Use	T4C	80	1.00	-	6	6	68	80	
609 Southwood Dr	013-025-040	Religious	Medium Density Mixed Use	T4C	80	0.41	-	2	2	28	33	
943 El Camino Real	013-260-040	Commercial	Medium Density Mixed Use	T4C	80	0.54	-	3	3	37	43	
945-953 El Camino Real	013-260-050	Commercial	Medium Density Mixed Use	T4C	80	0.84	-	5	5	57	67	
955 El Camino Real	013-260-060	Commercial	Medium Density Mixed Use	T4C	80	1.20	-	7	7	81	96	
972 El Camino Real	014-011-320	Commercial	Medium Density Mixed Use	T4C	80	0.86	-	5	5	58	69	
932 El Camino Real	014-011-330	Parking Lot	Medium Density Mixed Use	T4C	80	0.66	-	4	4	45	52	
840 El Camino Real	014-012-290	Commercial	Medium Density Mixed Use	T4C	80	0.48	2	4	-	33	38	
10 Chestnut Ave	014-300-630	Commercial	Medium Density Mixed Use	T4C	80	3.99	16	32	-	271	319	
885 El Camino Real	093-300-070	Commercial	Medium Density Mixed Use	T4C	80	0.99	4	8	-	68	79	
Total							233	288	174	745	1,440	



EL CAMINO REAL – SOUTH OPPORTUNITY CORRIDOR

El Camino Real South includes many auto-oriented commercial centers, including the Brentwood shopping center and the shopping center at the southeast corner of El Camino Real and South Spruce Avenue with the currently vacant anchor tenant space (formerly occupied by Safeway). It also includes the See’s Candy factory, a legacy industrial use in South San Francisco. **Due to its proximity to the San Bruno BART station and the SamTrans bus corridor along El Camino Real, this area also has potential for more housing production in areas that comply with San Francisco International Airport land use compatibility regulations.**

El Camino Real South has 13 opportunity sites located primarily on El Camino Real, south of Orange Ave and totaling 690 units (17% of the overall RHNA), including 82 low-income and very-low-income units which make up 6% of the required lower-income RHNA sites.

El Camino Real South also includes three Pipeline Projects totaling 784 units, which will include 101 affordable units (22 very-low-income, 62 low-income, and 17 moderate-income).

FIGURE 5-11 EL CAMINO REAL – SOUTH KEY OPPORTUNITY SITES



- ECR – South Corridor**
up to 140 du/ac
- Pipeline Projects**
- 180 El Camino Real**
Under Review: 15 acres for entire mixed-use site
Proposed # of Units: 184
- 410 Noor Avenue**
Under Construction: 4.74 acres
Approved # of Units: 338
- 1477 Huntington Avenue**
Under Review: 1.98 acres
Proposed # of Units: 262

CAPACITY ANALYSIS

This section contains analysis of the realistic development capacity of the El Camino Real – North Corridor opportunity sites. This analysis considers factors including vacant and underutilized site status, recent regulatory changes and development trends, lot size, physical constraints, and infrastructure.

The General Plan Update includes increasing the allowed density of residential uses along El Camino Real. The opportunity sites identified for this corridor fall within areas that will be rezoned to higher density mixed use with a strong emphasis on residential development as directed by updated regulations and development standards.

The opportunity sites are directly located within the identified El Camino Real PDA. Identified as a PDA by the MTC because of its proximity to high-quality transit service, employment centers, shopping, and neighborhood services, the El Camino Real PDA has experienced recent growth over the last RHNA cycle and is positioned to continue that growth.

FIGURE 5-12 EL CAMINO REAL – SOUTH CORRIDOR MAP OF HOUSING OPPORTUNITY SITES



FIGURE 5-13 PRIORITY DEVELOPMENT AND TRANSIT PRIORITY AREAS ADJACENT TO ECR – SOUTH



Table 5-8 El Camino Real – South Corridor Housing Opportunity Sites

Site Address	APN	Existing Use	General Plan Designation	Zoning	Min. du/ac	Acres	Est. # of Units by Affordability					Total
							VL	L	M	AM		
133 Southwood Ctr	013-045-100	Commercial	Medium Density Mixed Use	T4C	80	1.42	–	9	9	96	113	
415 El Camino Real	013-241-100	Commercial	Urban Residential	RH-140	80	0.77	–	5	5	53	62	
465 El Camino Real	013-241-142	Commercial	Urban Residential	RH-140	80	0.53	–	3	3	36	42	
435 El Camino Real	013-241-170	Commercial	Urban Residential	RH-140	80	0.41	–	2	2	28	32	
587 El Camino Real	013-241-200	Commercial	Urban Residential	RH-140	80	0.43	–	3	3	29	34	
587 El Camino Real	013-241-210	Commercial	Urban Residential	RH-140	80	0.31	1	2	–	21	24	
551 El Camino Real	013-241-250	Commercial	Urban Residential	RH-140	80	0.58	2	5	–	39	46	
55 El Camino Real	013-241-290	Commercial	Urban Residential	RH-140	80	1.42	6	11	–	97	114	
–	013-241-300	Vacant	Urban Residential	RH-140	80	0.08	0	1	–	5	6	
375 S Spruce Ave	014-184-010	Commercial	Urban Residential	T5C	80	0.51	3	6	–	48	57	
365 S Spruce Ave	014-184-020	Commercial	Urban Residential	T5C	80	0.36	2	4	–	35	41	
1487 Huntington Ave	014-184-110	Commercial	Urban Residential	T5C	80	1.10	1	3	–	24	29	
455 El Camino Real	101-620-070	Residential	Urban Residential	RH-140	80	0.71	4	9	–	75	88	
Total								20	62	21	586	690



ANALYSIS OF ~~ABILITY ZONING~~ TO ACCOMMODATE VARIOUS HOUSING TYPES

As described, housing opportunity corridors can accommodate a range of housing types. Clarification of South San Francisco’s approval process for specific housing types was requested by HCD’s Review Comment Letter, and edits are included in the following section.

Housing types are either permitted by-right, with approval of a Minor Use Permit, or with approval of a Conditional Use Permit. The required findings for a Minor Use Permit or Conditional Use Permitted are listed below to show the requirements for approval.

The Use Permit process is intended to apply to uses that are generally consistent with the purposes of the district where they are proposed but require special consideration to ensure that they can be designed, located, and operated in a manner that will not interfere with the use and enjoyment of surrounding properties. The process for review of all Use Permit applications is designed to evaluate possible adverse impacts and to minimize them where possible through the imposition of specific conditions or requirements. Approval of a Use Permit requires careful review of the location, design, configuration, and special impacts of a proposed use with respect to applicable policies, standards, and criteria to determine the desirability of permitting its establishment on a particular site.

Conditional Use Permits. Unless otherwise specified in the South San Francisco Municipal Code, the Planning Commission shall approve, conditionally approve, or deny applications for Conditional Use Permits based on consideration of the requirements of this chapter.

Minor Use Permits. The Chief Planner shall approve, conditionally approve, or deny applications for Minor Use Permits based on consideration of the requirements of this chapter. The Chief Planner may, at their discretion, refer any application for a Minor Use Permit for a project that may generate substantial public controversy or involve significant land use policy decisions to the Planning Commission for a decision rather than acting on it. In that case, the application shall be processed as a Conditional Use Permit.

The review authority must make all of the following findings in the affirmative in order to approve or conditionally approve a Conditional Use Permit or a Minor Use Permit application. The inability to make one or more of the findings in the affirmative is grounds to deny an application.

1. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Ordinance and all other titles of the South San Francisco Municipal Code; Division VI:

2. The proposed use is consistent with the General Plan and any applicable specific plan;

3. The proposed use will not be adverse to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements;

4. The proposed use complies with any design or development standards applicable to the zoning district or the use in question as may be adopted by a resolution of the Planning Commission and/or the City Council;

5. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and reasonably foreseeable future land uses in the vicinity;

6. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints;

7. An environmental determination has been prepared in accordance with CEQA;

Clarification of South San Francisco’s approval process for specific housing types was requested by HCD’s Review Comment Letter, dated December 7, 2022 and include:

- **Emergency Shelters:** The element should list and evaluate the development standards of the MI zone that allows emergency shelters and clarify whether emergency shelters are permitted without discretionary action. The element should provide an analysis of proximity to transportation and services for these sites, hazardous conditions, and any conditions in appropriate for human habitability. In addition, the element should describe how emergency shelter parking requirements comply with AB139/Government Code section 65583, subdivision (a)(4)(A) or include a program to comply with this requirement.

In accordance with the State Planning and Zoning Law, the City already has satisfied requirements regarding emergency shelters by providing an existing emergency shelter facility within its jurisdiction that can accommodate more than the city’s individual need for emergency shelter space (see Government Code, Section 65583(a)(4)(C)). South San Francisco’s existing emergency shelter provides 90 beds, accounting for more than half of emergency shelter capacity countywide. Additionally, it is adjacent to a regional bus stop and SamTrans facility that links to mass transit stations and other transit corridors. Development standards are in place in line with Government Code Section 65583 as part of SSFMC 20.350.017 listed below:

Number of Residents. The number of adult residents, not including staff, who may be housed on a lot that is smaller than one acre shall not exceed the number of persons that may be accommodated in any hospital, convalescent home, residential, transient occupancy, or similar facility allowed in the same district.



Limitation On Time of Occupancy. Occupancy by an individual or family may not exceed 180 consecutive days unless the management plan provides for longer residency by those enrolled and regularly participating in a training or rehabilitation program.

Outdoor Activities. All functions associated with the shelter, except for children’s play areas, outdoor recreation areas, parking, and outdoor waiting must take place within the building proposed to house the shelter. Outdoor waiting for clients, if any, may not be in the public right-of-way, must be physically separated from the public right-of-way, and must be large enough to accommodate the expected number of clients.

Hours of Operation. To limit outdoor waiting, the facility must be open for at least eight hours every day between 7:00 a.m. and 7:00 p.m.

Supervision. On-site supervision must be provided at all times.

Toilets. At least one toilet must be provided for every 15 shelter beds.

Management Plan. The operator of the shelter must submit a management plan for approval by the Chief Planner. The Plan must address issues identified by the Chief Planner, including transportation, client supervision, security, client services, staffing, and good neighbor issues.

Previously, the City identified the Mixed Industrial (MI) district as a zone in the city where an emergency shelter would be permitted as an allowed use, subject only to the same development standards applicable to other uses in the zone. Emergency shelter facilities are also permitted with a Minor Use Permit in the Business Commercial district. Zoning development standards in the General Plan Update and companion zoning, however, seem to have failed to properly transfer Emergency Shelter as a permitted use in any of the zoning districts, particularly the Mixed Industrial Zoning District where it will be a permitted-by-right use. This was an oversight but requires Program CST-5.2 to resolve by the end of 2023 or as soon as possible.

The MI district is large and provides numerous sites that are underutilized and could potentially accommodate an additional emergency shelter. Conversations with commercial brokers in South San Francisco indicate that there are several industrial properties for sale in the district, many of which are marketed as “redevelopment opportunities.” This finding was confirmed through a search of the LoopNet.com website, a commercial listing service for properties for sale, which showed multiple properties for sale with substantial additional built out potential or potential to replace warehouse buildings with different uses.

A more detailed capacity analysis of sites in the MI district reveals that there are numerous vacant and underutilized sites that could potentially be redeveloped with an emergency shelter. According to the 2019 countywide homeless survey, there are 1,512 people experiencing homeless on a single night in San Mateo County. Of those, more than 900

were unsheltered and a significant number lived in RVs. The existing emergency shelter in South San Francisco has 90 beds and is in a single-story building that is estimated to be about 8,600 square feet in size. Under current development standards in the MI district, an additional emergency shelter that is the same size as the city's existing shelter would fit comfortably on a parcel that is about a half-acre in size, of which there are many in the city.

- **Supportive Housing:** Supportive housing must be permitted as a residential use in all zones allowing residential uses and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone. (Gov. Code, § 65583, subd. (c)(3).) The element must describe and analyze the City's supportive housing standards and codes and demonstrate consistency with Section 65583(c)(3) or add or revise programs to comply with the statutory requirements.

Senior Citizen residential housing, Domestic Violence Shelters, Group Residential facilities, and Residential Care Facilities are all permitted by-right or conditionally permitted in all residential or mixed-use zoning districts. Zoning standards are applied to each of these housing types identical to any other residential or mixed-use project and accessibility provisions are available via the Waiver and Modification process. Land use tables and definitions have been updated as part of the General Plan Update and companion zoning in October 2022 and Chapter 20.070, 20.080, 20.090 are available here showing <https://www.ssf.net/home/showpublisheddocument/28492/638060225599270000> compliance:

- **Low Barrier Navigation Centers:** Low Barrier Navigation Centers shall be a use by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses pursuant to Government Code section 65660. The element must demonstrate compliance with this requirement and include programs as appropriate.

"Low Barrier Navigation Center" means a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. "Low Barrier" means best practices to reduce barriers to entry, and may include, but is not limited to, the following:

1. The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.
2. Pets.
3. The storage of possessions.



4. Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

Low Barrier Navigation Center, defined in the SSFMC as Domestic Violence Shelter, is allowed by-right in all residential and mixed-use zoning districts with the following size and concentration limitation:

Limited to facilities serving a maximum of 10 clients and may not be located within 300 feet of any other domestic violence shelter.

Land use tables and definitions have been updated as part of the General Plan Update and companion zoning in October 2022 and Chapter 20.070, 20.080, 20.090 are available here showing compliance: <https://www.ssf.net/home/showpublisheddocument/28492/638060225599270000>.

- **By-Right Permanent Supportive Housing:** Supportive housing shall be a use by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses pursuant to Government Code section 65651. The element must demonstrate compliance with these requirements and include programs as appropriate.

This requirement seems in conflict with the Supportive Housing requirement under Gov. Code, § 65583, subd. (c)(3). South San Francisco permits Supportive Housing in all residential and mixed-use residential zoning districts since it states that these uses should also be “BY-RIGHT” without discretionary review.

This housing type is currently permitted in multiple residential only zoning districts with approval of a minor use permit to support the availability of housing choices for persons with disabilities or recovery needs. Under HCD best practice guidance, however, requiring these housing types to obtain a special use or CUP could potentially subject housing for persons with disabilities or recovery needs to higher discretionary exceptions processes and standards where an applicant must, for example, demonstrate compatibility with the neighborhood, unlike other residential uses. Therefore, staff is recommending that new program CST-5.1 be introduced to consider allowing permanent supportive housing by right in all residential zoning districts to comply with State law.

- **Single Room Occupancy (SRO) Units:** The element must describe where SROs are allowed and how (development standards and permit procedures) or add a program as appropriate.

SRO units are no longer permitted in South San Francisco and existing SRO units are managed under the City’s legal non-conforming ordinance. Group Residential uses ARE permitted, however, and meet the general goal of previous SRO developments. Group

Residential uses are allowed in the Downtown Mixed Use zoning districts and medium residential density zoning districts with approval of a Minor Use Permit.

Land use tables and definitions have been updated as part of the General Plan Update and companion zoning in October 2022 and Chapter 20.070, 20.080, 20.090 are available here showing compliance: <https://www.ssf.net/home/showpublisheddocument/28492/638060225599270000>.

- **Manufactured Housing:** The element must clarify whether manufactured homes on -a permanent foundation are treated similar to single-family uses pursuant to Government Code section 65852.3 or add a program if necessary.

Prefabricated, manufactured housing on a permanent foundation is treated as residential construction and fully in conformance with a permitted residential structure in a residential zoning district. This applies to both single family residential and multi-unit residential construction. The California Building Code applies to this housing type.

- **Lower-Income Multi-Family Residential.** Nearly all opportunity sites identified can realistically accommodate densities of 30 du/ac or greater, which is a level of density that the State acknowledges is consistent with providing lower-income multi-family housing. Thirty du/ac is the “default density” assigned by HCD to jurisdictions with more than 25,000 people in San Mateo County. Housing sites that are zoned for a minimum of 30 du/ac are assumed to be able to accommodate lower-income housing.

FINANCIAL RESOURCES

The City of South San Francisco has access to a variety of existing and potential funding sources available for affordable housing activities, including programs from federal, State, local and private resources.

COMMERCIAL LINKAGE IMPACT FEE

The City adopted a Commercial Linkage Fee in 2018 that assesses a per square foot fee to all new commercial development. These accrued fees can then be used to support new affordable housing starts in the city, including pre-development costs, financing, land acquisition, local matching funds for state and federal grants, and construction.

Commercial Use: Cost / Square Foot

- Retail / Restaurant / Services \$2.76 per square foot
- Office / R&D \$16.55 per square foot
- Hotel \$5.52 per square foot



COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FUNDS

Through the Community Development Block Grant (CDBG) program, (HUD provides funds to local governments for a wide range of housing and community development activities for low-income persons.

Based on previous allocations, South San Francisco expects to receive approximately \$500,000 in CDBG funds each year – we estimate receipt of \$4m in funds for this Housing Element eight-year cycle. In accordance with the policies established by the City Council, South San Francisco is committed to increasing and maintaining affordable housing in the city. CDBG funds can be used for site acquisition, rehabilitation, first-time homebuyer assistance, emergency and transitional shelters, and fair housing/housing counseling activities. Additionally, funds can be used for activities that support the new construction of affordable housing such as site clearance and the financing of related infrastructure and public facility improvements.

HOME INVESTMENT PARTNERSHIP ACT FUNDS

The HOME Investment Partnership Act authorized by Congress in 1991 under the National Affordable Housing Act provides a source of federal financing for a variety of affordable housing projects. The City of South San Francisco is a participating jurisdiction in the San Mateo County HOME Consortium and is eligible to apply for funding from the Consortium's annual grant allocation. Funds are distributed on a competitive basis through a request for proposals process administered by San Mateo County. HOME funds may be used by the City for direct expenditure or may be issued as low-interest loans to a private or not-for-profit developer to jointly undertake the production of housing units that will be affordable to low-income residents. Under the program, 30-year rent regulatory restrictions are recorded with the property to ensure future affordability.

HEART

South San Francisco is a member of the Housing Endowment and Regional Trust (HEART), which raises funds from public and private sources to meet critical housing needs in San Mateo County. Formed in 2003 as a public/private partnership among the cities, the County, and the business, nonprofit, education, and labor communities, to date, HEART has received over \$12 million in funding gifts and pledges to meet critical housing needs in San Mateo County.

LOW-INCOME HOUSING TAX CREDITS

Created by the 1986 Tax Reform Act, the Low-Income Housing Tax Credits (LIHTC) program has been used in combination with City and other resources to encourage the construction and rehabilitation of rental housing for lower-income households. The program allows investors an annual tax credit over a 10-year period, provided that the

housing meets the following minimum low-income occupancy requirements: 20% of the units must be affordable to households at 50% of AMI, or 40% of the units must be affordable to those at 60% of AMI. The total credit over the ten-year period has a present value equal to 70% of the qualified construction and rehabilitation expenditure. The tax credit is typically sold to large investors at a syndication value.

SECTION 8 ASSISTANCE

The Section 8 program is a federal program that provides rental assistance to very-low-income persons in need of affordable housing. This program offers a voucher that pays the difference between the current fair market rent and what a tenant can afford to pay (e.g., 30% of their gross income). The voucher allows a tenant to choose housing that may cost above the payment standard but the tenant must pay the extra cost. This program is administered by the San Mateo County Housing Authority.

SUMMARY

Consistent with the City’s long-term commitment to supporting high-quality residential development, South San Francisco continues to make resources available for housing production. These include primarily sites for housing development, and a variety of funding sources, as summarized below:

- South San Francisco has an adequate number of sites to accommodate its share of the regional housing need in the planning period. The City has no carryover obligation because it was able to identify adequate sites to meet its RHNA for the 2015-2023 Housing Element. There is sufficient land to support the production of 3,956 new housing units for RHNA Cycle 6.
- Nearly all of the City’s development capacity consists of higher density housing sites (densities exceeding 30 units per acre), and all are located within developed areas already served with needed infrastructure, including sewer, water, stormwater, and transportation facilities.



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Chapter 6 – Affirmatively Furthering Fair Housing in Our City

ASSEMBLY BILL 686

“Affirmatively furthering fair housing” means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity. These actions aim to replace segregated living patterns with truly integrated and balanced living patterns, transform racially and ethnically concentrated areas of poverty (R/ECAP) into areas of opportunity, and foster compliance with civil rights and fair housing laws. The State of California’s 2018 AB 686 requires that all public agencies affirmatively further fair housing and “to take no action inconsistent with this obligation.” The duty to affirmatively further fair housing extends to all public agency’s activities and programs relating to housing and community development (Government Code Section 8899.50, subd. (a)(1).) AB 686 also makes changes to Housing Element Law requiring housing elements to include an analysis of fair housing outreach and capacity, integration and segregation, access to opportunity, disparate housing needs, and current fair housing practices.

AB 686 also requires that the Housing Element include an evaluation of a city’s site inventory relative to its impact on fair housing. The purpose of the site inventory is to identify and analyze specific land that is available and suitable to accommodate the regional housing need. The site inventory analysis included in this chapter evaluates whether the [identified sites distribution of the site inventory housing units proposed will exacerbate existing patterns of segregation among protected classes or vulnerable populations at the local level.](#)

[serve the purpose of affirmatively furthering fair housing.](#) The site inventory analysis evaluates the site inventory relative to the full scope of the assessment of fair housing including segregation and integration, [racially and ethnically concentrated areas of poverty \(R/ECAP\),](#) ~~and~~ [racially and ethnically concentrated areas of affluence \(R/ECAA\),](#) access to opportunity and disproportionate housing needs and displacement risk.

21 ELEMENTS SOUTH SAN FRANCISCO FAIR HOUSING ASSESSMENT

As a part of the 21 Elements process, which facilitates the completion of Housing Elements for all San Mateo County jurisdictions, Root Policy provided a Fair Housing Assessment for the City of South San Francisco. The assessment includes a history of segregation in the region, an assessment of fair housing enforcement and outreach capacity, an analysis of segregation, access to opportunity, disparate housing needs and contributing factors. The report also included a resident needs survey and a Fair Housing Action Plan (FHAP) [outlining proposing](#) policies and actions to address the disparities in access to housing [identified by this analysis.](#) [The programs in the Fair Housing Action Plan were incorporated into Chapter 7, Housing Plan. Chapter 6](#)~~This chapter~~ includes the report’s primary findings and [analyzes](#) implications for future housing



development in South San Francisco. The appendices include the following information prepared by Root Policy for 21 Elements jurisdictions:

- Appendix 6.1: South San Francisco Fair Housing Assessment
- Appendix 6.2: South San Francisco AFFH Map and Data Packet
- Appendix 6.3: South San Francisco AFFH Segregation Report (UC Merced)
- Appendix 6.4: AFFH Resident Survey Analysis
- Appendix 6.5: Disparate Access to Educational Opportunities
- Appendix 6.6: State Fair Housing Laws and Regulations

South San Francisco is an economically, racially and ethnically diverse community with demand for housing for many lower-income and racially and ethnically diverse residents and workers. While ensuring an adequate supply of housing is developed is a critical goal of this Housing Element, a key objective is to develop housing for the city's diverse residents in a way that affirmatively furthers fair housing across the city. The [City's FHAP policies and programs in Chapter 7](#) were developed to help achieve the City's fair housing objectives. [The first goal included in Chapter 7 supports the city's equity related priorities: Create equitable opportunity for people of all ages, races/ethnicities, abilities, socio-economic status, genders, and family types regardless of income level.](#) The [City's programs and policies outlined in this Housing Element Fair Housing Action](#) encourages new housing choices in high resource areas; encourages preservation of existing affordable housing, conserves and improves assets in areas of lower opportunity and concentrated poverty; and helps protect existing residents from displacement. The programs and policies in this Housing Element will help more residents access opportunities in higher resource areas and enhance opportunities in lower resource areas as well as prevent displacement of residents and will help drive a further decline in racial, ethnic, and economic segregation in the city and ensure that local housing policy will address residents with disproportionate housing needs.

SOUTH SAN FRANCISCO'S FAIR HOUSING ASSESSMENT PRIMARY FINDINGS

This section summarizes the primary findings from the Fair Housing Assessment for the City of South San Francisco including the following sections: fair housing enforcement and outreach capacity, integration and segregation, access to opportunity, and disparate housing needs.

PRIMARY FINDINGS FOR FAIR HOUSING ENFORCEMENT AND OUTREACH CAPACITY

From 2017 to 2021, 57 fair housing complaints in San Mateo County were filed with HUD. Seven percent (four complaints) were filed in the City of South San Francisco (the City accounts for 9% of the County's population). The most common issues cited in the City were refusal to rent, refusal to rent and negotiate for a rental, and failure to make a reasonable accommodation. Two

complaints were based on disability status and two complaints on the basis of national origin. Countywide, no cause determination was found in 27 complaints followed by successful conciliation or settlement of 22 complaints.

Fair housing complaints filed with HUD by San Mateo County residents have been on a declining trend since 2018, when 18 complaints were filed. In 2019, complaints dropped to five, increased to 11 in 2020, and had reached six by mid-2021. Nationally, the National Fair Housing Alliance (NFHA) reported a “negligible” decrease in the number of complaints filed between 2019 and 2020. The primary bases for complaints nationally were nearly identical to San Mateo County’s: disability (55%) and race (17%). Familial status represented 8% of complaints nationally, whereas this basis comprised 14% of cases in the county.

Fair housing complaints are investigated by the California Department of Fair Employment in Housing (DFEH) which receives, evaluates, and investigates fair housing complaints. Fair housing complaints can also be submitted to HUD for investigation. San Mateo County has a number of local enforcement organizations including Project Sentinel, the Legal Aid Society of San Mateo County, and Community Legal Services of East Palo Alto. These organizations receive funding from the County and participating jurisdictions to support fair housing enforcement and outreach and education in the County.

The City of South San Francisco has not been a party to fair housing complaints or legal action in the past nor has the City been required to operate under a state or federal consent decree related to fair housing. The City provides accessible fair housing information and resources for residents experiencing housing discrimination online on the City’s website. The website includes contact information for local fair housing organizations, legal assistance, and AFFH information. Currently, the Analysis of Impediments to Fair Housing linked on the City’s website is from 2012. As a part of this Housing Element’s implementation, the City will update the Analysis of Impediments to Fair Housing and AFFH information on the City’s website, add information about the Fair Housing Act and discrimination, provide a link to the Regional Assessment of Fair Housing approved by HUD in 2017, and add information about South San Francisco’s AFFH goals and analysis.

The City of South San Francisco is compliant with the following state laws that promote fair and affordable housing. The City has not been alleged or found in violation of the following laws:

- State Density Bonuses and Other Incentives Law (Gov. Code. Title 7. Division 1. Chapter 4.3 Density Bonuses and Other Incentives, amended and effective January 1, 2021).
- Housing Accountability Act (Gov Code Section 65589.5) requiring adoption of a Housing Element and compliance with RHNA allocations.
- No Net Loss Law (Gov Code Section 65863) requiring that adequate sites be maintained to accommodate unmet RHNA allocations, including among income levels.
- Least Cost Zoning Law (Gov Code Section 65913.1).
- Excessive Subdivision Standards Law (Gov Code Section 65913.2).
- Limits on Growth Controls Law (Gov Code Section 65589.5).



HOUSING POLICIES ENACTED LOCALLY

The City of South San Francisco identified the following local policies that contribute to the regulatory environment for affordable housing development in the city.

The following local policies are in place to encourage housing development:

Table 6-1 Local Policies to Encourage Housing

Reduced Parking Requirements	Reduced Fees or Waivers
Streamlined Permitting Process	Acquisition/Rehabilitation/Conversion program
Mixed-Use Zoning	Inclusionary Zoning In-Lieu Fees
Density Bonus Ordinance	Housing Development Impact Fee
Inclusionary/Below Market Rate Housing Policy	Commercial Development Impact Fee
Condominium Conversion Ordinance	Locally Funded Homebuyer Assistance Programs
SRO Preservation Ordinances	Home Sharing Programs
Homeowner Rehabilitation program	Public Housing, Group Homes, Emergency Shelters, and Affordable Housing Complexes
Second Unit Ordinance	

Source: [21 Elements Survey of San Mateo County Jurisdictions](#)**

The following local policies are in place to mitigate or prevent displacement of low-income households:

Table 6-2 Local Policies to Mitigate Displacement

Affordable Housing Impact/Linkage Fee on New Residential and Commercial Development	Promoting Streamlined Processing of ADUs
Inclusionary Zoning	Fair Housing Legal Services

Source: [21 Elements Survey of San Mateo County Jurisdictions](#)**

The following local policies are not in place but would provide the best outcomes in addressing housing stability:

Table 6-3 Local Policies Not in Place to Address Housing Stabilization

Rent Stabilization	Just Cause Eviction
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Source: [21 Elements Survey of San Mateo County Jurisdictions](#)**

The following local policies are not in place, but have potential interest for further exploration:

Table 6-4 Local Policies for Further Study

Rent review board and/or mediation	Acquisition of unsubsidized properties with affordable rents
Community land trust	Dedicating surplus land for affordable housing
Acquisition of affordable units with expiring subsidies	Public Housing and Housing Vouchers

Source: [21 Elements Survey of San Mateo County Jurisdictions](#)**

HOUSING VOUCHERS

According to the California Department of Housing and Community Development Affirmatively Furthering Fair Housing Data Viewer, the South San Francisco Public Housing Authority has 80 units of public housing situated on C Street off of W. Orange Avenue. In addition to physical assisted housing units, the City has one census tract with a sizable share of households using housing vouchers (15% to 30%), five tracts with a moderate share (5% to 15%), and most other areas of the city have some (5% or less) housing voucher utilization (Appendix 6.2, Figure I-7). Compared to nearby Brisbane, Millbrae, and Burlingame, the City of South San Francisco appears accommodating to renters with housing vouchers because the City has a greater share of voucher holders compared to the surrounding communities. The presence of housing voucher users indicates available rental supply to house these residents and a lack of exclusionary behavior from landlords in the city.

PRIMARY FINDINGS FOR INTEGRATION AND SEGREGATION

[The Association of Bay Area Governments \(ABAG\)](#) and the University of California at Merced completed an analysis of segregation in South San Francisco. Several indices were used to assess segregation in the city and determine how the city differs from patterns of segregation and integration in the region overall. The report is attached as [Appendix 6.3 Appendix 6.3: South San Francisco AFFH Segregation Report](#) and the primary findings for South San Francisco are summarized below.

Table 6-5 Isolation and Dissimilarity Indices: Income

Local Findings	Regional Findings
Very-low-income residents are the most segregated compared to other income groups in South San Francisco.	Very-low-income residents make up 33% of South San Francisco's overall population (the 21st highest out of 109 jurisdictions in the Bay Area). Low-income residents make up 22% of South San Francisco's overall population (4th out of 109 jurisdictions in the Bay Area). Conversely, South San Francisco has a lower proportion of above-moderate-income residents (25% of South San Francisco residents are above-moderate-income - 105 th out of 109 jurisdictions). Most Bay Area jurisdictions have a larger proportion of above-moderate-income residents than South San Francisco.
Among all income groups, the very-low-income population's segregation measure has changed the most over time, becoming more segregated from other income groups between 2010 and 2015.	For low-income and very-low-income residents, South San Francisco has one of the highest isolation index measures among the Bay Area jurisdictions, meaning that these residents in South San Francisco live in neighborhoods that are more segregated than other Bay Area jurisdictions.
According to the dissimilarity index, segregation between lower-income residents and residents	In South San Francisco, the isolation index for above-moderate-income is well below the above-moderate-income average isolation index



Local Findings	Regional Findings
who are not lower-income has increased between 2010 and 2015.	among Bay Area jurisdictions. This indicates South San Francisco's above-moderate-income residents are more integrated than above-moderate-income residents in other jurisdictions in the Bay Area.

Source: [UC Merced Urban Policy Lab and ABAG/MTC](#).

Table 6-6 Isolation and Dissimilarity: Races and Ethnicity

Local Findings	Regional Findings
As of 2020, Asian residents are the most segregated compared to other racial groups in South San Francisco, as measured by the isolation index. Asian residents live in neighborhoods where they are less likely to encounter other racial groups. Hispanic residents are most segregated from White residents, but overall neighborhood racial segregation in South San Francisco has declined over the last decade.	On average across the Bay Area, South San Francisco has a lower proportion of Black residents as the (2% versus 6% in the Bay Area in 2020), a higher proportion of Latinx residents (33% versus 24% in 2020), a higher proportion of Asian residents (42% versus 28%), and a lower proportion of White residents (18% versus 36%).
Among all racial groups, the white population's isolation index value has changed the most over time, becoming less segregated from other racial groups between 2000 and 2020.	Regionally, Bay Area average isolation index is lower for Asian and Latinx residents, but higher for White and Black residents (compared to South San Francisco), indicating that Hispanics and Latinx residents are more segregated in South San Francisco than in the Bay Area. White residents are more integrated in South San Francisco than in other Bay Area jurisdictions.
According to the Theil's H-Index, neighborhood racial segregation in South San Francisco declined between 2010 and 2020.	Compared to other Bay Area jurisdictions, the Thiel's index for racial segregation in South San Francisco is above average, indicating that South San Francisco neighborhoods are more segregated on average compared to other Bay Area jurisdictions.

Source: [UC Merced Urban Policy Lab and ABAG/MTC](#).

Isolation and Dissimilarity Indices Conclusions

South San Francisco's residents are more racially and ethnically diverse than residents in the County and the Bay Area overall because South San Francisco has a higher share of residents who are Asian and Hispanic. The isolation and dissimilarity indices show that segregation exists in South San Francisco, in particular in the Latinx and Asian communities as well as in lower-income communities. While racial segregation patterns appear to be declining over time, income segregation appears to be increasing for lower-income groups. Some groups, such as higher-income residents or White residents, are less segregated in South San Francisco when compared to the same groups across other Bay Area jurisdictions.

RACIALLY/~~CONCENTRATED AREA OF POVERTY OR AN~~ ETHNICALLY CONCENTRATED AREA OF POVERTY (R/ECAP)

The HUD poverty threshold used to qualify a census tract as a R/ECAP is three times the average census tract poverty rate countywide—or 19.1%. In addition to R/ECAPs that meet the threshold, the Root Policy Housing Assessment for San Mateo County jurisdictions includes edge or emerging R/ECAPs which meet two thirds of the HUD defined threshold for poverty—two times the average tract poverty rate for San Mateo County (12.8%).

In San Mateo County there were two census tracts that qualified as R/ECAPs (19.1% poverty rate) and 14 that qualified as edge R/ECAPs (12.8% poverty rate) in 2019. None of the R/ECAPs were in the City of South San Francisco in 2019. However, one of the 2019 Edge R/ECAPs is in the City of South San Francisco—which means it is majority minority and has a poverty rate two times higher than the countywide census tract average. This tract is located along Highway 101 and the San Francisco Bay and has a concentration of Hispanic households. Poverty rates are highest—between 10% and 20%—in census tracts along the San Francisco Bay and south of Colma and San Bruno Mountain State Park (Appendix 6.2, Figure II-28).

PRIMARY FINDINGS FOR ACCESS TO OPPORTUNITY

[The primary findings are summarized from Appendix 6.1: South San Francisco Fair Housing Assessment and Appendix 6.2: South San Francisco AFFH Map and Data Packet. The data was provided by the California Department of Housing and Community Development Affirmatively Furthering Fair Housing Data Viewer.](#)

- Hispanic residents are more likely to live in low resource areas compared to high resource areas. Conversely, Asian residents are much more likely to live in high resource areas compared to low resource areas (Appendix 6.2, Figure III-12).
- Racial and ethnic minority populations generally have higher rates of poverty (Figure II-5) and lower household incomes (Appendix 6.2, Figure II-4) compared to the non-Hispanic White population in the City of South San Francisco.
- Many high schoolers in the county met admission standards for a University of California (UC) or California State University (CSU) school. However, South San Francisco Unified has the lowest rate of graduates who met such admission standards at 41%. Hispanic students in the district were less likely to meet the admission standards. South San Francisco Unified had one of the highest dropout rates in the county at 9% with White (12%) and Hispanic (11%) students accounting for the highest rates (Appendix 6.5).
- According to TCAC’s educational opportunity map, most Census tracts in the City of South San Francisco score between 0.25 and 0.5—opportunity scores are presented on a scale from zero to one and the higher the number, the more positive the outcomes (Appendix 6.2, Figure III-1). However, there are a few Census tracts adjacent to Sign Hill Park that have scores of less than 0.25—meaning they have lower education scores



compared to the rest of the city. This area also has lower economic opportunity scores and a greater share of minority households compared to the rest of the city.

- Generally, the City of South San Francisco scores poorly on environmental outcomes. Census tracts surrounding Highway 101 have the lowest environmental scores in the city—primarily due to groundwater threats, hazardous waste, traffic noise and cleanups (Appendix 6. 2, Figure III-9 and Figure III-10). However, the city scores moderately well on the California Healthy Places Index (HPI) developed by the Public Health Alliance of Southern California (PHASC) (Appendix 6. 2, Figure III-11). Census tracts west of El Camino Real have the highest scores in the city while the two census tracts with the lowest scores are situated west of Highway 101 and north of 1st Lane.

Geospatially, the areas in the city adjacent to Highway 101 are disproportionately impacted by high poverty, low education opportunity, low economic opportunity, low environmental scores, high social vulnerability scores, and low resource scores. These areas have:

- Higher poverty rates between 10% and 20% (Appendix 6. 2, Figure II-28).
- Education opportunity scores less than 0.25 and between 0.25 and 0.5—meaning they have lower education scores compared to the rest of the city (Appendix 6. 2, Figure III-1).
- Low economic opportunity scores between 0.25 and 0.5 (Appendix 6. 2, Figure III-7).
- Low environmental scores—which account for PM2.5, diesel PM, drinking water, pesticides, toxic release, traffic, cleanup sites, groundwater threats, hazardous waste, impaired water bodies, and solid waste sites (Appendix 6. 2, Figure III-9).
- The composite opportunity score for the City of South San Francisco shows census tracts adjacent to Highway 101 fall within low resource areas while the rest of the city is within moderate or high resource areas (Appendix 6. 2, Figure III-14).
- The Social Vulnerability Index (SVI) provided by the CDC—ranks census tracts based on their ability to respond to a disaster. The areas adjacent to Highway 101 are most vulnerable according to the SVI (Appendix 6. 2, Figure III-15).
- Areas in the southern portion of the city adjacent to Highway 101 fall within Special Flood Hazard Areas (Appendix 6. 2, Figure IV-31)

PRIMARY FINDINGS FOR DISPARATE HOUSING NEEDS

- Racial and ethnic minority populations are disproportionately impacted by poverty, low household incomes, overcrowding, and homelessness compared to the non-Hispanic White population in the City of South San Francisco.
- American Indian or Alaska Native and Hispanic households have the highest denial rates for mortgage loan applications in 2018 and 2019 (Appendix 6. 2, Figure IV-33).
- Overcrowded households in the city are concentrated west of Highway 101 (Appendix 6. 2, Figure IV-19).
- Racial and ethnic minorities are more likely than non-Hispanic White households to experience overcrowding (Appendix 6. 2, Figure IV-17). Households making between 31% to 50% AMI are also more likely to be overcrowded (Appendix 6. 2, Figure IV-18).

- Over half of all renter households in the City of South San Francisco are cost burdened—spending more than 30% of their gross income on housing costs—and approximately one in five are extremely cost burdened—spending more than 50% of their gross income on housing costs (Appendix 6. 2, Figure IV-9). There are disparities in housing cost burden in the City of South San Francisco by race and ethnicity (Appendix 6. 2, Figure IV-11).
- People who identify as American Indian or Alaskan Native, Black, White, and Hispanic are overrepresented in the homeless population compared to their share of the general population (Appendix 6. 2, Figure IV-22).
- The City of South San Francisco has a slightly greater proportion of residents with a disability than the county (Appendix 6. 2, Figure III-17). Residents living with a disability in the city are more likely to be unemployed and are largely concentrated in areas around Highway 101. Finally, the aging population is putting a strain on paratransit access countywide. Unemployment is disproportionately high among residents living with a disability at 13% compared to 3% for residents without a disability in the City of South San Francisco—particularly when compared to the county (Appendix 6. 2, Figure III-20). In the City of South San Francisco 12% of income-assisted rental units are at high or very high risk for displacement, a total of 74 out of 614 total units in the city.
- Nearly the entire city is vulnerable to displacement (Appendix 6. 2, Figure IV-28). Despite policies and programs, the Downtown, Sign Hill, El Camino Real, and Sunshine Gardens sub-areas are at heightened risk of future gentrification and displacement. These areas are at heightened risk because of their proximity to desirable transit and neighborhood amenities, high percentage of low-income residents and people of color, high number of cost-burdened renters, and high concentration of naturally occurring affordable housing units that are vulnerable to price or rent increases. This housing displacement risk has led to overcrowding, long-term residents leaving the city, illegal conversions of accessory dwelling units, and may lead residents to homelessness. Housing instability has a profound impact on health in that high stress negatively impacts mental health, and cost burdened households are less able to afford healthy foods, healthcare visits, and prescription medicines.
- While there is limited data on the extent of substandard housing issues in a community, Census Data American Community Survey (ACS)— which captures units in substandard condition as self-reported in Census surveys, indicates 1.3% of renters in South San Francisco reported lacking a kitchen and 0.9% of renters lack plumbing, compared to 0.4% of owners who lack a kitchen and 0.2% of owners who lack plumbing. In South San Francisco, owner households are more likely to have substandard kitchen and plumbing facilities compared to renter households and this is consistent across San Mateo County. This may be partially attributed to South San Francisco’s history of naturally affordable units, with median rents lower than the San Mateo County average. The most common location for these naturally affordable units is located in the Downtown Lindenville community, as evaluated in the General Plan Update.



CONCENTRATIONS OF FAIR HOUSING FACTORS

Jurisdictions are required to analyze all the components of fair housing (segregation and integration, access to opportunity and disproportionate housing need) including comparing areas geographically across the city and assessing concentrations of fair housing factors. The data in the following section was provided by the California Department of Housing and Community Development Affirmatively Furthering Fair Housing Data Viewer.

FAIR HOUSING FACTORS FOR INTEGRATION AND SEGREGATION

Maps 1-6 show South San Francisco census tracts and the geographic distribution of households by income, poverty, race, disability status and familial status as well as the distribution of the city's opportunity sites. Map 1 Predominant Race shows the predominant race in three of the city's eastern census tracts are Hispanic. The census tract that covers the downtown area has a sizeable gap of more than 50% Hispanic. West of El Camino Real there are two predominant White census tracts and five predominant Asian census tracts. There is a sizeable concentration of Asian households west of Highway 280. South San Francisco is a highly diverse city with more than 58% of residents of whom speak another language than English.

Map 2 shows Low to Moderate Income population. Census tracts east of El Camino Real have a Low to Moderate Income population of more than 50% and more than 75% in the downtown census tract. This contrasts with the lack of lower income population in the neighborhoods west of El Camino Real. Map 3 shows Household Median Income by Block Group. This map shows that the downtown census tract and the census tract directly north of downtown have the lowest Household Median Income in the city (less than \$55,0000 annually), below the State Median Income of \$87,100 and far below the San Mateo County median income of \$128,000. The rest of the city has a Median Household Income between \$87,100 and \$125,000 except for a few neighborhoods west of El Camino Real and west of Highway 280 along Westborough Blvd.

Map 4 shows Poverty Status of South San Francisco households. The city's largest census tract east and south of the downtown has a household poverty rate of 10%-20% of households. This area encompasses both the Lindenville and South Airport opportunity corridors but as previously mentioned, there are no residential households in these opportunity areas so the census data may be limited.

South San Francisco has a larger proportion of persons living with a disability than its neighbors. South San Francisco is home to 967 residents with developmental disabilities. As a share of the total number of people living with developmental disabilities in San Mateo County, 25% percent live in South San Francisco compared to 5% percent in Pacifica or 8% percent in San Bruno. Map 5 shows a wide distribution of residents living with a disability in several areas

across the city, including east and west of El Camino Real and in the Lindenville and South Airport opportunity areas.

Map 6 shows Percent of Children in Female Headed Households and concentrations of this population (between 20%-40% of households) that are in the eastern and central areas of the city. These areas also largely overlap with the distribution of the population with disabilities in Map 5. Concentrations of overlapping fair housing factors and their relation to the city's opportunity sites are discussed below on page 148.

FAIR HOUSING FACTORS FOR ACCESS TO OPPORTUNITY

The California Tax Credit Allocation Committee (TCAC) in collaboration with HCD developed a series of opportunity maps that help to identify areas of the community with good or poor access to opportunity for residents. Maps 7-11 show TCAC's index for economic opportunity (Map 8), educational outcomes (Map 9), environmental outcomes, (Map 10) proximity to jobs (Map 11), as well as a composite score of all TCAC factors (Map 7). The maps include the distribution of the city's opportunity sites.

The Composite Score (Map 7) shows that the eastern half of the city, including the downtown as well as the area east of El Camino Real and south of Sign Hill Park, are designated Low Resource Areas. Low Resource Areas are areas that have a lower composite score of economic opportunities, educational outcomes and environmental outcomes. Map 8, Economic Outcomes, includes variables measuring poverty, adult educational outcome, employment, proximity to jobs and median home value. The value of the city's scores for this index are moderate between 0.25 and 0.75 citywide with a moderately higher score in the western half of the city. The lower income areas east of El Camino Real score moderately well on this index because of the concentration of jobs and employment opportunities in the city's historically commercial and industrial areas.

Map 9, Educational Outcomes, includes variables such as math proficiency, reading proficiency, high school graduation rates, and student poverty rates. Unlike some jurisdictions in the region such as Pacifica, Millbrae, Burlingame, San Carlos and others, South San Francisco does not have any areas scoring above 0.75 on the index. Except for the neighborhoods west of I-280, the rest of the city scores below 0.5 on the educational outcomes index, indicating lower educational outcomes in South San Francisco especially when compared to jurisdictions in southern San Mateo County. Map 10, Environmental Outcomes, includes variables used by the CalEnviroScreen 3.0 Pollution indicators (exposures and environmental effect indicators such as ozone, PM2.5, Diesel PM, drinking water, pesticides, tox. release, traffic, cleanup sites, groundwater threats, hazardous waste, impaired water bodies, and solid waste sites). The Environmental Index reflect the same geographic distribution as the Composite Score - the eastern half of the city, including the downtown as well as the area east of El Camino Real and south of Sign Hill Park, are designated lower resource on the Composite Score as well as on the Environmental Outcomes index. Map 11 shows proximity to job opportunities. The the eastern census tracts score high on the index corresponding with the city's commercial and industrial areas as well as the city's regional hub of biotech employers (Map 11).



TRANSIT ACCESS AND AFFH

South San Francisco's transit network revolves around its major regional transit stations (South San Francisco and San Bruno BART Stations, South San Francisco Caltrain Station, and the South San Francisco Ferry Terminal) and three frequent SamTrans bus corridors: Route ECR (El Camino Real) and Route 292 (Airport Boulevard) running north-south, and Route 130 (Grand Avenue/Hickey Boulevard) running east-west. Additional local SamTrans bus routes, commuter shuttle routes, and community shuttle routes fill gaps in first/last mile and community connections.

As the city grows, South San Francisco is expected to see a substantial increase in Caltrain service in the coming years as the agency implements its Business Plan service vision, while ferry, bus, and shuttle service is also expected to grow to meet the city's needs. The city's 2022 General Plan update projects transportation needs and proposes various major transportation investments. The total anticipated that the city will need is roughly \$1-1.2 billion in transportation upgrades over the next two decades to support buildout of the General Plan. The General Plan describes how the city can support increased regional transit service. Some examples include pursuing access improvements to its stations and orienting employer transportation demand management programs around these services. The city can also support fast and reliable bus and shuttle operations by implementing improvements such as transit signal priority, bulbouts and in-lane bus stops, and bus-only lanes, particularly on its transit priority corridors.

In San Mateo County, 52% of SamTrans riders on the county's bus system are lower income and 81% are minorities (SamTrans Way2Go Pass Study, 2021). In March 2020, the COVID-19 pandemic caused many counties, including San Mateo County, to issue Shelter in Place (SIP) orders to prevent the spread of the COVID-19, and many riders to cease their use of public transportation. These changes reduced ridership on SamTrans by over 75% percent. SamTrans has led the way in increasing ridership and has regained more riders than other transit modes. Access to transit has an immense value to disadvantaged communities, providing access to job opportunities and helping greater numbers of workers connect more efficiently with a wider array of jobs, which increases wages and economic activity. South San Francisco's site inventory facilitates development of new housing in transit-oriented locations with excellent train and bus transit service. ~~Over ##% of~~ Nearly all the sites identified in the site inventory are in areas identified as a transit corridor and ## of sites are or within a ¼ mile of a transit stop based on analysis of the implications of AB 2097.

To affirmatively further fair housing, the city's policies and programs encourage mixed-use, multifamily, and affordable housing on transit corridors and ~~require no minimum parking to~~ further support transit use. The City will coordinate with San Mateo County Transit District to ensure that transit needs of low income and special needs residents are met. As part of the annual Capital Improvement Program (CIP) and Annual City Budget process, the city will continue to rank proposed projects and city investments to support vulnerable communities. This includes prioritizing public investments in transit, road, bicycle and pedestrian

[infrastructure in lower opportunity/resource areas to facilitate revitalization and help reduce potential barriers to access to opportunity related to transportation infrastructure.](#)



FAIR HOUSING FACTORS FOR DISPROPORTIONATE HOUSING NEED

[Maps 12 –17 show the geographic distribution of housing needs in the city, including Overpayment \(household spending more than 30% of household income on housing- Maps 12 and 13\), concentrations of Renter Households \(Map 14\), and Overcrowded Households \(Map 15\). Maps 16 and 17 show areas sensitive to displacement pressures according to the Urban Displacement Project \(UDP\).](#)

[Maps 12, 13 and 14 show concentrations of cost burdened homeowners, cost burdened renters and concentrations of all renters in the city. In South San Francisco, there are fewer concentrations of cost burdened owner-occupied households than in surrounding communities \(Map 12\). Map 14 shows there are concentrations of renter households in the downtown and north of downtown when compared to the rest of the city. Map 13 shows that the majority of the city has cost burdened renters, with at least 40% of renters in most census tracts considered cost burdened. Fewer residents rent than own their homes: 39% versus 61%. This trend is similar in the overall region and has remained stable over the last two decades.](#)

[Map 15 shows overcrowded households. In South San Francisco, 5% of households that rent are severely overcrowded \(more than 1.5 occupants per room\), compared to 1% of households that own. In South San Francisco, 8% of renters experience moderate overcrowding \(1 to 1.5 occupants per room\), compared to 5% for those that own. People in lower income households are more likely to be in overcrowded accommodations than those in higher income households. They are also more likely to be in an overcrowded household with an adult aged over 75 or someone with a health condition. Living in an overcrowded household is associated with worse health outcomes, which was exacerbated during the COVID-19 pandemic because of increased risk of transmission of infection. The neighborhoods encompassing the downtown and north of the](#)

downtown have concentrations of overcrowded households (more than 15%) compared to the rest of the city.

Map 16 shows estimated risk of displacement according to a methodology developed by the Urban Displacement Project (UDP) (www.urbandisplacement.org). The Overall Displacement Risk (Map 16) identifies the downtown census tract and census tract just north of downtown as the only areas in the city with an “elevated risk of displacement” for very-low income and low-income groups (dark red tracts labeled “2 income groups”). UDP’s Estimated Displacement Risk (EDR) model identifies varying levels of displacement risk for low-income renter households in all census tracts in the state. Displacement risk means that in 2019—the most recent year with reliable census data—a census tract had characteristics which are strongly correlated with more low-income renter population loss than gain. This risk assessment does not identify the causes of displacement, which may occur because of either investment or disinvestment. The light orange tracts categorized as “Probable”, one or all three income groups had to have been categorized as “Probable Displacement.”

Map 17 shows Sensitive Communities, another UDP developed measure of displacement vulnerability. Large portions of South San Francisco and its neighboring communities (San Francisco, Daly City, San Bruno, Millbrae, Burlingame, San Mateo, Redwood City and East Palo Alto are considered Sensitive Communities. Sensitive Communities included neighborhoods with a high proportion of residents vulnerable to displacement in the case of rising housing costs, and market-based displacement pressures present in and/or near the community. Vulnerability includes metrics for the share of very low-income residents, share of renters, share of people of color, and share of very low-income households (50% AMI or below) that are severely rent burdened (spending 50% of income on rent). Market-based displacement pressures include percent change in rent between 2012-2017 above county median rent increases, and/or a rent gap (meaning rent is substantially lower than rent in surrounding areas). The Urban Displacement Project identified 27% of census tracts in the state of California as sensitive (See <https://www.urbandisplacement.org/>). Map 17 shows that almost the entire City of South San Francisco is designated as a Sensitive Community.

CONCENTRATIONS OF FAIR HOUSING FACTORS SUMMARY

The City's most vulnerable lower income households are primarily clustered in and around the downtown and just north of the downtown. Latino residents primarily reside near downtown in lower-income census tract neighborhoods. This area is more than 66% Hispanic, has the lowest median income in the city, is considered a low resource area on the TCAC index with lower educational outcomes and has the highest jobs proximity score. It also has the largest concentration of renter households in the city, the largest concentration of overcrowded households, and lower income households have an elevated risk of displacement compared to the rest of the city. This area does not have a concentration of households with a member with a disability or a concentration of female – headed household with children. The area mirrors the rest of the city when it comes to overpayment by homeowners and renters but has a concentration of renters located there.

The largest census tract in the city encompasses the areas outside of the downtown to the east including Lindenville, South Airport and Oyster Point but also includes a large portion of the El Camino Real South corridor up to Westborough Blvd. The majority of this land area is used for commercial, industrial and office. The demographic data associated with this census tract may not be reflective of the neighborhoods in the census tract because of its size and land uses. The indicators show that this area shares many of the characteristics of the downtown, but the characteristics are generally less pronounced. Some of the predominant characteristics of the area that are less pronounced than the downtown are the large Hispanic majority, low to moderate income households, lower median incomes, low resource area (including lower educational, environmental, and economic outcomes), and closer proximity to job opportunities. This area is unique from the downtown in a few ways, including the presence of a concentration of a population with a disability and a presence of a concentration of female headed households with children which is not apparent in the downtown. Because this area includes Lindenville, South Airport and El Camino Real South, most the city's opportunity sites are located here.

There are also opportunity sites on the west side of El Camino Real South and on El Camino Real North which encompass census tracts with different characteristics such as predominantly White and Asian, fewer percentage of lower income households, concentration of households with a member with a disability, concentration of female headed households with children, and moderate resource areas. This area does not have concentrations of overcrowded households and has fewer cost burdened renters than the rest of the city.

Several census tracts west of I-280 near Winston-Serra or Westborough have a predominant Asian population. These neighborhoods have the lowest proportions of lower income residents, lower poverty rates, fewer female headed households with children, and have the only three census tracts designated high resource areas in the city. The area also has more positive educational, environmental and economic outcomes and fewer overcrowded households than the rest of the city. There is one census tract with households with residents with a disability. This area is the furthest away from job opportunities. The area shares the same characteristics as the rest of the city when it comes to cost burden for both renters and homeowners.

There are some characteristics that are prevalent across the city as a whole, except for in a couple of areas west of I-280. These common characteristics include designation by the UDP as a community sensitive to displacement, prevalence of cost burdened households for both renters and homeowners, moderate economic score on the TCAC index which includes both job opportunity as well as income and poverty data.

SITE INVENTORY AFFH ANALYSIS

AB 686 requires that the Housing Element evaluate sites relative to their effect on fair housing. This Site Inventory Analysis evaluates South San Francisco's opportunity sites and explores whether the proposed development of these sites will help replace segregated living patterns with integrated and balanced living patterns and provide housing opportunities for residents of all income levels across the city ~~transform R/ECAP into areas of opportunity~~. The analysis



summarizes the distribution of units of the city’s opportunity sites by income target in relation to factors of segregation including income, predominant race/ethnicity, households with a disability, single parent households with children, access to opportunity, R/ECAPs, disparate housing needs and environmental factors.

The potential for more than 10,000 new units near the city’s Downtown in Lindenville and East of Highway 101, is a key element of South San Francisco’s’ long-term strategy and provides the largest increase in housing in the city’s history. South San Francisco will need to allow for 3,956 new homes between 2023 and 2031 to comply with state housing element law ([the city’s Regional Housing Needs Allocation or RHNA](#)). Of the total required RHNA, [South San Francisco projects that 304 units will be 376 are projected to be ADUs. The city also currently has and 3,581 are units that are a part of existing pipeline projects. ADUs and Pipeline Projects are not included in the following analysis \(See Section ## of this Housing Element for description of ADUs and Pipeline Projects\). There are 19 pipeline projects in the site inventory that have submitted planning approval applications and are under review, entitled projects, and projects under construction. These projects are expected to produce 3,581 total units, including 225 very-low-income units and 408 low-income units \(See Chapter 5, Table 5-2\). Fourteen of these projects are located downtown, two are in the El Camino Real North corridor, three in the El Camino Real South corridor and one is in Lindenville. Downtown has 301 lower-income units in the pipeline. ADUs and Pipeline Projects are not included in the following analysis \(See Chapter 5 of this Housing Element for description of ADUs and Pipeline Projects\).](#)

Chapter 5 ~~includes~~ [describes](#) South San Francisco’s opportunity sites ~~separated~~ by four major corridors, El Camino Real North, El Camino Real South, Lindenville and South Airport. The [following](#) table includes the income distribution of the expected RHNA units (very-low, low, moderate, and above-moderate). These corridors include future opportunity sites which are vacant and non-vacant and total 13,109 potential housing units.

Table 6-7 Income Distribution of Opportunity Sites

Corridor	Very-Low-Income Units	Low-Income Units	Moderate-Income Units	Above-Moderate-Income Units	Total Units
El Camino Real North	233	288	174	746	1,440
El Camino Real South	20	62	21	586	690
Lindenville	148	478	183	4584	5,393
South Airport	151	494	193	4748	5,586
Total	552	1,322	571	10,663	13,109

Source: [City of South San Francisco**](#)

Tables [6-8, 6-9, 6-10 and 6-11](#) ~~6-2, 6-3, 6-4 and 6-5~~ include key demographic indicators (household income and percent of population by race/ethnicity) for census block groups that overlap with each of the four opportunity corridors ~~as well as and compares it to~~ citywide data. The table also includes the number of opportunity sites and RHNA units located in each corridor. The city as a

whole has three predominant racial/ethnic groups, 33% Hispanic, 20% White – Non-Hispanic, and 41% Asian/API Non-Hispanic. Citywide, the percent of households earning less than \$75,000 is 46%. Census block group data is compared to citywide data to assess how future development might impact existing patterns of segregation in the city.

SITE INVENTORY ANALYSIS: EL CAMINO REAL NORTH

The General Plan identifies strategic locations to support increased housing density and mixed uses along El Camino Real. These activity centers are the South San Francisco BART station, the El Camino Real/Chestnut Avenue area, and the South Spruce Avenue area. The activity centers are imagined as complete neighborhoods, will include spaces for social gathering, shopping, and entertainment to enable residents, employees, and visitors to meet their daily needs. The three activity centers already have many of these complete neighborhood components, including anchored institutional uses, and the potential for intensification of office, retail, and residential uses. The South San Francisco BART station area has potential for more housing production and increased daily services to serve new and existing residents.

~~The El Camino Real North includes the~~ El Camino Real/Chestnut Avenue area activity center [and](#) will be anchored by the South San Francisco Community Civic Campus. The Kaiser Permanente Medical Center, Orange Memorial Park, the Centennial Way Trail, and retail along El Camino Real are other major attractions in this area. Maximum allowed building heights for new buildings in the El Camino Real/Chestnut Avenue area ~~would have been~~ reduced from presently allowed maximums under the El Camino Real/Chestnut Avenue Area Plan in order to create harmonious height transitions from adjacent residential uses. ~~Previously, the taller height limits did not result in larger, taller, and more dense residential proposals – construction remains constrained by costs and feasibility so the maximum heights above 85'-0 remain unattainable.~~

Table 6-8 El Camino Real North Census Block Group Demographic Data and Site Inventory

Census Block Group	% Earning <\$75,000	% Asian	% White	% Hispanic
6023.001	42%	35%	17%	43%
6019.23	43%	41%	14%	38%
6024.003	56%	43%	28%	24%
6018.002	25%	36%	32%	27%
Citywide	46%	41%	20%	33%

Opportunity Sites: 18 sites / 1,560 total units including 175 lower-income units which make up 13% of the city's low- and very-low-income RHNA.

Pipeline: 1 project / 20 total units including 2 lower-income units.

Source: [City of South San Francisco](#).

El Camino Real North opportunity sites include 16 sites located north of Orange Ave on El Camino Real and surrounding the intersection of El Camino Real and Chestnut Ave. The sites have the potential to develop 1,440 units which includes 38% of the city's low- and very-low-



RHNA requirement (521 low-income and very-low-income units). El Camino Real North also has a significant number of above-moderate-income units (745 units). The El Camino Real North Corridor has one major pipeline project—800 units with approximately 20% affordable (158 units) at very-low- and low-income levels. One additional pipeline project will include 20 condo units as a part of a mixed-use project near the intersection of El Camino Real and Lawndale Boulevard.

The opportunity sites overlap with four census block groups (CBG) which have a diverse population. Census block group 6023.001 is predominantly Hispanic (43%) to the southeast of the intersection. CBG 6019.23 (south of Chestnut Ave) is almost equally Hispanic and Asian (38% and 41%, respectively). Census block group 6024.003 on the southwest of the intersection and CBG 6018.002 on the northwest of the intersection are both predominantly Asian (43% and 36%, respectively), but also have a large Hispanic (24% and 27%) and White populations (28% and 32%). This demographic diversity in the El Camino Real North area reflects the diversity of the city as a whole.

El Camino Real North has a significant number of households earning below \$75,000 annually, CBG 6024.003 (56%), followed by CBG 6019.023 (43%) and CBG 6023.001 (42%) of households earning less than \$75,000 annually. Overall, El Camino North has a similar proportion of households earning less than \$75,000 annually as the citywide average of 46%. Because of the proportion of lower-income residents in this area (42% to 56% in the surrounding CBGs), it is critical to provide more affordable units to serve existing residents but also to provide units for a mix of incomes to not exacerbate concentrations of low-income units in the area. The sites are expected to produce a mix of units at all income levels (including 521 lower-income units); therefore, the development of these sites is not expected to exacerbate concentrations of low-income residents.

SITE INVENTORY ANALYSIS: EL CAMINO REAL SOUTH

El Camino Real South includes many auto-oriented commercial centers, including the Brentwood shopping center and the shopping center at the southeast corner of El Camino Real and South Spruce Avenue with the currently vacant anchor tenant space (formerly occupied by Safeway). It also includes the See's Candy factory, a legacy industrial use in South San Francisco. Due to its proximity to the San Bruno BART station and the SamTrans bus corridor along El Camino Real, this area also has potential for more housing production in areas that comply with San Francisco International Airport land use compatibility regulations.

Table 6-9 El Camino Real South Census Block Group Demographic Data and Site Inventory

Census Block Group	% Earning < \$75,000	% Asian	% White	% Hispanic
6023.001	42%	35%	17%	43%
6024.003	56%	43%	28%	24%
6024.002	42%	36%	46%	27%
6024.001	52%	34%	30%	29%

6024.004	52%	40%	32%	21%
Citywide	46%	41%	20%	33%

Opportunity Sites: 11 sites / 570 total units including 67 lower-income units which make up 5% of the city's low- and very-low-RHNA.

Pipeline: Two projects / 600 total units including 56 lower-income units.

Source: [City of South San Francisco](#)

El Camino Real South has 13 opportunity sites located primarily on El Camino Real, south of Orange Ave and totaling 690 units (17% of the overall RHNA), including 82 low-income and very-low-income units which make up 6% of the required lower-income RHNA. El Camino Real South also includes 3 Pipeline Projects totaling 784 units, which will include 84 low- and very-low-income units.

This area also overlaps with five diverse census block groups which reflect the demographics of the city, including three predominant racial groups, Asian/API, Hispanic and White. The CBGs on the west of El Camino Real are predominantly Asian (34% Asian in CBG 6024.001, 43% Asian in CBG 6024.003, and 40% Asian 6024.004). The southernmost CBG (6024.002) on the west side (near El Camino and Spruce Ave) is predominantly White (46%) and the sites located East of El Camino Real towards Huntington Ave are predominantly Hispanic (43% Hispanic in CBG 6023.001). El Camino Real South has a large proportion of households earning below \$75,000 annually (between 42% and 56% in various CBGs). This also reflects citywide trends for household earnings.

The addition of 166 lower-income units (pipeline and opportunity sites) to this area where income and race demographics reflect citywide trends, will not exacerbate existing patterns of segregation across the city. Providing lower-income units will provide needed housing to lower-income groups that reside there.

SITE INVENTORY ANALYSIS: LINDENVILLE

The General Plan Update proposes to create new vibrant residential neighborhood in Lindenville, ensuring appropriate City services, amenities and retail to support new residential growth. Lindenville is centrally located just south of Downtown, between Highway 101 and South Spruce Ave. The area stretches over 400 acres and is largely comprised of manufacturing, food processing, warehousing, and other industrial uses, including some of the city's historic "legacy" businesses, such as Produce Terminal and Bimbo Bakeries. As of 2021, Lindenville does not have residential units or park acreage [and is also completely within one large census block group, therefore the demographic census data for the area may be limited.](#)

The General Plan allows Lindenville to strengthen its economic base, which includes many small businesses and a high share of jobs in industry sectors, by retaining a large portion of its land area for service, transportation, and industrial uses. These nonresidential areas may also provide opportunities for arts and the creative economy to continue growing and expanding in South San Francisco. The General Plan also creates a new residential neighborhood in the northern part of Lindenville, north of Victory Avenue. At the present, this area is primarily occupied by



warehousing and other industrial uses. Providing opportunities to live in Lindenville will support a sustainable and thriving Downtown and advance City goals to add a broad range of new housing for different income levels. The General Plan supports the well-being of new Lindenville residents by providing convenient access to new parks and gathering spaces, neighborhood-serving retail and amenities, and public services.

This Housing Element includes 82 opportunity sites in Lindenville totaling more than 5,000 units and expected to include 626 very-low-income and low-income units, 183 moderate-income units and a significant opportunity for above-moderate-income residential development. Lindenville also currently has one pipeline project which will result in 587 total units and 88 very-low- and low-income units.

Table 6-10 Lindenville Census Block Group Demographic Data and Site Inventory

Census Block Group	% Earning < \$75,000	% Asian	% White	% Hispanic
6023.001	42%	35%	17%	43%
Citywide	46%	41%	20%	33%

Opportunity Sites: 82 sites / ~5,393 total units including 669 lower-income units which make up 49% of the city's low- and very-low-RHNA.

Pipeline: One project / 587 total units including 88 lower-income units.

Source: [City of South San Francisco](#).

Lindenville is fully within one predominantly Hispanic Census block group (43% Hispanic) and 42% of households are earning below \$75,000 annually which roughly reflects citywide demographics of 38% Hispanic and 46% earning below \$75,000 annually. Just North of Lindenville is the city's downtown and also one of the city's Hispanic lower-income neighborhoods which is more than 60% Hispanic with the highest levels of lower-income residents and housing needs in the city. While there is a concentration of [opportunity sites units](#) in Lindenville, development in Lindenville will provide a mix of lower-income units (714 lower-income units) that serve lower-income residents in the downtown area and nearby neighborhoods. Adding additional low-income options nearby will not exacerbate the concentration of poverty in the area, but provide much needed affordable housing units, and create a new mixed-income neighborhood just south of Downtown [and in close proximity to amenities and the existing public transit network](#). [The General Plan provides for appropriate City services, amenities and retail to support this new residential growth.](#)

SITE INVENTORY ANALYSIS: SOUTH AIRPORT BOULEVARD

As of 2021, no residential zoning exists East of Highway 101 along South Airport Boulevard and there are no housing units or residents. As a part of the 2022 General Plan [update and related zoning amendments effective November 2022](#), [there is opportunity to introduce residential uses ~~to~~ were introduced](#) East of Highway 101 to create more complete neighborhoods with options for living, working, and recreation. The General Plan creates new mixed-use neighborhoods along South Airport Boulevard. Providing opportunities for living in East of Highway 101 supports a long-term vision for an innovation district, places more housing near jobs and high-quality transit, and creates opportunity for a range of new housing for different income levels. Along South Airport Boulevard, residents will benefit from streetscape improvements and urban design that create a high-quality public realm along this currently commercial and industrial corridor.

The area currently primarily contains employment generating land uses. Most life science uses are located north of East Grand Avenue, with the Genentech campus being the largest corporate campus in East of Highway 101. The General Plan advances the community vision of maintaining districts for R&D and industrial growth, while creating new neighborhoods that allow residential and supportive amenities and services. Life science companies may intensify development north of East Grand Avenue, closer to key transportation corridors in exchange for community benefits and district improvements. By allowing the life sciences area to grow through intensification



rather than expanding its geographic area, the General Plan enables transportation, trade, and industrial uses to retain land area and continue to thrive in East of Highway 101 while supporting the City’s goal of creating a new residential neighborhood.

Table 6-11 South Airport Census Block Group Demographic Data and Site Inventory

Census Block Group	% Earning < \$75,000	% Asian	% White	% Hispanic
6023.001	42%	35%	17%	43%
Citywide	46%	41%	20%	33%

Opportunity Sites: 41 sites / ~5,586 total units including 585 lower-income units which make up 43% of the city's low- and very-low-RHNA.

Pipeline Units: None.

Source: [City of South San Francisco](#)

The 41 sites that make up the South Airport opportunity [sites-area](#) may result in more than 5,000 residential units including 645 very-low-income and low-income units. The South Airport area is also wholly within census block group 6023.001 (the same CBG as Lindenville). Because there are no existing residential neighborhoods in this area and the area is in the same census block group as Lindenville, the race and income demographics of this area reflect demographics of Lindenville which also reflect the demographics of the city. [This is a limitation of census data for these areas.](#) Also similar to Lindenville, once developed, this will be a new residential neighborhood ~~as envisioned in the General Plan~~. These two new neighborhoods ([South Airport and Lindenville](#)) are in close proximity to the predominantly Hispanic, lower-income neighborhoods downtown and surrounding area. As such, new housing development has the potential to provide additional affordable housing to existing residents living nearby as well as provide housing in close proximity to employment opportunities. Combined with the City’s commitment to affordable housing development, robust [fair housing](#) policies and programs [included in its Housing Plan \(Chapter 7\)](#), ~~and implementation of its AFFH FHAP~~, these new neighborhoods can provide much needed housing to existing residents and provide housing options to people with disproportionate housing needs.

~~There are 19 pipeline projects in the Site Inventory that have submitted planning approval applications and are under review, entitled projects, and projects under construction. These projects are expected to produce 3,581 total units, including 225 very low income units and 408 low income units (Table 5-2). Fourteen of these projects are located Downtown, two are in the El Camino Real North corridor, three in the El Camino Real South corridor and one is in Lindenville. Downtown has 301 lower income units in the pipeline.~~

SITE INVENTORY ANALYSIS: POPULATION WITH A DISABILITY

The share of the population living with at least one disability is 9% in the City of South San Francisco compared to 8% in San Mateo County. There are a handful of census tracts dispersed throughout the city that have a higher share of the population living with a disability than the

citywide rate. The four census tracts include 1602.300 with 11% (East), census tract 1602.400 with 12% (Southwest), census tract 1602.000 with 10.5% (North) and census tract 1601.700 with 10% (West). These census tracts are distributed across the city and not concentrated in any one area. Geographic concentrations of people living with a disability may indicate increased access to services, amenities, and transportation that support this population. Almost all South San Francisco's opportunity sites are in a census tract with a higher rate of disability than the citywide rate. Housing development along the El Camino Real, Lindenville, and South Airport corridors will provide opportunities to develop much needed housing next to services and transit for people with disabilities.

South San Francisco has a responsibility not simply to assess the housing needs of people with developmental disabilities but also to create and implement policies and programs and other changes that make it more feasible for affordable housing developers to include people with developmental disabilities in their housing plans. Since its last Housing Element, South San Francisco facilitated land acquisition and provided City funding for one affordable housing project with a commitment to make 18 of the 36 apartments subject to a preference for people with developmental disabilities (Baden Station Apartments). Additional housing of this type is needed to prevent the displacement of South San Francisco's growing population of adults with developmental disabilities out of the County when their family members become unable to provide housing and care.

The City's General Plan outlines how the City can add disability to the existing live-work preference policy to prioritize providing housing to people with disabilities. This Housing Element also discusses how the City can facilitate housing for seniors, special needs groups, including the developmentally disabled, and policies that encourage a diverse range of housing configurations that are Americans with Disabilities Act (ADA) compliant and flexible.

SITE INVENTORY ANALYSIS: FEMALE HEADED HOUSEHOLDS WITH CHILDREN

[Families with a female head of household are more than twice as likely to live in poverty compared to families with a male head of household. Twenty-three percent of female-headed households live in poverty compared to 11.4% of male-headed households, according to the U.S. Census Bureau.](#)

Compared to the county, the City of South San Francisco has a greater proportion of family households and smaller proportion of single person households—which is reflected in the number of bedrooms and tenure of the housing stock in the city. Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households who may be supporting children or a family with only one income. South San Francisco has 1,269 female-headed, single-parent households. Thirteen percent of households in South San Francisco are female-headed family households and of those, 16% fall below the federal poverty line.

There are four census tracts where the percent of female-headed households with children is higher than the citywide rate. The large census tract East of Highway 101 (20%), south of Westborough and West of El Camino Real (23%), and two census tract East of Chestnut Avenue



to the north (25% and 33%). These areas overlap with most opportunity sites in El Camino Real South, Lindenville, and South Airport opportunity site corridors. The General Plan supports the wellbeing of new East of Highway 101 residents by providing convenient access to new parks and gathering spaces, neighborhood-serving retail and amenities, and public services. New housing opportunities will create complete neighborhoods with access to parks, schools, and services for families.

SITE INVENTORY ANALYSIS: RACIALLY AND ETHNICALLY CONCENTRATED AREAS OF POVERTY AND AFFLUENCE

There are no R/ECAP or R/ECAAs in the City of South San Francisco. One of the 2019 edge R/ECAPs is located in the City of South San Francisco (census tract 6023) —which means it is majority minority and has a poverty rate two times higher than the countywide census tract average. This tract is located along Highway 101 and the San Francisco Bay. This Edge R/ECAP contains the majority of RHNA units including Lindenville, South Airport, and portions of El Camino Real South. Because the majority of the city’s units are in areas where there are no existing residential neighborhoods, the development of these areas with new housing will significantly change the demographics of the city. This makes the goals, objectives, policies and programs of this Housing Element even more critical to developing neighborhoods that provide opportunities to existing residents in the surrounding neighborhoods and prevent displacement.

SITE INVENTORY ANALYSIS: ACCESS TO OPPORTUNITY

Most units are in lower resources areas because the most opportunity for future development is in the Lindenville and South Airport corridors which historically have not included residential neighborhoods but have the potential to produce the most housing in the future. While there are no existing neighborhoods in some of these areas, Hispanic households tend to be concentrated in nearby areas of the city as well as in Downtown and the surrounding neighborhoods. According to HCD and the Tax Credit Allocation Committee (TCAC) opportunity maps, the eastern most Census Tract which includes Lindenville and East of Highway 101 has the highest concentration of low- to moderate-income populations who face poor opportunity outcomes.

In order to help address the opportunity outcomes of lower resource areas of the city, the General Plan vision includes new residential neighborhoods that are served by new parks, schools and services for residents, introducing public and private resources into these historically lower resource areas. Combined with the City’s Housing Element policies and programs ~~and FHAP~~, the General Plan will help create new neighborhoods where existing residents will have additional access to quality residential opportunities. Because these new neighborhoods are in close proximity to existing lower resource areas, investing in these new neighborhoods provides additional housing options and more affordable opportunities for residents living nearby.

While the majority of the city’s opportunity sites are located in lower resource areas, along the El Camino Real corridor, most units are in moderate resource areas. In addition, the majority of the city’s pipeline projects are located in and surrounding Downtown, some of which is considered to be in a moderate resource area (north of Miller Ave and west of Maple Ave).

There is only one area in the city designated as high resource (northwest of the city west of Chestnut Avenue and north of El Camino Real and there are no highest resource areas in the City of South San Francisco. There are few opportunity sites in high resource areas in South San Francisco due to the lack of available land, built out urban landscape, and the predominance of single-family homes in these areas. Even with these constraints to building housing in higher resource areas, the City has made progress in facilitating the development of ADU production as well as the implementation of SB 9 which will allow an additional dwelling unit on each parcel zones for single-family.

SITE INVENTORY ANALYSIS: DISPROPORTIONATE HOUSING NEEDS

Over half of all renter households in the City of South San Francisco are cost burdened—spending more than 30% of their gross income on housing costs—and approximately 1 in 5 are extremely cost burdened—spending more than 50% of their gross income on housing costs. Most of the RHNA units are proposed in areas of the city with a higher-than-average rate of housing cost burden (higher than the citywide rate of 36%). Renter households are more likely to be overcrowded with 13% of households with more than one occupant per room compared to 5% of owner households. Racial and ethnic minorities are more likely than non-Hispanic White households to experience overcrowding. All of the proposed units are in areas that have lower than average rates of overcrowding (lower citywide rate of 8%).

The majority of South San Francisco (all but one census tract) is considered vulnerable to displacement risk, according to the Urban Displacement Project. The only census tract not vulnerable is located in the far northwest area of the city, just east of Interstate (I-) 280 and does not include any proposed housing units. According to the Urban Displacement Project, communities were designated sensitive if they met the following criteria: They currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost holds are concentrated in areas west of Highway 101, south of Miller Avenue and east of Maple Avenue—the same areas designated as low resource and more likely to experience high social vulnerability.

SITE INVENTORY ANALYSIS: HOMELESSNESS

[The San Mateo County Human Services Agency \(HSA\), in collaboration with community partners, conducts the bi-annual One Day Homeless Count and Survey. The purpose of the One Day Homeless Count and Survey is to gather information to help the community understand homelessness in San Mateo County. This is one data set, among others, that provides information for effective planning of services to assist people experiencing homelessness and people at risk of homelessness.](#)

[According to the 2022 San Mateo County One Day Homeless Count and Survey, 42 people experienced unsheltered homelessness in South San Francisco in 2022. This is remained relatively stable since 2017 when the count was 33 and a decrease from previous counts: 55 in 2015, 172 in 2013 and 122 in 2011. The 42 unsheltered homeless persons in 2022 make up 4 percent of the 1,092](#)



[homeless unsheltered in the San Mateo County as a whole. This is a small proportion since South San Francisco makes up nine percent of the county's population.](#)

[In 2006, San Mateo County developed a 10-Year Plan to Prevent and End Homelessness \(HOPE Plan\). Key accomplishments of the HOPE Plan included the creation and expansion of Homeless Outreach Teams \(HOT\), new funding sources for homelessness prevention, Homeless Connect events, the creation of 994 new affordable housing units and 96 new units of permanent supportive housing. The HOPE Plan focused on the creation of new housing inventory as a key strategy to reduce homelessness, but these goals have had limited success given the challenges of the local housing market, including the high cost for existing housing and high construction costs.](#)

[In 2016 the county adopted a new San Mateo Homelessness Strategic Plan, Ending Homelessness in San Mateo County. The 2016 plan draws on best practices to reduce homelessness given the existing supply of housing and focusing on short- and long-term housing assistance prioritized for people who are unsheltered. Expansion of the affordable housing supply remains a key priority for the community, but this work is being spearheaded by the Department of Housing along with other stakeholders and workgroups, including the Jobs/Housing Gap Task Force, Housing Leadership Council of San Mateo County, HEART of San Mateo and other efforts.](#)

[The County and its partners have expanded homeless services in recent years, including new shelters, increased homeless outreach services, rapid rehousing services, and enhanced connections between health services and homeless services. The County is also working on additional non-congregate shelters that will open later this year. The Navigation Center and Stone Villa Shelter will provide additional shelter capacity to provide safe shelter along with intensive support services to help residents move into permanent housing.](#)

[The County has also recently launched its Working Together to End Homelessness initiative, bringing together a wide array of stakeholders to collaborate on innovative strategies to provide housing and services to people experiencing homelessness. More information on Working Together to End Homelessness is available at \[SMCEndingHomelessness.org\]\(http://SMCEndingHomelessness.org\).](#)

[In San Mateo County, White \(Hispanic and Non-Hispanic\) residents represent the largest proportion of residents experiencing homelessness and account for 66.6% percent of the homeless population, while making up 50.6% percent of the overall population \(see Figure C-42\). In San Mateo, Latinx residents represent 38.1% percent of the population experiencing homelessness, while Latinx residents comprise 24.7% percent of the general population](#)

[Many of those experiencing homelessness are dealing with severe issues—including mental illness, substance abuse and domestic violence—that are potentially life threatening and require additional assistance. In San Mateo County, homeless individuals are commonly challenged by severe mental illness, with 305 reporting this condition. Of those, some 62% percent are unsheltered, further adding to the challenge of handling the issue.](#)

[The city participates in a comprehensive planning and coordination of services initiative for the homeless through the 45-member San Mateo Countywide Homeless Continuum of Care Council.](#)

Established to coordinate local efforts to address homelessness, the Continuum of Care has been integral in the development of the San Mateo County Homeless Plan to End Homelessness.

The City of South San Francisco used Community Development Block Grant (CDBG) resources to fund several programs designed to provide services for those who are currently homeless or at risk for becoming homeless. In partnership with local non-profit agencies and community and faith-based organizations, the city also provides programs to address homelessness. The following resource are available to people experiencing homelessness in South San Francisco:

- ~~XYZCORA~~ receives funding to operate the ~~XYZ~~undisclosed location sShelter for San Mateo County residents, which serves homeless women and children.
- The ~~XYZ Food Bank Peninsula Volunteers Meals on Wheels~~ program provides distributes no-cost food services for low-income families who otherwise would be forced to make difficult choices between food and rent, and the ~~XYZ Law~~Legal Aid Society and Project Sentinel-Center supports victims of domestic violence who face complex housing security issues.
- ~~Warming Shelter~~ describe any support provided by the City Samaritan House provides Safe Harbor, a homeless shelter with wraparound services.

SITE INVENTORY ANALYSIS: DISADVANTAGED COMMUNITIES AND ENVIRONMENTAL FACTORS

According to California’s Health and Safety Code (Section 39711) a disadvantaged community is defined as “a low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.” The California Communities Environmental Health Screening Tool (CalEnviroScreen) is a screening methodology that can be used to identify disadvantaged communities burdened by multiple sources of pollution.

Geospatially, the areas in the city adjacent to Highway 101 are disproportionately impacted low environmental scores and high social vulnerability scores and fall within flood hazard zones. The census tracts East of Highway 101, east of El Camino Real South and in Downtown and surrounding neighborhoods (census tracts 6023.00, 6022.00, and 6021.00) are designated as SB 535 Disadvantaged Communities and have poor scores on the CalEnviroScreen index. SB 535 defined a disadvantaged community as one that “the top 25% scoring areas from CalEnviroScreen along with other areas with high amounts of pollution and low populations.” The total population in this area is 15,452 (HCD AFFH Data Viewer). These census tracts have low environmental scores which account for PM2.5, diesel PM, drinking water, pesticides, toxic release, traffic, cleanup sites, groundwater threats, hazardous waste, impaired water bodies, and solid waste sites. There is a significant amount of regionally significant transportation infrastructure East of Highway 101, including Caltrain, the Union Pacific railway, and highways (Highway 101, I-280, I-380, State Route (SR) 82 and SR 35). Production, distribution, and repair uses may be associated with more diesel trucks, hazardous material storage, and/ or contaminated land. The Social Vulnerability



Index (SVI) provided by the CDC ranks census tracts based on their ability to respond to a disaster. The areas adjacent to Highway 101 are most vulnerable according to the SVI. Areas in the southern portion of the city adjacent to Highway 101 fall within Special Flood Hazard Areas.

The Housing Element and General Plan prioritizes the needs of disadvantaged communities affected disproportionately by hazards and disasters. Examples include providing energy resilience via backup energy systems, microgrids, and other measures that serve the community during emergency events, particularly supporting disadvantaged communities, including considering creating a financial incentive program for existing and new solar/battery backup system installations. The businesses located along the flood hazard zone, primarily to the south of East Grand Avenue, are supported in the General Plan and by the City in efforts to adjust to build long-term resilience to sea level rise and flooding.

According to the HCD AFFH Data Viewer, Jobs Proximity Index analysis by block group, the census tracts East of El Camino Real consistently have the closest proximity to jobs sites in the city. In the General Plan, most employment and residential growth is anticipated in East of Highway 101. The City is undertaking a workforce development plan which outlines policies and programs that encourage partnerships with private sector companies to support local hiring, training residents, and the expansion of smaller homegrown businesses which have the most potential to benefit existing residents. These policies are also supported in the General Plan.

In addition, the area has access to transit serving the region. South San Francisco's recently updated Caltrain station provides daily connections south to San Jose and north to San Francisco and is directly accessible to Downtown and to the East of Highway 101 areas. Caltrain is seeking to expand services to keep up with increased ridership. The Bay Area Rapid Transit (BART) extension to SFO passes through South San Francisco. The BART route is underground before it reaches the South San Francisco Station and remains underground through the San Bruno Station. The new neighborhoods in Lindenville and South Airport will support equitable transit-oriented communities near transit centers, including SamTrans stops and Caltrain and BART stations, that mix high quality development, affordable housing, community services, and improved mobility options.

The area also scores relatively well on the California Healthy Places Index (HPI) (75%) developed by the Public Health Alliance of Southern California (PHASC). While most Census Tracts in the city score between 80% and 100% (the higher the percentage, the lower healthy conditions), the tracts East of Highway 101 scores better at 75% and the tracts located downtown just north of Lindenville score even better at 45% and 57% on the index. The HPI includes 25 community characteristics in eight categories including economic, social, education, transportation, neighborhood, housing, clean environment, and healthcare.

Senate Bill 1000 (Environmental Justice) bill requires cities and counties with "disadvantaged communities" to develop an Environmental Justice element, or related environmental justice goals and policies, as part of their general plans. The goal of SB 1000 is to help identify and reduce risks in communities disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation.

SOUTH SAN FRANCISCO'S SITES INVENTORY IMPACT ON FAIR HOUSING

[The majority of the city's opportunity sites are located in Lindenville, South Airport and El Camino Real South, which are all contained within the city's largest eastern census tract which contains its historic commercial and industrial areas east of Highway 101. There are also opportunity sites on the west side of El Camino Real and on El Camino Real North which encompass census tracts with different characteristics such as predominantly White and Asian, fewer percentage of lower income households,](#)

As demonstrated in the site inventory, new housing is concentrated around four corridors, along three major activity centers on El Camino Real and in two new residential neighborhoods in Lindenville and South Airport. Overall, the Site Inventory in South San Francisco provides housing to accommodate a mix of incomes across several distinct areas of the city. El Camino Real, Lindenville and South Airport have the most potential to attract public and private infrastructure and other investments to support high density residential development and affordable housing with access to local and regional transit and employment opportunities. In addition, the corridors are near existing neighborhoods with residents with disproportionate housing needs. The opportunity sites provide a mix of housing for different income levels and provide much needed affordable housing (more than 2,400 units for very-low-, low-, and moderate-income levels).

South San Francisco opportunity sites are in a relatively diverse census block groups with predominantly Hispanic or Asian populations which reflect the existing demographics of the city as a whole. These sites are also located in a census block groups that have a similar proportion of low-income residents as the citywide rate. The housing needs assessment shows that the Hispanic population face the most barriers and access to housing, the most housing challenges and also make up a large demographic group in South San Francisco

Lindenville and South Airport are near neighborhoods with concentrations of Hispanic and low-income residents who have the most housing needs. While there is a concentration of units in two new residential areas that previously were reserved for commercial uses, these areas are in close proximity to the Hispanic lower-income neighborhoods and will provide a mix of units that can serve lower-income residents. Adding additional low-income options in close proximity will not exacerbate the concentration of low-income units in the area but will add needed affordable housing and create a more mixed-income neighborhood.

The new neighborhoods in Lindenville and South Airport must be developed in a way that affirmatively furthers fair housing and does not displace residents of the surrounding areas but instead provides more housing options. The City's workforce development strategies help ensure that employment growth throughout the commercial and industrial sectors of the city include linkages to hiring local residents, including training and other partnerships and programs that provide access to opportunities for existing residents. When developed in alignment with the policies and programs of this Housing Element, General Plan, FHAP, Workforce Development



Plan and Environmental Justice Element, South San Francisco's opportunity sites are not anticipated to increase segregation in the city but will provide much needed mix of housing new residential neighborhoods.

Furthermore, the opportunity sites are the best options in the city for high-density residential development based on factors such as land availability, land use, transit, and infrastructure. The South San Francisco sites inventory includes housing developments that combined with the fair housing action plan and the programs and place-based actions discussed above and in Chapter 7, Housing Plan – Goals and Policies, will Affirmatively Further Fair Housing by:

- Increase housing choice and access to housing by people within protected classes, such as race, sexual orientation, or disability (Enhance housing mobility strategies).
- Promote the development of housing units in South San Francisco located in areas with access to services, employment opportunities, infrastructure and transit.
- Increase access to neighborhoods and create new neighborhoods nearby greater availability of jobs and convenient access to transit and service for people within protected classes.
- Promoting land-use and funding policies to increase affordable housing across the city.
- Bring additional resources to traditionally under-resourced neighborhoods with concentrated poverty and poor housing stock.
- Improve place-based strategies to encourage community revitalization, including preservation of existing affordable housing.
- Protect existing residents from displacement.
- Provide people with a disability affordable housing with access to services and transit.

[Table 6-12 summarizes the number of Very-Low and Low-Income Units by corridor in the City of South San Francisco. The City of South San Francisco projects significant housing development over the next planning cycle, facilitated by its recent General Plan and Zoning Code update which allows for housing in areas that were previously reserved for commercial as well as higher densities of up to 200###dwelling units per acre. In addition, the City of South San Francisco has a proven housing market. Through the implementation of its Downtown Specific Plan over the last eight# years, ##1,200 housing units were entitled or constructed in the downtown area. Furthermore, the city has more than 3,500 units in the pipeline, the majority of which are approved or under construction \(See Table 5-2\). Table 6-12 is a conservative estimate of future development based on the city's inclusionary zoning policy which provides for the development of lower-income units. The city's site inventory identifies development opportunities outside of the downtown area in nearby neighborhoods that have not yet developed housing but are close to existing amenities. The city also has a long-term plan and vision for creating new amenities in these new neighborhoods in its General Plan. Ensuring economic pressure brought by the region's jobs growth and housing development does not result in substantial displacement in these neighborhoods is a particular concern for the City of South San Francisco. Combined with the City's commitment to affordable housing development, robust fair housing policies and programs included in its Housing Plan \(Chapter 7\), these new neighborhoods can provide much](#)

[needed housing to existing residents and provide housing options to people with disproportionate housing needs.](#)

Table 6-12 Summary of Very-Low- and Low-Income Units by Corridor

Corridor	Pipeline	Opportunity Sites	Total
ECR North	160	521	681
ECR South	84	82	166
Lindenville	88	626	714
South Airport	0	645	645
Downtown	301	0	301
Citywide	633	1,874	2,507

Source: City of South San Francisco

Table 6-12 summarizes the number of Very-Low and Low-Income Units by corridor in the City of South San Francisco. The City of South San Francisco projects significant housing development over the next planning cycle, facilitated by its recent General Plan and Zoning Code update which allows for housing in areas that were previously reserved for commercial as well as higher densities of up to ### dwelling units per acre. In addition, the City of South San Francisco has a proven housing market. Through the implementation of its Downtown Specific Plan over the last # years, ## housing units were constructed in the downtown area. Furthermore, the city has more than 3,500 units in the pipeline, the majority of which are approved or under construction (See Table 5-2). Table 6-12 is a conservative estimate of future development based on the city’s inclusionary zoning policy which provide for the development of lower-income units. The city’s strategy identifies development opportunities outside of the downtown area in nearby neighborhoods that have not yet developed housing but are close enough to existing amenities. The city also has a long-term plan and vision for creating new amenities in these new neighborhoods.

RESIDENT NEEDS LOCAL SURVEY

Appendix 6.4 includes a summary of the responses from a San Mateo County resident survey conducted by Root Policy to support the Housing Element AFFH analysis. It explores residents’ housing, affordability, and neighborhood challenges and experiences with displacement and housing discrimination. The survey also asks about residents’ access to economic opportunity, captured through residents’ reported challenges with transportation, employment, and K-12 education. The survey was offered in both English and Spanish.



CITY OF SOUTH SAN FRANCISCO RESIDENT NEEDS LOCAL SURVEY FINDINGS

Among City of South San Francisco residents, there were 832 survey responses. Of the 832 responses, 409 were homeowners, 324 were renters, and 87 were precariously housed. The racial make-up of respondents included 105 White, 249 Asian, and 149 Hispanic. For income, there were 251 respondents earning over \$100,000/year, 206 earning \$50,000-\$99,999/year, 97 earning between \$25,000-\$49,000/year and 61 earning less than \$25,000/year. Two hundred and eighty-seven households that responded had children under the age of 18, 210 households had a household member with a disability, 248 households had an older adult (over age 65+), and 49 households were single parent households.

Housing and Neighborhood Challenges

The survey asked about different housing challenges experienced by residents. While some jurisdictions reported certain housing challenges at a higher rate than the Countywide average, South San Francisco respondents did not. When identifying housing challenges, South San Francisco respondents tended to report similar challenges as the County as a whole or report challenges less frequently than the County as a whole.

- Both the County average (31%) and South San Francisco (35%) most frequent challenge was “I would like to move but can’t afford anything that is available/my income is too low.”
- The second most frequent challenge was “My house or apartment isn’t big enough for my family” (20% countywide and 21% for South San Francisco).
- In four of the 11 challenges included in the survey, South San Francisco respondents experienced challenges at a lower rate than the County as a whole.
- There are a handful of jurisdictions who experienced specific neighborhood challenges at a higher rate compared to the County. For South San Francisco respondents expressed that “Schools in my neighborhood are poor quality” at a higher rate than the County as a whole (20% of South San Francisco respondents). In other areas, South San Francisco respondents report challenges less frequently than the County as a whole, especially in the areas of accessing transit easily and transit options meeting their needs.
- There were also specific groups who experienced specific challenges at a higher rate compared to the County. Single-parent households, racial and/or ethnic minority households, and respondents experiencing a disability experienced certain challenges more frequently than the respondents as a whole, some examples included:
 - About 21% of residents said their house or apartment is too small for their family (35% for single parent households)
 - 13% of renters said they worry that if they request a repair they will experience rent increase or get evicted (27% for single parent households)
 - 13% of respondents indicated they had been discriminated against when looking for housing in San Mateo County; (23% for respondents experiencing a disability and 24% for single parent households)

- 7% of renters are often late on rent and 9% can't keep up with utilities (18% for single parent households—late on rent and 16% for single parent households—can't keep up with utilities).

Reasons for Being Denied Housing

Some respondents were denied housing to rent or buy. The survey looked at the proportion of those who looked for and were denied housing to rent or buy for the County and jurisdictions. Of the 832 City of South San Francisco respondents to the resident survey, 344 residents have looked for housing seriously. Residents in South San Francisco, reported the following issues at a higher rate than other jurisdictions:

- A bank or other lender charged a high interest rate on home loan as a reason for denial.
- Bad credit is another barrier for accessing housing, particularly for Hispanic and Other Race households, households with income between \$50,000 to \$100,000.
- Income too low was a major reason for denial for all groups except homeowners and households with incomes above \$100,000 (58% of South San Francisco respondents).
- Landlord did not return calls and/or emails asking about a unit was also a major reason for denial in South San Francisco.
- Similarly, of the 27 voucher holders responding to the survey, 89% indicated that finding an affordable unit is somewhat or very difficult. Seventeen of them indicated this is due to "Landlords have policies of not renting to voucher holders."

Displacement

Respondents that had experienced displacement were asked to identify which city they moved from and which city they moved to. The most common moves to and from cities included:

- Moved within South San Francisco (28 respondents).
- Moved from San Bruno to South San Francisco (nine respondents).
- Moved from Daly City to South San Francisco (nine respondents).

Improving Quality of Life

Residents were asked a series of questions related to what help they need to improve their living situation. The following were the respondent's top priorities to help with housing security, improving their neighborhood, improving health, improving job situation, and improving their children's education:

- Increase wages (41%).
- Help with a down payment/purchase (31%).
- Help me get a loan to buy a house (23%).
- Better lighting (38%).
- Reduce crime (29%),



- Improve street crossings (24%).
- Make it easier to exercise (41%).
- More healthy food (35%).
- More playgrounds for children (23%).
- Have more activities after school (29%).
- Better school facilities (25%),
- Stop bullying/crime/drug use at school (25%).

Persons with Disabilities

Overall, 30% of respondents' households include a member experiencing a disability. Of these households, 26% said their housing does not meet their accessibility needs; 68% report that their current housing situation meets their needs. The three top greatest housing needs expressed by respondents included:

- Grab bars in bathroom or bench in shower (35%).
- Supportive services to help maintain housing (28%).
- Ramps (32%).

COUNTYWIDE SURVEY FINDINGS

A total of 2,382 residents participated in the County-wide survey. Overall, 19% of survey respondents Countywide felt they were discriminated against when they looked for housing in the area. African American respondents (62%), single-parent households (44%) and precariously housed respondents (39%) are most likely to say they experienced housing discrimination. Residents with income above \$100,000 and homeowners are least likely (11%).

- Respondents who believed they experienced discrimination when looking for housing in the County were asked to describe the actions they took in response to the discrimination. Overall, the most common responses to discrimination experienced by survey respondents were: Nothing/I wasn't sure what to do (42%), Moved/found another place to live (30%), and Nothing/I was afraid of being evicted or harassed (20%). Nearly 4 in 10 county respondents who looked for housing experienced denial of housing. African American/Black respondents, precariously housed respondents, households with income below \$50,000, and single parent respondents have denial rates of 60% or higher. African American (79%) and single parent (74%) respondents report the highest rates of denial.
- Overall, 21% of County-wide survey respondents experienced displacement in the past five years. Among all survey respondents, the main reason for displacement was "rent increased more than I could pay" (29%). For households with children that were displaced in the past five years, 60% of children in those households have changed schools. The most common outcomes identified by households with children who have changed schools include: "school is more challenging, they feel less safe at the new school, and they are in a worse school."

- The limited supply of housing that accommodates voucher holders presents several challenges. Specifically, eight out of 10 voucher holders represented by the survey find a landlord that accepts a housing voucher to be “difficult” or “very difficult.” According to the survey data, vouchers not being enough to cover the places residents want to live is a top impediment for residents who want to move in San Mateo County, as well as for African American, Asian, and Hispanic residents, households with children under 18, single parents, older adults, and households with a member experiencing a disability.
- Over 80% of respondents indicated the type of transportation used most often is driving a personal vehicle. This share was relatively similar across most jurisdictions and was the number one type of transportation used across all jurisdictions and demographic characteristics. On average respondents are fairly satisfied with their transportation situation.

RESIDENT SURVEY CONCLUSIONS

South San Francisco survey data generally tends to mirror the County-wide averages overall. The survey shows that in both the County and South San Francisco, being low-income is a barrier to accessing housing. The impacts are highest for Hispanic households and single parent households. Hispanic households are also more likely to experience overcrowding and to be cost burdened. The survey data as well as the demographic data show that the large proportion of Hispanic households in South San Francisco has a significant housing need and are at high risk of displacement. Because most of the City of South San Francisco is vulnerable to displacement, the survey data identify the biggest housing challenges for residents and areas of focus for the City’s policies and programs. The City’s Housing Element policies and programs include support for single parent households, support for down payment assistance, and policies to help prevent displacement.

CONTRIBUTING FACTORS

The disparities in housing choice and access to opportunity discussed above stem from historical actions, socioeconomic factors that limit employment and income growth, the inability of the broader region to respond to housing demand, regional barriers to open housing choice, and, until recently, very limited resources to respond to needs. [Jurisdictions are required to prioritize contributing factors to better formulate policies and programs and carry out meaningful actions to affirmatively further fair housing in the city. The city prioritized the following contributing factors as either “high priority” or “medium priority.”](#)

Fair Housing Issue: Hispanic households have disproportionate housing needs. These needs are evident in mortgage denial gaps, cost burden, and overcrowding.

Contributing Factors:

- [High Priority:](#) Higher rates of mortgage denial rates among Hispanic household’s stem from decades of discrimination in housing markets and challenges building wealth through economic mobility and homeownership.



- **High Priority:** As discussed below, Hispanic residents are primarily concentrated where there is a high concentration of housing choice vouchers and most affordable homes in South San Francisco. As such, residents living in these areas have lower incomes and higher rates of poverty.
- **High Priority:** Hispanic residents are more likely than others to work low wage jobs that do not support the city or region housing prices, resulting in higher rates of cost burden and overcrowding. Although, it is customary for Hispanic households to live in multigenerational settings, which may account for higher rates of perceived overcrowding, overcrowding is also an indicator of lack of access to affordable and right-sized housing.

Fair Housing Issue: Hispanic residents are concentrated in census tracts with higher poverty, low economic and environmental opportunity, high rates of overcrowding, and high rental cost burden compared to the rest of the City of South San Francisco.

Contributing Factors:

- **High Priority:** Hispanic residents are primarily concentrated in the central area of the City (from Sign Hill to Orange Park) where residents face higher poverty and cost burden as well as poor opportunity outcomes according to TCAC's opportunity maps.
- **Medium Priority:** Some census tracts within this area are designated as SB 535 Disadvantaged Communities.
- **Medium Priority:** The census tract that spans from Oyster Point in the east to Orange Park in the west of the City is designated as an edge Racially/Ethnically Concentrated Area of Poverty (R/ECAP).
- **Medium Priority:** Edge R/ECAPs are census tracts that have a non-white population of 5% or more (majority-minority) and the poverty rate is two times the average tract poverty rate for the County (12.8% in 2019).
- **High Priority:** Hispanic households are five times as likely to live in a low resource area compared to a high resource area in South San Francisco.
- **High Priority:** Areas of Hispanic concentration overlap with high shares of Housing Choice Vouchers and affordable housing. Concentration of affordable rental housing opportunities in further concentrates poverty, cost burden, and overcrowding in areas with low environmental and economic outcomes.
- **High Priority:** There is a relative lack of affordable housing opportunities in higher resourced areas of the City, as well as the county overall. Because South San Francisco has more affordable housing opportunities than other parts of the county—as evidenced by Location Affordability Index maps (Appendix 6. 2, Figure IV-29)—the residents who live in South San Francisco often have higher housing needs. Those needs are not being met in other parts of the county.

Fair Housing Issue: Single parent households struggle to find housing that is large enough for their families and that is affordable. Single parent households are concentrated in lower opportunity areas where the most affordable housing exists.

Contributing Factors:

- **Medium Priority:** In the resident survey conducted for this study, single parent households were more likely than other demographic groups to say that the housing they live in is too small for their families.
- **High Priority:** Single parent households also report very high rates of discrimination in housing choice (24%). As such, they are more reluctant than other demographic groups to ask landlords for repairs for fear of losing their housing (27% said they are afraid if they request repairs they will experience rent increases or get evicted).
- **High Priority:** There is a relative lack of affordable housing opportunities in higher resourced areas of the City, as well as the county overall. Because South San Francisco has more affordable housing opportunities than other parts of the county—as evidenced by Location Affordability Index maps (Appendix 6. 2, Figure IV-29)—the residents who live in South San Francisco often have higher housing needs. Those needs are not being met in other parts of the county.

Fair Housing Issue: Persons with disabilities have higher housing needs due to challenges accessing employment and housing discrimination and are concentrated in areas with high rates of cost burden, poverty, and social vulnerability and low resource opportunity scores.

Contributing Factors:

- **High Priority:** The unemployment rate for South San Francisco’s residents with a disability is more than four times that of persons without a disability. The exact reasons for this disparity are unclear and are likely related to limited job opportunities, access to employment, and market discrimination.
- **High Priority:** The undersupply of accessible housing units creates a scarcity of units for residents living with a disability.
- **Medium Priority:** There were two complaints—out of four total complaints in the City—filed with HUD in South San Francisco from 2017 to 2020 where the issues cited included a failure to make reasonable accommodations. Landlords and property owners are required to provide reasonable accommodations to residents living with a disability upon request.
- **High Priority:** There are concentrations of the population living with a disability in four census tracts which are located across the city (west, north, east and south). South San Francisco has a larger share of population living with a disability than the county. -west of Highway 101 in the census tract that includes Orange Park neighborhood. This census tract has a higher poverty rate relative to the City, has low TCAC environment and economic opportunity scores, and is designated as a low resource opportunity area.



Fair Housing Issue: Nearly one in nine income-assisted rental units in South San Francisco are at high risk of converting to market rate housing.

Contributing Factors:

- **High Priority:** In South San Francisco, 12% of income-assisted rental units are at high risk for converting to market rate housing and displacing residents, a total of 74 out of 614 total units in the City. [This is higher than in the county overall, where 8% of units are at high or very-high risk, and the Bay Area overall, where 2% are at risk of converting.](#)

Fair Housing Issue: Students attending South San Francisco Unified schools have lower probability of meeting college standards and higher dropout rates.

Contributing Factors:

- **High Priority:** South San Francisco Unified had the lowest rate of graduates who met CU or CSU admission standards at 41%. Hispanic students in the district were less likely to meet the admission standards than other students.
- **High Priority:** South San Francisco Unified has one of the highest dropout rates in the county at 9% with White (12%) and Hispanic (11%) students accounting for the highest rates.

FAIR HOUSING ~~ACTION PLAN~~ RECOMMENDATIONS

The [city's Housing Element \(Chapter 7 – Housing Plan – Goals and Policies, under the heading Equity to Implement the Fair Housing Action Plan\)](#)~~FHAP below~~ details how the City of South San Francisco proposes to respond to the factors contributing to the fair housing challenges identified in this analysis. [By expanding and investing in the city's housing policy tools, residents who are at most risk of displacement will have a higher likelihood of stable housing and have better economic and quality of life outcomes for their families.](#)

~~All recommendations have been incorporated into the Chapter 7, Housing Plan – Goals and Policies, under the heading goal Equity to Implement the Fair Housing Action Plan to ensure reporting on AFFH progress during each Annual Progress Report for this Housing Element cycle.~~

[Community partners assisted in the development of the policies and programs included in the Housing Plan by engaging with underrepresented populations and providing the city with input and best practices. The Housing Plan incorporates many of the recommended policies from the Housing Leadership Council, Housing Choices, and the Equity Advisory Group \(EAG\) consisting of 15 organizations or leaders across the county that are advancing equity and affordable housing \(See pp. 19 for a full list\). These partners are important to building community consensus regarding the implementation of policies and programs. The policies and programs will help the City diversify its current housing strategies. All of these programs underscore the importance of effective community engagement through strategies like targeted outreach, partnering with local organizations, and connecting people to services.](#)

The goals and policies included in this Housing Element are aligned with the city’s existing equity work, which has been developed by the South San Francisco Commission on Racial and Social Equity. The Commission developed and the City Council adopted an Action Plan that explores strategies to improve housing security and availability of housing for low-income and communities of color. These include renter assistance, legal help, home repair programs, and expanding City housing funds, among other initiatives. They also involve leveraging available land assets to expand affordable housing, particularly to people of color and disenfranchised community members. These equity priorities were incorporated into the city’s Housing Element and General Plan.



Chapter 7 – Housing Plan – Goals and Policies

Based on the General Plan Update goals and policies (ShapeSSF 2040), evaluated needs, constraints, resources, community input, and AFFH analysis identified in previous sections, this section of the Housing Element **sets forth South San Francisco’s housing plan for the 2023 to 2031 planning period**. The City has established this plan in consideration of its own local needs and priorities, as well as its obligations under State Housing Element law.

The Housing Plan is structured as a series of goals and related implementing policies. Accompanying each implementing policy are one or more programs that the City will implement over the 2023 to 2031 planning period. These programs are summarized in an eight-year Action Plan, which presents the programs together with implementing agencies, funding sources and time frames for implementation. Finally, the Housing Plan sets forth quantified objectives for housing construction, rehabilitation, and conservation for the Housing Element planning period.

While very few of these programs are critical to producing raw units to meet the RHNA requirement, they are extremely important to ensure equity, affirmatively further fair housing, reduce constraints, and adapt to climate change. Highlights proposed in the RHNA 6 Cycle program include:

- Capturing the General Plan equity guidance and embedding within the Housing Element to study displacement solutions – these Goals or Programs are marked with a GP;
- Learning from the new AFFH analysis requirement and creating a Goal to implement suggested programs – these Goals or Programs are marked with an FHAP to recognize the Fair Housing Action Plan; and
- Updating programs to capture sustainability goals consistent with the new Climate Action Plan.

The following definitions describe the nature of the statements of goals, policies, implementation programs, and quantified objectives as they are used in the Housing Element.

- **Goal:** Ultimate purpose of an effort stated in a way that is general in nature.
- **Implementing Policies:** Specific statement guiding action and implying clear commitment.
- **Program:** An action, procedure, program, or technique that carries out policy. Implementation programs also specify primary responsibility for carrying out the action and an estimated time frame for its accomplishment. The time frame indicates the calendar year in which the activity is scheduled to be completed. These time frames are general guidelines and may be adjusted based on City staffing and budgetary considerations.

Table 7-1 Updated Goals informed by ShapeSSF and Housing Element Update

City of South San Francisco Housing Program Goals	
Goal 1	EQUITY – Create equitable opportunity for people of all ages, races/ethnicities, abilities, socio-economic status, genders, and family types regardless of income level.
Goal 2	CREATION/FACILITATION – Promote the provision and/or access of housing by both the private and public sectors for all income groups in the community.
Goal 3	REMOVE CONSTRAINTS – Support housing development by eliminating unnecessary and/or costly barriers in the housing development process and facilitating collaboration with private and public partners to develop housing options affordable to everyone.
Goal 4	PRESERVE – Strive to maintain and preserve existing housing resources, including both affordable and market-rate units.
Goal 5	QUALITY OF LIFE – Promote residential neighborhoods designed for a high quality of life for neighborhood residents and visitors.
Goal 6	SPECIAL NEEDS POPULATIONS – Enhance the quality of existing affordable housing and expand housing opportunities and services for special needs populations and residents experiencing housing insecurity.
Goal 7	CLIMATE RESILIENCY – Green buildings are the standard for new construction and major renovations and the performance of existing buildings is improved.

EQUITY TO IMPLEMENT THE FAIR HOUSING ACTION PLAN

GOAL 1 EQUITY – Create equitable opportunity for people of all ages, races/ethnicities, abilities, socio-economic status, genders, and family types regardless of income level. (GP) (FHAP) These programs are a direct implementation of the Fair Housing Action Plan.

Implementing Policies

Policy EQ-1 The City will eliminate on a Citywide basis all unlawful discrimination in housing with respect to age, race, sex, sexual orientation, marital or familial status, ethnic background, medical condition, or other arbitrary factors, so that all persons can obtain decent housing.

Program EQ-1.1 – Enforce 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 proactively provide materials to help with the understanding of and compliance with fair housing law by including these on the Housing Division website, distributing at all hosted housing events, and an annual communication via distribution mailing list, water bill, or similar to property owners.

Responsibility: Department of Economic and Community Development – Economic Development and Housing DivisionHousing Division



Time Frame: Ongoing – Annual reporting as part of CDBG Funding and Annual Progress Report

Funding Source: Staff time

Program EQ-1.2 – Regional cooperation. The City shall participate with other jurisdictions in San Mateo County to bi-annually 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.

Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~ Housing Division

Time Frame: Ongoing and bi-annual update

Funding Source: CDBG

Policy EQ-2

The City shall provide fair housing information and referrals regarding fair housing complaints, tenant-landlord conflicts, habitability, and other general housing assistance.

Program EQ-2.1 – Legal counsel and advocacy assistance. The City shall support non-profits providing legal counseling and advocacy assistance concerning fair housing laws, rights, and remedies to those who believe they have been discriminated against. Persons requesting information or assistance related to housing discrimination are referred to one or more fair housing groups for legal services. Consistent with existing practice, brochures providing information on fair housing and tenants’ rights are proactively 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 and translated into multiple languages. As funding allows, the City shall provide annual funding assistance to organizations that provide fair housing, tenant/landlord, and habitability counseling and other general housing assistance.

Responsibility: Department of Economic and Community Development – Economic Development and Housing Division

Time Frame: Ongoing and annually evaluated

Funding Source: CDBG or HOME administrative funds, as available

Policy EQ-3

Support residents who are at-risk of being displaced. Reduce the rate of evictions and support low-income residents who are at-risk of being displaced. (GP)

Program EQ-3.1 – Provide renter education and assistance. Continue to connect low-income residents to city, county, state, and non-profit resources that provide technical, legal, and financial assistance for renters facing eviction in multiple languages. The City shall proactively provide educational materials by including these on the Housing Division website,

distributing at all hosted housing events, and an annual communication via distribution mailing list, water bill, or similar, to tenants.

Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~ Housing Division

Time Frame: Offered daily from City staff and North County’s Core Services Provider YMCA

Funding Source: CDBG or HOME administrative funds, as available, staff time

Program EQ-3.2 – Conduct a public hearing to consider an anti-displacement plan. ~~Explore~~ Conduct a public hearing to understand options for an anti-displacement plan to halt displacement in the city, particularly in Downtown, Sign Hill, El Camino, and Sunshine Gardens, which may include a rent stabilization policy, just cause-eviction and harassment protections, tenant and landlord mediation programs, right of first refusal, rental assistance, tenant legal counseling, and a rent board to implement the program. As policies are developed and /adopted, develop objectives by which to measure the success of each program area based on best practices and professional guidance.

Responsibility: Department of Economic and Community Development – Economic Development and Housing Division

Time Frame: 2023-2025

Funding Source: City funds, staff time

Program EQ-3.3 – Create a rental task force. The task force will bring together South San Francisco renters, housing advocates, landlords, and property owners’ representatives to discuss renter protection alternatives and recommend specific measures to the South San Francisco City Council. These measures shall be designed to reduce displacement of residents and create additional certainty for both landlords and tenants. The Task Force will discuss, examine, and make recommendations to the City Council regarding the following renter protection policies:

- Rental Registry operational guidelines and implementation details.
- Rental Housing Mediation Program guidelines.
- Rental Assistance programs, especially to households unserved by current programs.

Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~ Housing Division

Time Frame: Convene task force and make recommendations in 2023 and implement the recommendations of the task force in 2024-2025.

Recommendations may include creation of a rental registry to track rentals and evictions, new mediation programs, and procedural changes to rental assistance programs, Annual Updates thereafter.

Funding Source: City funds, staff time



Program EQ-3.4. Evaluate and, as directed, develop a local just cause for eviction ordinance to go above California’s Tenant Protection Act (TPA), the state’s just cause for eviction law adopted in 2019. The State law explicitly authorizes cities to pass stronger local ordinances, because the state legislature intended the state law to be a floor, not a ceiling, on tenant protections. As part of developing the local ordinance, the City will:

- Evaluate exclusions to the state law;
- Seek to regulate existing loopholes related to substantial remodels, bad faith Ellis Act evictions, and owner move-in evictions;
- Evaluate relocation payment requirements;
- Provide transparency in local procedures; and
- Provide tenants with recourse for violations of the law.

Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~ Housing Division

Time Frame: Research and development of ordinance 2023 and potential adoption in 2024.

Funding Source: City funds, staff time

Policy EQ-4

Enforce fair housing laws. Strictly enforce fair housing laws to protect residents from housing discrimination.

Program EQ-4.1 – Provide resident housing rights education. Provide education, outreach, and referral services for residents regarding their rights as tenants and buyers. The City utilizes CDBG funds to support Project Sentinel, a local fair housing nonprofit, to provide counseling, dispute resolution, and other services to residents. Project Sentinel assists both renters and homeowners with issues related to discrimination, landlord issues, housing privacy, reverse mortgages, eviction, foreclosure, and numerous other housing issues. The City shall proactively provide educational materials by including these on the Housing Division website, distributing at all hosted housing events, and an annual communication via distribution mailing list, water bill, or similar, to tenants.

Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~ Housing Division

Time Frame: Daily ad hoc support and Annual Training

Funding Source: City funds, staff time, CDBG

Program EQ-4.2 – Provide landlord housing rights education. Provide education and outreach to landlords, property managers, real estate agents, and others on their obligations as they make or manage properties available for housing.

Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~ Housing Division

Time Frame: Annual Training once Rental Registry is created (expected 2023-2025)

Funding Source: City funds, staff time

Policy EQ-5 Enhance housing mobility strategies by removing barriers to housing in areas of opportunity and strategically enhancing access. **(FHAP)**

Program EQ-5.1 – Conduct a robust evaluation of the inclusionary housing program. Evaluate the effectiveness of delivering units for residents with the greatest housing needs (e.g., single parent families, child-friendly housing, accessible/visitable units for persons with disabilities).

Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~ Housing Division

Time Frame: Bi-annually

Funding Source: City funds, staff time

Program EQ-5.2 – Participate in a regional down payment assistance program to support Missing Middle housing demand. Include affirmative marketing to households with disproportionate housing needs including Hispanic households, persons with disabilities, and single parents (e.g., Spanish and English, targeted to neighborhoods west of Highway 101).

Responsibility: Regional Partnership with HEART (San Mateo County has program with them)

Time Frame: Meet quantified objective by the end of the Housing Element period in 2029; Conduct homebuyer education quarterly in partnership with HEART

Funding Source: City funds, staff time

Program EQ-5.3 – Increase employment rate for all populations with focus on persons with disabilities. Work with area employers and interested jurisdictions to develop a coordinated apprenticeship program to increase the employment rate of all underemployed persons with a focus on persons with disabilities. This program will expand upon existing programs provided at the City’s Economic Advancement Center (EAC) which is a collaboration between the City, San Mateo County, and local nonprofits JobTrain and the Renaissance Entrepreneurship Center. JobTrain assists clients with career training, connections to employers, and preparation to join growing fields and industries. Renaissance works with new and would-be entrepreneurs to translate their skills and vision into a successful business.

Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~ Housing Division

Time Frame: Develop program 2023-2025 and Evaluate progress Bi-Annually thereafter

Funding Source: City funds, staff time



Policy EQ-6 Encourage new housing choices and affordability in high resource areas by promoting housing supply, choices and affordability in areas of high opportunity and outside of areas of concentrated poverty. **(FHAP)**

Program EQ-6.1 – Increase affordable units. Increase the number of affordable rental and homeownership units in moderate and higher resource areas of South San Francisco through targeted redevelopment and gentle infill. Prioritize the development of the existing Municipal Services Building at 33 Arroyo Drive and any other jurisdiction owned assets for 100% affordable housing development partnership or jurisdiction-led project. The City shall proactively provide promotional materials on development opportunities by including these on the Housing Division website, distributing at all hosted housing events, and an annual communication via distribution mailing list to potential development partners.

Responsibility: Department of Economic and Community Development – Planning Division

Time Frame: Evaluate annually as part of Annual Progress Report

Funding Source: Staff time

Program EQ-6.2 – Incentivize accessibility development. Incentivize developers through direct subsidies from commercial linkage fees, fee waivers, and/or density bonuses, to increase accessibility unit requirements beyond the federal requirement of 5% for subsidized developments. This program links to EQ-6.3, which requires the City to develop an affordable housing fund policy.

Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~ Housing Division, Planning Division

Time Frame: Evaluate annually as part of Annual Progress Report

Funding Source: City funds, staff time

Program EQ-6.3 – Affordable housing fund policy. The City anticipates significant income from its Commercial Linkage Fee over the next five years. City staff will conduct a hearing with the City Council to prioritize these funds and their potential use for the development of new affordable housing once enough funds are received.

Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~ Housing Division

Time Frame: Policy development by end of 2024

Funding Source: Staff time, Commercial Linkage Fees

Policy EQ-7 Improve place-based strategies to encourage community conservation and revitalization by preserving existing affordable housing; involves

approaches that are focused on conserving and improving assets in areas of lower opportunity and concentrated poverty. (FHAP)

Program EQ-7.1 – Prioritize Capital Improvement Program for vulnerable populations. Prioritize City capital improvement investments to address the challenges of Orange Park neighborhood, which is disproportionately occupied by Hispanic residents, persons with disabilities, and single female parent households. Improve landscaping and tree cover and parks, reduce pollutants, and create more walkability and pedestrian safety. Work with City’s CDBG fund recipients, Rebuilding Together Peninsula and Center for Independence of Individuals with Disabilities, to advertise programs to homeowners in the Orange Park neighborhood, including Spanish-language outreach. Additionally, prioritize an AFFH analysis or similar equity analysis for each capital improvement project to ensure vulnerable populations are supported.

Responsibility: Department of Public Works – Engineering, Department of Capital Improvement Projects, Department of Public Works

Time Frame: Annually during CIP budgeting process

Funding Source: CIP funds, staff time

Program EQ-7.2 – Fund home repair for low-income ~~residents~~ property owners and tenants. Continue to fund minor home repairs and implement a preference for projects in low opportunity census tracts identified in the AFFH analysis. Expand the program to assist renters. The City shall proactively provide educational materials by including these on the Housing Division website, distributing at all hosted housing events, and an annual communication via distribution mailing list, water bill, or similar, to property owners and tenants.

Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~ Housing Division

Time Frame: Annually during CDBG Funding Public Hearings

Funding Source: CDBG funds, as available

Policy EQ-8 Protect existing residents from displacement in areas of lower or moderate opportunity and concentrated poverty and preserve housing choices and affordability. (FHAP)

Program EQ-8.1 – Create Preservation Plan. Begin a plan to preserve the City's deed restricted affordable units with restrictions that will expire in the next 5-10 years and develop a plan for preservation of the units to keep them affordable long term. Prevent low-income residents from displacement or housing-cost burden due to expiration of covenants. This will include proposing the use of Commercial Linkage Fees to work with affordable



housing developers to acquire properties and keep deed restrictions for the long-term.

Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~ Housing Division

Time Frame: 2023-2025

Funding Source: City funds, staff time

Program EQ-8.2 – Provide fair housing training: Partner with local fair housing organizations to perform fair housing training for landlords and tenants, in addition to enforcing fair housing laws, with a focus on disability violations.

Responsibility: Project Sentinel, Department of Economic and Community Development – ~~Economic Development and Housing Division~~ Housing Division

Time Frame: Bi-annually ~~once Rental Registry created, if program implemented~~

Funding Source: City funds, staff time

Program EQ-8.3 – Advertise accessibility requirements. When residential buildings are inspected for occupancy, check for posters that explain the right to request reasonable accommodations for persons with disabilities. Make this information available and clearly transparent on the City's website and fund landlord training and outreach on reasonable accommodations.

Responsibility: Department of Economic and Community Development – Building Division

Time Frame: Ongoing

Funding Source: City funds, staff time

Program EQ-8.4 – Continue the Guaranteed Basic Income Pilot Program. As grant funding or City funds permit, continue the operation of the Guaranteed Basic Income Pilot Program to support South San Francisco families in poverty to secure housing and economic stability.

Responsibility: Department of Economic and Community Development – Housing Division; City Manager

Time Frame: 2023 for continuation of program with this program annually evaluated

Funding Source: City funds, state and federal grants, staff time

Program EQ-8.5 – Continue the Rental Assistance Pilot Program. As grant funding or City funds permit, continue the operation of the Rental Assistance Pilot Program to provide short-term and mid-term support for South San Francisco families in poverty to prevent displacement.

Responsibility: Department of Economic and Community Development – Housing Division; City Manager

Time Frame: 2023 for continuation of program with this program annually evaluated

Funding Source: City funds, state and federal grants, staff time

CREATION AND FACILITATION TO PROMOTE NEW HOUSING DEVELOPMENT

GOAL 2 CREATION/FACILITATION – Promote the provision and/or access of housing by both the private and public sectors for all income groups in the community.

Implementing Policies

Policy CRT-1 The City shall implement zoning to ensure there is an adequate supply of land to meet its 2023 to 2031 ABAG Regional Housing Needs Allocation (RHNA) of 871 very-low-income units, 502 low-income units, 720 moderate-income units, and 1,863 above-moderate-income units.

Program CRT-1.1 – Vacant land inventory. The City shall periodically update its inventory of vacant 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 2023-2031 Regional Housing Needs Allocation (RHNA) to determine if any changes in land use policy are warranted.

Responsibility: Department of Economic and Community Development – Planning Division

Time Frame: Annually as part of the Annual Progress Report submitted to HCD

Funding Source: Staff time

Policy CRT-2 The City shall continue to implement the Inclusionary Housing Ordinance.

Program CRT-2.1 – Implement Inclusionary Housing Ordinance. The City shall continue to implement the Inclusionary Housing Ordinance, in accordance with State law, requiring new rental and for sale residential development over four units to provide a minimum of 15% low- and moderate-income housing.

Responsibility: Department of Economic and Community Development; City Council

Time Frame: Ongoing

Funding Source: Staff time



Program CRT-2.2 – Regularly review Inclusionary Housing Ordinance.

The City shall review the success of the Inclusionary Housing Ordinance, not more frequently than bi-annually, 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, and those persons with developmental disabilities, are provided.

Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~Housing Division and Planning Division

Time Frame: Evaluate bi-annually as part of Annual Progress Report

Funding Source: Staff time

Policy CRT-3 The City will investigate and apply for new sources of funding for the City’s affordable housing programs.

Program CRT-3.1 – Review Commercial and Housing Linkage Fee. The City shall continue to implement the Commercial and Housing Linkage Fee, reviewing not more frequently than bi-annually, to determine if the fee is appropriate and keeping pace with affordable housing production needs.

Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~Housing Division; City Council

Time Frame: Evaluate annually as part of Annual Progress Report

Funding Source: City funds

Policy CRT-4 The City shall work with for-profit and non-profit developers to promote the development of housing for extremely low-, very-low-, and lower-income households.

Program CRT-4.1 – Site acquisition for affordable housing. 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~~Annually, the City will meet with developers to discuss and identify development opportunities and potential funding sources and work with residential and commercial brokers to identify opportunities.

Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~Housing Division and Planning Division; Planning Commission; City Council

Time Frame: Annual Reports to City Council via Public Hearing, Closed Session, or Memorandum update on potential site acquisition with annual program planning

Funding Source: Various

Program CRT-4.2 – Support and pursue funding applications for affordable housing. Consistent with existing practice, the City shall continue to support funding applications for federal and state funds to promote the development of affordable housing.

Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~ Housing Division

Time Frame: Annually and Ongoing as dictated by affordable housing development needs

Funding Sources: Various; directory of funding provided in the HCD Financial Assistance Program Directory

Program CRT-4.3 – Allow waivers or deferrals of planning, building and impact fees for affordable housing development under State Density Bonus Law. 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, as applicable. Waiver of such fees will be on a case-by-case basis at the City Council’s discretion and will only be considered if a project meeting the City’s inclusionary housing ordinance shows that without fee waivers the project is infeasible. This program must balance the goal of affordable housing production with the need to collect fee revenues to support ~~other City goals~~ impacts on local infrastructure. City shall conduct a public hearing to discuss fee waiver policy related to affordable housing development and render a decision consistent with State Density Bonus Law.

Responsibility: Department of Economic and Community Development – Housing Division; Planning Division; City Manager; City Council

Time Frame: 2023-2025

Funding Sources: N/A

Program CRT-4.4 – Review new development requirements for condominiums, SSFMC 19.36. The City shall review SSFMC 19.36, which requires a minimum of five units to construct new condominiums, to look at the possibility of reducing unit requirements with the intent of promoting home ownership.

Responsibility: Department of Economic and Community Development – Planning Division

Time Frame: Will be considered at some time during period 2023-2031

Funding Source: Staff time

Program CRT-4.5 – Implement the State Density Bonus Law: The City shall continue to implement the State Density Bonus Law and its applicability to qualifying projects requesting a concession and/or waiver of development



standards. The City commits to reviewing and amending the City’s current density bonus ordinance for compliance with current state law and monitor compliance and update as necessary per HCD request.

Responsibility: Department of Economic and Community Development – Planning Division;

Time Frame: Ongoing consideration as requested

Funding Sources: N/A

Program CRT-4.6 – City led ~~acquisition and/or~~ development of new mixed-income affordable housing. The City shall pursue site acquisition and/or development of parcels to construct a goal of up to 300 units of mixed-income affordable housing for very-low, low-, and moderate-income housing.

The City has traditionally undertaken this work via providing land and/or loan funds to affordable housing developers when land or funds are available. With the implementation of the City’s Commercial Linkage Fee in 2019 this RHNA Cycle provides the City a dedicated income stream to proactively develop new affordable units. Staff are committed to spending some of the anticipated fees on both land acquisition and financial support to nonprofit affordable housing developers.

Additionally, South San Francisco ~~The City Council has placed on the approved a~~ November 2022 ballot ~~to an Article 34 authorization to allow authorize~~ the City to acquire/develop, own, and operate the equivalent of 1% of the existing housing stock per year for the next 10 years. This ~~would~~ allows the City to produce approximately 225 units in the first year, with modest increases in following years based on the current total number of housing units. ~~If this initiative is successful, Staff will work with Council to determine if and how they would like to utilize the authority. While Commercial Linkage Fees would provide some funding, Council would need to determine several things to self-develop, own, and operate housing. These include but are not limited to: 1) the legal structure under which the City will undertake this work; 2) the target populations for City-owned housing; 3) how the City becomes an experienced affordable housing developer eligible for County and State funds.~~

Staff are committed to moving forward with development of new affordable housing units via whichever method (or a combination) makes sense for the Community and which Council provides direction regarding. ~~the City will seek opportunities to utilize the authorization alongside Commercial Linkage Fee and other housing funds. If this measure does not pass the City will work alongside affordable housing developers to support their development of affordable housing.~~

Responsibility: Department of Economic and Community Development – Housing Division; Planning Division

Time Frame: Identified site and lead developer by end of 2024

Funding Sources: Commercial Linkage Fee, fee waivers, state and federal grants

Policy CRT-5 The City shall encourage a mix of residential, commercial, and office uses in the areas designated as PDAs, properties located in proximity to BART and Caltrain stations and along El Camino Real, consistent with the Grand Boulevard Initiative.

Program CRT-5.1 – Implement Grand Boulevard Initiative polices.

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, 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.

Responsibility: Department of Economic and Community Development – Planning Division, Department of Public Works – Engineering Division

Time Frame: Ongoing

Funding Source: N/A

Policy CRT-6 The City shall support and facilitate the development of housing consistent with State Law related to Accessory Dwelling Units (ADUs) on single- and multi-family designated and zoned parcels and small subdivisions (SB 9) on single-family designated and zoned parcels.

Program CRT-6.1 – Continue to support the development of secondary dwelling units and educate the community about this program.

City will continue to allow permissive design standards for ADUs with no parking required in most instances, reduced setbacks, larger units and ADUs allowed on both single- and multi-family zoned parcels. Actively promote community education on ADUs by posting information regarding ADUs on the City’s website and providing brochures at the public counter in the Centralized Permit Center.

Responsibility: Department of Economic and Community Development – Planning Division; Planning Commission

Time Frame: Ongoing

Funding Source: Staff time to promote program; ADUs developed by private property owners

Program CRT-6.2 – Continue to implement SB 9 units and subdivision allowances. SB 9 requires cities and counties to ministerially allow, in single-



family zoning districts, either or both of the following: A housing development of no more than two units at least up to 800 square feet each; and/or The subdivision of a parcel to create two approximately equal parcels (i.e., 40/60 or 50/50 split) with a minimum lot size of 1,200 sf for each new lot.

Responsibility: Department of Economic and Community Development – Planning Division; Planning Commission

Time Frame: Ongoing

Funding Source: Staff time to review applications

Policy CRT-7 Actively facilitate adding affordable and workforce housing in all South San Francisco neighborhoods equitably.

Program CRT-7.1 – Coordinate with SSFUSD regarding housing on closed school sites. Work with the South San Francisco Unified School District (SSFUSD) to evaluate the potential of developing housing and community services, such as childcare, on closed school sites, including the former Foxridge school site. These sites are at discretion of SSFUSD only, but City will assist if requested and support the effort. None of these sites are included in the inventory of opportunity sites identified to meet and surpass RHNA requirements for South San Francisco.

Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~ Housing Division, Planning Division

Time Frame: Will be considered annually during liaison meetings with SSFUSD

Funding Source: Staff time to ensure zoning consistency with this General Plan goal

Program CRT-7.2 – Allow housing on sites with institutional uses. Revise the Zoning Ordinance to allow housing development on sites used for institutional purposes, such as educational facilities and churches. Target a a minimum density of 30 du/ac to meet HCD guidelines for low-income housing feasibility.

Responsibility: Department of Economic and Community Development – Planning Division

Time Frame: 2023-25

Funding Source: Staff time to ensure zoning consistency with this General Plan goal

Program CRT-7.3 – Develop workforce housing program. Link employment growth with residential development through partnerships with large employers by using density bonuses, height bonuses, transfer of development rights, and other similar incentives to create workforce housing.

Responsibility: Department of Economic and Community Development – Housing Division; Planning Division

Time Frame: 2023-2025

Funding Source: Staff time to ensure zoning consistency with this General Plan goal

Policy CRT-8 Encourage a variety of housing types to be developed at a range of densities to equitably serve varying household types, including, but not limited to, single-family attached and detached, accessory dwelling units, multi-family apartments, townhomes, duplexes, triplexes, quadplexes, and condominiums.

Program CRT-8.1 – Facilitate live/work housing in Lindenville. Provide opportunities for live/work options to support a creative economy and meet the changing needs of workspaces. Focus on the Lindenville Area in particular as a location for live/work opportunities.

Responsibility: Department of Economic and Community Development – Planning Division

Time Frame: Lindenville Specific Plan Adoption estimated in 2023

Funding Source: Staff time to ensure zoning consistency with this General Plan goal

Program CRT-8.2 – Adopt updated Zoning Ordinance as companion to General Plan 2040. Adopt companion zoning to implement the General Plan 2040 Update and implement up zoning to create and facilitate new housing and opportunity sites.

Responsibility: Department of Economic and Community Development – Planning Division

Time Frame: ~~End of 2022 consistent with General Plan 2040 Update schedule~~ Completed as of November 2022 prior to RHNA planning period beginning January 1, 2023.

Funding Source: Staff time and existing contracts for General Plan 2040 Update

Program CRT-8.3 –Explore feasibility of veterans housing. Study the need for a veterans housing and veterans’ services development. If sufficient population density exists to warrant a standalone project, explore financial feasibility of development.

Responsibility: Department of Economic and Community Development – Housing Division

Time Frame: By end of 2027

Funding Source: Staff time to conduct a request for proposals and evaluate feasibility. Funding sources to be determined for any development.



Policy CRT-9 Develop regulatory mechanisms via the Zoning Ordinance, Inclusionary Housing Ordinance, and community benefits agreements to incentivize development of affordable housing, including workforce housing, and develop programming to preserve affordable housing and expand homeownership.

Program CRT-9.1 – Create affordable housing overlay zone. ~~Evaluate~~ Implement an affordable housing overlay zone consistent with AB 2011 and SB 6 that permits ~~increased heights and densities for~~ 100% affordable housing developments in as many appropriate zoning districts as possible. Additionally, explore provisions for an affordable housing overlay zone that requires less than 100% of units at affordable income levels to ensure feasible opportunities.

Responsibility: Department of Economic and Community Development – Planning Division

Time Frame: ~~Assumed Adoption of AB 2011 and SB 6 will set in motion an update to the Zoning Ordinance to comply with State requirements~~ Updated zoning ordinance to reflect AB 2011 and SB 6 by end of 2023.

Funding Source: Staff time to ensure zoning consistency with this General Plan goal

Program CRT-9.2 – Preserve naturally-occurring affordable housing. Study and implement programming and regulations to encourage preservation and upkeep of existing naturally-occurring affordable housing (NOAH), such as rental protections for residents in NOAH units.

Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~ Housing Division

Time Frame: Will be considered ~~at some time during period 2023-2031 or~~ as part of Rental Task Force and no later than the end of 2024.

Funding Source: Staff time, consultant time through the Commercial Linkage Fee

Program CRT-9.3 – Explore shared equity homeownership models. Explore expanded use of shared equity homeownership models, including a community land trust, to increase home ownership and how to implement these models.

Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~ Housing Division, Planning Division

Time Frame: Will be considered at some time during period 2023-2031

Funding Source: Staff time, Consultant time through the Commercial Linkage Fee

Program CRT-9.4 – Explore adoption of a Community Opportunity to Purchase Act Policy. Explore feasibility of a Community Opportunity to Purchase Act (COPA) in the city, including study of existing rental housing stock, coordination with nonprofit partners who may be interested in acquisitions, study of best practices, and development of policy. A COPA policy could provide a requirement that multi-family residential property owners who are looking to sell be required to notify the City and/or qualified nonprofits of their intention to sell and provide a timeframe for either to make a purchase offer. Acquired units would become deed restricted affordable housing in perpetuity.

Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~ Housing Division

Time Frame: Council Study Session in Q2 2023, potential staff recommendation in Q4 2023.

Funding Source: Staff time, Partnership for the Bay’s Future Fellowship

Policy CRT-10 Encourage small-scale residential infill development in existing residential neighborhoods.

Program CRT-10.1 – Maintain and update preapproved accessory dwelling unit (ADU) plans. Preapprove additional ADU plans from ADU vendors to expedite ADU permit processing if State law changes and current plan designs need adjustment. The City shall proactively provide educational materials by including these on the Housing Division website, distributing at all hosted housing events, and an annual communication via distribution mailing list, water bill, or similar, to property owners.

Responsibility: Department of Economic and Community Development – Planning Division

Time Frame: Ongoing – current plans meeting all local and state codes are approved and available to residents

Funding Source: Staff time, consultant time for plan updates through the Commercial Linkage Fee

Program CRT-10.2 – Continue ADU construction management program with Hello Housing or similar to promote privately funded ADU construction. Continue operation of construction management program for ADU design, permitting and construction through Genentech grant of One Million dollars. The City shall proactively provide educational materials by including these on the Housing Division website, distributing at all hosted housing events, and an annual communication via distribution mailing list, water bill, or similar, to property owners.

Responsibility: Department of Economic and Community Development – Planning Division

Time Frame: Ongoing while funding permits



Funding Source: Staff time, consultant time for program administration using Genentech grant funding

Policy CRT-11 Support low-income residents in securing homeownership and establishing generational wealth in South San Francisco as a pathway to prevent displacement.

Program CRT-11.1 – Connect residents to mortgage assistance resources. Provide mortgage assistance to help low-income homeowners at risk of foreclosure with financial or counseling support. Provide residents with resources and connections to HEART of San Mateo County, a countywide homeowner assistance program, and other non-profit homeowner assistance programs. The City shall proactively provide educational materials by including these on the Housing Division website, distributing at all hosted housing events, and an annual communication via distribution mailing list, water bill, or similar, to property owners.

Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~ Housing Division

Time Frame: Ongoing

Funding Source: Staff time, City funding to Core Social Service Agencies

Policy CRT-12 Encourage resident controlled limited-equity ownership, such as limited-equity condominiums, limited-equity cooperatives, and community land trusts.

Program CRT-12.1 – Encourage resident controlled limited-equity housing. Conduct a consultant led analysis of limited-equity tools that can be considered for adoption into the inclusionary housing regulations of the Zoning Ordinance.

Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~ Housing Division, Planning Division

Time Frame: ~~Will be considered at some time during period 2023-2034~~ Request for proposal and contracting with a housing consultant shall occur no later than the end of 2025.

Funding Source: Staff time, consultant time funded through the Commercial Linkage Fee

REMOVE CONSTRAINTS TO HOUSING DEVELOPMENT

GOAL 3 REMOVE CONSTRAINTS – Support housing development by eliminating unnecessary and/or costly barriers in the housing development process and facilitating collaboration with private and public partners to develop housing options affordable to everyone.

Implementing Policies

Policy CST-1 The City shall continue to operate the centralized “Permit Center” in order to provide assistance from all divisions, departments, and levels of City government, within the bounds of local ordinances and policies, to stimulate housing development consistent with local needs.

Program CST-1.1 – 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. The updated General Plan and companion zoning allow most multi-family projects to be reviewed against objective standards only and approved by Planning Commission only. Reviews will be consistent with adopted AB 2234, effective January 1, 2023.

Responsibility: Department of Economic and Community Development – Planning Division, Building Division, and ~~Economic Development and Housing Division~~ Housing Division

Time Frame: Ongoing with each application and meeting requirements of AB 2234 by January 1, 2031.

Funding Source: City funds for staff review

Policy CST-2 The City shall ensure the availability of adequate public facilities, including streets, water, sewer, and drainage, throughout the residential areas of the City. Residential development will be encouraged, as designated on the General Plan Land Use Map, where public services and facilities are adequate to support added population or where the needed improvements are already committed or planned. All dwelling units will have adequate public or private access to public rights-of-way.

Program CST-2.1 – Ensure development review 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.

Responsibility: Department of Economic and Community Development – Planning Division, Building Division, and ~~Economic Development and Housing Division~~ Housing Division; Public Works Department

Time Frame: Ongoing

Funding Source: City funds



Policy CST-3 Continually update the Zoning Ordinance to comply with State housing law and best practices.

Program CST-3.1 – Ensure zoning consistency with all State laws. Update the Zoning Ordinance to reflect recent State Law changes to permit Accessory Dwelling Unit (ADU) creation and SB 9 units, for instance.

Responsibility: Department of Economic and Community Development – Planning Division

Time Frame: Annually and consistent with State implementation requirements

Funding Source: Staff time

Program CST-3.2 – Reduce parking requirements for new housing construction. Update the Zoning Ordinance to ~~reduce-eliminate~~ minimums for ~~affordable housing, special needs housing, and housing~~ residential and non-residential development adjacent to transit corridors and create parking maximums consistent with the General Plan Update ~~vision~~.

Responsibility: Department of Economic and Community Development – Planning Division

Time Frame: ~~Upon adoption of the General Plan Update and companion zoning, estimated for Fall, 2022. Completed as part of General Plan Update and companion zoning and will be updated as needed on an annual basis.~~

Funding Source: Staff time

Policy CST-4 As appropriate, develop design guidelines for residential neighborhoods in South San Francisco to promote high-quality design.

Program CST-4.1 – Implement adopted objective design standards. Implement the updated Zoning Ordinance with objective standards for single-family and multi-family residential development.

Responsibility: Department of Economic and Community Development – Planning Division

Time Frame: ~~Ongoing~~ Completed as part of General Plan Update and companion zoning.

Funding Source: Staff time

Policy CST-5 Modify the Zoning Ordinance to remove barriers to the construction of supportive housing types in South San Francisco.

Program CST-5.1 – Permanent Supportive Housing. Group home housing is currently permitted in multiple residential only zoning districts with approval of a minor use permit to support the availability of housing choices for persons with special needs. Under HCD best practice guidance, however, requiring these housing types to obtain a special use or CUP could

potentially subject housing for special needs populations to higher discretionary exceptions processes and standards where an applicant must, for example, demonstrate compatibility with the neighborhood, unlike other residential uses. Update Zoning Ordinance to allow by-right in residential zoning districts.

Responsibility: Department of Economic and Community Development – Planning Division

Time Frame: 2023

Funding Source: Staff time

Program CST-5.2 – Emergency Shelter. Previously, the City identified the Mixed Industrial (MI) district as a zone in the City where an emergency shelter would be permitted as an allowed use, subject only to the same development standards applicable to other uses in the zone. Emergency shelter facilities were also permitted with a Minor Use Permit in the Business Commercial district. Zoning development standards in the General Plan Update and companion zoning, however, seem to have failed to properly transfer Emergency Shelter as a permitted use in any of the zoning districts, particularly the Mixed Industrial Zoning District where it will be a permitted by-right use. Update Zoning Ordinance to allow by-right in Mixed-Industrial zoning district and consider additional locations, where appropriate.

Responsibility: Department of Economic and Community Development – Planning Division

Time Frame: 2023

Funding Source: Staff time

PRESERVE EXISTING HOUSING AND NEIGHBORHOODS

GOAL 4 PRESERVE – Strive to maintain and preserve existing housing resources, including both affordable and market-rate units.

Implementing Policies

Policy PRSV-1 Encourage reinvestment in older residential neighborhoods and rehabilitation of housing, especially housing for very-low-, low- and moderate-income households. As appropriate, the City shall use local, State, and Federal funding assistance to the fullest extent these subsidies exist to facilitate housing rehabilitation.

Program PRSV-1.1 – Minor home repair. The City will provide a portion of CDBG 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. The City shall proactively provide educational materials by including these on the Housing Division website, distributing at all hosted housing events, and an annual communication via distribution mailing list, water bill, or similar, to property owners.

Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~ Housing Division

Time Frame: Annually through the CDBG funding process

Funding Source: CDBG

Program PRSV-1.2 – Prioritize funding for housing rehabilitation. 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% of AMI. The City shall proactively provide educational materials by including these on the Housing Division website, distributing at all hosted housing events, and an annual communication via distribution mailing list, water bill, or similar, to property owners.

Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~ Housing Division

Time Frame: Annually through the CDBG funding process

Funding Source: CDBG

Program PRSV-1.3 – Provide 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. The City shall proactively provide educational materials by including these on the Housing Division website, distributing at all hosted housing events, and an annual communication via distribution mailing list, water bill, or similar, to property owners.

Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~ Housing Division

Time Frame: Annually through the CDBG funding process

Funding Source: CDBG

Policy PRSV-2 The City shall maintain and improve neighborhoods using systematic code enforcement, regulatory measures, cooperative neighborhood improvement programs and other available incentives.

Program PRSV-2.1 – 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.

Responsibility: City Attorney; Fire Department; Department of Economic and Community Development – Building Division

Time Frame: Ongoing

Funding Source: City funds

Policy PRSV-3 The City shall continue to maintain residential neighborhoods by keeping streets, sidewalks, and other municipal systems in good repair. The City shall continue to work cooperatively with other agencies and utilities concerning the maintenance of their properties and equipment in South San Francisco.

Program PRSV-3.1 – Direct CIP funding for infrastructure equitably. The City shall maintain its capital improvement program to upgrade infrastructure in residential neighborhoods and ensure targeted investment in census tracts identified as disadvantaged communities.

Responsibility: Department of Economic and Community Development; Public Works Department

Time Frame: Ongoing and reported on annually as part of Annual Progress Report

Funding Source: City funds

Policy PRSV-4 The City shall support the preservation of public affordable housing stock.

Program PRSV-4.1 – Support the South San Francisco Public Housing Authority (PHA) with staff expertise and planning to pursue state and federal grant programs: The City shall support the South San Francisco PHA by assisting in finding and applying for state and federal grants to update and modernize their public housing units.

Responsibility: South San Francisco Housing Authority; Department of Economic and Community Development

Time Frame: Annual review of HUD programming and funding opportunities, at discretion of PHA

Funding Source: HUD funds and return on rents; City funds

Policy PRSV-5 The City shall use its best efforts to insure the preservation of subsidized housing units at risk of converting to market rate housing.

Program PRSV-5.1 – Monitor at-risk units. The City shall monitor annually its supply of subsidized affordable housing to know of possible conversions to market rate, including taking the following actions:

- Post on City website all existing State and federal notice requirements to nonprofit developers and property owners of at-risk housing.



- 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.
- The City shall proactively provide educational materials by including these on the Housing Division website, distributing at all hosted housing events, and an annual communication via distribution mailing list, water bill, or similar, to property owners of at-risk units and existing tenants.

Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~ Housing Division

Time Frame: Annual monitoring

Funding Source: N/A, staff time

Program PRSV-5.2 – Assist tenants at risk of displacement. 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.

Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~ Housing Division

Time Frame: Annual monitoring

Funding Source: N/A, staff time

Policy PRSV-6 No net loss in housing. Require no net loss in the number of residential units during reconstruction or renovation. **(GP)**

Program PRSV-6.1 – Update Zoning Code to require no net loss. The City shall update the Zoning Ordinance to require that there is no net loss in the number of residential units during reconstruction or renovation.

Responsibility: Department of Economic and Community Development – Planning Division

Time Frame: 2023

Funding Source: N/A, staff time

Policy PRSV-7 Strengthen programs to maintain a safe and sanitary supply of affordable housing. **(GP)**

Program PRSV-7.1 – Continue working with San Mateo Fall Prevention Task Force. Continue working with San Mateo Fall Prevention Task Force in creating safer homes for older adults.

Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~ Housing Division, Building Division

Time Frame: Ongoing

Funding Source: Staff time

Program PRSV-7.2 – Establish lead and asbestos removal program. In cooperation with San Mateo County and other regional agencies, establish a lead-based paint and asbestos removal program for affordable housing units built before 1980. The City shall proactively provide educational materials by including these on the Housing Division website, distributing at all hosted housing events, and an annual communication via distribution mailing list, water bill, or similar, to property owners.

Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~ Housing Division

Time Frame: Will be considered at some time during period 2023-2031

Funding Source: Staff time

Program PRSV-7.3 – Expand maintenance and abatement assistance programs for single (including mobile homes) and multi-family properties of low-income households. Support programs designed to rehabilitate deteriorated units through weatherization, modernization, and elimination of common home pollutants. The City shall proactively provide educational materials by including these on the Housing Division website, distributing at all hosted housing events, and an annual communication via distribution mailing list, water bill, or similar, to property owners.

Responsibility: Department of Economic and Community Development – Building Division, Planning Division

Time Frame: Ongoing

Funding Source: N/A, staff time

MAINTAIN AND IMPROVE QUALITY OF LIFE

GOAL 5 QUALITY OF LIFE – Promote residential neighborhoods designed for a high quality of life for neighborhood residents and visitors. (GP)

Implementing Policies

Policy QOL-1 The City shall require the design of new housing and neighborhoods to comply with adopted building security standards that decrease burglary and other property-related crimes.

Program QOL-1.1 – 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.

Responsibility: Department of Economic and Community Development – Planning Division; Police Department; Fire Department



Time Frame: Ongoing
Funding Source: City funds

Policy QOL-2 The City shall not prioritize new residential or noise sensitive development in the 70 dB+ CNEL areas impacted by the San Francisco International Airport (SFO) operations and shall require aviation easements for new residential development in the area between 65 and 69 dB CNEL SFO noise contours.

Program QOL-2.1 – Ensure that applications for new residential land uses proposed within the 65 to 69 or 70 db+ 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. Any project proposed within a 70 dB+ CNEL aircraft noise contour shall also require an override of the SFO Airport Land Use Compatibility Plan.

Responsibility of: Department of Economic and Community Development
 – Planning Division

Time Frame: Ongoing

Funding Source: N/A

Policy QOL-3 Improve pedestrian and bicycle connectivity in residential neighborhoods. Link existing residential neighborhoods by providing convenient pedestrian and bicycle connections to nearby destinations, such as parks, public facilities, and shopping centers. (GP)

Program QOL-3.1 – Implement the Active South City Pedestrian and Bicycle Plan: Require all new development to conform with the recommendations and requirements of the Active South City Pedestrian and Bicycle Plan at time of entitlement or building permit issuance.

Responsibility of: Department of Economic and Community Development
 – Planning Division

Time Frame: Ongoing

Funding Source: N/A

Policy QOL-4 Encourage walkable connections in multi-family development. Encourage new multi-family developers to provide convenient, walkable connections to nearby trails, transit, and open space to promote active lifestyles. (GP)

Program QOL-4.1 – Implement the Active South City Pedestrian and Bicycle Plan: Require all new development to conform with the recommendations and requirements of the Active South City Pedestrian and Bicycle Plan at time of entitlement or building permit issuance.

Responsibility: Department of Economic and Community Development – Planning Division

Time Frame: Ongoing

Funding Source: N/A

Policy QOL-5 Encourage amenity space for physical activity/healthy living in multi-family development. Encourage new multi-family development to provide amenity space (gyms, active spaces, outdoor open space, flex working spaces, etc.) which promote physical activity and healthy living options. (GP)

Program QOL-5.1 – Implement the Zoning Ordinance to require amenity, active, outdoor and flex working spaces in new development. Require all new development to conform with the requirements of the Zoning Ordinance and objective standards at time of entitlement or building permit issuance.

Responsibility: Department of Economic and Community Development – Planning Division

Time Frame: Ongoing with each entitlement application

Funding Source: N/A

Policy QOL-6 Encourage neighborhood compatible uses like schools, parks, recreation and community centers, childcare facilities, and residential neighborhoods. (GP)

Program QOL-6.1 – Implement the Zoning Ordinance to require neighborhood Amenity uses in new development. Require all new development to conform with the requirements of the Zoning Ordinance and objective standards at time of entitlement or building permit issuance.

Responsibility: Department of Economic and Community Development – Planning Division

Time Frame: Ongoing with each entitlement application

Funding Source: N/A

SUPPORT SPECIAL NEEDS POPULATIONS

GOAL 6 SPECIAL NEEDS POPULATIONS – Enhance the quality of existing affordable housing and expand housing opportunities and services for special needs populations and residents experiencing housing insecurity. (GP)

Implementing Policies

Senior Housing

Policy SNP-1 The City shall encourage developers and non-profits to provide housing for the elderly citizens of South San Francisco. The City should encourage the



development of senior housing in higher density areas close to shopping and transportation.

Program SNP-1.1 – Density bonus for senior housing. The City shall continue to implement the codified density bonus incentives specifically targeted for senior housing projects and permit reduced parking standards for these projects.

Responsibility: Department of Economic and Community Development – Planning Division and ~~Economic Development and Housing Division~~ Housing Division

Time Frame: Ongoing

Funding Source: N/A

Program SNP-1.2 – 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 consistent with State law for these types of facilities.

Responsibility: Department of Economic and Community Development – Planning Division

Time Frame: Ongoing

Funding Source: N/A, staff time

Program SNP-1.3 – Facilitate multi-generational housing. Encourage development of housing types that support multi-generational households and opportunities to age in place such as multi-bedroom units, and attached ADUs or Junior ADUs. New housing should include bedrooms at ground level and rehabilitated housing should prioritize low-conflict access to all essential amenities such as bathroom, kitchen and sleeping quarters. (GP)

Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~ Housing Division, Planning Division, Building Division

Time Frame: Ongoing for RHNA period of 2023-2031 since this is not a discrete deliverable and instead is an ongoing development goal.

Funding Source: Staff time

Housing for the Disabled

Policy SNP-2 Facilitate housing for all needs. Facilitate housing for seniors, special needs groups, including the developmentally disabled, and non-traditional family groups by requiring a diverse range of housing configurations that are Americans with Disabilities Act (ADA) compliant and flexible. (GP)

Program SNP-2.1 – Facilitate housing for all needs. Encourage development of housing types that support senior, special need or non-traditional households by recommending ADA compliant and flexible floor

plans. New housing should include bedrooms at ground level and rehabilitated housing should prioritize low-conflict access to all essential amenities such as bathroom, kitchen and sleeping quarters. **(GP)**

Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~ Housing Division, Planning Division and Building Division

Time Frame: Ongoing for RHNA period of 2023-2031 since this is not a discrete deliverable and instead is an ongoing development goal.

Funding Source: Staff time

Policy SNP-3 Consistent with State law, the City shall require the inclusion of handicapped accessible units in all housing projects. In all new apartment projects with five or more units, State law requires that 5% of the units constructed be fully accessible to the physically disabled.

Program SNP-3.1 – 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.

Responsibility: Fire Department – Fire Prevention Division; Department of Economic and Community Development – Building Division

Time Frame: Ongoing with each building permit application

Funding Source: N/A

Program SNP-3.2 – 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/revised annually after each Annual Progress Report filing period (April 1st or beyond) and made available to the public.

Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~ Housing Division, Planning Division and Building Division

Time Frame: Ongoing with each building permit application

Funding Source: City funds, staff time

Policy SNP-4 The City shall continue to support programs to modify existing units to better serve the needs of disabled residents.

Program SNP-4.1 – Accessibility Modification Programs. The City shall continue to provide annual grant funding to the Center of Independent of Individual with Disabilities (CID). The CID has a Housing Accessibly Modification (HAM) Program that provides financial assistance to people that need to make modifications to their home to allow for disabled access. In addition, in accordance with the Zoning Ordinance, the Chief Planner will continue to grant reasonable accommodations to zoning requirements to



allow for accessible residential units or alternative designs to promote accessibility.

Responsibility: Department Economic and Community Development – ~~Economic Development and Housing Division~~Housing Division

Time Frame: Annually as part of the CDBG funding process

Funding Source: CDBG and City funds

Program SNP-4.2 – Resources for the developmentally disabled. The City shall annually support the Golden Gate Regional Center with CDBG funding, as available, in its mission to serve those with developmental disabilities, disseminate information about the Center and its services, and make referrals as appropriate.

Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~Housing Division

Time Frame: Annually as part of the CDBG funding process

Funding Source: Staff time and CDBG annual funding allocation

Policy SNP-5 The City of South San Francisco shall monitor progress towards a quantitative goal of 150 new extremely low- and acutely low-income housing units that are subject to a preference for people with developmental disabilities needing the coordinated services provided by Golden Gate Regional Center to live inclusively in affordable housing.

Program SNP-5.1 – Prioritize extremely low-income unit production, when possible. In publishing requests for competitive proposals for any City-owned land, land dedicated to affordable housing under the City’s inclusionary ordinance or City housing funds, the City of South San Francisco shall grant additional points to proposals that address the City’s most difficult to achieve housing priorities, by, for example, providing a greater number of extremely low-income units or committing to make a percentage of the units subject to a preference for people with special needs who will benefit from coordinated onsite services, such as people with developmental disabilities who receive services from the Golden Gate Regional Center.

Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~Housing Division

Time Frame: Ongoing; when issuing RFPs, RFQs or NOFAs

Funding Source: Staff time

Program SNP-5.2 – Codify flexibility into the Inclusionary Ordinance. The City shall ~~consider revising~~revise its Inclusionary Housing Ordinance to be more responsive to local needs by offering, for example only, developers a menu of options for including affordable units, for example, by setting a higher percentage of units if priced for moderate income and a lower

percentage of units if priced for extremely low-income, an income group not currently served by the existing ordinance. Such flexibility would address a broader range of South San Francisco housing needs, while giving developers more options for meeting the inclusionary requirement.

Responsibility: Department of Economic and Community Development – Economic Development and Housing DivisionHousing Division

Time Frame: Will be evaluated bi-annually with Inclusionary Ordinance review

Funding Source: Staff time

Program SNP-5.3 – Local density bonus priorities. In addition to implementing the California density bonus statute, the City may provide additional local density bonus, incentives, or concessions for housing projects that include a percentage of the units for people at the extremely low-income affordability level and/or target special needs populations, such as people with disabilities who will benefit from coordinated onsite services provided by the Golden Gate Regional Center.

Responsibility: Department of Economic and Community Development – Economic Development and Housing DivisionHousing Division

Time Frame: Will be evaluated bi-annually with Inclusionary Ordinance review

Funding Source: Staff time

Program SNP-5.4 – Reduce or abolish parking requirements for developmentally disabled populations. The City of South San Francisco shall encourage the inclusion of people with developmental and other disabilities in affordable housing by recognizing their transit dependence and establishing lower parking ratios for units targeted to people with developmental and other disabilities than would otherwise be required for affordable housing. South San Francisco should revise its ordinances to provide Chief Planner flexibility to limit parking required for affordable units for people with developmental disabilities to 0 spaces for each affordable studio or 1-bedroom unit and 0.5 spaces for an affordable 2-bedroom unit or larger. A similar reduction is recommended for affordable, physically accessible units. Additionally, any residential unit located within ½ mile of a transit station or transit corridor is exempt from minimum parking requirements under current zoning and Assembly Bill 2097.

Responsibility: Department of Economic and Community Development – Planning Division

Time Frame: 2023-2025Completed as part of the General Plan Update and companion zoning

Funding Source: Staff time



Program SNP-5.5 – Create ADU rent restriction incentives. Subject to funding availability, the City shall devise a program of financing for Accessory Dwelling Units subject to rent restrictions for at least 15 years at extremely low-income rent levels and/or target special needs populations, such as people with disabilities who will benefit from coordinated onsite services provided by the Golden Gate Regional Center.

Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~ Housing Division, Planning Division

Time Frame: Will be considered at some time ~~during period 2023-2031~~ by end of 2026.

Funding Source: Staff time

Program SNP-5.6 – Marketing Plan for accessible units: As a condition of the disposition of any City-owned land, land dedicated to affordable housing under the City’s inclusionary ordinance, the award of City financing, any density bonus concessions, or land use exceptions or waivers for any affordable housing project, the City shall require that the housing developer implement an affirmative marketing plan for physically accessible units which, among other measures, provides disability-serving organizations adequate prior notice of the availability of the accessible units and a process for supporting people with qualifying disabilities to apply.

Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~ Housing Division

Time Frame: Ongoing with each entitlement application

Funding Source: Staff time

Housing for Large Families

Policy SNP-6 The City shall encourage provision of adequate affordable housing suitable for large families.

Program SNP-6.1 – 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 South San Francisco’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% of units having three or more bedrooms.

Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~ Housing Division, Planning Division

Time Frame: Ongoing with each entitlement application

Funding Source: Staff time

Housing and Emergency Shelter for the Homeless

Policy SNP-7 The City shall assist the homeless and those at risk of being homeless by being an active participant in the County of San Mateo Continuum of Care, the county-wide planning body that coordinates the federal funding for emergency shelters, temporary housing, transitional programs, and general housing assistance and services for the homeless.

Program SNP-7.1 – 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 by attending at least $\frac{3}{4}$ of all meetings during a calendar year.

Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~ Housing Division

Time Frame: Ongoing annual action and evaluation

Funding Source: City funds, staff time

Program SNP-7.2 – Support non-profits that offer housing solutions and services for homeless. The City shall continue to support with staff expertise and funding, as available, for non-profit organizations that offer solutions to solving homelessness and/or provide housing related services for the homeless or at-risk homeless.

Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~ Housing Division

Time Frame: Annual review through CDBG funding process

Funding Source: CDBG annual funding, as available

Program SNP-7.3 – Facilitate the 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. Support includes providing funding to the Samaritan House and CORA (Communities Overcoming Relationship Abuse), as funds are available.

Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~ Housing Division

Time Frame: Ongoing

Funding Source: CDBG funding, as available

Program SNP-7.4 – Social services for housing and homeless prevention: The City shall continue to provide referrals to the YMCA Community Resource Center (San Mateo County Core Services Agency) helping families with social services for housing and homeless prevention.



Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~Housing Division
Time Frame: Annual review through CDBG funding process and Council objective planning
Funding Source: City funds, staff time

Policy SNP-8 Strengthen programs to provide housing and services for unhoused residents. Strengthen programs to provide housing opportunities and services for unhoused residents, including safe restrooms, permanent supportive housing, and services. (GP)

Program SNP-8.1 – Provide safe restroom facilities. Provide mobile shower, bathroom, and needle exchange sites and facilities for unhoused residents.
Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~Housing Division
Time Frame: Will be considered at some time during period 2023-2031
Funding Source: Staff time to coordinate with service providers

Program SNP-8.2 – Implement permanent supportive housing: Implement the U.S. Department of Housing and Urban Development’s Housing First program for permanent supportive housing constructed within the city. California Assembly Bill No. 2162 (AB-2162) was signed by Governor Jerry Brown on September 26, 2018 and will be effective January 1, 2019. AB-2162 applies statewide and requires that supportive housing be a use that is permitted by right in zones where multifamily and mixed-use development is permitted. AB-2162 amends Government Code Section 65583 and adds Code Section 65650 to require local entities to streamline the approval of housing projects containing a minimum amount of Supportive Housing by providing a ministerial approval process, removing the requirement for CEQA analysis and removing the requirement for Conditional Use Authorization or other similar discretionary entitlements granted by the jurisdiction.

Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~Planning Division
Time Frame: ~~Will be implemented as needed during period 2023-2031~~2023.
Funding Source: Staff time

Program SNP-8.3 – Provide services for unhoused families. Work with homeless service providers to prioritize legal help, housing assistance, and other social services for unhoused families in South San Francisco.
Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~Housing Division
Time Frame: Ongoing
Funding Source: Staff time

Program SNP-8.4 – 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.

Responsibility: Economic and Community Development – ~~Economic Development and Housing Division~~ Housing Division

Time Frame: Ongoing

Funding Source: City funds, staff time

Program SNP-8.5 – Partner with the local shelters. Continue to partner with the local shelter to provide cots for emergency shelter situations, including extreme heat and cold days. (GP)

Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~ Housing Division

Time Frame: Ongoing

Funding Source: Staff time

Home Sharing

Policy SNP-9 The City shall support Home Sharing as part of a collection of policies, programs and practices for addressing the housing needs of those at the lowest income levels including seniors, those living with disabilities, those at risk of homelessness and female head of households.

Program SNP-9.1 – Continue to promote Home Sharing: The City shall publicize 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~~ Housing Division will provide proactive information online and in person at hosted events about the HIP program, provide referrals, and support residents of South San Francisco who are interested in participating. Partnership with the Economic Advancement Center (EAC) and core services provider YMCA with resources will further disseminate the Home Sharing program.

Responsibility: Department of Economic and Community Development – ~~Economic Development and Housing Division~~ Housing Division



Time Frame: Updated/revised after each Annual Progress Report filing period (April 1st or beyond) Ongoing
Funding Source: City funds, staff time

BUILD CLIMATE RESILIENCY

GOAL 7 CLIMATE RESILIENCY – Green buildings are the standard for new construction and major renovations and the performance of existing buildings is improved - Create sustainable high-performance buildings that operate using carbon-free electricity and consume fewer resources (GP).

Implementing Policies

Policy CLMT-1 When feasible, the City should encourage new developments to be sited to respond to climatic conditions, such as solar orientation, wind, and shadow patterns.

Program CLMT-1.1 – Continue to implement energy-efficient standards for residential buildings. The City shall require the preparation for passive and active solar systems in new and substantially remodeled existing residential buildings.

Responsibility: Department of Economic and Community Development – Building Division

Time Frame: Ongoing with each entitlement application as this is building code related and ongoing rather than a discrete goal.

Funding Source: City funds

Policy CLMT-2 Enhance Sustainability requirements through the Building Code for new and major renovations.

Program CLMT-2.1 – Require non-residential all-electric new construction. Implement ordinance requiring all new nonresidential buildings to be all-electric and prohibit new gas infrastructure for new buildings. Exempt occupancies must install electric building systems (e.g., space and water heating equipment) where feasible.

Responsibility: Department of Economic and Community Development – Building Division

Time Frame: ~~Ongoing with each building permit application~~ End of 2030 or sooner, consistent with California stated climate goal

Funding Source: Staff time

Program CLMT-2.2 – Retrofit all-electric in existing non-residential buildings during major renovations. Require residential major renovations to retrofit to all-electric at a certain threshold to be determined by Building Division and City Council adopted ordinance.

Responsibility: Department of Economic and Community Development – Building Division, Planning Division

Time Frame: ~~Will be considered at some time during period 2023-2031 as a City Council objective~~ End of 2030 or sooner, consistent with California stated climate goal

Funding Source: Staff time

Program CLMT-2.3 – Require installation of photovoltaic panels. Require installation of photovoltaic panels on multi-family and nonresidential new construction at a certain threshold to be determined by Building Division and City Council adopted ordinance.

Responsibility: Department of Economic and Community Development – Building Division, Planning Division

Time Frame: ~~Will be considered at some time during period 2023-2031~~ End of 2030 or sooner, consistent with California stated climate goal

Funding Source: Staff time

Program CLMT-2.4 – Regularly update the City’s building codes to improve the water efficiency of new construction and major renovation.

Responsibility: Department of Economic and Community Development – Building Division

Time Frame: Ongoing as State law dictates

Funding Source: Staff time

Program CLMT-2.5 – Require high-efficiency indoor water fixture. Require high-efficiency fixtures in all new construction, like CALGreen Tier 1 or 2.

Responsibility: Department of Economic and Community Development – Building Division, Planning Division

Time Frame: ~~Will be considered at some time during period 2023-2031~~ End of 2030 or sooner, consistent with California stated climate goal

Funding Source: Staff time

Program CLMT-2.6 – Continue to implement Water Efficient Landscaping Ordinance requirements. Require all new landscaping to use low-water plants and efficient irrigation, planting native and non-native species that provide valuable resources for native wildlife.

Responsibility: Department of Economic and Community Development – Building Division, Planning Division

Time Frame: Ongoing

Funding Source: Staff time

Policy CLMT-3 Encourage the addition of battery storage.



Program CLMT-3.1 – Establish a streamlined approval process for battery storage systems and reduce or eliminate permitting fees to encourage the addition of battery storage.

Responsibility: Department of Economic and Community Development – Building Division, Planning Division, City Manager’s Department of Sustainability

Time Frame: ~~Will be considered at some time during period 2023-2031~~ End of 2030 or sooner, consistent with California stated climate goal

Funding Source: Staff time

Policy CLMT-4 Adopt Electric Vehicle charging reach code.

Program CLMT-4.1 – Adopt higher electric vehicle charging requirements than CALGreen for multi-family and nonresidential new construction.

Responsibility: Department of Economic and Community Development – Building Division, Planning Division

Time Frame: End of 2030 or sooner, consistent with California stated climate goal ~~Will be considered at some time during period 2023-2031~~

Funding Source: Staff time

Policy CLMT-5 **Prepare a Building Electrification Plan.** Develop a date certain, phased-in Existing Building Electrification Plan to retrofit existing homes and businesses to all electric.

Program CLMT-5.1 – Require electric panel upgrade at point of sale. Adopt an ordinance that requires electric panel upgrades upon sale and/or rental turnover, to be determined by City Council adopted ordinance.

Responsibility: City Manager’s Department of Sustainability

Time Frame: End of 2030 or sooner, consistent with California stated climate goal ~~Will be considered at some time during period 2023-2031~~

Funding Source: Staff time

Program CLMT-5.2 – Adopt Burnout Ordinance: Adopt a Burnout Ordinance that requires a gas appliance (e.g., stove or furnace) be replaced with an electric version when it stops working.

Responsibility: City Manager’s Department of Sustainability

Time Frame: End of 2030 or sooner, consistent with California stated climate goal ~~Will be considered at some time during period 2023-2031~~

Funding Source: Staff time

QUANTIFIED OBJECTIVES

The following table summarizes quantified objectives for the construction, rehabilitation, and conservation of housing in the City of South San Francisco for this Housing Element.



Table 7-2 Summary of Quantified Objectives, 2023-2031

Income Category	RHNA 2023-2031	New Construction	Rehabilitation	Conservation/ Preservation	Total ^a
Extremely Low (Less than 30% of AMI) ^b	435 (50% of 871 Very-Low)	445 <u>436</u>	0 <u>25</u>	0 <u>30</u>	445 <u>491</u>
Very-Low (30-50% of AMI)	436 (50% of 871 Very-Low)	445 <u>437</u>	0 <u>25</u>	0 <u>30</u>	445 <u>492</u>
Low (50-80% of AMI)	502	1,843 <u>1,828</u>	0 <u>25</u>	0 <u>30</u>	1,843 <u>1,883</u>
Moderate (80-120% of AMI)	720	734 <u>731</u>	0 <u>25</u>	0 <u>30</u>	734 <u>786</u>
Above-Moderate (Greater than 120% of AMI)	1,863	13,599 <u>13,561</u>	0 <u>25</u>	0 <u>30</u>	13,599 <u>13,616</u>
Total	3,956	17,065 <u>16,993</u>	0 <u>125</u>	0 <u>150</u>	17,066 <u>17,268</u>

^a Totals in each category are estimated based on site inventory, income category of existing units to be conserved, past performance in rehabilitation, and current and projected funding availability in the absence of redevelopment funding.

^b The "extremely low-income" category is not formally included in the RHNA. However, cities are charged with addressing the housing needs of this population in the Housing Element. The extremely low-income totals are based on an estimated average of 50% of all very-low-income households, per HCD direction.

Chapter 8 – Appendices

Organized and labeled by Chapter

APPENDIX I.1 SUMMARY OF STAKEHOLDER LISTENING SESSIONS



MEETING SUMMARY

Countywide Stakeholder Listening Session #1

Fair Housing

9/27/2021, 1-2:30 pm on Zoom

Executive Summary

On September 27, 2021, 21 Elements hosted a housing element stakeholder listening session with organizations focused on fair housing issues, including:

- the Center for Independence of Individuals with Disabilities,
- Community Legal Services of East Palo Alto,
- the Housing Equality Law Project,
- Legal Aid for San Mateo County, and
- Project Sentinel.

Detailed information about speakers and attending jurisdictions is below. 21 Elements' AFFH (Affirmatively Furthering Fair Housing) consultant, Heidi Aggeler from Root Policy, also made some opening remarks and participated in the discussion.

Key themes included:

- Concern about the upcoming end of the eviction moratorium,
- The importance of transit-oriented affordable housing and stronger anti-displacement policies,
- The need for more education around accessibility regulations and reasonable accommodation, and
- The ability of jurisdictions to use their platform (including jurisdiction websites) to promote education and resources for tenants and landlords.

Stakeholder Presenters & Additional Resources

Center for Independence of Individuals with Disabilities (<https://www.cidsanmateo.org/>)
Benjamin McMullan, Systems Change Advocate, benjaminm@cidsanmateo.org

Community Legal Services of East Palo Alto (CLSEPA) (<https://clsepa.org/>)
Michelle Trejo-Saldivar, Law Fellow, Housing Program, mtrejosaldivar@clsepa.org
CLSEPA's COVID assistance website: <https://www.youarecommunity.org/>



Housing Equality Law Project (<http://www.housingequality.org/>)
Mary Prem, Executive Director, mprem@housingequality.org

Legal Aid for San Mateo County (<https://www.legalaidsmc.org/>)
Shirley Gibson, Directing Attorney, SGibson@legalaidsmc.org

Project Sentinel (www.housing.org)
Ann Marquart, Executive Director, AMarquart@housing.org

Housing Choices (presented at a prior meeting) (<http://www.housingchoices.org/>)
Jan Stokley, Executive Director, jan@housingchoices.org
Kalisha Webster, Housing Advocate, kalisha@housingchoices.org

Public Interest Law Project (unable to attend) (<http://www.pilpca.org/>)
Michael Rawson, Director, mrawson@pilpca.org

Root Policy Research (AFFH consultant to 21 Elements) (www.rootpolicy.com)
Heidi Aggeler, Managing Director, heidi@rootpolicy.com

Jurisdictions in attendance:

Belmont	Millbrae	San Mateo (County)
Brisbane	Pacifica	South San Francisco
Burlingame	Portola Valley	Woodside
Daly City	Redwood City	
East Palo Alto	San Bruno	<i>+ California Department of</i>
Half Moon Bay	San Carlos	<i>Housing and Community</i>
Menlo Park	San Mateo (City)	<i>Development (HCD)</i>

Key Themes and Actions

- **Eviction Moratorium:** There was widespread concern about what will happen when the California eviction moratorium ends on October 1, 2021. Just Cause eviction ordinances and Covid rent relief (especially for back rent) have been important to keep people in their homes. CLSEPA shared a flyer after the session with a summary of renters' rights and resources.
- **Vulnerable Populations:** The stakeholder groups shared several details about the housing needs of the most vulnerable populations.



- People with disabilities experience the most housing discrimination. Legal assistance organizations get the most calls regarding discrimination against people with and find it is the most misunderstood category.
- Displacement disproportionately affects Latinx, African American/Black households and families with children.
- Many or most evictions are no-fault evictions, *not* evictions resulting from a failure to pay rent.

- **Anti-Displacement Policies:** Jurisdictions were curious about which anti-displacement policies were favored by the stakeholder groups.
 - **Affordable housing:** More subsidized affordable housing is needed. Stakeholders noted that it is key to locate affordable housing in places located on transit or with good access to transit.
 - **Just Cause protections, rent stabilization:** While there are some baseline protections at the state level, they need to be strengthened. The rent gauging gap does not go far enough to protect lower-income households.
 - **TOPA and COPA:** Currently, there is significant interest in Tenant and Community Opportunity to Purchase Act policies that give tenants and nonprofits a first right to purchase or a right of first refusal when a property goes on the market.
 - **Rent registries:** Stakeholders noted that a rental registry is important in order to obtain data that can be used to inform anti-displacement policies, but it is not an anti-displacement policy on its own.
 - **Section 8 vouchers:** Stakeholders noted that while vouchers can provide opportunities for lower-income households to live or remain in the county, there are not enough vouchers to meet the need. In addition, vouchers have resulted in some concentration of low-income households in areas with less economic and educational opportunity.
 - **Accessory dwelling units:** ADUs are a great housing solution in the suburbs, as they provide suburb-appropriate density along with a good quality of life and provide more affordable options without requiring subsidy.

- **Accessibility:** Cities' housing elements typically only have the minimum standard/generic language for accessibility. Some of the participating jurisdictions indicated an interest in doing more and are looking for examples of cities going beyond what is required.
 - Cities should be prominently promoting organizations working with tenants. City websites get the most visibility out of any form of advertisement/media
 - Jurisdictions were very interested in data that quantifies the existing supply of accessible housing and the demand for accessible housing.
 - Stakeholders suggested that affordability and accessibility issues must be considered together.
 - Transit-friendly locations are key for people with disabilities.



- Stakeholders noted that “visitability” policies – making sure homes allow for access to those who are visiting – are less common today and should be considered. Consider requiring some degree of accessibility and visitability in new homes.
- Accessibility requirements (or lack thereof) for new townhomes were a point of concern for stakeholders.
- **Reasonable Accommodation:** The speakers indicated that there is widespread confusion about the meaning of reasonable accommodation. They shared ideas that could help educate residents and landlords.
 - Building departments should be posting reasonable accommodations policies.
 - Education for and outreach to apartment managers, property owners and homeowner associations is needed.
- **Ideas for Action:**
 - Hire someone to do an audit of each jurisdiction’s website for reasonable accommodation policies.
 - Improve jurisdiction websites to give a more prominent platform to organizations that work with tenants on fair housing issues.
 - Create a program to rent ADUs to people who really need housing (maybe run by HIP Housing).
 - Look at SB 9 and how it may impact the creation of duplexes that may or may not be accessible.
 - Identify examples where cities go beyond the standard accessibility language in housing elements.
 - Find data that quantifies the need for accessible housing (and the existing supply).



Appendix: Raw Notes

Room 1 (Josh) Notes:

Ben McMullan – CIID

1. Areas that can use work
2. Inaccessible new house – Many are built in town homes. There is a lack of visibility. No ground floor restroom. One bedroom on ground floor.
 - a. Restroom on ground floor
 - b. Access to kitchen
3. All new construction be accessible and visitable
4. Encourage more ADUs
5. Funding for home repairs for people with disability
6. Affordability
7. Mary to circle back with best practices for policies
 - a. Report on where there are systemic violations
8. Education on reasonable accommodation for cities and apartment managers
 - a. Require they take localized training

Ann Marquart – Project Sentinel

1. Tenant landlord
2. Mediation
3. Special emphasis
4. More visibility for fair housing
5. Make it clear how to make it more visible
6. Post reasonable accommodation
7. Most complaints about discrimination of disability
8. Reforms coming to service/companion animals rules
9. Companion animals have same civil rights protections
10. Many property owners do not understand laws
11. The lack of affordable housing
12. People are very worried about Oct 1 and after emergency rental restrictions end
13. Biggest issue with reasonable accommodation - landlords

Shirley – Legal Aid

1. Eviction data from Legal Aid and EPA Legal Aid are based on that data
2. Black, Hispanic and families with children are the most hard-hit
3. It's not a crisis of nonpayment, it is many no-fault evictions
 - a. Even more disproportionately hitting black, Hispanic and children
4. Had the benefit of expanded just cause for 18 months. Been helpful.



5. Goals – strengthen no fault protections
6. “We don’t need data to figure out if there is a problem. We know there is a problem”
7. Rent registry does not prevent displacement, but data is useful, and as part of that lets get data about displacement
8. Covid rules did not cause the sky to fall
9. There are hotspots about how to use vouchers, there has been limited areas where vouchers getting used
 - a. But many of these are not in areas of opportunities
10. Time limited vouchers less useful
11. Make sure there are not group home discrimination
12. Post reasonable accommodation clearly

Michele – CLESPA

1. Just cause protections. They help tenants and inform tenants
2. Better rent stabilization
3. COPA/TOPA – Help displacement

Room 2 (Kristy) Notes:

- Ben McMullan - Center for Independence of Individuals with Disabilities
 - Advocate with housing, also look at transportation and health care issues
 - Biggest issues: Lack of affordable, accessible housing
 - Like to encourage affordable housing
 - On transit lines, near transit
 - Q from Nancy - with more power shutoffs, fire evacuation, etc. happening these days, for units not on the 1st floor, how is that being addressed?
 - PSPS (Public Safety Power Shutoff) program where help distribute backup power packs for people dependent on power
- Ann Marquart - Project Sentinel
 - More affordable housing
 - Disability is the protected category that they get the most calls about, and is the most misunderstood
 - Want housing next to transportation
 - Protected categories
 - Race
 - National origin
 - Gender
 - Families
 - Section 8 (NEW)
 - There is now fair housing protection for Section 8
 - But concern is that there are not enough certificates to go around, years of waiting lists, etc.



- Criminal history (is a little different)
 - Q from Jennifer Rose: would be beneficial to all of the cities if you came up with collective wish-list of actions! Funding, help with promotion, policies, etc.
 - Ann: Promote fair housing groups in big letters on a lot of city websites, give agencies a bigger platform
 - For example, for first-time homebuyer training in San Jose, the only promotion was a notice on the city's website, and it became clear that people go to city websites for information! Distributing flyers, holding zoom workshops - can only go so far, reach some people.
 - Suggestion: "How can we promote project sentinel"
 - HIP housing helped write language in last housing element (?)
- Mary Prem - Housing Equality Law Project
 - Full service
 - Focused on unserved or underserved areas
 - Investigate complaints
 - Counsel tenants
 - Accessible housing
 - Not just accessibility but visitability
 - New construction (townhomes)
 - Housing solutions for people seeking reentry
 - Worked with SF city and human rights commission on "unchecking the box"
 - Add more ADUs
 - housing is such a scarcity
 - More affordable solution
 - Greater life experience for people living in suburbs, not as dense
 - Really important that accessible housing is located near transit
- Michelle Trejo-Saldivar - Community Legal Services of East Palo Alto (CLSEPA)
 - San Mateo County, plus Mountain View
 - Especially serve low income, very low income, LatinX
 - Housing needs: stronger rent stabilization policies, just cause protections
 - There is a state just cause and rent control, but there is a need for stronger policies
 - TOPA and COPA policies, other anti-displacement policies
 - Low income populations know where they will find affordable housing and where they will not: Recommendation jurisdictions take a look at where LI and VLI people live - they should only be paying 30% of income - where should we be pushing more affordable housing development
- Shirley Gibson - Legal Aid of San Mateo County
 - Similar mission and population served as CLSEPA
 - But only San Mateo County
 - The 2 organizations share information across 2 organizations (Tableau), lots of data at fingertips



- Why are these policies necessary from fair housing standpoint
 - Displacement falls squarely and disproportionately on Black and Latinx households, households with children
 - Disproportionality is even bigger when you look at no-fault termination evictions (*not* failure to pay rent)
- Biggest barriers to housing choice?
 - We heavily rely on housing choice vouchers - unfortunately have managed to isolate and concentrate those tenants in areas of low economic and educational opportunity
 - We must take a reality check: time-limited vouchers that transition people from homelessness to permanent opportunity are not working. It's a revolving door because there isn't enough time to stabilize households
 - Look at how housing vouchers are administered and distributed
- Note that while a rent registry is an interesting source of data, and it is great to have more info, it is NOT an anti-displacement policy in itself. Can use the data (which is better if you require data from landlords) to inform and structure more robust anti-displacement policies: looking at turnover, tenancy, how often, why

Room 3 (Vu-Bang) Notes:

- Mary Prem, Housing Equality Law Project
 - Visitable housing units with accessibility on the ground floor unless there's an elevator to other floors
 - Serve areas that are deemed unserved, areas not covered by fair housing
 - Investigate fair housing complaints
 - Training housing providers for more affordable housing
 - Collaborate with UC Berkeley - race studies in high school
 - City of SF - unchecking the box - re-entry housing programs, previously incardinated
 - Reasonable accommodations denial and other accessibility issues are most common work
 - New construction, esp around transportation hub - housing that's in townhome and not "visitable" (no toilet in common area, no elevators)
 - Affordability and availability biggest concern - ADU units encouraged
 - Topic brought up with jurisdictions but haven't seen adopted
 - Affordability and availability for housing
 - Congestion on highways and accessibility in hubs
- Michelle Trejo-Salvidar
 - Just Cause protections - provide tenants with their rights when tenant gets notice
- Shirley Gibson
 - Be wary of full scale models of Just Cause - can pick and choose from model ordinances to shore up the weak Just Cause ordinances
- Ann Marquart, Project Sentinel



- Disability and familial status got the most complaints - reasonable modifications, can go to CID to pay for modifications, VA will pay for some of those repairs. Reasonable Accommodations - companion/service animals (anyone giving the certificate now has to note how many hours of therapy), different parking space, reminder to pay the rent,
- Policies: wishlist - something to project tenants after the moratoriums and now focused on back rents
- Something (not rent control) - new housing near transportation
- Education - getting word out to housing providers, raise Project Sentinel to larger visibility so people can find them
- What cities have the best visibility to Project Sentinel - will follow up.
- Section 8 renters - no discrimination
- Landlord should not evict everyone in the household after domestic disturbances
- Ben McMullan
 - Systems change for Center for Independence of Individuals with Disabilities
 - San Bruno, SSF, County offices
 - Visitability - wheelchair and mobility devices can adequately visit. Not many obstacles on different levels - Home Modification Program that people can take advantage of. Having new housing be accessible from the get-go
 - Plug for transit oriented housing - people with disabilities face needing housing and transit.
 - Explore transit oriented housing - vastly great step forward
 - Paratransit coordinating chair on SamTrans and CalTrain accessibility advisory committee
 - Biggest barriers to housing for vulnerable households - affordable and accessible housing. If it's affordable and not accessible, it only goes so far, and vice versa.
- Burlingame - has standard language on accessibility - want to know what language to use to go above and beyond. Townhouse units esp have concerns with. Set up well for TOD, but linking TOD + Accessibility + Affordability . SB9 - two flats or 2 townhouses preferred when it comes to accessibility.
- Hillsborough – language is generic, actual implementation only on ADUs, but predominantly single family housing. Transportation corridor only on El Camino Real and ½ mile from Burlingame Caltrain station.
- Jan (HCC): Physical accessibility is not the only type of accessibility barrier--I am thinking of people with cognitive disabilities--they shouldn't be left out of the discussion.



MEETING SUMMARY

Countywide Stakeholder Listening Session #2: Housing Advocates

10/18/2021, 1-2:30 pm on Zoom

Overview

On October 18, 2021, 21 Elements hosted the second of four housing element stakeholder listening sessions with housing advocacy organizations. A majority of 21 E jurisdictions attended the listening session. Five stakeholder advocate groups introduced themselves and spoke about their group's interest in the Housing Element process. Detailed information about speakers and attending jurisdictions is below and in the appendix.

Key themes included:

- Ongoing outreach needed to underserved and diverse communities
- Production of new housing is critical to the SMC workforce
 - Greatest need for deeply affordable housing, dense, infill
- Connecting labor, environment and equity to housing
- Rent increases are a primary concern
- Protecting vulnerable renting populations with assistance from the governments

Policies & Programs to consider:

- Additional funding for affordable housing through commercial linkage fees, inclusionary zoning, vacancy tax, sales tax, etc.
- Protections: eviction assistance, anti-harassment measures, stronger just cause, tenant right-to return, relocation assistance, improvements to the building inspection process, rental registries as a tool
- Production: Increase density within existing communities in non-high fire severity zones, eliminating harmful restrictions on density, eliminating parking minimums, streamlining housing building process, fair and inclusive zoning policies
- Prioritize BIPOC families in housing policies, outreach and practice (all stages of the practices)
- Manage the threat of climate risk by adding green infrastructure.



Stakeholder Presenters & Additional Resources

Organization	Speaker Name	Contact
Housing Leadership Council	Angela Solis	asolis@hlcsmc.org
Faith in Action	Nani Friedman	nani@faithinactionba.org
Greenbelt Alliance	Zoe Siegel	zsiegel@greenbelt.org
San Mateo County Central Labor Council	Rich Hedges	hedghogg@ix.netcom.com
Peninsula for Everyone	Jordan Grimes	jordangrimes@me.com
San Mateo County Association of Realtors	Gina Zari (invited, unable to attend)	gina@samcar.org

Learn more about Greenbelt Alliance’s endorsement program: <https://www.greenbelt.org/climate-smart-development-endorsement-program/>

Learn more about Greenbelt Alliance’s Resilience Playbook: <https://www.greenbelt.org/resilience-playbook/>

Full list of Greenbelt Climate Policies can be found in the draft housing element playbook (under policies tab) <https://coda.io/@gazoe-siegel/housing-element-toolkit>

For those who wish to learn more about the focus groups in Redwood City that Trinidad from Faith in Action mentioned,, you can read the report here (posted on the City of Redwood City website): <https://www.redwoodcity.org/home/showpublisheddocument/23755/637623096709130000>

Faith in Action supported with two other reports (tenant protections and preservation), found here: <https://www.redwoodcity.org/departments/city-manager/housing-services/housing-policies/anti-displacement-strategic-plan>

Note Faith in Action works mostly with renter leaders in Daly City, San Mateo and Redwood City, but they have a presence in several other cities in the county as well.

Jurisdictions in Attendance:

- | | | |
|----------------|---------------|---------------------|
| Atherton | Half Moon Bay | San Mateo (City) |
| Brisbane | Menlo Park | San Mateo (County) |
| Burlingame | Millbrae | South San Francisco |
| Daly City | Pacifica | Woodside |
| East Palo Alto | Redwood City | |
| Foster City | San Bruno | +HCD |



Key Themes and Actions:

Themes

- Ongoing outreach needed to underserved and diverse communities
- Production of new housing is critical to the SMC workforce
 - Greatest need for deeply affordable housing, dense, infill
- Connecting labor, environment and equity to housing
- Rent increases is a primary concern
- Protecting vulnerable renting populations with assistance from the governments
 - Rental registries, eviction assistance, section 8 availability, anti-harassment measures.

Questions/Discussion

- How do you best balance providing adequate living wages for construction workers with keeping housing units affordable?
 - Fair labor is critical to the building process
- Who should operate rental registries (city, county, nonprofit?)
 - Administered by RWC city staff
- Potential policies prioritizing BIPOC
 - Understand needs of BIPOC communities throughout the process
 - Understand displacement policies
 - More housing in transit rich corridors
- Section 8 Vouchers
 - How to increase the availability
- Housing as a benefit to the community/not extracting from it



Appendix: Additional Stakeholder Information & Input

- **Housing Leadership Council: Angela Solis**
 - Network of organizers to support affordable housing
 - Advocating for and preserving affordable housing
 - Greatest need:
 - Deeply affordable homes
 - Focused on funding for affordable homes with example policies:
 - Commercial linkage fees
 - IZ, vacancy tax, sales tax, etc.
 - Seeking greater outreach from jxs for Housing Element process- window into populations

- **Faith in Action Bay Area: Trinidad Villagomez**
 - Focus in Redwood City
 - Community organizers, leaders working in congregations schools, neighborhoods and apartments across SMC to uphold dignity of all people
 - Listening to community experiences with housing (phone calls, door knocking, church involvement, people at food distribution sites)
 - What the group heard from the community:
 - Poor building conditions, harassment, discrimination, rent increases, fear to speak to authorities, difficulty relocated, evictions for renovations and owner move in, unclear how to enforce existing rental rights, pandemic insecurity, rental debt, financial hardship, credit limitations, application fees
 - From focus groups:
 - Rent increase is the majority primary issue
 - Vision:
 - Regulations on eviction due to renovations
 - Preventing harassment of tenants
 - Partnership with city to work with tenants and landlords as a mediator
 - City to inspect buildings
 - Rental assistance
 - Process relocation assistance
 - Report rent increases, eviction notices, their business license and taxes
 - Education for tenant about rights
 - Policies:
 - Stronger just cause policy (define substantial renovation) and give tenants right to return (right of first refusal)
 - Stronger relocation assistance administered by the city
 - Improvements to the building inspection process, with greater confidentiality with the tenant
 - Rental registry program by city-tenant/landlord office
 - Anti-harassment policy



- More information:
<https://www.redwoodcity.org/home/showpublisheddocument/23755/637623096709130000>
- **Greenbelt Alliance: Zoe Siegel**
 - Inclusive, climate resilient communities for all to thrive
 - Housing and climate are linked
 - Advocating for climate smart development
 - SMART: Sustainable, Mixed, Affordable, Resilient, Transit-Oriented development
 - Resilience Playbook
 - Resources for local decision-makers and community leaders with policies, model ordinances, etc.
 - Ensure fair and inclusive zoning policies that makes housing accessible to everyone
 - Prioritize BIPOC families in housing policies, outreach and practice (all stages of the practices)
 - Advance racial and social equity in process
 - Increase density within existing communities in non-high fire severity zones
 - Manage the threat of climate risk by adding green infrastructure.
 - Prepare for climate impacts, require nature-based solutions for climate resilience
- **San Mateo County Labor Council: Richard Hedges**
 - Advocate for increased outreach
 - Increases for min. wage, building of housing for all workers (safe and affordable)
 - Builders: getting the work/pay required to live in San Mateo County (can afford to rent/own home)
 - Service workers are struggling to live in SMC (especially retail pay)
 - Advocated for housing built at Bay Meadows, advocated for 10% inclusive
 - State law to allow for more density for affordable housing
 - Qualified workforce is critical
 - Removing barriers for Section 8 voucher holders
- **Peninsula for Everyone: Jordan Grimes**
 - Frustration with lack of dense infill housing in SMC
 - Member engage in local project advocacy, and planning meetings and are politically active at the local and state level
 - Huge housing shortage in the county, decades of underbuilding
 - Focus on as much being built as quickly as possible
 - 3 Ps of housing policy, preservation, production, protection (interested in rental registries, want more rent data)
 - Protection: Rent control, right to counsel with the eviction process
 - Production: eliminating harmful restriction on density, parking min, streamlining housing building process



MEETING SUMMARY

Countywide Stakeholder Listening Session #3: Builders/Developers

11/1/2021, 1-2:30 pm on Zoom

Overview

On September 27, 2021, 21 Elements hosted the third of four housing element stakeholder listening sessions with housing developers and builders, including both affordable housing developers and market-rate housing developers. Detailed information about speakers and attending jurisdictions is below.

Key themes for affordable housing development included:

- Primary constraints to affordable housing include: the limits of local funding, tax credit availability (the county's pool is small, limiting the size of a development that could get an award), appropriate sites
- Key policies and programs: sufficient and flexible local funding; either public land or land that is eligible for SB 35; streamlined process and alignment across city departments
- Local governments should be aware of state and tax credit policies/requirements; be cognizant of the cumulative impacts of multiple layers of funding requirements; be prepared for community pushback now that high-resource areas are being targeted

Key themes for market-rate housing development included:

- Primary constraints include competition for sites (with other uses) which drives up land costs; construction costs; city process and zoning; all the "easy" sites have already been developed, leaving sites with environmental or political (close to single-family homes) or other sensitivities
- Key policies and programs: Specific plans and master plans and form-based zoning have been successful; removing CEQA from the equation is helpful; seek a balance of flexibility and predictability
- Localities should exercise caution with parking and ground-floor commercial requirements
- Property tax exemption is likely best tool for encouraging moderate/middle income housing created by the market



Stakeholder Presenters & Additional Resources

Organization	Speaker Name	Contact
MidPen Housing (Affordable)	Abby Goldware Potluri	agoldware@midpen-housing.org
HIP Housing (Affordable)	Kate Comfort	KComfort@hiphousing.org
BRIDGE Housing (Affordable)	Brad Wiblin	bwiblin@bridgehousing.com
Mercy Housing (Affordable)	William Ho	who@mercyhousing.org
Habitat for Humanity— Greater SF (Affordable)	Maureen Sedonaen	MSedonaen@habitatgsf.org
Eden Housing (Affordable)	Ellen Morris	Ellen.Morris@edenhousing.org
Affirmed Housing (Affordable)	Rob Wilkins	rob@affirmedhousing.com
The Core Companies (Affordable, Market Rate)	Chris Neale	chris@thecorecompanies.com
Sand Hill Property Company (Affordable, Market Rate)	Candice Gonzalez (invited, unable to attend)	cgonzalez@shpco.com
Sares Regis (Market Rate)	Andrew Hudacek (invited, unable to attend)	ahudacek@srgnc.com
Summerhill Apartment Communities (Market Rate)	Elaine Breeze	ebreeze@shapartments.com
Greystar (Market Rate)	Jonathan Fearn	jonathan.fearn@greystar.com

Jurisdictions in attendance:

Belmont
Burlingame
Daly City
East Palo Alto
Foster City

Half Moon Bay
Menlo Park
Pacifica
Portola Valley
Redwood City

San Bruno
San Mateo (City)
San Mateo (County)
South San Francisco
Woodside



Roundtable Discussion Questions/Answers

Affordable Housing Developers

1. What do you perceive are the primary constraints on affordable housing development?
 - Local funding – esp since state housing laws have helped on the land use side
 - Having funding programs that actually match the supply side/building of the homes
 - Local Funding and Operating Subsidy
 - Current cap in the 9% tax credit round (in last several rounds, not many projects going in because not enough credits in the region) – only projects with fewer than 60 units, plus high costs
 - On preservation side – have to be agile and fast, if cities want to do this, they need to have systems to deal with tight escrow periods
 - Appropriate sites
2. Are long lead (escrow) times possible in the property market today?
 - Sellers are amenable to longer lead times than pre-covid, though Peninsula is still tight
 - What's key is having a good read on public partners' funding commitment
 - For every site where factors line up, you lose a site because other things don't line up
 - You can tie it up to close upon entitlements, but carrying cost adds up, so if public commitment can come in earlier that helps reduce cost
3. What are new policies or improved policies that you think would go farthest to making it easier to develop affordable housing?
 - Local Funding and Operating Subsidy, esp flexible funding
 - 20% setaside dedicated to homeownership programs-
 - Fee waivers
 - Streamlined project timelines on the city's side
 - Consistent, regular NOFA timelines
 - Having all departments aligned on goals
 - Not having extra requirements/costs for affordable housing developments
 - Affordable housing should not bear burden for infrastructure costs
 - Remove restrictive racial covenants
 - More policies like SB 9 and 10
 - Update zoning of sites that were zoned in the 1960s
 - Resources for site analysis, more points awarded when possible to incentivize and also help with by right potentially
4. What would you say are the 3 most important things that jurisdictions can provide in order to facilitate affordable housing development in their jurisdiction?
 - Local Funding and Operating Subsidy
 - Shift unused resources (downpayment assistance for example) to production allocation for more housing or land purchases
 - Nimble funding sources
 - Affordable homeownership
 - Land with appropriate zoning



- Public land, esp in high resource areas (<https://belonging.berkeley.edu/2021-tcac-opportunity-map>)
 - Making more land available with by right zoning or SB35
 - Or priority zoning for affordable – San Jose allowing affordable housing to convert industrially zoned land
 - o Process
 - Streamlining and alignment across city Departments
 - Dedicated planner to shepherd affordable housing projects
 - o I'd like to encourage jurisdictions to think outside the box and find ways to encourage partnerships between for and nonprofit developers. HIP Housing has had several great experience on projects using diverted impact fees and limited partnerships.
5. What should jurisdictions be aware of as they designate sites for affordable housing?
- o Think about how state funding sources/developers are looking at sites. "Vanilla" Aff family is gone unless in high resource areas so need operating subsidy. Sites need to be in amenity rich area (put site through amenity scoring lens)
 - o Operating subsidies needed to support the deeper affordability that is sought today
 - o Layering of requirements and compatibility of different populations
 - o Think about not just # of units but also # of people being served
 - o A comprehensive view of constraints, impacts of delays on developers
 - o Be prepared for pushback in high resource areas
 - o We need more ownership, multifamily sites should be funded and counted by # of people served, not just # of doors; make residential "only" or limit commercial so can residential compete
6. Most of the Cities I consult for are small and do not have the capacity or expertise to shepherd affordable projects. What can you recommend otherwise?
- o Important who the city chooses to partner with. Experienced developers can do some education on that. Hire a consultant or someone who can help to navigate the process
 - o Small cities are sometimes great because they don't have as much bureaucracy and can get things done more quickly
 - o Smaller cities could look to partner with Developers who build under 20 units (like Habitat and others on this call) and we welcome the opportunity to learn together. P.S. It's hard to make it work financially if there are under 6 units however:)
7. What is your experience with rolling NOFAs (no deadline) versus NOFAs that have a fixed deadline for responses? Are there particular advantages or disadvantages to either one of these?
- o Affordable developers rely on consistent, regular process
 - o Don't create a land rush and have affordable developers bid up land
 - o Like rolling deadlines, since in the preservation world, can't wait until a NOFA
 - o No deadlines better align with development
 - o Rolling NOFA's are good, allow for flexibility to be responsive
 - o If you really need to schedule it, make sure NOFA schedules coincide with other funding sources



8. Would you have advice for jurisdictions with a lot of environmental constraints that can make housing expensive--faults, steep slopes, limited sewer, fire hazard, etc.?
 - Often they aren't as bad as you might initially think. A second look can make something workable
 - All the easy land has been developed on already! So don't hold back, this is the norm, not the exception
 - There are sometimes sources for brownfield funding
9. What is the densities that are working best for 100% affordable projects that cities should be planning for in the Housing Element process?
 - Anything over 20 du/ac but 30-50 is better, gives more flexibility
10. What site criteria make a site feasible for securing tax credits?
 - High resource area (amenity rich)
 - Site logistics (e.g. flat site, sufficient size)
 - No need to build out infrastructure
11. Do you have a "rule of thumb" for how much local subsidy you are looking for in order to make an affordable housing development "pencil"? Do you typically need to secure County funds for the project as well as city funds and/ or land?
 - 100-300K per home
 - 30% local subsidy. Typically need county, city funding and land but depends on project specifics
12. Do you have any advice as jurisdictions release NOFAs/prioritize their affordable housing trust funds?
 - Put more money in production! Support ownership programs, modify program to accommodate and understand their impacts
 - Family housing that can compete (e.g. high resource area)
 - Senior housing at lower AMI's
 - Operating Subsidies that aren't a COSR (e.g. LOSP) to serve homeless/ELI
13. From your experience in responding to site-specific RFPs, what would you say makes for a good RFP that you would be super excited to respond to?
 - Large sites
 - Sites with good logistics
 - Consider RFQ's instead of RFP's

Market-Rate Housing Developers

1. What do you perceive are the primary constraints on market-rate housing development?
 - Competing with other land uses in acquisitions - life science and industrial and certain commercial driving more value
 - City constraints
 - Construction costs
 - All the easy sites are gone. Now they're politically sensitive, closer to single-family neighborhoods



2. What are new policies or improved policies that you think would go farthest to making it easier to develop infill housing?
 - Clear paths to entitlements would help
 - Specific plans and master plans are great, CEQA document, design standards
 - Other paths that remove CEQA from the equation
 - Would be a mistake to only think about high density residential, need to think about housing of all shapes and sizes (SB 9, ADUs, duplexes)
3. Which jurisdictions are doing a good job? (Answers were mostly about specific plans)
 - Redwood City
 - Milpitas
 - Santa Clara County
 - City of Santa Clara
 - Oakland – 4 specific plans
 - Burlingame’s general plan
 - Caution that specific plan does take time, often falls behind schedule
 - San Mateo County’s transit has a lot of potential
4. Conversely, what are some cities that took approaches you think didn't work out well and why?
 - A city that got very detailed in a specific plan, and it wasn’t relevant to the market, so it sat for a very long time before the city realized they needed to adjust the specific plan
5. What would you say are the 3 most important things that jurisdictions can provide to facilitate more housing development in their jurisdiction?
 - Flexibility is key, but balance with predictability and consistent standards
 - Form-based zoning allows for evolution of details – we talk in terms of density, but form-based zoning images make more sense to people
 - Resources
 - Streamlined processes
 - Restrictions on other competing uses
 - Partnerships with city departments that streamline and adhere to code standards and other standards
6. What should jurisdictions be aware of as they designate sites for multifamily housing?
 - Anticipate objections and set up ways to mitigate them
7. Is there a range of project densities or size that is your sweet spot?
 - Depends on location
 - Depends on rents
 - Summerhill - Type III over Type I garage, (5 stories wood over 2 stories concrete), 20-22 units to the acre – 3 story residential density
 - Densities are going down, because unit mix is changing, putting bigger units in them. Used to have a lot of studios and 1BRs, now making 2BRs and larger 1BRs
8. Questions on parking. Are you finding car stackers practical for your developments?
 - Yes starting to do this in the right locations (Core, Summerhill)
 - Not necessarily cheaper but allows you to use land more efficiently and not go underground



21 Elements

- Hard parking minimums can be problematic when it comes to site planning, so some flexibility on parking is key
 - 1:1 parking ratio works near transit
9. Does this group see a lot of potential in SB 10? -- urban infill for up to 10 unit multi-family projects -- exempt from CEQA
- Fan, there are possibilities, but we'll see how much it actually gets implemented
 - What's missing is the small scale developer (they've been zoned out), if SB 9 and 10 can spawn that ecosystem, it can make a difference. Right now the pool isn't deep enough, not enough to sustain a business. If a community wants them, they will need to cultivate these types of development and developers
10. How does developing mixed use developments affect housing? How does it affect competing land uses?
- Summerhill has mixed-use projects with ground floor commercial that is not leased
 - What makes good retail is sometimes at direct odds with what makes for good unit plans above. Depth of retail etc. It is a challenge
 - Amount of retail, needs foot traffic, really depends on location. Only so much retail to go around
11. What are ways that you think jurisdictions could facilitate the development of moderate and middle income housing?
- Projects with JPA programs
 - Property tax relief for moderate-income units
 - Once upon a time, market-rate housing delivered housing for middle income households, we just don't have a lot of housing opportunities. Restricting supply doesn't restrict demand. Allow more housing generally
 - Access to specialized loan products and property tax incentives would help with middle income housing



MEETING SUMMARY

Countywide Stakeholder Listening Session #4: Service Providers

11/15/2021, 1-2:30 pm on Zoom

Overview

On November 15, 2021, 21 Elements hosted the fourth of four housing element stakeholder listening sessions with San Mateo County service providers. Detailed information about speakers (see appendix for organizational information) and attending jurisdictions is below.

Key themes included:

- Key location characteristics were similar for most groups: access to transit, groceries, medical services, pharmacy, schools/parks/community centers/senior centers, jobs and job training.
- Most of these stakeholder groups serve people with a range of incomes – focused primarily at the low end of the income spectrum but also into moderate levels.
- Need affordable housing (or access to vouchers/subsidies that help with access to market-rate housing) of all shapes and sizes: mostly smaller units (studios to 2BR) but there is a need for larger units. It is hard for larger families (5-8 people) to find appropriately sized housing. Space, closets and storage, design for people with disabilities. *See below for details.*
- Some people need onsite supportive services; others just need to be able to easily access services, whether by transit or if it can come to them.
- Work with service providers and people experiencing issues firsthand before creating programs.
- Use your networks and power to encourage business/tech/philanthropy to support service providers

Policies & Programs to consider:

- Actively partner with affordable housing developers to streamline and facilitate development
- Stabilize market rents
- Use public land for affordable housing
- Create more workforce housing.
- Increase inclusionary housing
- Encourage and facilitate more homesharing
- Educate landlords on their rights so they are more willing to partner with Housing First service providers



Stakeholder Presenters & Additional Resources

Organization	Speaker Name	Contact
Daly City Partnership (one of San Mateo County's Core Agencies)	Marya Ouro-Gbeleou	marya@dcpartnership.org
HIP Housing	Laura Moya	lmoya@hiphousing.org
LifeMoves	Jacob Stone	jstone@lifemoves.org
Mental Health Association of San Mateo County	Melissa Platte	melissap@mhasmc.org
National Alliance on Mental Illness	Michael Lim	michael@namisanmateo.org
Ombudsman of San Mateo County	Bernadette Mellott	berniemellott@ossmc.org
Samaritan House San Mateo (one of San Mateo County's Core Agencies)	C. LaTrice Taylor	latrice@samaritanhousesanmateo.org
Youth Leadership Institute	Alheli Cuenca	acuenca@yli.org
Abode Services	Jeremiah Williams (unable to participate live, interviewed)	jwilliams@abodeservices.org
El Concilio	Gloria Flores-Garcia (unable to participate live)	gfgarcia@el-concilio.com

Roundtable Discussion Questions/Answers

1. We assume that transit-oriented or transit accessible housing is important. Are there any other location characteristics that you would highlight are important for the people you serve?
 - o Mental Health Association – access to transit, medical care, grocery stores, pharmacy
 - o Daly City Partnership – in Daly city all services are sited in the govt center by design, so housing should either be close to it or have direct transit access
 - o Youth Leadership Institute – parks within or near housing developments are important to young people, new community centers or access to existing ones, high walkability
 - o HIP Housing – agree with all mentioned, near schools for family housing, senior centers for senior housing
 - o National Alliance on Mental Illness – justice-informed community (people who have experience with law enforcement, ranging from a 5150 call or involuntary hold to being incarcerated in jail or prison system) need access to services



- Abode – varies. Have some unique programs, sometimes relocate people out of the county. Medical, schools, childcare, transportation. Access to jobs/job training
2. What is the range of income levels of the population you serve?
- Mental Health Association - 0 to 15%
 - LifeMoves – range from 0 to 100%
 - Daly City Partnership – weighted to the lower end 0 to 30, 0 to 50%, a lot at 80% too but not as many
 - National Alliance on Mental Illness – lower end, but mental illness spans people across the whole income spectrum
 - Abode – serve the lowest incomes
3. What role does market-rate housing play for the people you serve? Are vouchers helping?
- Mental Health Association – for most clients, market-rate housing is out of reach, even affordable is also often out of reach (since it serves 40% to 120% AMI)
 - Ombudsman – her clients in assisted living get a \$1500 check, rent is \$5000+, sometimes families or retirement funds make it work. Now facing a number of families who cannot help anymore because of lost jobs during the pandemic. 15 people on evictions list right now, many are 85+ years. If they are evicted they will end up on the streets. Looking for solutions for them. They don't take transportation, they can't
 - HIP Housing – 95% of clients in homesharing program are at or below 80% of AMI, sometimes not low enough to access affordable housing. And some are on fixed income and don't qualify for affordable housing and don't make enough to access homesharing program. Waiting lists are way too long
 - Daly City Partnership – see a lot of same types of people that Ombudsman sees, just a few years earlier, before they need assisted living. It's a tough spot to be aging in San Mateo County, unless you're healthy or living with your adult children. Think about dignity for our older folks. We need to care for our elders.
 - Abode – do master leases, use vouchers, so existing and new market-rate housing plays an important role. Develop relationships with landlords that accept vouchers (provide case mgt/contact for landlords, help to avoid evictions). Important to educate landlords around their rights, not a lot of legal services available to them. Work with a range of landlord and building types.
4. Do affordable units need to be designed in a certain way or certain size to meet the needs of the people you serve?
- Mental Health Association – definitely need more units that are available for people with physical disabilities. Serve people with serious mental illness, HIV/AIDS debilitating conditions, etc. It used to be that they would die far younger than most, but now people are now living into 60s-70s-80s. This is great but long-term effects of medications have impact on their bodies, put them at greater risk for falls, etc. Mostly studios and 1BRs (preferred), closets and storage in the unit are critical
 - Youth Leadership Institute – serve young people – in Half Moon Bay they are seeing 3 HH living in one unit, looking to advocate for pathway to homeownership, also single family housing (3BR/2BA). Want as much space as possible, spacious living areas.



- During pandemic school from home was incredibly challenging esp when community centers weren't open or limited. Also like ADA accessible, parking spaces, access to community parks, trails, since there are not a lot of things for young people to do; storage units and closets, public bathrooms in developments
- HIP Housing – serve single individuals, families and seniors. Larger families get missed, families of 5-8 or larger can't find any affordable housing options. Some seniors would benefit from onsite services, during pandemic especially suffered from isolation
 - LifeMoves – serving more seniors every year, medically fragile folks – in terms of families serve primarily smaller households of 2-3, but do have a few large HH too
 - National Alliance on Mental Illness – agree with many things mentioned above, add better noise insulation since clients may have experienced trauma and loud levels of noise can trigger them to the next episode
 - Abode – need all types of units
5. For the population you serve, if the cities were able to encourage a set-aside within affordable housing for special needs, who needs onsite supportive services? Who can live in general affordable housing (assuming deeper levels of affordability)?
- Mental Health Association – only 30% of people we serve need to have site-based services onsite, but 100% of clients need access to support services. Deep affordability/subsidies/vouchers can work as long as there are services that can be brought in to work with them
 - National Alliance on Mental Illness – some of our clients may lose custody of their children or have shared custody. Studio will suffice for most but for some who are working to get their life back in order, helps to have a little bit more space when they have their children visit
 - Daly City Partnership – Was able to tour Sweeney Lane (MidPen Housing) in Daly City – wonderful onsite services. Was moved, this is what our people need, it's a shame that it is so small. Excellent example of good practice of surveying residents about their needs and evolved services as needed. Many clients don't need that level though. Echo importance of evolving services over time. Midway Village in Daly City – for several years there weren't onsite services, people there for generations, underserved population historically. Some of the seniors today moved there when they were young – we need to think about aging in place, be thoughtful over the long term about evolving resident needs. There is a need for large units (4 children) in the market even though the smaller households are most common. # of kids is a limiting factor on affordable applications
 - Ombudsman – there is no affordable assisted living. Pipe dream is that some people might be able to live in affordable housing with their families if they had some onsite services. Some need their medications to be given to them. Physical therapy is provided in nursing homes. Cheapest assisted living is \$4500, ranges up to \$10K/mo. Seniors need the same basic services no matter their income. Also serve mentally and physically disabled in residential homes. Nobody wants them, which is very sad.
6. Aside from more money, what can jurisdictions do to be helpful? Future programs and policies not just about the direct allocation of money



- Daly City Partnership – Sweeney Lane is an example of the city getting behind a development and working collaboratively to get everything together – zoning, permitting, convincing adjoining land owner with lot to sell the lot. Worked to move things as quickly as possible. It takes such a long time to make these projects happen, which is a problem when people are homeless *today*
 - HIP Housing – one of the things jurisdictions can do is encourage and support affordable and accessible prices in the overall housing market. More supportive services for mental health issues, esp at earlier stages. More supportive services to people on fixed income, make sure they don't lose fixed income if they get access to new resources. Jurisdictions may not recognize homesharing as a solution, but they should consider it, it is readily available, no cost, can help fill in the gaps
 - Mental Health Association – agree with everything that has been said. Use city and county owned property for low income housing. Support developers that include extremely low income units, that provide support services onsite or accessible. There's a lot of talk about teacher housing – nonprofit staff need affordable housing too. Would help to recruit and retain employees, who we are losing every day. If we can't hire staff, we will not be able to serve
 - Ombudsman – all the market-rate developers who are building these beautiful residential buildings, but only put 3 low income units in 25 unit building. We should incentivize them to add more low-income units. Give the developer a tax credit to incentivize them to increase the # of low income units. Get more people off the streets and into nice apartments.
 - National Alliance on Mental Illness – incentives to builders is great. Also think about how to halt the exchange of ownership on property. Every time land is sold and changes hands, it becomes more expensive. Think more creatively about ownership of land
 - Abode – Besides more money, we need more vouchers, more staff. More project-based housing. Education for landlords on their rights will help more landlords be willing to take vouchers, sign master leases. Rapid rehousing is needed but it doesn't work for everyone; we need more permanent supportive housing. Jurisdictions should reach out to people at ground level for input before creating programs.
7. Are there options for people that have animals?
- Mental Health Association - Most of our clients can have an animal as long as we work with them to request a reasonable accommodation. 100% of our units can and will make the accommodation.
 - National Alliance on Mental Illness – pets are huge thing for our clients, not only with soothing them but also creating a sense of responsibility, gives them second thoughts when they are thinking of ending their lives
 - HIP Housing – it is still a big barrier in affordable housing when their pet is not a service or supportive animal. Many people have more than one pet which is also a barrier.



8. How much have the large companies--Apple, Facebook, YouTube, etc--stepped up to help provide money for these services and housing units?
 - Mental Health Association - To our knowledge, not much.
 - Ombudsman – got turned down for grants from FB, Google, Genentech
 - Samaritan House – they do fund some things, some of the folks here do have funding, depends on the focus, housing, food, youth has been big. Need to understand what is it that they really want to fund and tailor what you're doing to what they're asking for
 - Daly City Partnership – CZI is funding all of the Core Agencies in SMC, doing a lot of work around free, high-quality training for their grantees and others. They are at the forefront. Key to support for Core Agencies: someone at County advocated for the Core Agencies. Jurisdictions, use your network and political power to help orgs
 - HIP Housing – has benefited from CZI as well

9. Additional comments
 - Samaritan House – article came out today about most expensive zip codes in the country. For the 5th year in a row: Atherton. In the Bay Area we have 47 out of 100 zip codes that are among the highest in the country. In SMC, 10 of the 47. Somehow, some way we need to figure out how to solve this with partners, with developers (who have codes to follow, does tax credit offset how much they can make, when it's more about the money and those who can afford it vs. police, firemen, nonprofit workers). We are fast approaching that cliff where we're not only pricing out our clients but also the middle class. We need to do something, not sure what it is. We've got a fire. Where are the hoses, where is the water, where are the fire trucks? Tech companies should be a part of this process. We need the people with the money at the table. The tech companies are contracting with people so they don't have to pay benefits. People are working from other parts of the state/country because their money doesn't go as far in the Bay Area. \$140K income for a family of 4 only covers the basics. I know the people who are here know that. But who else do we need at the table to know it too.
 - Daly City Partnership - One of my favorite quotes, "Tell the rich of the midnight sighing of the poor." We need to educate the upper-class and business folks - appeal to their conscience. But that is my own personal view. LaTrice (Samaritan House) is so right.
 - National Alliance on Mental Illness – Need to look at transportation, exploring localities that are hubs. In a few years (or even now) we are facing the challenges of our own existence. NAMI San Mateo had to give up its permanent site and move offsite. Current location is not ideal, not close to any public transportation system. El Camino is going to look like two walls of buildings with homes. Is that what we want or do we want to add transit to allow people access to services. Jurisdictions should start thinking about transportation hubs. Think about housing density and building up because limited land, is precious. Need to think about it now since it takes time to build infrastructure



Appendix: Additional Stakeholder Information

Human Investment Project (HIP Housing)

- Mission: HIP Housing’s Mission is to invest in human potential by improving the housing and lives of people in our community. HIP Housing enables people with special needs, either from income or circumstance, to live independent, self-sufficient lives in decent, safe, low-cost homes. To achieve our mission, HIP Housing provides Home Sharing, Self-Sufficiency, and Property Development.
- Where you operate: All cities in San Mateo County
- Whom you serve: Families and Individuals who live, work, go to school or have a housing voucher in San Mateo County.

LifeMoves

- Mission: To provide interim housing and supportive services for homeless families, couples and individuals to rapidly return to stable housing and achieve long-term self-sufficiency.
- Where you operate: Countywide, Daly City to East Palo Alto and Half Moon Bay on the coast
- Whom you serve: families, couples and individuals experiencing homelessness

Mental Health Association of San Mateo County

- Mission: Mental Health Association of San Mateo County is dedicated to improving and enriching the quality of life for individuals in our community who have a mental illness, HIV or AIDS or a co-occurring disorder by providing stable housing and supportive services.
- Where you operate: San Mateo County
- Whom you serve: Individual adults, transition age youth, and families.

Samaritan House

- Mission: Fighting Poverty, Lifting Lives
- Where we operate:
 - San Mateo Office: Belmont, Burlingame, Foster City, Hillsborough, Millbrae, San Carlos, San Mateo
 - E. Palo Alto Office: E. Palo Alto, Menlo Park
- Whom we serve: residents in need, including families with children, seniors, persons living with disabilities, veterans, and unhoused individuals

Daly City Partnership

- Mission: Working together to enrich life in our community
- Where you operate: Daly City, Colma, Broadmoor residents primarily. San Mateo County residents.



- Whom you serve: Residents in need, including families with children, seniors, persons living with disabilities, veterans, and unhoused individuals and families. Services for all ages and stages.

Youth Leadership Institute

- Mission: yli builds communities where young people and their adult allies come together to create positive social change. We achieve this in two key ways: providing training, tools and resources for effective youth advocacy, and by leveraging the experience and savvy of adult allies.
- Where you operate: Half Moon Bay, Daly City, & greater San Mateo County
- Whom you serve: Low income and BIPOC youth

Ombudsman Services of San Mateo County

- Mission: The residents of Long Term care Facilities are often the most vulnerable in society. OSSMC works to ensure the protection of these residents through advocacy, direct intervention and collaboration with service providers.
- Where you operate: OSSMC provides services to all licensed LTC facilities in San Mateo County.
- Whom you serve: We service all residents in licensed LTC facilities in SMC. We presently serve 442 facilities with a total of 9278 residents

El Concilio of San Mateo County

- Mission: ECSMC is committed to increasing education, employment and access to quality of life services to underserved communities in San Mateo County
- Where you operate: County wide, East Palo Alto, Menlo Park, North Fair Oaks/Redwood City
- Whom you serve: Low Income, non/limited English speaking and non/limited literacy residents

Abode Services

- Mission: Abode Services' mission is to end homelessness by assisting low-income, un-housed people, including those with special needs, to secure stable, supportive housing; and to be advocates for the removal of the causes of homelessness.
- Where you operate: Alameda, Santa Clara, San Francisco, Santa Cruz, San Mateo, and Napa counties.
- Whom you serve: People identified as homeless or at risk of becoming homeless

APPENDIX I.2 COMMENT LETTERS

SOUTH SAN FRANCISCO HOUSING ELEMENT

Introduction to Developmental Disabilities

People with developmental disabilities have a disability that emerged before age 18, is expected to be lifelong, and is of sufficient severity to require a coordinated program of services and support in order to live successfully in the community. Developmental disabilities include intellectual disability, autism, Down syndrome, epilepsy, cerebral palsy, and other disabling conditions similar in their functional impact to an intellectual disability. Under California’s Developmental Disabilities Services Act and the U.S. Supreme Court’s 1999 decision in *Olmstead v. L.C.*, people with developmental disabilities are entitled to receive community-based services that allow them to live in the least restrictive community setting. This shift to de-institutionalization has led to the closure of the most restrictive segregated settings and to the requirement that local jurisdictions in their Housing Elements assess and plan specifically for the housing needs of people with developmental disabilities who receive services from the Regional Center in order to live in their home community.

Demographic and Other Trends Affecting the Housing Needs of People with Developmental Disabilities

Higher Prevalence of Developmental Disabilities in South San Francisco. South San Francisco is home to 967 people with developmental disabilities of whom 630 are adults and 337 are under age 18. This represents approximately one-quarter of the San Mateo County population of people with developmental disabilities, although South San Francisco’s total population is about 10% of the total county population.

Table ___ South San Francisco and San Mateo County Population with Developmental Disabilities

Age	South San Francisco	San Mateo County	SSF as % of County
Under age 18	337	1169	29%
18 and older	630	2764	23%
Total	967	3933	25%

Note: The South San Francisco population with developmental disabilities is based on zip code level data published by the Department of Developmental Services for zip codes 94015, 94080, 94128, and 94083 as of June 30, 2021. 961 of the South San Francisco total is in the two zip codes 94015 and 94080. The San Mateo County population with developmental disabilities is based on county-level data published by the Department of Developmental Services as of June 2021.

Living Arrangements of South San Francisco Adults. The family home is the most prevalent living arrangement for South San Francisco’s adults with developmental disabilities, with 57% of adults continuing to live in the family home in 2021. Only 6% of South San Francisco adults with developmental disabilities have successfully transitioned to living in their own apartment compared to 11% in San Mateo County. Thirty-one percent (31%) of South San Francisco adults are living in licensed care facilities compared to 32% in San Mateo County. As discussed below, opportunities for adults to live in a licensed

facility are declining in San Mateo County, fueling the need for the City of South San Francisco to increase opportunities for adults with developmental disabilities to live in affordable housing with supportive services.

Table ___ Living Arrangements of Adults with Developmental Disabilities in South San Francisco compared to San Mateo County

Adult Living Arrangements	San Mateo County	County Percent of Total	SSF	SSF Percent of Total
In the family home	1556	56%	362	57%
Own apartment with supportive services	294	11%	38	6%
Licensed Facilities	894	32%	196	31%
Other (including homeless)	20	1%	34	5%
Total Adults	2764	100%	630	100%

Source: Department of Developmental Services data as described for Table ___.

Note: These data assume that all people with developmental disabilities under age 18 live in the family home. The impact of this assumption, if incorrect, is to underestimate the number of adults living in the family home who may need other residential living options.

Increase of Autism Diagnosis Reflected in Increase in Adults in their 20s and 30s. Growth in the South San Francisco adult population with developmental disabilities correlates with a significant annual increase in the diagnosis of autism that began in the mid-1980s and did not level out until after 2015. The cumulative impact of this trend is already seen in the growth in the San Mateo County population age 18 to 41 with developmental disabilities. This trend will continue into the future and is the reason for projecting significant growth in housing needs among South San Francisco adults during the period of the 2023 to 2031 Housing Element.

Table ___ Changes in Age Distribution of Adult Population in San Mateo County

Age	2015 Number	2021 Number	% Change
18 to 31	1023	1189	16%
32 to 41	397	457	15%
41 to 52	382	335	-12%
52 to 61	385	348	-10%
62 plus	327	435	33%
Total adults	2514	2764	10%

Source: Department of Developmental Services data reported at the county level in June 2021 and September 2015.

Longer Life Spans. Between September 2015 and June 2021, the California Department of Developmental Services reports that the number of San Mateo County residents with developmental disabilities age 62 and older grew by 33% (Table __). This is not due to migration of senior citizens with developmental disabilities to high-cost San Mateo County, but rather to well-documented gains in life span among people with developmental disabilities. With longer life expectancy, more adults with developmental disabilities will outlive their parents and family members who are the single largest source of housing for adults with developmental disabilities in South San Francisco. Longer life spans also slow the pace of resident turnover in the county's limited supply of licensed care facilities, which further reduces opportunities for people with developmental disabilities to secure a space in a licensed care facility.

Decline in Licensed Care Facilities. The California Department of Developmental Services reports that between September 2015 and June 2021, San Mateo County lost 5% of its supply of licensed care facilities for people with developmental disabilities (including Community Care Facilities, Intermediate Care Facilities, and Skilled Nursing Facilities), thereby increasing the need for affordable housing options coordinated with supportive services funded by the Regional Center. The countywide loss of supply of licensed care facilities increases the likelihood that South San Francisco adults with developmental disabilities will become homeless or will be displaced from the county when they lose the security of their parent's home.

Displacement. The California Department of Developmental Services has documented a 12% decline in the age group 42 to 51 and a 10% decline in the age group 52 to 61 in San Mateo County between September 2015 and June 2021. (Table __). In light of gains in life expectancy, this loss can reasonably be attributed to displacement from the county because of the lack of residential living options (either licensed facilities or affordable housing) when an elderly parent caregiver passes away or becomes unable to house and care for the adult. Displacement takes a particular toll on adults with developmental disabilities who depend on familiarity with transit routes and shopping and services, as well as support from community-based services and informal networks built up over years of living in South San Francisco.

Higher Rates of Physical Disabilities. People with developmental disabilities are more likely than the general population to have an accompanying physical disability. Twenty-seven percent (27%) of San Mateo County residents with developmental disabilities have limited mobility, and 13% have a vision or hearing impairment. The need for an accessible unit coupled with the need for coordinated supportive services compounds the housing barriers faced by those with co-occurring intellectual and physical disabilities.

Ineligibility for Many Affordable Rental Units. Some adults with developmental disabilities depend on monthly income of under \$1,000 from the Supplemental Security Income (SSI) program, pricing them out of even the limited number of Extremely Low Income affordable housing units in South San Francisco. Those with employment tend to work part-time in the lowest paid jobs and also struggle to income-qualify for many of the affordable housing units for rent in South San Francisco.

Transit-Dependent. Most adults with developmental disabilities do not drive or own a car and rely on public transit as a means to integration in the larger community.

Best Practices for Inclusion of People with Developmental Disabilities in Typical Affordable Housing

As demonstrated by a growing number of inclusive affordable housing developments in neighboring jurisdictions, South San Francisco can meet the housing needs of people with developmental disabilities by adopting policies and programs to promote their inclusion with coordinated services in typical affordable housing. The following considerations should guide South San Francisco in this pursuit:

- **Integration in typical affordable housing** is a priority in order to affirmatively further fair housing for a group that has historically experienced no alternatives to segregated living and also to counter the displacement of adults with developmental disabilities out of San Mateo County.
- **Coordination of housing with onsite supportive services** funded by the Golden Gate Regional Center should be encouraged. These fully funded coordinated services provide a supported pathway for people with developmental disabilities to apply for and retain an affordable apartment and are often as essential to a person with a developmental disability as a physically modified unit is to a person with a mobility, vision, or hearing impairment.
- **A mix of unit sizes** at inclusive housing properties would address the needs of those who require live-in aides, want to live with roommates or partners, or have children.
- **Location near public transit** would accommodate the transit-dependency of most adults with developmental disabilities.
- **Deeply affordable housing is needed**, targeting incomes not more than 30% of Area Median Income and taking advantage of Housing Authority Project Based Vouchers or HUD 811 Project Rental Assistance when available to create housing opportunities for those who cannot meet minimum income requirements for units priced at 30% of Area Median Income.

Policy and Program Recommendations

South San Francisco has a responsibility not simply to assess the housing needs of people with developmental disabilities but also to create and implement policy, zoning, program and other changes that make it more feasible for affordable housing developers to include people with developmental disabilities in their housing plans. Since its last Housing Element, South San Francisco facilitated land acquisition and provided city funding for one affordable housing project with a commitment to make 18 of the 36 apartments subject to a preference for people with developmental disabilities (Baden Station Apartments). Additional housing of this type is needed to prevent the displacement of South San Francisco's growing population of adults with developmental disabilities out of the county when their parents pass away or become unable to provide housing and care.

- **Establish and monitor a quantitative goal.** Tracking the City's success in housing people with developmental disabilities is essential to determine whether policies and programs are having an effect in overcoming historic patterns of discrimination and exclusion of people with developmental disabilities from affordable housing. A goal of 150 new Extremely Low-Income

housing units for South San Francisco residents with developmental disabilities over the period of the 2023 Housing Element would represent meaningful progress towards the total unmet housing need of this special needs group.

Sample Language: The City of South San Francisco shall monitor progress towards a quantitative goal of 150 new Extremely Low Income housing units that are subject to a preference for people with developmental disabilities needing the coordinated services provided by Golden Gate Regional Center to live inclusively in affordable housing.

- **Target City-Owned Land, Land Dedicated to Affordable Housing under the Inclusionary Ordinance and City Housing Funds to Meet City-Specific Priorities.** City-owned land, land dedicated to affordable housing in lieu of providing affordable units under the inclusionary ordinance, and city housing funds are often essential to the development of affordable housing that is financially feasible in South San Francisco. In creating guidelines for the scoring of any competitive proposals for these scarce resources, the City should grant additional points to affordable housing projects that address the housing needs of the South San Francisco residents who are most difficult to house under existing state and federal housing finance programs—for example, by prioritizing proposals with a higher number of extremely low income units or that make a percentage of units subject to a preference for identified categories of special needs people who would benefit from coordinated onsite services, including but not limited to people with developmental disabilities who benefit from services of the Golden Gate Regional Center.

Sample Language: In publishing requests for competitive proposals for any city-owned land, land dedicated to affordable housing under the city’s inclusionary ordinance or city housing funds, the City of South San Francisco shall grant additional points to proposals that address the city’s most difficult to achieve housing priorities, by, for example, providing a greater number of extremely low-income units or committing to make a percentage of the units subject to a preference for people with special needs who will benefit from coordinated onsite services, such as people with developmental disabilities who receive services from the Golden Gate Regional Center.

- **Offer Developers a Range of Affordability Options Under the Inclusionary Ordinance.** Most adults with developmental disabilities have incomes too low to satisfy minimum income requirements for the Very Low Income and Low Income units currently offered under the city’s inclusionary ordinance and are effectively excluded from this housing option. California law (AB 1505, the “Palmer Fix”) explicitly allows cities to adopt inclusionary housing ordinances that address a range of income levels from moderate-income to extremely low-income. The City should take advantage of this authority to make its ordinance more responsive to local needs by offering developers of market rate housing a menu of options for including affordable units, for example, by setting a higher percentage (for example, 20%) of units priced for moderate income and a lower percentage (for example, 10%) of units priced for extremely low income. Such a menu would address a broader range of South San Francisco housing needs, while giving developers more options for meeting the inclusionary requirement.

Sample Language: The City of South San Francisco shall revise its inclusionary housing ordinance to offer developers a menu of options for achieving affordability, adjusting the percentage of units required to be affordable depending on the degree of affordability achieved (moderate-income, low income, very low income, and extremely low income).

- **Reduce Parking Requirements for People with Developmental and Other Disabilities.** Because most adults with developmental disabilities do not drive or own a car, the City of South San Francisco should revise its ordinances to limit parking required for affordable units for people with developmental disabilities to .5 space for each affordable studio or 1 bedroom unit and 1 space for an affordable 2 bedroom unit or larger. A similar reduction is recommended for affordable, physically accessible units.

Sample Language: The City of South San Francisco shall encourage the inclusion of people with developmental and other disabilities in affordable housing by recognizing their transit dependence and establishing lower parking ratios for units targeted to people with developmental and other disabilities than would otherwise be required for affordable housing.

- **Affirmative Marketing of Physically Accessible Units:** Developers are allowed to affirmatively market accessible units to disability-serving organizations in San Mateo County (i.e. Golden Gate Regional Center, Housing Choices Coalition for Person with Developmental Disabilities, Center for Independence of Individuals with Disabilities and others) but rarely take this step. Affirmative marketing is particularly needed by people with developmental disabilities who, because of cognitive, communication and social impairment, may rely on housing navigation services funded by the Golden Gate Regional Center to learn about and apply for affordable housing.

Sample Language: As a condition of the disposition of any city-owned land, land dedicated to affordable housing under the city's inclusionary ordinance, the award of city financing, any density bonus concessions, or land use exceptions or waivers for any affordable housing project, the City shall require that the housing developer implement an affirmative marketing plan for physically accessible units which, among other measures, provides disability-serving organizations adequate prior notice of the availability of the accessible units and a process for supporting people with qualifying disabilities to apply.

- **Extremely Low-Income Accessory Dwelling Units.** As part of a larger plan to increase the supply of Accessory Dwelling Units (ADUs), the City should consider creating a forgivable loan program for homeowners who build ADUs and rent them for at least 15 years at Extremely Low Income rent levels to people with developmental disabilities.

Sample Language: Subject to funding availability, the City shall devise a program of financing for Accessory Dwelling Units subject to rent restrictions for at least 15 years at Extremely

Low-Income rent levels to people with developmental disabilities who would benefit from coordinated housing support and other services provided by the Golden Gate Regional Center.

- **Affirmatively Further Fair Housing by Producing More Extremely Low-Income Housing.** Not only is disability the highest-ranked source of Fair Housing complaints in San Mateo County, a growing body of San Mateo County data indicates that Black, Indigenous and other People of Color (BIPOC) with disabilities experience higher rates of severe rent burden than either BIPOC without disabilities or whites with disabilities. This is attributable to the lack of housing priced to be affordable to Extremely Low Income (ELI) households with incomes below 30% of Area Median Income. South San Francisco offers its residents exceptional employment, educational and social opportunities but the severe shortage of Extremely Low Income rental units means that BIPOC--particularly those with disabilities--may be excluded from enjoying those community assets. Multiple barriers including high land and construction costs and limited funding make it difficult for developers to produce Extremely Low Income units that will overcome such disparities. Policies that lead to increased production of Extremely Low Income units, as well as city staff dedicated to implementing and overseeing those policies, will Affirmatively Further Fair Housing in South San Francisco and decrease displacement and homelessness for the most at-risk South San Francisco residents.

Sample Language: The City of South San Francisco's plans to Affirmatively Further Fair Housing for Black, Indigenous and other People of Color, particularly those with disabilities, shall include policies designed to increase the production of Extremely Low Income units, as well as adequate staff capacity to implement and monitor the impact of these policies.



February 28, 2022

Policy Recommendations for 6th Cycle Housing Element

Dear Planning staff:

YIMBY Law submits this letter to share our policy goals and recommendations for the Policies and Programs section of your Housing Element. We appreciate the opportunity to participate in the Housing Element process.

The Policies and Programs section of the city's Housing Element must respond to data, analysis and findings presented in the Housing Needs section. We repeatedly see findings that housing prices are high, segregation exists, and there is a lack of housing for special populations, but the Policies and Programs don't respond to these findings or try to change outcomes. The overview of the city's housing environment should set the scene, and the policies and programs should explain what the city is going to do to fix it.

Our policy goals are as follows:

Affirmatively Furthering Fair Housing

- 1. Prioritize rezoning in high resource, historically exclusionary neighborhoods.** Many of the highest resource neighborhoods with the best access to jobs, good schools, and other amenities have histories of exclusion which are still reflected in their zoning. Cities should rezone to allow more housing opportunities in those neighborhoods, particularly those with low Vehicle Miles Traveled, as part of their

Housing Elements.

- 2. Establish a strong tenant protection ordinance so that new housing benefits everyone.** Development should not permanently displace current residents. Housing replacement programs, temporary housing vouchers, right of return, and demolition controls will create stability for renters while allowing new homes to be built for new households and to accommodate the growth associated with RHNA. In your sites inventory and rezoning programs, you should prioritize development on sites with owner-occupied housing & commercial uses over those with existing rent-controlled apartments or other rental housing with lower income residents.

- 3. Support homeownership opportunities for historically excluded groups.** Homeownership continues to be a path to building financial security and inter-generational wealth, which has been systematically denied to many Americans. As a society, we need to make this right by intentionally offering opportunities to communities who have been excluded. The housing element should identify opportunities to create a variety of for-sale housing types and create programs to facilitate property ownership among excluded groups.

Site Capacity

- 4. Adequately plan for density.** Ensure that a site's density will accommodate the number of homes that are projected to be built. In addition, make sure height limits, setback requirements, FAR, and other controls allow for adequate density and the ability to achieve a site's realistic capacity. Housing will not be feasible if you have a high density paired with low height limits. This density should be emphasized around jobs and transit and should go beyond the Mullin density in those areas.

- 5. Provide sufficient zoned capacity to accommodate all income levels, including a minimum No Net Loss buffer of 30%.** Not every site will be developed at maximum density during the eight-year planning period. Identify an ample amount of opportunity sites and zone the sites to accommodate lower-income housing types (usually a statutory minimum of 30 dwelling units per acre) to give the city the best chance at meeting its RHNA.

- 6. Use data from the 5th Cycle to calculate the likelihood of development for your 6th Cycle site inventory.** Likelihood of development is a measure of the probability of an inventory site being developed during the planning period. The median likelihood of development across the state is 25%, meaning only one of every four sites will likely be developed during the planning period for the median city. Incorporating the likelihood of development into the zoned capacity will set the city up to successfully achieve their RHNA, making the housing element less of a paper exercise and more of an actionable, functional document.

Accessory Dwelling Units

- 7. Commit to an automatic mid-cycle adjustment if ADU permitting activity is lower than estimated in the housing element.** We highly recommend complying with HCD's standards of using one of its "safe harbor" methodologies to anticipate future ADU production. However, if the city is optimistic about ADU growth, then creating an automatic mid-cycle adjustment will automatically facilitate alternative housing options (i.e., a rezoning program, removing development constraints, ADU incentives, etc.) if the city falls behind the estimated ADU production.
- 8. Incentivize new ADUs, including those that are rent-restricted for moderate- or lower-income households or that are prioritized for households with housing choice vouchers.** Consider offering low- or no-interest loans, forgivable loans, impact fee waivers for ADUs that are 750 square feet or larger, allowances to facilitate two-story and second-story ADU construction, etc.

Zoning

- 9. Allow residential to be built in areas that are zoned for commercial use.** There are a myriad of ways to do this, but a housing overlay is one common policy. Additionally, consider eliminating new commercial space in mixed-use developments where there is not a strong demand or there is otherwise a glut of commercial space that is unused or frequently vacant.
- 10. Allow flexibility in inclusionary zoning.** Cities should require different percentages for different AMI levels. Additionally, we urge cities to incentivize land

dedication to affordable developers in order for market-rate developers to meet their inclusionary requirements. Avoid getting trapped into thinking that the affordable units must be “sprinkled throughout” the market-rate units, or require the market-rate units to look exactly the same as the affordable ones. This should be balanced against not locating all of the affordable units in one place and ghettoizing neighborhoods by creating or perpetuating racially concentrated areas of poverty.

Better Entitlement Process & Reducing Barriers to Development

- 11. Ensure that the city has a ministerial process for housing permitting, especially multi-family housing, and remove impact fees for deed-restricted housing.** A discretionary process for housing development creates uncertainty and adds to the cost of construction. For example, multi-family housing should not require a conditional use permit or city council approval unless the builder is asking for unique and extraordinary concessions. Right-sizing governmental constraints, entitlement processes, and impact fees will help the city successfully meet its RHNA.
- 12. Reduce parking standards and eliminate parking minimums.** Minimum parking requirements are a major constraint on housing, especially for lower cost housing types. They can cost in excess of \$30,000 per spot and can raise rents by as much as 17%, and eliminating them is particularly important for smaller & other spatially constrained sites. Consider adopting a parking maximum.
- 13. Cap fees on all new housing.** Most construction costs are outside the City’s control, but reducing impact fees can demonstrate that a city is serious about building new housing. At a minimum, cities should delay the collection of impact fees until the issuance of the certificate of occupancy to reduce financial impacts on new housing and make the units cheaper by not asking the developer to carry impact fee charges or debt throughout the construction phase.
- 14. Provide local funding.** One of the largest barriers to building new affordable homes is the lack of city/county funds available to assemble sites, provide gap funding, and to pay for dedicated staff. Without new funding, especially at the local level, we will not be able to build more affordable homes. There are three

new revenue streams that should be considered: 1) **Transfer tax**, a one-time payment levied by a jurisdiction on the sale of a home, may be utilized to raise much needed revenue to fund affordable homes; 2) **Vacancy tax** may be collected on vacant land to convince landowners to sell their underutilized properties and be used to fund the construction of affordable homes; 3) **Commercial linkage** fees should be adopted or revisited for increases on new commercial developments.

We urge you to include these policies in your 6th cycle Housing Element.

Best regards,

Sonja Trauss

Executive Director

YIMBY Law

sonja@yimbylaw.org



April 21, 2022

Dear South San Francisco City Council:

We are writing on behalf of **YIMBY Law** and **Greenbelt Alliance** regarding South San Francisco's 6th Cycle Housing Element Update. **YIMBY Law** is a legal nonprofit working to make housing in California more accessible and affordable through enforcement of state law. **Greenbelt Alliance** is an environmental nonprofit working to ensure that the Bay Area's lands and communities are resilient to a changing climate.

We are writing to remind you of South San Francisco's obligation to include sufficient sites in your upcoming Housing Element to accommodate your Regional Housing Needs Allocation (RHNA) of **3,956 units**.

In the Annual Progress Reports that South San Francisco submitted to HCD, we observe the following trend of housing units permitted in the last four years:

Year	Housing units permitted
2018	167
2019	295
2020	502
2021	148
Average, 2018–2021	278

To meet the 6th cycle RHNA target, the rate of new housing permits in South San Francisco would need to increase from **278 units per year** in 2018–2021 to **494 units per year** in the next 8 years. This is a 78% increase from recent years. **If the current pace were to continue, South San Francisco would meet only 56% of its new housing target.**

Based on these trends, it is unlikely that South San Francisco's existing realistic zoning capacity is sufficient to meet its 6th cycle RHNA target. According to HCD's Housing Element Site Inventory Guidebook, housing elements must analyze the realistic capacity of their sites, which may include considerations of "[l]ocal or regional track records", "past production trends", and "the rate at which similar parcels were developed during the previous planning period". A housing element that does not include a significant rezoning component is therefore unlikely to be compliant with state law.

We urge South San Francisco to include a major rezoning component in its Housing Element—a rezoning large enough to close the gap between recent housing production trends and the RHNA target. The rezoning should be within existing communities and should comply with the city's obligation to Affirmatively Further Fair Housing. We also urge South San Francisco to ease any other constraints, such as discretionary approval processes or impact fees, that may impede the rate of development on your city's housing sites.

Thank you,

Sid Kapur, East Bay YIMBY (sidharthkapur1@gmail.com)

Rafa Sonnenfeld, YIMBY Law (rafa@yimbylaw.org)

Zoe Siegel, Greenbelt Alliance (zsiegel@greenbelt.org)

To the 21 Elements team and all San Mateo County jurisdictions,

The Equity Advisory Group exists to help San Mateo County jurisdictions implement policies that promote fair housing choice and access to opportunity for members of historically marginalized groups. We are a group of service providers and housing activists, convened to inform equitable policy making in housing elements. Thank you to the 21 Elements team for promoting the EAG, and thank you to the city staff that are giving us this opportunity to share our perspectives.

With this letter, the EAG proposes specific policies San Mateo County jurisdictions can implement to promote equity through their housing elements. These policies were selected by EAG members because of their proven track record for promoting equity goals, primarily the production of affordable homes and protection of renters. As service providers and advocates, we take a broad approach to housing equity. To us, equity means that everyone in a community, regardless of background, has access to safe, stable, affordable housing.

However, housing equity does not stop at a jurisdiction's borders. True equity means that no one is excluded from a community because of lack of access to housing. "Lack of access" can come in many forms, whether that be physical inaccessibility, language barriers, distance from community resources, or prohibitive cost. In order to ensure that no one is excluded from a community, jurisdictions must affirmatively promote fair housing for all by regularly changing regulations to facilitate a wider range of housing types.

In practice, equity can be controversial, because increasing equity sometimes requires changes to status quo policies. We see this process as an opportunity for jurisdictions to commit to implementing new policies with the support of the state of California behind you.

Policy Recommendations

Guidance from HCD on how to affirmatively further fair housing states that jurisdictions must promote fair housing choice and access to opportunity in their goals, policies, and programs. HCD defines fair housing choice as encompassing:

- **Actual choice**, meaning the existence of realistic housing options
- **Protected choice**, meaning housing that can be accessed without discrimination; and
- **Enabled choice**, meaning realistic access to sufficient information regarding options so that any choice is informed.

Jurisdictions cannot meet the requirement to promote fair housing choice and access to opportunity without first completing a thorough and meaningful assessment of the housing needs of residents, including factors which may limit fair housing choice as well as both governmental and non-governmental constraints to housing production. Jurisdictions should complete all relevant analyses before formulating their policies and programs. As such, appropriate policies and programs for each jurisdiction will vary based on the needs of your specific community.

Below are a list of general policies which the EAG would recommend as a minimum to Affirmatively Furthering Fair Housing in your jurisdiction. Programs to implement these policies, as defined by HCD, must include concrete steps, timelines, and measurable outcomes.

Policy	Description	How does it AFFH?
Just cause eviction, relocation benefits, and first right of return	Tenant protections beyond state law. (Ex: Oakland Just Cause for Eviction Ordinance; Redwood City Relocation Assistance Program, LAHD Rent Stabilization Ordinance)	Implemented in tandem, this set of policies can protect lower-income tenants living in NOAH who are evicted through no fault of their own, providing them the resources to relocate or the option to first right of return.
Prioritize city affordable housing funds, city-owned land, and land dedicated to affordable housing for projects which include more units at deeper levels of affordability or for special needs populations at greatest risk of homelessness or displacement.	Scoring guidelines for RFPs for these city resources should give greater preference for projects which include more units at deeper levels of affordability or target special needs populations.	In 2021, the SMC HSA Center on Homelessness reported that 96% of Homeless Outreach and Shelter Clients were extremely low income. Jurisdictions cannot begin to address the needs of the unhoused and other at-risk populations without addressing the lack of deeply affordable housing.
Expand local funding sources for development of affordable housing	Can include policies such as commercial linkage fees, vacancy taxes, transfer tax, etc. (Ex: San Jose Measure E)	Most affordable housing projects require a source of gap funding in order to be financially feasible, especially if they are targeting deeper levels of affordability. Local investment in these projects can also make them more competitive for state and federal funding.
Rent stabilization	Tenant protections beyond state law. (Ex: Oakland Rent Adjustment Program, LAHD Rent Stabilization Ordinance)	Stagnant wages for the lowest income residents have not kept pace with rising housing costs, becoming one of the largest contributors to our current housing crisis. Local rent control with greater protections beyond state law will help to keep more lower income renters stably housed.
Fee exemptions for 100% affordable housing projects		According to the 21 Elements Fee Survey, jurisdictions charge fees ranging from \$6,824-\$167,210 per

		<p>unit in multifamily housing. These additional fees can make many affordable housing projects, which rely on public subsidy, infeasible. Waiving or lowering fees for 100% affordable housing projects can promote the production of more affordable housing across a spectrum of income levels.</p>
<p>Allow exceptions to development standards for 100% affordable housing projects</p>	<p>Can include but is not limited to reduced/waived parking requirements, Minimum lot sizes, widths, setbacks, etc (Ex: Half Moon Bay)</p>	<p>Many projects utilize State Density Bonus Law (SDBL) to increase financial feasibility of projects through incentives and concessions. Local exceptions to development standards for 100% affordable housing projects increases feasibility above and beyond what would be enabled through SDBL.</p>
<p>Implement inclusive design standards</p>	<p>Implement design standards beyond state and federal law to increase cross-disability access to housing (Refer to The Kelsey's Housing Design Standards for Inclusion and Accessibility)</p>	<p>While landlords are required to approve reasonable accommodations requested by persons with disabilities, often the burden of financing physical modifications of a unit falls upon the tenant, many of whom cannot afford these expensive renovations. Inclusive design can significantly reduce requests for reasonable accommodations and lower overall costs of modifying units. Inclusive design also supports cross-disability access.</p>
<p>Increase language accessibility</p>	<p>Require affirmative marketing of units to non-English speakers, make multilingual applications available, and perform active outreach to newly arrived immigrants and refugees.</p>	<p>Language can create one of the highest barriers to access for affordable housing. Affirmative marketing to non-English speakers will ensure all members of our communities can access the resources available to them, regardless of country of origin.</p>
<p>Promote fair housing information to residents</p>	<p>Provide residents with information about renter protections and monetary relief available to victims of unlawful housing practices. Post information in easily</p>	<p>Renters are often unaware of the protection and resources afforded them under California state law. Jurisdictions can help promote fair housing by proactively ensuring that renters are aware of their rights.</p>

	available locations on jurisdiction websites and send regular mailers to renters within the community.	
Analyze past racially discriminatory policies and report data regarding ongoing impacts	<p>1) Conduct a systematic review of the preliminary title report and eradicate any language of racially restrictive covenants.</p> <p>2) Provide information re: location and ratio of renters and owners and their correlation with the patterns of racial and ethnic segregation in San Mateo County.</p> <p>3) Provide information re: demographics and environmental health – identify disparities in access to environmentally healthy neighborhoods.</p>	Jurisdictions are most likely to reduce the racial homeownership gap if they actively identify the ways in which past racially restrictive regulations and current barriers to affordable housing create our socioeconomic disparity in home ownership. Home ownership is one of the most powerful vehicles for multigenerational economic security. Employing a health-equity lense throughout planning and re-zoning efforts will further fair housing policy goals.
Affordable housing overlay for nonprofits and religious institutions	Create a housing overlay allowing at least the local mullin density (20 or 30 du/ac) on all nonprofit- or religious institution-owned land throughout the entirety of jurisdiction. Relax design standards and zoning regulations for projects with 20% extremely low income, 30% very low income, or 50% low income units.	Jurisdictions promote equity when they allow affordable, multi-family housing in new areas. Nonprofits and religious institutions have strong incentives to promote affordable housing development. By facilitating affordable housing on land owned by religious institutions, regardless of local zoning, jurisdictions can help those institutions accomplish their missions of providing for the needy while also affirmatively furthering fair housing in new areas.
Accessible housing near transit	Reduce parking minimums for developments within 0.5 miles of transit. Eliminate parking minimums entirely for developments within 0.5 miles of transit that serve residents with disabilities	Parking minimums raise the price of housing and de facto subsidize car ownership. Especially when located near transit, these policies impose a significant burden on housing. In the cases of low-income households, which can typically afford no or

	and low-, very low-, or extremely low-income households.	limited car ownership, and the disabled, these policies become entirely superfluous.
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The Equity Advisory Group recommends that every jurisdiction in San Mateo County implement these proposals to the best of their abilities. Implementing these policies will demonstrate your community's commitment to affirmatively furthering fair housing for all.

Thank you for your consideration,

Kalisha Webster
Senior Housing Advocate, Housing Choices

Hyun-mi Kim
Housing Advocacy Director, Puente de la Costa Sur

Jeremy Levine
Policy Manager, Housing Leadership Council

Signed on behalf of the 21 Elements Equity Advisory Group



June 30, 2022

RE: Policy recommendations for Housing Element Updates

Dear City and County Leaders,

On behalf of the San Mateo County Child Care Partnership Council (CCPC), the publicly appointed, state-mandated local child care planning entity for San Mateo County, and our partner Build Up San Mateo County, **we are writing to encourage your city/county to include policies that support the development of child care facilities in your updated Housing Element.** For working families with young children, having accessible child care near their home reduces traffic and commute times, and generally improves the quality of life for these residents. Including policies that are supportive of child care in or near housing is a straightforward way for cities to contribute to creating sustainable communities where families with young children can thrive. Your city/county's Housing Element update provides an opportunity to address the housing and child care needs of all working families, while examining the housing and child care needs of special populations, such as single-parents and female-headed households, in particular.

High-quality child care is essential to families and to vibrant economic development, yet operators of potential new child care facilities face numerous barriers to opening new programs to meet community needs. While many of the challenges for child care facilities development are similar to housing, the child care sector lacks the mandates, financing sources or expertise that exist for housing developers. One of the biggest challenges is finding a location for a child care facility. Ideally, child care facilities are located in or near housing and close to family-friendly transportation options.

Housing affordability also affects the child care sector. In our high-cost area, family child care providers, those who provide licensed child care in their homes, may struggle to afford their rent or mortgage. As older providers retire, new providers cannot afford to buy homes in our communities. Those who rent a house or apartment often face business instability. In addition, child care programs across San Mateo County are struggling to hire enough workers – the child care workforce is predominantly low-income women of color. Many are struggling with their own housing needs.

In examining Housing Elements from throughout California, we have noted that a number of cities and counties have included goals and policies that support the development of child care in or near housing. We have compiled sample policies in the attached document in hopes that your city/county will include a number of them in your Housing Element update.

If you have questions or would like further support for connecting child care and housing in your city/county, please contact us: Sarah, 650-802-5647, skinahan@smcoe.org, or Christine, 650-517-1436, cpadilla@sanmateo4cs.org.

Sincerely,

A handwritten signature in cursive that reads "Sarah Kinahan".

Sarah Kinahan
Coordinator
San Mateo County Child Care Partnership Council

A handwritten signature in cursive that reads "Christine Padilla".

Christine Padilla
Director
Build Up San Mateo County

Attachments: [Sample Housing Element Language to Support Child Care near Housing](#)
[Partner Organizations that Support Including Child Care Policies in Housing](#)



Sample Housing Element Language to Support Child Care near Housing

Jurisdictions are encouraged to include policy language as appropriate for their community.

1. **Basic: identifying the linkage between housing and child care availability; and, if needed, ensuring alignment with state law in regard to Large Family Child Care Homes.**

- Support family housing that addresses residents' needs for child care, youth services, recreation opportunities and access to transit.
- Ensure that zoning code and permitting practices are consistent with [state law](#) (2019) that prohibits use permits, business licenses, etc. for Large Family Child Care Homes.
- Maintain the quality of life within neighborhoods by maintaining an adequate level of community facilities, such as child care centers and municipal services.
- Facilitate and encourage the development of larger rental units appropriate for families with children, including the provision of supportive services such as family child care.
- Support the provision of child care services, employment training, rental assistance, and other supportive services to enable households to be self-sufficient.
- Promote sustainable communities through locating housing near employment, transportation, child care and other community services.

2. **Supportive: reducing barriers in zoning, permitting processes, fees, etc.; and promoting existing housing-related resources to Family Child Care Home Providers.**

- Encourage the siting and development of child care centers and family child care homes in all residential, mixed-use, and other zones where residences are permitted, for the convenience of families.
- Encourage the establishment of child care centers in appropriate locations and consider modified zoning standards and review procedures and other incentives to facilitate their development.
- Reduce permitting requirements or allow child care centers by right in some zones (and building types).
- Allow child care facilities to serve as traffic mitigation measures.
- Encourage the inclusion of space for child care in new housing developments, including affordable housing developments.
- Promote existing housing-related programs to Family Child Care Home providers, including but not limited to: fair housing counseling, housing rehabilitation loans, renovation/repair, first-time homebuyer and down payment assistance.

3. **Proactive: engaging developers to build space for child care; providing land/financing.**

- Provide incentives for developers to provide child care facilities or services as part of new residential, commercial, and industrial developments, including but not limited to: density bonuses, increases in floor area ratios, parking reduction, community benefits credit, traffic impact fee exemption, expedited entitlements, or modifications to zoning regulations.
- Assess the demand for child care created by new housing developments.
- Work proactively with all housing developers to incorporate, where feasible, child care that serves families of all incomes and children of all ages.
- Include child care facility space as a priority or required component in Request for Proposals (RFPs) for city land and Notices of Funding Available (NOFA) for affordable housing developments.
- Support inclusion of specially designed and located housing units, in multi-family projects, for licensed Family Child Care Home providers. (*Resource materials available*)

Sample language prepared in collaboration with Build Up California, <https://buildupca.org>



City of South San Francisco
400 Grand Ave
South San Francisco, CA 94080

To the honorable South San Francisco City Council,

The Housing Leadership Council (HLC) appreciates this opportunity to comment on the city of South San Francisco's housing element. HLC works with communities and their leaders to create and preserve quality affordable homes. We were founded by service providers and affordable housing professionals over 20 years ago to change the policies at the root cause of our housing shortage.

Over the past couple of years, South San Francisco has undergone a General Plan update, intended to accommodate the community's housing needs through 2040. The Housing Leadership Council applauds SSF's undertaking and the ambitious plan it has produced. Independently of the housing element process, SSF has already implemented substantial upzoning in recent years, generating impressive new capacity. As a result, the city has over 3,500 proposed or approved units in its pipeline, already fulfilling a large portion of SSF's 6th cycle Regional Housing Needs Allocation.

Nonetheless, South San Francisco will continue to face challenges in planning for affordable housing, especially very low- and extremely low-income housing. Over the last housing element cycle, 16 low-income and 89 very low-income units were built in SSF, just 5.7% and 15.8% of the 5th cycle RHAN goal, respectively. Even with its recent rezonings in place, SSF has not yet demonstrated capacity to meet its very low-income RHNA obligation for the 6th RHNA cycle, much less its obligations for the other cycles slated to occur between now and 2040.

This letter provides proposals for changes and additions that will enable South San Francisco to meet its housing obligations for all residents regardless of income. The first part of this letter examines South San Francisco's needs and constraints analyses. The second part evaluates South San Francisco's goals, policies, and programs. HLC has not yet had a chance to review SSF's Affirmatively Furthering Fair Housing analysis or site inventory, and we may provide additional comments later in the process elaborating on our findings upon review.

Needs and Constraints Analyses

State law requires housing elements to have several technical analyses, including an analysis of housing needs within the jurisdiction and an analysis of the governmental and nongovernmental

constraints to meeting those housing needs. Each of these analyses must connect directly to the site inventory and the goals, policies, and programs of the housing element.

First and foremost, SSF's needs analysis emphasizes the community's limited supply of housing accessible to its very low- and extremely low-income households. 48.6% of SSF's households are lower income; "70% of employed residents earn less than \$75,000 annually and 52% of workers in South San Francisco job sites (whether they live in SSF or not) earn less than \$75,000 annually."¹ The jobs housing balance has increased from 2.24 in 2002 to 3.24 in 2018.

Furthermore, from 2010 to 2020 median "Home prices increased by 114% from 2010 to 2020," to \$1,190,200.² From 2009 to 2019, median rent increased by almost \$1,000. Though SSF presents this data demonstrating the need for more deeply affordable housing, the city pursues few policies to promote such housing. As will be elaborated more in later sections, the city's housing element Goal #3, "Remove Constraints to Housing Development," does not make any substantial commitments to remove constraints. Though other sections directly address some significant identified special housing needs, such as housing for the disabled, few policies target production of general very low-income housing.

SSF's housing element likely leaves some constraints unaddressed because the draft constraints analysis does not acknowledge very many of them. According to the draft, "The City of South San Francisco does our best to avoid all these selfimposed constraints on housing production."³ In its efforts to paint the city in the best light possible, the draft housing element sometimes ties itself into knots, claiming "While not an obstacle to housing development, the existing General Plan was limited in furthering South San Francisco's housing goals given the limited priority development areas near mass transit." Somehow, the existing General Plan was "not an obstacle" to housing while also being "limited in furthering" SSF's housing goals.

Nonetheless, the draft housing element makes reasonable cases that standard barriers to housing development, such as high fees and long permit processing times, are not significant constraints in South San Francisco. Those constraints that SSF considers, it tends to justify. However, some constraints merit further discussion, including:

- **Setbacks and Minimum Lot Size Requirements:** Large setbacks, minimum lot width and depth, and other requirements on usage of lots size potentially present a significant constraint on housing development in the Downtown Residential and the Downtown Station Area Zoning Districts.
- **Floor Area Ratio:** FARs of 0.5, 3.0, and 4.0 in the DRC, LNC, and GAC Downtown Station Area Zoning Districts likely constrain housing in those locations. For example, the DRC zone requires a minimum 80 du/ac and allows a maximum of 125 du/ac, both unrealistically high densities for the vast majority of lots with a 0.5 FAR.
- **Lack of Access to Local Subsidy:** Despite implementation of a commercial linkage fee and in-lieu fees to fund affordable housing, to HLC's knowledge SSF does not have a

¹ [Draft Housing Element](#), p. 33

² [Draft Housing Element](#), p. 35

³ [Draft Housing Element](#), p. 49

program to regularly release a Notice of Funding Availability to the affordable housing development community. Furthermore, the city has substantial publicly owned land on which it could further promote affordable housing.

Fully analyzing the housing needs present in South San Francisco and the governmental constraints to meeting those needs will help the city implement the necessary policies and programs to make its site inventory viable.

Site Inventory (preliminary comments)

Though the Housing Leadership Council was not able to review South San Francisco's site inventory, we noticed that the city currently plans for only 670 very low-income units to be developed over the next RHNA cycle, well below the city's allocation of 871 VLI units. In order to comply with RHNA guidelines, the city will need to demonstrate capacity for the full quantity of VLI homes.

Fortunately, SSF's site inventory provides a strong foundation for promoting affordable housing. Because more than half of its lower-income units are projected to come from pipeline units and ADUs, the city elects to evaluate "opportunity sites under the standard burden of proof rather than substantial evidence," meaning that the city needs a lower burden of proof in order to plan for lower-income housing on a site.⁴

Despite this wiggle room, SSF uses its minimum densities to calculate realistic site capacity. Though HLC questions the validity of some of SSF's selected sites and its ADU projectoins, at a glance it appears that the city has complied with the letter of the law and produced site inventory projections according to HCD's guidelines. Thus, SSF can plan to increase its deeply affordable housing production from a strong starting point.

Goals, Policies, and Programs

In the following section, HLC describes how South San Francisco can strengthen its Goals, Policies, and Programs to more effectively promote low- and very low-income housing as needed to create a viable site inventory. The city already has a number of strong policies and programs in place. However, several programs that would otherwise be adequate lack clear timelines and quantified objectives. Some opportunities to promote affordable housing go unconsidered

New state laws have added new requirements to the goals, policies, and programs section of a housing element. Passed in 2018, AB 1397 requires cities to directly connect policies and programs to the identified needs, governmental constraints, and site inventory, among other analyses.⁵ Another 2018 law, AB 686, implemented Affirmatively Furthering Fair Housing

⁴ HCD's [Site Inventory Guidebook](#), p. 27

⁵ See, e.g., Gov. Code, § 65583, subds. (b), (c); HCD, Building Blocks, at <https://www.hcd.ca.gov/community-development/building-blocks/index.shtml>

mandates, specifically requiring cities to consider how their goals, policies, and programs can better advance fair housing goals, especially the production of low- and very low-income housing. The specific programs cities implement must include “concrete steps, timelines and measurable outcomes.”⁶

HLC recognizes that South San Francisco has many goals, policies, and programs that have these characteristics. Programs EQ-3.3 (Rental Registry), CRT-10.1 (Preapprove additional ADU plans), and SNP-5.4 (Reduce or Abolish Parking Requirements for Developmentally Disabled Population) are examples of strong policies, with clear timelines and deliverables.

Furthermore, the draft housing element’s goals, policies, and programs demonstrates the city’s receptiveness to feedback from housing advocates and service providers. On June 10, the Equity Advisory Group for the 21 Elements housing element consortium sent a letter to every jurisdiction in San Mateo County outlining policy recommendations for all jurisdictions’ housing elements. Although this letter was specifically requested by city staff from across the county, most cities have ignored the feedback.

On the other hand, SSF’s draft housing element notes “the EAG submitted a list of recommendations to all Cities, including South San Francisco, that has been considered and implemented into the Housing Programs in Chapter 7.” Several programs implement EAG recommendations, including CRT-7.2 (Allow housing on sites with institutional uses), CRT-9.1 (Affordable housing overlay zone), SNP-5.3 (Local Density Bonus Priorities), and SNP-5.4 (Reduce or Abolish Parking Requirements for Developmentally Disabled Populations); others, like CRT-5.1 (Implement Grand Blvd Initiative Policies), demonstrate that the city is already implementing EAG recommendations.

South San Francisco’s city council and planning staff merit recognition for considering input from a wide range of stakeholders. Nonetheless, several programs—including some implemented in response to recommendations from the public—would benefit from revisions, as described below:

- **Program EQ-3.2**, “Conduct a public hearing to consider an anti-displacement plan: This program outlines an important first step toward implementing an anti-displacement plan, but would benefit from clearer quantified objectives to guide the council discussion.
- **Program EQ-7.1**, “Prioritize Capital Improvement Program for vulnerable populations”: Outlines a strong vision to enhance equity for the Orange Park neighborhood but needs quantified objectives by which to measure a capital improvement program.
- **Program EQ-8.1**, “Create Preservation Plan”: Needs quantified objectives by which to measure preservation plan.
- **Program CRT-4.1**, “Site Acquisition for Affordable Housing”: Promises to “work with for-profit and nonprofit housing developers to acquire sites,” but has no quantified objectives or other metric with which to measure success. The program should specify a funding source and a specific timeline for completion.

⁶ HCD’s [Affirmatively Furthering Fair Housing Guidebook](#), p. 55

- In order to strengthen this program, the city should build on it by recognizing South San Francisco's abundance of publicly owned land that could be used for affordable housing. The city should identify city-owned sites that can be used to promote deeply affordable housing and commit to implementing an RFP for each site within the first three years of the 6th cycle planning period.
- **Program CRT-4.3**, "Allow Waivers or Deferrals of Planning, Building, and Impact Fees for Affordable Housing Developments": Promises to "continue to consider the waiver of application and development fees for affordable housing development. Time frame is ongoing; waivers are to be granted on a "case-by-case" basis, which is inadequate to promote housing.
 - Needs quantified objectives; City should instead commit to implementing pre-specified conditions for fee waivers
- **Program CRT-7.2**, "Allow housing on sites with institutional uses": This program makes a significant commitment to allow housing on "sites used for institutional purposes, such as educational facilities and churches," but the program has no timeline; rather, it "Will be considered at some time during period 2023-2031."
 - By adding a clear timeline and quantified objectives for affordable housing on institutional sites, the city will set guidelines for required densities and other incentives to promote housing on these sites.
- **Policy CRT-8**, "Encourage a variety of housing types ... at a range of densities": This policy doesn't have any substantive supporting programs.
- **Program CRT-9.1**, "Affordable housing overlay zone": Needs quantified objectives to guide affordable housing overlay zone, ensure the program creates strong enough incentives to achieve measurable goals
- **Program SNP-5.3**, "Local Density Bonus Priorities": Needs discrete timeline, quantified objectives

The draft housing element may benefit from adoption or adjustment of other policies as well, which HLC may recommend in the coming weeks as we review the document more closely.

HLC wants to be a partner to the city, sharing our collective knowledge of state law and best practices to facilitate fair housing. Please contact me or other HLC staff if you would like to talk further about how South San Francisco can identify and implement policies that will best meet the community's needs.

Thank you for your consideration,



Jeremy Levine

Policy Manager, Housing Leadership Council of San Mateo County

City of South San Francisco
400 Grand Ave
South San Francisco, CA 94080

To the honourable South San Francisco City Council,

We as the San Mateo Anti-Displacement Coalition (SMADC) are writing to urge you to take swift action to stop a wave of evictions by passing a robust just cause for eviction ordinance.

SMADC represents community organizations across San Mateo County committed to fighting housing displacement for low-income people, communities of color, people living with disabilities, and others who have faced structural and systemic barriers to safe, stable, healthy, and affordable homes.

Thousands of San Mateo County residents are facing evictions that threaten to cause displacement or even homelessness. The Legal Aid Society of San Mateo County has seen the number of unlawful detainer evictions increase by 60% in May this year compared to the first four months of 2022. Evictions create lasting harm to individuals, families, and our communities. Evictions disrupt childrens' education, cause workers to miss work and lose employment, force people into precarious housing situations or out of our communities entirely, and lead to lasting mental and physical health impacts.

A local just cause for eviction ordinance is one of the most powerful tools our cities can implement to prevent evictions. Just cause for eviction ordinances, which already exist in two dozen California cities, require landlords to have "good cause" when pursuing eviction, such as the tenant failing to comply with the lease or the owner moving in. They give tenants stability, security, and legal protection against unfair and arbitrary evictions. They protect tenants who speak up against poor living conditions, discrimination, or landlord harassment from retaliatory evictions. A [recent study](#) in four California cities, including East Palo Alto, found that evictions and eviction filings decreased after passing local just cause for eviction ordinances.

San Mateo County is increasingly becoming a home to renters, and our laws need to catch up to safeguard their homes. Across the county, 40% of households are renters. This rate is much higher for people of color due to decades of discrimination and exclusion from homeownership opportunities: 58% of Black, 62% of Latino, 53% of South Asian, and 46% of Filipino households in San Mateo County are renters ([Bay Area Equity Atlas](#)). Nearly half of all renters in the county are cost-burdened, spending more than one-third of their income on rent. A staggering 71% of Central American residents are cost burdened, leaving little left over for food, child care, healthcare, or other basic needs ([Bay Area Equity Atlas](#)).

California passed the Tenant Protection Act (TPA), a state just cause for eviction law in 2019,¹ but that law leaves out many tenants and has loopholes that have limited its effectiveness. This law explicitly authorizes cities to pass stronger local ordinances, because the state legislature intended the state law to

¹ Civil Code § 1946.2.

be a floor, not a ceiling, on tenant protections.² We also note that cities are not constrained by the Costa-Hawkins Act in enacting local just cause laws.

Local eviction protections allow us to add protections based on the problems we see locally. San Mateo is at the epicenter of one of the most dire housing crises in the state, and we need stronger local protections.

In particular, a local just cause for eviction should:

1. **Protect against unfair evictions from Day 1.** State law excludes tenants who have lived in the unit less than one year.³ However, many in our community are facing arbitrary evictions sooner than that. A local just cause ordinance should cover all tenants from day one of their tenancy.
2. **Prevent renovations by closing the “substantial remodel” loophole.** Under state law, a landlord can evict a tenant if they intend to demolish or “substantially remodel” the property, which means the remodel requires a permit from a governmental agency, cannot be reasonably accomplished with the tenant in place, and requires the tenant to vacate the property for at least 30 days.⁴ However, landlords are using loopholes to evict tenants for remodels that do not meet those requirements. Several cities have passed ordinances requiring landlords to obtain permits *before* serving tenants an eviction notice, including Richmond, Oakland, Long Beach, Los Angeles, and South Pasadena. A local just cause ordinance should only require a tenant to move out if the landlord is making substantial repairs necessary for the tenants’ health and safety where such repairs cannot be completed while the tenant is living in the unit, and only after the landlord has obtained all necessary permits from the City.
3. **Allow tenants the option to return to their home following a substantial remodel.** Under the substantial remodel provision under state law,⁵ a landlord can evict a tenant in order to remodel their unit, and the tenant has no right to return to the unit once the renovations are complete. A local just cause ordinance should clarify that tenants only have to vacate temporarily under this just cause reason and give tenants the right to return after repairs are made with a rental agreement of the same terms and at the same rent.
4. **Regulate Ellis Act evictions.** California’s Ellis Act⁶ allows landlords to take their property off the rental market, while giving localities the power to regulate these evictions to protect tenants and prevent abuse. Under state law, removing the property from the rental market is an allowable just cause reason to evict,⁷ but without any local regulation, this reason is a loophole that threatens to swallow the rule. A local just cause ordinance should provide explicit procedures

² Civil Code § 1946.2(g)(1)(B).

³ Civil Code § 1946.2(a).

⁴ Civil Code § 1946.2(b)(2)(D).

⁵ Id.

⁶ Gov. Code § 7060 et seq.

⁷ Civil Code § 1946.2(b)(2)(B).

and protections, including: requiring landlords to follow a transparent process in order to remove a property from the rental market; providing tenants with longer notice (120-days or 1-year for tenants who are elderly or have disabilities); requiring landlords to remove the entire building from the rental market, not just a single unit; establishing penalties for landlords who re-rent the property after pursuing a bad faith Ellis Act eviction; and giving tenants the right to return at the same rent if the property is re-rented.

5. **Regulate owner move-in evictions.** Under state law, the owner move-in just cause provision⁸ lacks specificity and has been frequently abused. Local ordinances like Richmond’s provide further regulation to prevent this abuse. A local just cause ordinance should include detailed provisions to prevent abuse, including: prevent corporate landlords from using owner move-in as a just cause reason to evict; require the notice to state the name, address, and relationship to the landlord of the person intended to occupy the unit; restrict owner move-ins when there are vacant units in the building or in other properties owned by the landlord, or when the person moving in already lives in the property or in another property owned by the landlord; and provide that the landlord or their relative must intend in good faith to move in within 90 days after the tenant vacates and occupy the unit as their primary residence for at least 36 consecutive months. If the landlord or their relative specified in the notice fails to move in within 90 days, the landlord should be required to offer the unit to the tenant who vacated and pay for the tenant’s moving expenses. A local just cause ordinance should also bar owner move-in evictions where the tenant has lived in the unit for at least five years and is either elderly, disabled, or terminally ill.
6. **Expand relocation payments for all no-fault evictions.** State law only provides for relocation payments equal to one month of the tenant’s rent,⁹ which is inadequate to cover the costs of moving, security deposits, first and last month’s rent at a new rental unit, and increased rent levels. These are all unplanned expenses for the tenant, and the tenant should be reasonably compensated commensurate with the loss of their housing through no fault of their own. A local just cause ordinance should cover a minimum of four months of the tenant’s rent to cover the full costs of relocation for all no-fault evictions, with additional payments for tenants who are low-income, disabled, elderly, have minor children, or are long-term tenants.
7. **Expand which units are governed by just cause.** State law excludes many types of housing units from just cause protections, including units less than 15 years old and many single-family home rentals.¹⁰ A local just cause law should cover all units on the market, with only narrow exceptions for certain types of housing (e.g. deed restricted units in affordable developments). In East Palo Alto, the vast majority of single-family homes are covered by their just cause for eviction ordinance.
8. **Provide greater specificity for all “no-fault” just cause eviction reasons to ensure maximum compliance.** Legal aid service providers frequently report that some property owners use the ambiguity in state law to evict tenants without cause using the no-fault reasons – including

⁸ Civil Code § 1946.2(b)(2)(A).

⁹ Civil Code § 1946.2(d)(2)-(3).

¹⁰ Civil Code § 1946.2(e).

substantial remodel, removing the property from the rental market and owner move-in, as discussed above. To protect tenants from eviction and homelessness due to abuse of the law, many cities have developed best practices around providing further specificity to the definitions of these no-fault reasons. A local just cause ordinance should provide greater specificity for all no-fault reasons to ensure tenants are not evicted without just cause

9. **More specifically define “at-fault” just cause reasons for eviction.** Local just cause ordinances should also enumerate and specifically define “at-fault” just causes for eviction, to ensure that things such as minor curable lease violations do not lead to immediate evictions.
1. **Provide tenants with recourse if their landlord attempts to recover possession in violation of the law.** State law lacks adequate enforcement mechanisms. A local just cause ordinance should clearly state that a tenant may assert their landlord’s failure to comply with any requirement of the ordinance as an affirmative defense in an eviction case and provide aggrieved tenants with a private right of action for equitable relief, damages, and restitution so tenants can enforce their rights if their landlord violates the law. A local just cause ordinance should also provide for enforcement by the City Attorney or County Counsel.

Many communities across the state and in San Mateo County have passed strong local just cause for eviction protections, including East Palo Alto and Mountain View. In order to create a just cause for eviction ordinance, we urge you to take the following actions:

- **Include a housing element program to adopt a local just cause for eviction ordinance.** Every Bay Area jurisdiction must update its housing element by January of 2023, and every housing element must include actions to affirmatively further fair housing (AFFH). Renters are disproportionately people of color, due to decades of discrimination and outright exclusion from homeownership opportunities. Moreover, arbitrary evictions often target people of color, immigrants, and other members of protected classes who may be “less desirable” renters in the minds of some landlords. Cities should include a commitment to adopt a just cause for eviction ordinance in the program of actions that will be taken in order to meet the AFFH requirements, address the housing needs of low-income renters, as well as to meet the requirement to preserve existing, non-subsidized, affordable housing stock.
- **Prioritize just cause for eviction for council consideration in 2022.** With evictions already on the rise, we need just cause for eviction passed this year. We urge you to take a public position to support passing a strong local ordinance in 2022.

Cities such as Richmond,¹¹ Berkeley,¹² and many others have already passed strong just cause for eviction ordinances, creating strong models for your city to follow. The Anti-Displacement Coalition is also happy to arrange meetings between jurisdiction representatives and renter protection advocates to help you craft an ordinance that works best for your community.

¹¹ Chapter 11.100 of [Richmond City Code](#).

¹² Chapter 13.76.130 of [Berkeley City Code](#).

Ultimately, our communities need long-term, permanent solutions to stop and reverse displacement and create safe, affordable, healthy, and stable housing for all. As we build towards these long term solutions, we urge you to take action today to pass just cause for eviction protections.

We look forward to working with you to advance this and other important policy solutions,

Ramon Quintero
Urban Habitat

Suzanne Moore
Pacific Housing 4 All

Adriana Guzman
Faith in Action

Karyl Eldridge
One San Mateo

Maria Chaferjee
Legal Aid Society of San Mateo County

David Carducci
Legal Aid Society of San Mateo County

Jeremy Levine
Housing Leadership Council of San Mateo County

Maria Paula Moreno
Nuestra Casa in East Palo Alto

Diana Reddy
One Redwood City

Ofelia Bello
YUCA

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MEMORANDUM

TO: Mayor Nagales, Vice Mayor Nicolas and Councilmembers

CC: Tony Rozzi (Chief Planner, City of South San Francisco), Ms. Christy Usher (Senior Planner, City of South San Francisco)

FROM: Doug Rich – Valley Oak Partners

DATE: August 9, 2022

SUBJECT: 170 & 180 S. Spruce Ave (Zoom Meeting on 8/12 at 1:00pm)

Mayor Nagales, Vice Mayor Nicolas and Councilmembers:

We have been closely following the new Zoning & General Plan Updates. It is abundantly clear that the City Staff has put in a lot of hard work in the preparation of these two documents. Our property in question is being considered for the “T3C” zoning in the new Form Based Code section of the Zoning update.

We have studied the package of documents that were presented to Planning Commission on June 16th and have a few comments regarding the new T3C zoning. Most of the comments below come from “Attachment 1e – Division III” and all questions revolve around T3C and the associated detail of this particular Zoning.

Item #1 – T3C Description vs T3C Density Range

The T3C summary page (on PDF page #5 of attachment 1e) clearly calls out a density range of 40-60 du/ac, as well as three allowed building types (Triplex/Fourplex, Rowhomes & Flex Low Rise). We believe the selection of these three building types make a lot of sense for this zone to help create a sensitive development adjacent to existing neighborhoods based on their transitional density ranges, height and massing styles.

However, these three building types would not be able to achieve the minimum density of 40 du/ac. Generally speaking, for a site that is not constrained by topography or shape, we find the average Rowhome density to be 15-25 du/ac. It appears the city concurs with this finding, as on the "Rowhome" summary page (on PDF page #14 of attachment 1e), it notes Rowhomes as "*typically providing 15-30 du/ac*". We have seen attached Rowhomes that push into the high 20 du/ac, but these require a majority of the units having tandem garages, as well as being much narrower, less functional unit types.

Item #2 – Minimum Density vs. Allowed Building Heights

When we look at the three building types that are allowed in T3C, it seems infeasible for a Triplex/Fourplex or Rowhome to achieve 40 du/ac. The T3C "Maximum Height" is 50 feet, but Section 20.135.030 further reduces this maximum height to 3-3.5 stories (depending on Building Type). Again, we believe a minimum density of 40 du/ac with only 3-3.5 stories would not be achievable (from a design, parking & cost perspective).

Item #3 – Goals and Intent of the T3C Zone

It is clear from hearing Mr. Gross' detailed presentation to the Planning Commission and referencing back to some text from the Zoning Update document, that the City has attempted to take great care with respect to new development adjacent to existing Single Family Homes, in these Transect Districts via the Form Based Code.

Section 20.010.002 of the Title Zoning Districts, item (F) states, "*To promote the stability of existing land uses that conform to the General Plan, protecting them inharmonious influences and harmful intrusions*"

We believe that the intent and location of the T3C zone by the city makes a lot of sense, particularly in light of the single-story residential adjacent to much of Spruce Ave. However, the density range of 40-60 du/acre seems incongruous with this goal and can lead to incompatible forms and structures adjacent to the existing residential.

For example, at 40-60 du/acre allowed in the T3C zone, an owner/developer could utilize State Density Bonus Law by providing 18 affordable units at low income to achieve a 20% density bonus and construct 215 total units with eligible concessions and development standard waivers. This would result in a structure and building form as shown on Exhibit A of this Memo.

We believe that a density range of 15-25 du/acre would more appropriately support the transitional concept of the T3C zone while still achieving the City's housing goals.

Item #4 – Impact on Site Inventory List / City RHNA Unit Requirement

The city's Zoning & General Plan updates will be adopted in advance of the RHNA 6 Cycle, allowing the City to far exceed its required number of residential units in this upcoming 6th Cycle. The city's RHNA requirement is 3,956 units with a 20% buffer for a total of 4,747 units.

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PDF page #74 (of the city's draft Housing Element) shows the city has an "Excess Capacity" in its current Site Inventory List of the Housing Element of 9,153 units (over the RHNA requirement + 20% buffer). Given this unique excess capacity, the city could revise and lower the density range in the T3C area and not risk falling below the 4,747 unit RHNA benchmark. Lowering the T3C density would allow the construction of a product type more compatible with adjacent residential even after accounting for any density increases allowed by the State Density Bonus Law.

The new T3C Zoning is proposed for roughly 7 different areas of the City. Several of these areas are immediately adjacent to existing single-family homes.

S. Spruce Ave: There are approximately 12 contiguous acres of T3C Zoning along S. Spruce Avenue. The entire length of these 12 acres (roughly 1000 feet) all back up to existing single-family homes.

Hickey Blvd & El Camino Real: There are approximately 5 acres of T3C Zoning on the South side of Hickey Road where existing single-family homes are immediately adjacent.

Mission Rd & Holly Ave: There are approximately 2 acres of T3C Zoning where existing single-family homes are immediately adjacent.

Item #5 – Allowed Uses (Residential/Multifamily-Unit)

The "Uses in Transect Zoning Districts" (Table 20.135.060.B.1 on PDF page 36 of Division III) states that a residential multifamily-unit is "Permitted" in T3C, however there is a footnote of "P3". P3 states (w/respect to a residential use) "*Permitted on upper floors only; MUP required if located on the ground floor. MUP may only be approved if the Review Authority first finds that, based on information in the record, it is infeasible to locate any active pedestrian oriented use on the ground floor*".

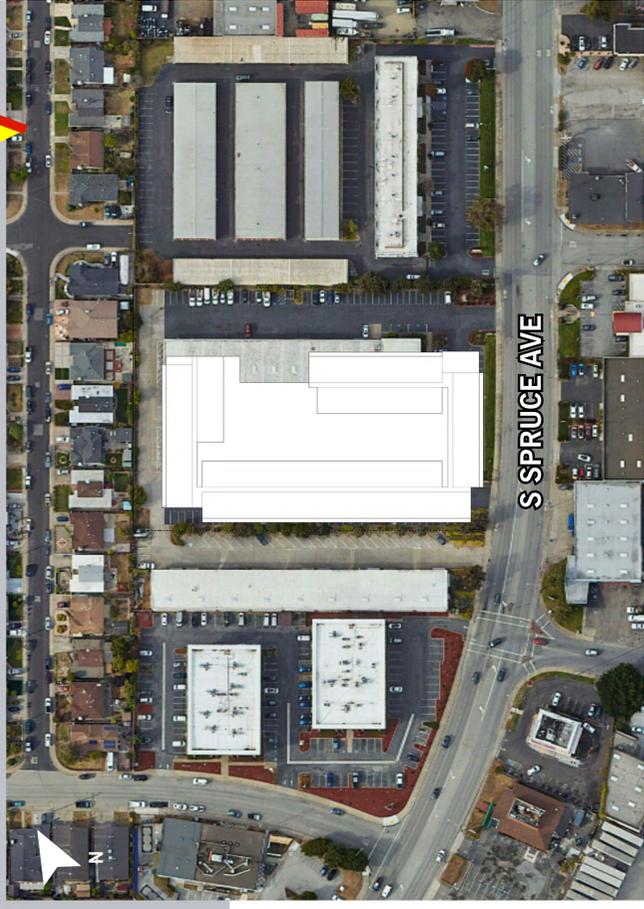
Requiring a commercial component to a Triplex/Fourplex or Rowhome development would further render the project unable to achieve the minimum 40 units per acre.

We appreciate your consideration of these matters and look forward to further dialog.
Sincerely,



Doug Rich
Valley Oak Partners
408-282-0995
Doug@ValleyOakPartners.com

Cc: Scott Connelly



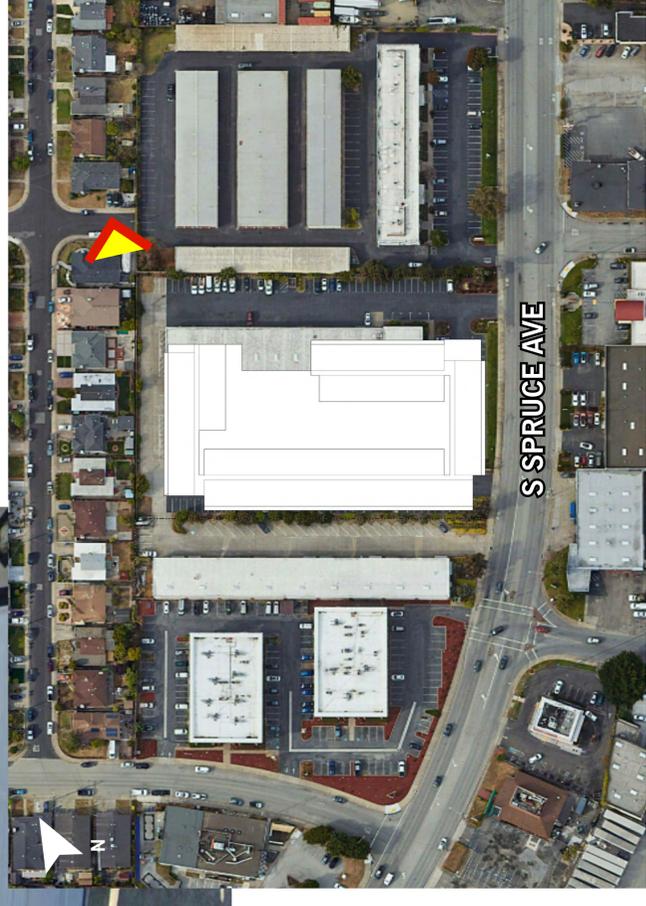
AERIAL PERSPECTIVE VIEW FROM NORTH

STUDY NOTES:

1. Assumes maximum General Plan density of 60 units per acre
2. building type, and required parking
4. 6 story (+/- 72') building height
5. 40' rear building setback (with 5' balcony encroachment) adjacent to existing single family homes

170 & 180 S. SPRUCE AVE.
IN SOUTH SAN FRANCISCO, CA

RESIDENTIAL STUDY: DENSITY BONUS SCENARIO
6 STORY PODIUM BUILDING (5 OVER 1)



PERSPECTIVE VIEW FROM REDWOOD AVE

STUDY NOTES:

1. Assumes maximum General Plan density of 60 units per acre
2. building type, and required parking
4. 6 story (+/- 72') building height
5. 40' rear building setback (with 5' balcony encroachment) adjacent to existing single family homes

170 & 180 S. SPRUCE AVE.
IN SOUTH SAN FRANCISCO, CA

RESIDENTIAL STUDY: DENSITY BONUS SCENARIO
6 STORY PODIUM BUILDING (5 OVER 1)





The City of South San Francisco

Via email: GeneralPlan@ssf.net; SSFplanning@ssf.net

Cc: HousingElements@hcd.ca.gov

August 4, 2022

Re: South San Francisco's Draft Housing Element

To the City of South San Francisco:

The Campaign for Fair Housing Elements and YIMBY Law commends the City on its clear and sincere [housing element](#). We have but a few comments. First, the City should allow a metropolitan density of 30 homes per acre throughout its territory. Second, the City should implement an anti-displacement policy now. Third, the City should abolish design review in favor of a ministerial process for multifamily housing.

But for bad policy, density would be normal in the Bay Area. As we wrote this spring, the City must “plan for density” and recognize that its pace of home production will only achieve 56% of its housing need. (Draft, PDF pp.210–15.) While we applaud the City’s “good sense of development feasibility” (*Id.*, p.67), the fact remains that millions of Californians are needlessly cost-burdened by a policy-driven housing shortage. It is thus harmful to mandate, rather than tolerate, low-density development. (Cf. Draft, p.49–51 [“single-family residential is the dominant land use”].) Since “30 units per acre ... provid[es] favorable prospects for affordable units,” and HCD encourages an ample capacity buffer, we recommend the City legalize this metropolitan density throughout its territory. (Draft, p.68; [HCD Site Inventory Guidebook](#) p.22.)

We also urged “a strong tenant protection ordinance.” (Draft, PDF p.211.) To that end, the City plans to convene “a Renter’s Task Force to explore an anti-displacement plan” (*id.*, p.139), and we encourage that effort. But the City acknowledges what might be

done, and nothing prevents it from enacting any of “a rent stabilization policy, just-cause eviction and harassment protections, tenant and landlord mediation programs, right of first refusal, rental assistance, tenant legal counseling, [or] a rent board to implement the program” now. (See *ibid.*) State law already guarantees a “right of first refusal” in South San Francisco. (See Gov. Code § 66300(d)(2)(d)(ii).) We challenge the City to improve on this guarantee.

Last, we noted that “discretionary process[es]” impede the construction of multifamily housing. (Draft, PDF p.213.) Again, the City excels here in its transparency and leads the county in its processing times (*id.*, pp.59–62)—and again, a severe housing shortage demands fundamental change. “Design review” need not and should not be “required of all new construction in South San Francisco.” (Cf. *id.*, p.60.) The City should abolish this discretionary process and adopt fully objective standards that guard only against safety concerns such as flooding, fire, and earthquakes; there is no legitimate reason in a housing shortage to tie up home construction for want of a “gable roof addition,” “thicker columns,” or a “rectangular window.” (Cf. South San Francisco [Design Review Guidelines](#), PDF pp.14,17,19.)

We look forward to the City’s next draft. Please contact me with questions.

Sincerely,



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APPENDIX I.3 SUMMARY OF RESPONSE TO COMMENTS

Submitted Date	Commenting Agency	No.	Comment	SSF Response	Location in HE if Modified
1/24/2022 and 2/8/22	Housing Choices	1	<p>Establish and monitor a quantitative goal. Tracking the City's success in housing people with developmental disabilities is essential to determine whether policies and programs are having an effect in overcoming historic patterns of discrimination and exclusion of people with developmental disabilities from affordable housing. A goal of 150 new Extremely Low-Income and Acutely Low Income housing units for South San Francisco residents with developmental disabilities over the period of the 2023 Housing Element would represent meaningful progress towards the total unmet housing need of this special needs group.</p> <p><i>Sample Language: The City of South San Francisco shall monitor progress towards a quantitative goal of 150 new Extremely Low and Acutely Low Income housing units that are subject to a preference for people with developmental disabilities needing the coordinated services provided by Golden Gate Regional Center to live inclusively in affordable housing.</i></p>	Included as Policy SNP-5	Policy SNP-5
		2	<p>Target City-Owned Land, Land Dedicated to Affordable Housing under the Inclusionary Ordinance and City Housing Funds to Meet City-Specific Priorities. City-owned land, land dedicated to affordable housing in lieu of providing affordable units under the inclusionary ordinance, and city housing funds are often essential to the development of affordable housing that is financially feasible in South San Francisco. In creating guidelines for the scoring of any competitive proposals for these scarce resources, the City should grant additional points to affordable housing projects that address the housing needs of the South San Francisco residents who are most difficult to house under existing state and federal housing finance programs—for example, by prioritizing proposals with a higher number of extremely low income units or that make a percentage of units subject to a preference for identified categories of special needs people who would benefit from coordinated onsite services, including but not limited to people with developmental disabilities who benefit from services of the Golden Gate Regional Center.</p> <p><i>Sample Language: In publishing requests for competitive proposals for any city-owned land, land dedicated to affordable housing under the city's inclusionary ordinance or city housing funds, the City of South San Francisco shall grant additional points to proposals that address the city's most difficult to achieve housing priorities, by, for example, providing a greater number of extremely low-income units or committing to make a percentage of the units subject to a preference for people with special needs who will benefit from coordinated onsite services, such as people with developmental disabilities who receive services from the Golden Gate Regional Center.</i></p>	Included as Program SNP-5.1	Program SNP-5.1
		3	<p>Offer Developers a Range of Affordability Options Under the Inclusionary Ordinance. Most adults with developmental disabilities have incomes too low to satisfy minimum income requirements for the Very Low Income and Low Income units currently offered under the city's inclusionary ordinance and are effectively excluded from this housing option. California law (AB 1505, the "Palmer Fix") explicitly allows cities to adopt inclusionary housing ordinances that address a range of income levels from moderate-income to extremely low-income. The City should take advantage of this authority to make its ordinance more responsive to local needs by offering developers of market rate housing a menu of options for including affordable units, for example, by setting a higher percentage of units if priced for moderate income and a lower percentage of units if priced for extremely low income. Such a menu would address a broader range of South San Francisco housing needs, while giving developers more options for meeting the inclusionary requirement.</p> <p><i>Sample Language: The City of South San Francisco shall revise its inclusionary housing ordinance to offer developers a menu of options for achieving affordability, adjusting the percentage of units required to be affordable depending on the degree of affordability achieved (moderate-income, low income, very low income, and extremely low income).</i></p>	Revised Program CRT-2.2 and added Program SNP-5.2	Program CRT-2.2; SNP-5.2
		4	<p>Local Density Bonus Priorities. The state density bonus law incentivizes the production of housing at the Low and Very Low Income level. But in counties like San Mateo County, with the highest Area Median Income in the state, these incentives reward the targeting of income levels that effectively exclude the many people with disabilities and seniors living on fixed incomes well below the Very Low Income target. South San Francisco should add additional local incentives to the state density bonus law to reward the production of more housing for South San Francisco residents who do not benefit from the Low and Very Low Income units produced under the state density bonus law—for example, projects with a percentage of Extremely Low Income units and/or projects that make a percentage of units subject to a preference for identified categories of special needs people who would benefit from coordinated onsite services, including but not limited to people with developmental disabilities who benefit from services of the Golden Gate Regional Center.</p> <p><i>Sample Language: In addition to implementing the California density bonus statute, the City shall provide an additional local density bonus, incentives, or concessions for housing projects that include a percentage of the units for people at the Extremely Low-Income affordability level and/or target special needs populations, such as people with disabilities who will benefit from coordinated onsite services provided by the Golden Gate Regional Center.</i></p>	Included as Program SNP-5.3	Program SNP-5.3
		5	<p>Reduce Parking Requirements for People with Developmental and Other Disabilities. Because most adults with developmental disabilities do not drive or own a car, the City of South San Francisco should revise its ordinances to limit parking required for affordable units for people with developmental disabilities to .5 space for each affordable studio or 1 bedroom unit and 1 space for an affordable 2 bedroom unit or larger. A similar reduction is recommended for affordable, physically accessible units.</p> <p><i>Sample Language: The City of South San Francisco shall encourage the inclusion of people with developmental and other disabilities in affordable housing by recognizing their transit dependence and establishing lower parking ratios for units targeted to people with developmental and other disabilities than would otherwise be required for affordable housing.</i></p>	Included as Program SNP-5.4. Current parking policy is permissive and supports parking reductions for affordable units. Updated in companion zoning ordinance for General Plan Update. For studios and one bedroom units: 1 space min. per unit In Transit Station Areas: 0.5 spaces min., 1.0 spaces max. per unit.; For two bedroom units: 1 spaces min. per unit. In Transit Station Areas: 0.5 spaces min., 1.5 spaces max. per unit.	Program SNP-5.4
		6	<p>Affirmative Marketing of Physically Accessible Units: Developers are allowed to affirmatively market accessible units to disability-serving organizations in San Mateo County (i.e. Golden Gate Regional Center, Housing Choices Coalition for Person with Developmental Disabilities, Center for Independence of Individuals with Disabilities and others) but rarely take this step. Affirmative marketing is particularly needed by people with developmental disabilities who, because of cognitive, communication and social impairment, may rely on housing navigation services funded by the Golden Gate Regional Center to learn about and apply for affordable housing.</p> <p><i>Sample Language: As a condition of the disposition of any city-owned land, land dedicated to affordable housing under the city's inclusionary ordinance, the award of city financing, any density bonus concessions, or land use exceptions or waivers for any affordable housing project, the City shall require that the housing developer implement an affirmative marketing plan for physically accessible units which, among other measures, provides disability-serving organizations adequate prior notice of the availability of the accessible units and a process for supporting people with qualifying disabilities to apply.</i></p>	Included as Program SNP-5.6	Program SNP-5.6

		7	<p>Extremely Low-Income Accessory Dwelling Units. As part of a larger plan to increase the supply of Accessory Dwelling Units (ADUs), the City should consider creating a financing program for homeowners who build ADUs and rent them for at least 15 years at Extremely Low Income rent levels or that are subject to a preference for identified categories of special needs people who would benefit from coordinated onsite services, including but not limited to people with developmental disabilities who benefit from services of the Golden Gate Regional Center.</p> <p><i>Sample Language: Subject to funding availability, the City shall devise a program of financing for Accessory Dwelling Units subject to rent restrictions for at least 15 years at Extremely Low-Income rent levels and/or target special needs populations, such as people with disabilities who will benefit from coordinated onsite services provided by the Golden Gate Regional Center.</i></p>	Included as Program SNP-5.5	Program SNP-5.5
		8	<p>Affirmatively Further Fair Housing by Producing More Extremely Low-Income Housing. Not only is disability the highest-ranked source of Fair Housing complaints in San Mateo County, a growing body of San Mateo County data indicates that Black, Indigenous and other People of Color (BIPOC) with disabilities experience higher rates of severe rent burden than either BIPOC without disabilities or whites with disabilities. This is attributable to the lack of housing priced to be affordable to Extremely Low Income (ELI) households with incomes below 30% of Area Median Income. South San Francisco offers its residents exceptional employment, educational and social opportunities but the severe shortage of Extremely Low Income rental units means that BIPOC—particularly those with disabilities—may be excluded from enjoying those community assets. Multiple barriers including high land and construction costs and limited funding make it difficult for developers to produce Extremely Low Income units that will overcome such disparities. Policies that lead to increased production of Extremely Low Income units, as well as city staff dedicated to implementing and overseeing those policies, will Affirmatively Further Fair Housing in South San Francisco and decrease displacement and homelessness for the most at-risk South San Francisco residents.</p> <p><i>Sample Language: The City of South San Francisco's plans to Affirmatively Further Fair Housing for Black, Indigenous and other People of Color, particularly those with disabilities, shall include policies designed to increase the production of Extremely Low Income units, as well as adequate staff capacity to implement and monitor the impact of these policies.</i></p>	This is discussed in the draft HE and covered by the AFFH Programs.	Goal 1 Equity Programs
2/28/2022	YIMBY Law / California YIMBY	9	<p>Prioritize rezoning in high resource, historically exclusionary neighborhoods. Many of the highest resource neighborhoods with the best access to jobs, good schools, and other amenities have histories of exclusion which are still reflected in their zoning. Cities should rezone to allow more housing opportunities in those neighborhoods, particularly those with low Vehicle Miles Traveled, as part of their Housing Elements.</p>	Opportunity site corridors are focused along all major transit spines of the City with lower VMT. No rezoning planned for low density residential neighborhoods - City focused on implementing State Bill 9 standards in those areas, as applications are submitted.	Policy CRT-6, Program CRT-6.2; CST-3.1
		10	<p>Establish a strong tenant protection ordinance so that new housing benefits everyone. Development should not permanently displace current residents. Housing replacement programs, temporary housing vouchers, right of return, and demolition controls will create stability for renters while allowing new homes to be built for new households and to accommodate the growth associated with RHNA. In your sites inventory and rezoning programs, you should prioritize development on sites with owner-occupied housing & commercial uses over those with existing rent-controlled apartments or other rental housing with lower income residents.</p>	HE opportunity sites specifically focus on commercial areas and rezoning to limit impact to existing housing sites. Programs added to address this comment.	Program EQ-3.2, 3.3, 3.4
		11	<p>Support homeownership opportunities for historically excluded groups. Homeownership continues to be a path to building financial security and inter-generational wealth, which has been systematically denied to many Americans. As a society, we need to make this right by intentionally offering opportunities to communities who have been excluded. The housing element should identify opportunities to create a variety of for-sale housing types and create programs to facilitate property ownership among excluded groups.</p>	<p>Program EQ-5.2: Participate in a regional down payment assistance program.</p> <p>Program CRT-9.3: Explore shared equity homeownership models: Explore expanded use of shared equity homeownership models, including a community land trust, to increase home ownership and how to implement these models.</p> <p>Also all of the policies under the creation and facilitation goal, work together to create more affordable housing units (i.e. Program CRT-2.1 Implement Inclusionary Housing Ordinance: The City shall continue to implement the Inclusionary Housing Ordinance, in accordance with State law, requiring new rental and for sale residential development over four units to provide a minimum of fifteen (15) percent low- and moderate-income housing.)</p> <p>Program EQ-5.1: Conduct a robust evaluation of the inclusionary housing program: Evaluate the effectiveness of delivering units for residents with the greatest housing needs (e.g., single parent families, child-friendly housing, accessible/visible units for persons with disabilities).</p>	Program EQ-5.1, 5.2; CRT-9.3;
		12	<p>Adequately plan for density. Ensure that a site's density will accommodate the number of homes that are projected to be built. In addition, make sure height limits, setback requirements, FAR, and other controls allow for adequate density and the ability to achieve a site's realistic capacity. Housing will not be feasible if you have a high density paired with low height limits. This density should be emphasized around jobs and transit and should go beyond the Mullin density in those areas.</p>	Revising components of the companion zoning ordinance for the General Plan Update to ensure consistency with this guidance and ensure HE opportunity sites are probable development sites	No edits made
		13	<p>Provide sufficient zoned capacity to accommodate all income levels, including a minimum No Net Loss buffer of 30%. Not every site will be developed at maximum density during the eight-year planning period. Identify an ample amount of opportunity sites and zone the sites to accommodate lower-income housing types (usually a statutory minimum of 30 dwelling units per acre) to give the city the best chance at meeting its RHNA.</p>	20% buffer implemented for RHNA, however opportunity sites create a possible creation of far greater housing than RHNA requirements	No edits made
		14	<p>Use data from the 5th Cycle to calculate the likelihood of development for your 6th Cycle site inventory. Likelihood of development is a measure of the probability of an inventory site being developed during the planning period. The median likelihood of development across the state is 25%, meaning only one of every four sites will likely be developed during the planning period for the median city. Incorporating the likelihood of development into the zoned capacity will set the city up to successfully achieve their RHNA, making the housing element less of a paper exercise and more of an actionable, functional document.</p>	Updating Site Inventory expectations based on RHNA Cycle 5 creation of Owner vs Rental projects and updating expected inclusionary units based on that calculation. Will include summary assumption that a probable 25% development may be useful metric.	Various in Chapter 5

		15	Commit to an automatic mid-cycle adjustment if ADU permitting activity is lower than estimated in the housing element. We highly recommend complying with HCD's standards of using one of its "safe harbor" methodologies to anticipate future ADU production. However, if the city is optimistic about ADU growth, then creating an automatic mid-cycle adjustment will automatically facilitate alternative housing options (i.e., a rezoning program, removing development constraints, ADU incentives, etc.) if the city falls behind the estimated ADU production.	Safe harbor approach per guidance from 21 Elements has been utilized.	No edits made
		16	Incentivize new ADUs, including those that are rent-restricted for moderate or lower-income households or that are prioritized for households with housing choice vouchers. Consider offering low- or no-interest loans, forgivable loans, impact fee waivers for ADUs that are 750 square feet or larger, allowances to facilitate two-story and second-story ADU construction, etc.	Several programs included to address ADUs and incentivize their construction and affordability	Program CRT-6.1, 10.1, 10.2; SNP-5.5; CST-3.1;
		17	Allow residential to be built in areas that are zoned for commercial use. There are a myriad of ways to do this, but a housing overlay is one common policy. Additionally, consider eliminating new commercial space in mixed-use developments where there is not a strong demand or there is otherwise a glut of commercial space that is unused or frequently vacant.	Monitoring AB 2011 and SB 6 which streamline this process and waive CEQA but included as a program. Site inventory methodology rezones historically industrial/commercial areas to high density mixed use	Program CRT-9.1
		18	Allow flexibility in inclusionary zoning. Cities should require different percentages for different AMI levels. Additionally, we urge cities to incentivize land dedication to affordable developers in order for market-rate developers to meet their inclusionary requirements. Avoid getting trapped into thinking that the affordable units must be "sprinkled throughout" the market-rate units, or require the market-rate units to look exactly the same as the affordable ones. This should be balanced against not locating all of the affordable units in one place and ghettoizing neighborhoods by creating or perpetuating racially concentrated areas of poverty.	Re-evaluation of the inclusionary ordinance is a set program to allow the Housing staff to evaluate with City Council other options, as needed. Added Program SNP-5.2 to try to address, as well	Program EQ-5.1, Added Program SNP-5.2
		19	Ensure that the city has a ministerial process for housing permitting, especially multi-family housing, and remove impact fees for deed-restricted housing. A discretionary process for housing development creates uncertainty and adds to the cost of construction. For example, multi-family housing should not require a conditional use permit or city council approval unless the builder is asking for unique and extraordinary concessions. Right-sizing governmental constraints, entitlement processes, and impact fees will help the city successfully meet its RHNA.	Under General Plan Update and companion zoning, multi family housing will be a design review process by Planning Commission only. Design review will be based on objective standards only.	Program CST-1.1, 4.1
		20	Reduce parking standards and eliminate parking minimums. Minimum parking requirements are a major constraint on housing, especially for lower cost housing types. They can cost in excess of \$30,000 per spot and can raise rents by as much as 17%, and eliminating them is particularly important for smaller & other spatially constrained sites. Consider adopting a parking maximum.	Under General Plan Update and companion zoning, parking minimums are reduced substantially and parking maximums introduced for transit adjacent projects.	Program CST-3.2; SNP-5.4
		21	Cap fees on all new housing. Most construction costs are outside the City's control, but reducing impact fees can demonstrate that a city is serious about building new housing. At a minimum, cities should delay the collection of impact fees until the issuance of the certificate of occupancy to reduce financial impacts on new housing and make the units cheaper by not asking the developer to carry impact fee charges or debt throughout the construction phase.	Fee waivers continue to be reviewed for affordable housing only at this time. Fees are adopted by resolutions and vary upon collection time but most large fees are collected prior to issuance of Certificate of Occupancy.	Program CRT-4.3
		22	Provide local funding. One of the largest barriers to building new affordable homes is the lack of city/county funds available to assemble sites, provide gap funding, and to pay for dedicated staff. Without new funding, especially at the local level, we will not be able to build more affordable homes. There are three new revenue streams that should be considered: 1) Transfer tax, a one-time payment levied by a jurisdiction on the sale of a home, may be utilized to raise much needed revenue to fund affordable homes; 2) Vacancy tax may be collected on vacant land to convince landowners to sell their underutilized properties and be used to fund the construction of affordable homes; 3) Commercial linkage fees should be adopted or revisited for increases on new commercial developments.	Introducing new program to explore prioritization of Commercial Linkage Fee. Program EQ-6.3 Affordable Housing Fund Policy: The City anticipates significant income from its commercial linkage fee over the next five years. City staff will prioritize acquisition of land for the development of new affordable housing once enough funds are received.	Program EQ-6.3
4/25/2022	YIMBY Law / Greenbelt Alliance	23	To meet the 6th cycle RHNA target, the rate of new housing permits in South San Francisco would need to increase from 278 units per year in 2018-2021 to 494 units per year in the next 8 years. This is a 78% increase from recent years. If the current pace were to continue, South San Francisco would meet only 56% of its new housing target.	Added New Program to ensure implementation: Program CRT-8.2 Adopt Updated Zoning Ordinance as Companion to General Plan 2040: Adopt companion zoning to implement the General Plan 2040 Update and implement up zoning to create and facilitate new housing and opportunity sites.	Program CRT-8.2
			Based on these trends, it is unlikely that South San Francisco's existing realistic zoning capacity is sufficient to meet its 6th cycle RHNA target. According to HCD's Housing Element Site Inventory Guidebook, housing elements must analyze the realistic capacity of their sites, which may include considerations of "[l]ocal or regional track records", "past production trends", and "the rate at which similar parcels were developed during the previous planning period". A housing element that does not include a significant rezoning component is therefore unlikely to be compliant with state law.	Added New Program to ensure implementation: Program CRT-8.2 Adopt Updated Zoning Ordinance as Companion to General Plan 2040: Adopt companion zoning to implement the General Plan 2040 Update and implement up zoning to create and facilitate new housing and opportunity sites.	Program CRT-8.2
		24	We urge South San Francisco to include a major rezoning component in its Housing Element—a rezoning large enough to close the gap between recent housing production trends and the RHNA target. The rezoning should be within existing communities and should comply with the city's obligation to Affirmatively Further Fair Housing. We also urge South San Francisco to ease any other constraints, such as discretionary approval processes or impact fees, that may impede the rate of development on your city's housing sites.	Added New Program to ensure implementation: Program CRT-8.2 Adopt Updated Zoning Ordinance as Companion to General Plan 2040: Adopt companion zoning to implement the General Plan 2040 Update and implement up zoning to create and facilitate new housing and opportunity sites.	Program CRT-8.2
6/14/2022	21 Elements Equity Advisory Group	25	Just cause eviction, relocation benefits, and first right of return. Tenant protections beyond state law. (Ex: Oakland Just Cause for Eviction Ordinance; Redwood City Relocation Assistance Program, LAHD Rent Stabilization Ordinance)	Updated Program included; Program EQ-3.2: Evaluate and develop a local just cause for eviction ordinance to go above California's Tenant Protection Act (TPA), the state's just cause for eviction law adopted in 2019. The state law explicitly authorizes cities to pass stronger local ordinances, because the state legislature intended the state law to be a floor, not a ceiling, on tenant protections. Other programs related include: Program PRSV-5.2 Assist Tenants at risk of Displacement: Program EQ-3.3: Create a rental task force.	Program EQ-3.2, 3.3; PRSV-5.2;
		26	Prioritize city affordable housing funds, city-owned land, and land dedicated to affordable housing for projects which include more units at deeper levels of affordability or for special needs populations at greatest risk of homelessness. Scoring guidelines for RFPs for these city resources should give greater preference for projects which include more units at deeper levels of affordability or target special needs populations.	Incorporated into programs throughout Housing Element Update	Program EQ-6.X; CRT-3.1, 4.1, Policy CRT-4 and Programs 4.2, 4.3; Policy SNP-5 and Program SNP-5.1, 5.2, 5.3
		27	Expand local funding sources for development of affordable housing. Can include policies such as commercial linkage fees, vacancy taxes, transfer tax, etc. (Ex: San Jose Measure E).	Introducing new program to explore prioritization of Commercial Linkage Fee. Program EQ-6.3 Affordable Housing Fund Policy: The City anticipates significant income from its commercial linkage fee over the next five years. City staff will prioritize acquisition of land for the development of new affordable housing once enough funds are received.	Program EQ-6.3; CRT-4.2

		28	Rent Stabilization. Tenant protections beyond state law. (Ex: Oakland Rent Adjustment Program, LAHD Rent Stabilization Ordinance)	Including in existing program EQ-3.2 and 3.3 for City Council to hold a public hearing to evaluate the State program as a floor and options to include more local controls in 2023.	Program EQ-3.2 and 3.3
		29	Fee exemptions for 100% affordable housing projects.	Fee waivers continue to be reviewed for affordable housing only at this time. Fees are adopted by resolutions and vary upon collection time but most large fees are collected prior to issuance of Certificate of Occupancy.	Program CRT-4.3
		30	Allow exceptions to development standards for 100% affordable housing projects. Can include but is not limited to reduced/waived parking requirements, Minimum lot sizes, widths, setbacks, etc (Ex: Half Moon Bay)	Will continue to rely on State Density Bonus Law via Program CRT-4.5	Program CRT-4.5; SNP-5.3
		31	Implement inclusive design standards beyond state and federal law to increase cross-disability access to housing (Refer to The Kelsey's Housing Design Standards for Inclusion and Accessibility)	No edits made and Program SNP-3.1 will continue to be applied	Program SNP-3.1
		32	Increase language accessibility. Require affirmative marketing of units to non-English speakers, make multilingual applications available, and perform active outreach to newly arrived immigrants and refugees.	This is current process for City - Materials are made available in up to four languages, including Tagalog, Spanish, Chinese, and English	No edits made
		33	Promote fair housing information to residents. Provide residents with information about renter protections and monetary relief available to victims of unlawful housing practices. Post information in easily available locations on jurisdiction websites and send regular mailers to renters within the community.	Existing Program	Program EQ-2.1, 3-1
		34	Analyze past racially discriminatory policies and report data regarding ongoing impacts. 1) Conduct a systematic review of the preliminary title report and eradicate any language of racially restrictive covenants. 2) Provide information re: location and ratio of renters and owners and their correlation with the patterns of racial and ethnic segregation in San Mateo County. 3) Provide information re: demographics and environmental health – identify disparities in access to environmentally healthy neighborhoods.	Evaluated under the AFFH section of the Housing Element	Program EQ-1.2
		35	Affordable housing overlay for nonprofits and religious institutions. Create a housing overlay allowing at least the local mullin density (20 or 30 du/ac) on all nonprofit- or religious institution-owned land throughout the entirety of jurisdiction. Relax design standards and zoning regulations for projects with 20% extremely low income, 30% very low income, or 50% low income units.	Monitoring AB 2011 and SB 6 which streamline this process for commercially zoned properties and waive CEQA but included as a program	Program CRT-9.1
		36	Accessible housing near transit. Reduce parking minimums for developments within 0.5 miles of transit. Eliminate parking minimums entirely for developments within 0.5 miles of transit that serve residents with disabilities and low-, very low-, or extremely low-income households.	Parking minimums to be reduced to match AB 2097 as appropriate during General Plan Update and Zoning Ordinance Update	Program CRT-8.2
7/5/2022	Build Up San Mateo County	37	<p>Basic: identifying the linkage between housing and child care availability; and, if needed, ensuring alignment with state law in regard to Large Family Child Care Homes.</p> <ul style="list-style-type: none"> • Support family housing that addresses residents' needs for child care, youth services, recreation opportunities and access to transit. • Ensure that zoning code and permitting practices are consistent with state law (2019) that prohibits use permits, business licenses, etc. for Large Family Child Care Homes. • Maintain the quality of life within neighborhoods by maintaining an adequate level of community facilities, such as child care centers and municipal services. • Facilitate and encourage the development of larger rental units appropriate for families with children, including the provision of supportive services such as family child care. • Support the provision of child care services, employment training, rental assistance, and other supportive services to enable households to be self-sufficient. • Promote sustainable communities through locating housing near employment, transportation, child care and other community services. 	City will implement the adopted 2030 Child Care Master Plan	No edits made
		38	<p>Supportive: reducing barriers in zoning, permitting processes, fees, etc.; and promoting existing housing-related resources to Family Child Care Home Providers.</p> <ul style="list-style-type: none"> • Encourage the siting and development of child care centers and family child care homes in all residential, mixed-use, and other zones where residences are permitted, for the convenience of families. • Encourage the establishment of child care centers in appropriate locations and consider modified zoning standards and review procedures and other incentives to facilitate their development. • Reduce permitting requirements or allow child care centers by right in some zones (and building types). <ul style="list-style-type: none"> • Allow child care facilities to serve as traffic mitigation measures. • Encourage the inclusion of space for child care in new housing developments, including affordable housing developments. • Promote existing housing-related programs to Family Child Care Home providers, including but not limited to: fair housing counseling, housing rehabilitation loans, renovation/repair, first-time homebuyer and down payment assistance. 	City will implement the adopted 2030 Child Care Master Plan	No edits made
		39	<p>Proactive: engaging developers to build space for child care; providing land/financing.</p> <ul style="list-style-type: none"> • Provide incentives for developers to provide child care facilities or services as part of new residential, commercial, and industrial developments, including but not limited to: density bonuses, increases in floor area ratios, parking reduction, community benefits credit, traffic impact fee exemption, expedited entitlements, or modifications to zoning regulations. <ul style="list-style-type: none"> • Assess the demand for child care created by new housing developments. • Work proactively with all housing developers to incorporate, where feasible, child care that serves families of all incomes and children of all ages. • Include child care facility space as a priority or required component in Request for Proposals (RFPs) for city land and Notices of Funding Available (NOFA) for affordable housing developments. • Support inclusion of specially designed and located housing units, in multi-family projects, for licensed Family Child Care Home providers. (Resource materials available) 	City will implement the adopted 2030 Child Care Master Plan	No edits made
7/29/2022	Housing Leadership Council	40	Nonetheless, South San Francisco will continue to face challenges in planning for affordable housing, especially very low- and extremely low-income housing. Over the last housing element cycle, 16 low-income and 89 very low-income units were built in SSF, just 5.7% and 15.8% of the 5th cycle RHAN goal, respectively. Even with its recent rezonings in place, SSF has not yet demonstrated capacity to meet its very low-income RHNA obligation for the 6th RHNA cycle, much less its obligations for the other cycles slated to occur between now and 2040.	<p>During the last RHNA cycle the City adopted both a Commercial Linkage Fee and an Inclusionary Housing policy. In addition to upzonings, having these policies on the books through the duration of the RHNA cycle should yield significantly more units.</p> <p>Additionally, projections have been corrected and updated to reflect accurate demonstrated capacity. SSF appreciates HLC identifying the issue with the numbers as previously presented.</p>	Section 3.11

		41	Furthermore, from 2010 to 2020 median "Home prices increased by 114% from 2010 to 2020," to \$1,190,200.2 From 2009 to 2019, median rent increased by almost \$1,000. Though SSF presents this data demonstrating the need for more deeply affordable housing, the city pursues few policies to promote such housing. As will be elaborated more in later sections, the city's housing element Goal #3, "Remove Constraints to Housing Development," does not make any substantial commitments to remove constraints. Though other sections directly address some significant identified special housing needs, such as housing for the disabled, few policies target production of general very low-income housing.	The HE has been updated to make more firm commitments to affordable housing production.	Program EQ-6.1, 6.2, 6.3
		42	SSF's housing element likely leaves some constraints unaddressed because the draft constraints analysis does not acknowledge very many of them. According to the draft, "The City of South San Francisco does our best to avoid all these selfimposed constraints on housing production." In its efforts to paint the city in the best light possible, the draft housing element sometimes ties itself into knots, claiming "While not an obstacle to housing development, the existing General Plan was limited in furthering South San Francisco's housing goals given the limited priority development areas near mass transit." Somehow, the existing General Plan was "not an obstacle" to housing while also being "limited in furthering" SSF's housing goals.	Comment Noted and updates made where possible	Various
		43	Nonetheless, the draft housing element makes reasonable cases that standard barriers to housing development, such as high fees and long permit processing times, are not significant constraints in South San Francisco. Those constraints that SSF considers, it tends to justify. However, some constraints merit further discussion, including: - Setbacks and Minimum Lot Size Requirements: Large setbacks, minimum lot width and depth, and other requirements on usage of lots size potentially present a significant constraint on housing development in the Downtown Residential and the Downtown Station Area Zoning Districts. - Floor Area Ratio: FARs of 0.5, 3.0, and 4.0 in the DRC, LNC, and GAC Downtown Station Area Zoning Districts likely constrain housing in those locations. For example, the DRC zone requires a minimum 80 du/ac and allows a maximum of 125 du/ac, both unrealistically high densities for the vast majority of lots with a 0.5 FAR. - Lack of Access to Local Subsidy: Despite implementation of a commercial linkage fee and in-lieu fees to fund affordable housing, to HLC's knowledge SSF does not have a program to regularly release a Notice of Funding Availability to the affordable housing development community. Furthermore, the city has substantial publicly owned land on which it could further promote affordable housing.	Zoning Comments have been shared with the City's Zoning Consultant for consideration related to the General Plan Update. SSF commercial linkage fee went into effect in 2019. There is some time-delay in receipt of fees as while projects submitting applications as of January 1, 2019 are required to pay the fee, payment is not due until issuance of building permits. In January 2022 staff presented to Council's Housing Subcommittee that approximately \$4.7M in fees had been collected to-date and that 1 acre of land is estimated to cost between \$5.6 and \$8M depending on how development-ready the land is. Staff had requested during this presentation that the Council Subcommittee recommend that Council approve a Funding Plan which included a \$9M NOFA in 2023-24. Council's interest in the City owning, managing, and operating housing has put on pause direction/next-steps to release a NOFA.	Program EQ-6.3
		44	Though the Housing Leadership Council was not able to review South San Francisco's site inventory, we noticed that the city currently plans for only 670 very low-income units to be developed over the next RHNA cycle, well below the city's allocation of 871 VLI units. In order to comply with RHNA guidelines, the city will need to demonstrate capacity for the full quantity of VLI homes.	Projections have been corrected and updated to reflect accurate demonstrated capacity. SSF appreciates HLC identifying the issue with the numbers as previously presented.	Section 3.11
		45	Fortunately, SSF's site inventory provides a strong foundation for promoting affordable housing. Because more than half of its lower-income units are projected to come from pipeline units and ADUs, the city elects to evaluate "opportunity sites under the standard burden of proof rather than substantial evidence," meaning that the city needs a lower burden of proof in order to plan for lower-income housing on a site. Despite this wiggle room, SSF uses its minimum densities to calculate realistic site capacity. Though HLC questions the validity of some of SSF's selected sites and its ADU projections, at a glance it appears that the city has complied with the letter of the law and produced site inventory projections according to HCD's guidelines. Thus, SSF can plan to increase its deeply affordable housing production from a strong starting point.	Minimum densities were used to achieve a conservative estimate, however, most projects in pipeline are assuming maximum densities so SSF anticipates higher production on opportunity sites that are developed (assuming at least 25% of opportunity sites are developed based on previous RHNA cycle production)	No edits made
		46	Program EQ-3.2, "Conduct a public hearing to consider an anti-displacement plan: This program outlines an important first step toward implementing an anti-displacement plan, but would benefit from clearer quantified objectives to guide the council discussion.	A commitment to holding this hearing in 2023 has been added. A commitment to develop objectives to measure the success of any program/policy has been added.	Program EQ-3.2
		47	Program EQ-7.1, "Prioritize Capital Improvement Program for vulnerable populations": Outlines a strong vision to enhance equity for the Orange Park neighborhood but needs quantified objectives by which to measure a capital improvement program.	Language has been strengthened to support an AFFH or other equity analysis for any future CIP project	Program EQ-7.1
		48	Program EQ-8.1, "Create Preservation Plan": Needs quantified objectives by which to measure preservation plan.	Language has been strengthened and additionally a related preservation policy around adding deed restricted affordable units has been added within the Creation and Facilitation section, "CRT-9.4 Explore Adoption of Community Opportunity to Purchase Act Policy"	Program CRT-9.4
		49	Program CRT-4.1, "Site Acquisition for Affordable Housing": Promises to "work with for-profit and nonprofit housing developers to acquire sites," but has no quantified objectives or other metric with which to measure success. The program should specify a funding source and a specific timeline for completion. In order to strengthen this program, the city should build on it by recognizing South San Francisco's abundance of publicly owned land that could be used for affordable housing. The city should identify city-owned sites that can be used to promote deeply affordable housing and commit to implementing an RFP for each site within the first three years of the 6th cycle planning period.	New Program per City Council request: CRT-4.6 City led acquisition and/or development of mixed income affordable housing: The City shall pursue site acquisition and/or development of parcels to construct a goal of up to 300 units of mixed income affordable housing for very-low, low- and moderate-income housing.	Program CRT-4.6
		50	Program CRT-4.3, "Allow Waivers or Deferrals of Planning, Building, and Impact Fees for Affordable Housing Developments": Promises to "continue to consider the waiver of application and development fees for affordable housing development. Time frame is ongoing; waivers are to be granted on a "case-by-case" basis, which is inadequate to promote housing. - Needs quantified objectives; City should instead commit to implementing pre-specified conditions for fee waivers	Language and Timeline updated	Program CRT-4.3
		51	Program CRT-7.2, "Allow housing on sites with institutional uses": This program makes a significant commitment to allow housing on "sites used for institutional purposes, such as educational facilities and churches," but the program has no timeline; rather, it "Will be considered at some time during period 2023-2031." - By adding a clear timeline and quantified objectives for affordable housing on institutional sites, the city will set guidelines for required densities and other incentives to promote housing on these sites.	Timeline updated	Program CRT-7.2

		52	Policy CRT-8, "Encourage a variety of housing types ... at a range of densities": This policy doesn't have any substantive supporting programs.	Policy is general; Program CRT-8.1 focuses effort on Lindenville for this RHNA cycle. Program CRT-8.1 Facilitate live/work housing in Lindenville: Provide opportunities for live/work options to support a creative economy and meet the changing needs of workspaces. Focus on the Lindenville Area in particular as a location for live/work opportunities. Responsibility: Department of Economic and Community Development – Planning Division Time Frame: Lindenville Specific Plan Adoption estimated in 2023 Funding Source: Staff time to ensure zoning consistency with this General Plan goal	Program CRT-8.1
		53	Program CRT-9.1, "Affordable housing overlay zone": Needs quantified objectives to guide affordable housing overlay zone, ensure the program creates strong enough incentives to achieve measurable goals	Updated Program - Adoption of AB 2011 and SB 6 will set in motion an update to the Zoning Ordinance to comply with State requirements	Program CRT-9.1
		54	The draft housing element may benefit from adoption or adjustment of other policies as well, which HLC may recommend in the coming weeks as we review the document more closely.	Comment Noted	No edits made
8/8/2022	San Mateo County Anti-Displacement Coalition	55	Include a housing element program to adopt a local just cause for eviction ordinance. Every Bay Area Jurisdiction must update its housing element by January of 2023, and every housing element must include actions to affirmatively further fair housing (AFFH). Renters are disproportionately people of color, due to decades of discrimination and outright exclusion from homeownership opportunities. Moreover, arbitrary evictions often target people of color, immigrants, and other members of protected classes who may be "less desirable" renters in the minds of some landlords. Cities should include a commitment to adopt a just cause for eviction ordinance in the program of actions that will be taken in order to meet the AFFH requirements, address the housing needs of low-income renters, as well as to meet the requirement to preserve existing, non-subsidized, affordable housing stock.	Including as an expanded program in EQ-3.4 for City Council to hold a public hearing to evaluate the State program as a floor and options to include more local controls in 2023.	Program EQ-3.4
		56	Prioritize just cause for eviction for council consideration in 2022. With evictions already on the rise, we need just cause for eviction passed this year. We urge you to take a public position to support passing a strong local ordinance in 2022.	Included as an expanded program EQ-3.4 for City Council to hold a public hearing to evaluate the State program as a floor and options to include more local controls in 2023.	Program EQ-3.4
8/9/2022	Valley Oak Partners	57	The city's Zoning & General Plan updates will be adopted in advance of the RHNA 6 Cycle, allowing the City to far exceed its required number of residential units in this upcoming 6th Cycle. The city's RHNA requirement is 3,956 units with a 20% buffer for a total of 4,747 units. PDF page #74 (of the city's draft Housing Element) shows the city has an "Excess Capacity" in its current Site Inventory List of the Housing Element of 9,153 units (over the RHNA requirement + 20% buffer). Given this unique excess capacity, the city could revise and lower the density range in the T3C area and not risk falling below the 4,747 unit RHNA benchmark. Lowering the T3C density would allow the construction of a product type more compatible with adjacent residential even after accounting for any density increases allowed by the State Density Bonus Law. The new T3C Zoning is proposed for roughly 7 different areas of the City. Several of these areas are immediately adjacent to existing single-family homes.	This edit has been made in associated zoning for General Plan 2040 Update with no major impact to RHNA projections	No edits made
8/5/2022	Campaign for Fair Housing Elements / YIMBY Law	58	First, the City should allow a metropolitan density of 30 homes per acre throughout its territory. But for bad policy, density would be normal in the Bay Area. As we wrote this spring, the City must "plan for density" and recognize that its pace of home production will only achieve 56% of its housing need. (Draft, PDF pp.210–15.) While we applaud the City's "good sense of development feasibility" (id., p.67), the fact remains that millions of Californians are needlessly cost-burdened by a policy-driven housing shortage. It is thus harmful to mandate, rather than tolerate, low-density development. (Cf. Draft, p.49–51 ["single-family residential is the dominant land use"].) Since "30 units per acre ... provid[es] favorable prospects for affordable units," and HCD encourages an ample capacity buffer, we recommend the City legalize this metropolitan density throughout its territory. (Draft, p.68; HCD Site Inventory Guidebook p.22.)	Comment noted but no change made.	No edits made
		59	Second, the City should implement an anti-displacement policy now. We also urged "a strong tenant protection ordinance." (Draft, PDF p.211.) To that end, the City plans to convene "a Renter's Task Force to explore an anti-displacement plan" (id., p.139), and we encourage that effort. But the City acknowledges what might be done, and nothing prevents it from enacting any of "a rent stabilization policy, just-cause eviction and harassment protections, tenant and landlord mediation programs, right of first refusal, rental assistance, tenant legal counseling, [or] a rent board to implement the program" now. (See <i>ibid.</i>) State law already guarantees a "right of first refusal" in South San Francisco. (See Gov. Code § 66300(d)(2)(d)(ii).) We challenge the City to improve on this guarantee.	Comment noted. Program edited as follows: Program EQ-3.2: Conduct a public hearing to consider an anti-displacement plan. in 2023: Develop a Renter's Task Force to Explore an anti-displacement plan to halt displacement in the City, particularly in Downtown, Sign Hill, El Camino, and Sunshine Gardens, which may include a rent stabilization policy, just cause-eviction and harassment protections, tenant and landlord mediation programs, right of first refusal, rental assistance, tenant legal counseling, and a rent board to implement the program. As policies are developed/adopted, develop objectives by which to measure the success of each program area.	Program EQ-3.2
		60	Third, the City should abolish design review in favor of a ministerial process for multifamily housing. Last, we noted that "discretionary process[es]" impede the construction of multifamily housing. (Draft, PDF p.213.) Again, the City excels here in its transparency and leads the county in its processing times (id., pp.59–62)—and again, a severe housing shortage demands fundamental change. "Design review" need not and should not be "required of all new construction in South San Francisco." (Cf. id., p.60.) The City should abolish this discretionary process and adopt fully objective standards that guard only against safety concerns such as flooding, fire, and earthquakes; there is no legitimate reason in a housing shortage to tie up home construction for want of a "gable roof addition," "thicker columns," or a "rectangular window." (Cf. South San Francisco Design Review Guidelines, PDF pp.14,17,19.)	Multi-family projects will require Design Review and approval of any State Density Bonus Law concessions or design waivers by Planning Commission only. City Council will only approve legislative change requests.	No edits made
8/9/2022	Joint CC/PC Study Session	61	Consider Rental Assistance/Guaranteed Income as a continuing program	New Program EQ-8.4 and 8.5	Program EQ-8.4, EQ-8.5
		62	Consider city owned parcels for dedication to low income housing development as a program	New Program CRT-4.6 City led acquisition and/or development of mixed income affordable housing: The City shall pursue site acquisition and/or development of parcels to construct a goal of up to 300 units of mixed income affordable housing for very-low, low- and moderate-income housing.	Program CRT-4.6
		63	Consider program to develop, coordinate, and provide available sites for affordable housing	New Program CRT-4.6 City led acquisition and/or development of mixed income affordable housing: The City shall pursue site acquisition and/or development of parcels to construct a goal of up to 300 units of mixed income affordable housing for very-low, low- and moderate-income housing.	Program CRT-4.6

		64	Consider program to for just cause eviction ordinance	Including an expanded program EQ-3.2 for City Council to hold a public hearing to evaluate the State program as a floor and options to include more local controls in 2023.	Program EQ-3.2
		65	Consider strengthening program for development along El Camino Real	El Camino Real is focus of opportunity sites	No edits made
		66	Consider a program to focus funding prioritization of Commercial Linkage Fees	Incorporated into programs throughout Housing Element Update	Program EQ-6.X and 8.1; CRT-3.1;
		67	Consider upzoning Treasure Island Mobile Home Park from RH-50 to T5C zoning	Site can be rezoned as part of a General Plan and Zoning Amendment Request	No edits made
		68	Consider program to permit further parking reduction if a higher percentage of affordable housing is provided with a project	This is covered by State Density Bonus Law and included in sevreal policies and programs in this Housing Element.	Program CST 3.2; CRT-4.5; SNP 1.1, 1.2; 5.3 and 5.4;
1/0/1900	CC Study Session	69	Add program to study Veteran's Housing	New program created CRT-8.3	Program CRT-8.3
	Council	70	Modify Program EQ-9.2 to ensure home repair support for low income property owners OR tenants	Program EQ-7.2 modified	Program EQ-7.2
	Council	71	Modify Program CRT-9.1 to create flexibility for an affordable housing overlay that allows projects to qualify with less than 100% affordable project	Program CRT-9.1 Modified	Program CRT-9.1
	HLC Comment	72	Commit to prioritization of commercial linkage fees in Program EQ-6.3	Program EQ-6.3 Modified	Program EQ-6.3
	HLC Comment	73	Clarify density that would be allowed for housing on institutional uses in Program CRT-7.2	Program CRT-7.2 Modified	Program CRT-7.2

Submitted Date	Commenting Agency	No.	Comment	SSF Response	Location in HE if Modified
1/24/2022 and 2/8/22	Housing Choices	1	Establish and monitor a quantitative goal. Tracking the City's success in housing people with developmental disabilities is essential to determine whether policies and programs are having an effect in overcoming historic patterns of discrimination and exclusion of people with developmental disabilities from affordable housing. A goal of 150 new Extremely Low-Income and Acutely Low Income housing units for South San Francisco residents with developmental disabilities over the period of the 2023 Housing Element would represent meaningful progress towards the total unmet housing need of this special needs group. <i>Sample Language: The City of South San Francisco shall monitor progress towards a quantitative goal of 150 new Extremely Low and Acutely Low Income housing units that are subject to a preference for people with developmental disabilities needing the coordinated services provided by Golden Gate Regional Center to live inclusively in affordable housing.</i>	Included as Policy SNP-5	Policy SNP-5
		2	Target City-Owned Land, Land Dedicated to Affordable Housing under the Inclusionary Ordinance and City Housing Funds to Meet City-Specific Priorities. City-owned land, land dedicated to affordable housing in lieu of providing affordable units under the inclusionary ordinance, and city housing funds are often essential to the development of affordable housing that is financially feasible in South San Francisco. In creating guidelines for the scoring of any competitive proposals for these scarce resources, the City should grant additional points to affordable housing projects that address the housing needs of the South San Francisco residents who are most difficult to house under existing state and federal housing finance programs—for example, by prioritizing proposals with a higher number of extremely low income units or that make a percentage of units subject to a preference for identified categories of special needs people who would benefit from coordinated onsite services, including but not limited to people with developmental disabilities who benefit from services of the Golden Gate Regional Center. <i>Sample Language: In publishing requests for competitive proposals for any city-owned land, land dedicated to affordable housing under the city's inclusionary ordinance or city housing funds, the City of South San Francisco shall grant additional points to proposals that address the city's most difficult to achieve housing priorities, by, for example, providing a greater number of extremely low-income units or committing to make a percentage of the units subject to a preference for people with special needs who will benefit from coordinated onsite services, such as people with developmental disabilities who receive services from the Golden Gate Regional Center.</i>	Included as Program SNP-5.1	Program SNP-5.1
		3	Offer Developers a Range of Affordability Options Under the Inclusionary Ordinance. Most adults with developmental disabilities have incomes too low to satisfy minimum income requirements for the Very Low Income and Low Income units currently offered under the city's inclusionary ordinance and are effectively excluded from this housing option. California law (AB 1505, the "Palmer Fix") explicitly allows cities to adopt inclusionary housing ordinances that address a range of income levels from moderate income to extremely low-income. The City should take advantage of this authority to make its ordinance more responsive to local needs by offering developers of market rate housing a menu of options for including affordable units, for example, by setting a higher percentage of units priced for moderate income and a lower percentage of units if priced for extremely low income. Such a menu would address a broader range of South San Francisco housing needs, while giving developers more options for meeting the inclusionary requirement. <i>Sample Language: The City of South San Francisco shall revise its inclusionary housing ordinance to offer developers a menu of options for achieving affordability, adjusting the percentage of units required to be affordable depending on the degree of affordability achieved (moderate-income, low income, very low income, and extremely low income).</i>	Revised Program CRT-2.2 and added Program SNP-5.2	Program CRT-2.2; SNP-5.2
		4	Local Density Bonus Priorities. The state density bonus law incentivizes the production of housing at the Low and Very Low Income level. But in counties like San Mateo County, with the highest Area Median Income in the state, these incentives reward the targeting of income levels that effectively exclude the many people with disabilities and seniors living on fixed incomes well below the Very Low Income target. South San Francisco should add additional local incentives to the state density bonus law to reward the production of more housing for South San Francisco residents who do not benefit from the Low and Very Low Income units produced under the state density bonus law—for example, projects with a percentage of Extremely Low Income units and/or projects that make a percentage of units subject to a preference for identified categories of special needs people who would benefit from coordinated onsite services, including but not limited to people with developmental disabilities who benefit from services of the Golden Gate Regional Center. <i>Sample Language: In addition to implementing the California density bonus statute, the City shall provide an additional local density bonus, incentives, or concessions for housing projects that include a percentage of the units for people at the Extremely Low Income affordability level and/or target special needs populations, such as people with disabilities who will benefit from coordinated onsite services provided by the Golden Gate Regional Center.</i>	Included as Program SNP-5.3	Program SNP-5.3
		5	Reduce Parking Requirements for People with Developmental and Other Disabilities. Because most adults with developmental disabilities do not drive or own a car, the City of South San Francisco should revise its ordinances to limit parking required for affordable units for people with developmental disabilities to 5 space for each affordable studio or 1 bedroom unit and 1 space for an affordable 2 bedroom unit or larger. A similar reduction is recommended for affordable, physically accessible units. <i>Sample Language: The City of South San Francisco shall encourage the inclusion of people with developmental and other disabilities in affordable housing by recognizing their transit dependence and establishing lower parking ratios for units targeted to people with developmental and other disabilities than would otherwise be required for affordable housing.</i>	Included as Program SNP-5.4. Current parking policy is permissive and supports parking reductions for affordable units. Updated in companion zoning ordinance for General Plan Update. For studios and one bedroom units: 1 space min. per unit. In Transit Station Areas: 0.5 spaces min., 1.0 spaces max. per unit.; For two bedroom units: 1 spaces min. per unit. In Transit Station Areas: 0.5 spaces min., 1.5 spaces max. per unit.	Program SNP-5.4
		6	Affirmative Marketing of Physically Accessible Units: Developers are allowed to affirmatively market accessible units to disability-serving organizations in San Mateo County (i.e. Golden Gate Regional Center, Housing Choices Coalition for Person with Developmental Disabilities, Center for Independence of Individuals with Disabilities and others) but rarely take this step. Affirmative marketing is particularly needed by people with developmental disabilities who, because of cognitive, communication and social impairment, may rely on housing navigation services funded by the Golden Gate Regional Center to learn about and apply for affordable housing. <i>Sample Language: As a condition of the disposition of any city-owned land, land dedicated to affordable housing under the city's inclusionary ordinance, the award of city financing, any density bonus concessions, or land use exceptions or waivers for any affordable housing project, the City shall require that the housing developer implement an affirmative marketing plan for physically accessible units which, among other measures, provides disability-serving organizations adequate prior notice of the availability of the accessible units and a process for supporting people with qualifying disabilities to apply.</i>	Included as Program SNP-5.6	Program SNP-5.6
		7	Extremely Low-Income Accessory Dwelling Units. As part of a larger plan to increase the supply of Accessory Dwelling Units (ADUs), the City should consider creating a financing program for homeowners who build ADUs and rent them for at least 15 years at Extremely Low Income rent levels or that are subject to a preference for identified categories of special needs people who would benefit from coordinated onsite services, including but not limited to people with developmental disabilities who benefit from services of the Golden Gate Regional Center. <i>Sample Language: Subject to funding availability, the City shall devise a program of financing for Accessory Dwelling Units subject to rent restrictions for at least 15 years at Extremely Low-Income rent levels and/or target special needs populations, such as people with disabilities who will benefit from coordinated onsite services provided by the Golden Gate Regional Center.</i>	Included as Program SNP-5.5	Program SNP-5.5
		8	Affirmatively Further Fair Housing by Producing More Extremely Low-Income Housing. Not only is disability the highest-ranked source of Fair Housing complaints in San Mateo County, a growing body of San Mateo County data indicates that Black, Indigenous and other People of Color (BIPOC) with disabilities experience higher rates of severe rent burden than either BIPOC without disabilities or whites with disabilities. This is attributable to the lack of housing priced to be affordable to Extremely Low Income (ELI) households with incomes below 30% of Area Median Income. South San Francisco offers its residents exceptional employment, educational and social opportunities but the severe shortage of Extremely Low Income rental units means that BIPOC—particularly those with disabilities—may be excluded from enjoying those community assets. Multiple barriers including high land and construction costs and limited funding make it difficult for developers to produce Extremely Low Income units that will overcome such disparities. Policies that lead to increased production of Extremely Low Income units, as well as city staff dedicated to implementing and overseeing those policies, will Affirmatively Further Fair Housing in South San Francisco and decrease displacement and homelessness for the most at-risk South San Francisco residents. <i>Sample Language: The City of South San Francisco plans to Affirmatively Further Fair Housing for Black, Indigenous and other People of Color, particularly those with disabilities, shall include policies designed to increase the production of Extremely Low Income units, as well as adequate staff capacity to implement and monitor the impact of these policies.</i>	This is discussed in the draft HE and covered by the AFFH Programs.	Goal 1 Equity Programs
2/28/2022	YIMBY Law / California YIMBY	9	Prioritize rezoning in high resource, historically exclusionary neighborhoods. Many of the highest resource neighborhoods with the best access to jobs, good schools, and other amenities have histories of exclusion which are still reflected in their zoning. Cities should rezone to allow more housing opportunities in those neighborhoods, particularly those with low Vehicle Miles Traveled, as part of their Housing Elements.	Opportunity site corridors are focused along all major transit spines of the City with lower VMT. No rezoning planned for low density residential neighborhoods - City focused on implementing State Bill 9 standards in those areas, as applications are submitted.	Program CRT-6.2; CST-3.1
		10	Establish a strong tenant protection ordinance so that new housing benefits everyone. Development should not permanently displace current residents. Housing replacement programs, temporary housing vouchers, right of return, and demolition controls will create stability for renters while allowing new homes to be built for new households and to accommodate the growth associated with RHNA. In your sites inventory and rezoning programs, you should prioritize development on sites with owner-occupied housing & commercial uses over those with existing rent-controlled apartments or other rental housing with lower income residents.	HE opportunity sites specifically focus on commercial areas and rezoning to limit impact to existing housing sites. Programs added to address this comment.	Program EQ-3.2, 3.3, 3.4
		11	Support homeownership opportunities for historically excluded groups. Homeownership continues to be a path to building financial security and inter-generational wealth, which has been systematically denied to many Americans. As a society, we need to make this right by intentionally offering opportunities to communities who have been excluded. The housing element should identify opportunities to create a variety of for-sale housing types and create programs to facilitate property ownership among excluded groups.	Program EQ-5.2: Participate in a regional down payment assistance program. Program CRT-9.3: Explore shared equity homeownership models: Explore expanded use of shared equity homeownership models, including a community land trust, to increase home ownership and how to implement these models. Also all of the policies under the creation and facilitation goal, work together to create more affordable housing units (i.e. Program CRT-2.1 Implement Inclusionary Housing Ordinance: The City shall continue to implement the Inclusionary Housing Ordinance, in accordance with State law, requiring new rental and for sale residential development over four units to provide a minimum of fifteen (15) percent low- and moderate-income housing.) Program EQ-5.1: Conduct a robust evaluation of the inclusionary housing program: Evaluate the effectiveness of delivering units for residents with the greatest housing needs (e.g., single parent families, child-friendly housing, accessible/visitable units for persons with disabilities).	Program EQ-5.1, 5.2; CRT-9.3;
		12	Adequately plan for density. Ensure that a site's density will accommodate the number of homes that are projected to be built. In addition, make sure height limits, setback requirements, FAR, and other controls allow for adequate density and the ability to achieve a site's realistic capacity. Housing will not be feasible if you have a high density paired with low height limits. This density should be emphasized around jobs and transit and should go beyond the Mullin density in those areas.	Revising components of the companion zoning ordinance for the General Plan Update to ensure consistency with this guidance and ensure HE opportunity sites are probable development sites	No edits made
		13	Provide sufficient zoned capacity to accommodate all income levels, including a minimum No Net Loss buffer of 30%. Not every site will be developed at maximum density during the eight-year planning period. Identify an ample amount of opportunity sites and zone the sites to accommodate lower-income housing types (usually a statutory minimum of 30 dwelling units per acre) to give the city the best chance at meeting its RHNA.	20% buffer implemented for RHNA, however opportunity sites create a possible creation of far greater housing than RHNA requirements	No edits made

			Use data from the 5th Cycle to calculate the likelihood of development for your 6th Cycle site inventory. Likelihood of development is a measure of the probability of an inventory site being developed during the planning period. The median likelihood of development across the state is 25%, meaning only one of every four sites will likely be developed during the planning period for the median city. Incorporating the likelihood of development into the zoned capacity will set the city up to successfully achieve their RHNA, making the housing element less of a paper exercise and more of an actionable, functional document.	Updating Site Inventory expectations based on RHNA Cycle 5 creation of Owner vs Rental projects and updating expected inclusionary units based on that calculation. Will include summary assumption that a probable 25% development may be useful metric.	Various in Chapter 5
			Commit to an automatic mid-cycle adjustment if ADU permitting activity is lower than estimated in the housing element. We highly recommend complying with HCD's standards of using one of its "safe harbor" methodologies to anticipate future ADU production. However, if the city is optimistic about ADU growth, then creating an automatic mid-cycle adjustment will automatically facilitate alternative housing options (i.e., a rezoning program, removing development constraints, ADU incentives, etc.) if the city falls behind the estimated ADU production.	Safe harbor approach per guidance from 21 Elements has been utilized.	No edits made
			Incentivize new ADUs, including those that are rent-restricted for moderate or lower-income households or that are prioritized for households with housing choice vouchers. Consider offering low- or no-interest loans, forgivable loans, impact fee waivers for ADUs that are 750 square feet or larger, allowances to facilitate two-story and second-story ADU construction, etc.	Several programs included to address ADUs and incentivize their construction and affordability	Program CRT-6.1, 10.1, 10.2, SNP-5.5; CST-3.1;
			Allow residential to be built in areas that are zoned for commercial use. There are a myriad of ways to do this, but a housing overlay is one common policy. Additionally, consider eliminating new commercial space in mixed-use developments where there is not a strong demand or there is otherwise a glut of commercial space that is unused or frequently vacant.	Monitoring AB 2011 and SB 6 which streamline this process and waive CEQA but included as a program. Site inventory methodology rezones historically industrial/commercial areas to high density mixed use	Program CRT-9.1
			Allow flexibility in inclusionary zoning. Cities should require different percentages for different AMI levels. Additionally, we urge cities to incentivize land dedication to affordable developers in order for market-rate developers to meet their inclusionary requirements. Avoid getting trapped into thinking that the affordable units must be "sprinkled throughout" the market-rate units, or require the market-rate units to look exactly the same as the affordable ones. This should be balanced against not locating all of the affordable units in one place and ghettoizing neighborhoods by creating or perpetuating racially concentrated areas of poverty.	Re-evaluation of the inclusionary ordinance is a set program to allow the Housing staff to evaluate with City Council other options, as needed. Added Program SNP-5.2 to try to address, as well	Program EQ-5.1, Added Program SNP-5.2
			Ensure that the city has a ministerial process for housing permitting, especially multi-family housing, and remove impact fees for deed-restricted housing. A discretionary process for housing development creates uncertainty and adds to the cost of construction. For example, multi-family housing should not require a conditional use permit or city council approval unless the builder is asking for unique and extraordinary concessions. Right-sizing governmental constraints, entitlement processes, and impact fees will help the city successfully meet its RHNA.	Under General Plan Update and companion zoning, multi family housing will be a design review process by Planning Commission only. Design review will be based on objective standards only.	Program CST-1.1, 4.1
			Reduce parking standards and eliminate parking minimums. Minimum parking requirements are a major constraint on housing, especially for lower cost housing types. They can cost in excess of \$30,000 per spot and can raise rents by as much as 17%, and eliminating them is particularly important for smaller & other spatially constrained sites. Consider adopting a parking maximum.	Under General Plan Update and companion zoning, parking minimums are reduced substantially and parking maximums introduced for transit adjacent projects.	Program CST-3.2; SNP-5.4
			Cap fees on all new housing. Most construction costs are outside the City's control, but reducing impact fees can demonstrate that a city is serious about building new housing. At a minimum, cities should delay the collection of impact fees until the issuance of the certificate of occupancy to reduce financial impacts on new housing and make the units cheaper by not asking the developer to carry impact fee charges or debt throughout the construction phase.	Fee waivers continue to be reviewed for affordable housing only at this time. Fees are adopted by resolutions and vary upon collection time but most large fees are collected prior to issuance of Certificate of Occupancy.	Program CRT-4.3
			Provide local funding. One of the largest barriers to building new affordable homes is the lack of city/county funds available to assemble sites, provide gap funding, and to pay for dedicated staff. Without new funding, especially at the local level, we will not be able to build more affordable homes. There are three new revenue streams that should be considered: 1) Transfer tax, a one-time payment levied by a jurisdiction on the sale of a home, may be utilized to raise much needed revenue to fund affordable homes; 2) Vacancy tax may be collected on vacant land to convince landowners to sell their underutilized properties and be used to fund the construction of affordable homes; 3) Commercial linkage fees should be adopted or revisited for increases on new commercial developments.	Introducing new program to explore prioritization of Commercial Linkage Fee. Program EQ-6.3 Affordable Housing Fund Policy. The City anticipates significant income from its commercial linkage fee over the next five years. City staff will prioritize acquisition of land for the development of new affordable housing once enough funds are received.	Program EQ-6.3
4/25/2022	YIMBY Law / Greenbelt Alliance	23	To meet the 6th cycle RHNA target, the rate of new housing permits in South San Francisco would need to increase from 278 units per year in 2018-2021 to 494 units per year in the next 8 years. This is a 78% increase from recent years. If the current pace were to continue, South San Francisco would meet only 56% of its new housing target.	Added New Program to ensure implementation: Program CRT-8.2 Adopt Updated Zoning Ordinance as Companion to General Plan 2040. Adopt companion zoning to implement the General Plan 2040 Update and implement up zoning to create and facilitate new housing and opportunity sites.	Program CRT-8.2
			Based on these trends, it is unlikely that South San Francisco's existing realistic zoning capacity is sufficient to meet its 6th cycle RHNA target. According to HCD's Housing Element Site Inventory Guidebook, housing elements must analyze the realistic capacity of their sites, which may include considerations of "local or regional track records," "past production trends," and "the rate at which similar parcels were developed during the previous planning period." A housing element that does not include a significant rezoning component is therefore unlikely to be compliant with state law.	Added New Program to ensure implementation: Program CRT-8.2 Adopt Updated Zoning Ordinance as Companion to General Plan 2040. Adopt companion zoning to implement the General Plan 2040 Update and implement up zoning to create and facilitate new housing and opportunity sites.	Program CRT-8.2
			We urge South San Francisco to include a major rezoning component in its Housing Element—a rezoning large enough to close the gap between recent housing production trends and the RHNA target. The rezoning should be within existing communities and should comply with the city's obligation to Affirmatively Further Fair Housing. We also urge South San Francisco to ease any other constraints, such as discretionary approval processes or impact fees, that may impede the rate of development on your city's housing sites.	Added New Program to ensure implementation: Program CRT-8.2 Adopt Updated Zoning Ordinance as Companion to General Plan 2040. Adopt companion zoning to implement the General Plan 2040 Update and implement up zoning to create and facilitate new housing and opportunity sites.	Program CRT-8.2
6/14/2022	21 Elements Equity Advisory Group	25	Just cause eviction, relocation benefits, and first right of return. Tenant protections beyond state law. (Ex: Oakland Just Cause for Eviction Ordinance; Redwood City Relocation Assistance Program, LAHD Rent Stabilization Ordinance)	Updated Program included; Program EQ-3.2: Evaluate and develop a local just cause for eviction ordinance to go above California's Tenant Protection Act (TPA), the state's just cause for eviction law adopted in 2019. The state law explicitly authorizes cities to pass stronger local ordinances, because the state legislature intended the state law to be a floor, not a ceiling, on tenant protections. Other programs related include: Program PRSV-5.2 Assist Tenants at Risk of Displacement; Program EQ-3.3: Create a rental task force.	Program EQ-3.2, 3.3; PRSV-5.2;
			Prioritize city affordable housing funds, city-owned land, and land dedicated to affordable housing for projects which include more units at deeper levels of affordability or for special needs populations at greatest risk of homelessness. Scoring guidelines for RFPs for these city resources should give greater preference for projects which include more units at deeper levels of affordability or target special needs populations.	Incorporated into programs throughout Housing Element Update	Program EQ-6.X, CRT-3.1, 4.1, 4.2, 4.3, SNP-5.1, 5.2, 5.3
			Expand local funding sources for development of affordable housing. Can include policies such as commercial linkage fees, vacancy taxes, transfer tax, etc. (Ex: San Jose Measure E).	Introducing new program to explore prioritization of Commercial Linkage Fee. Program EQ-6.3 Affordable Housing Fund Policy. The City anticipates significant income from its commercial linkage fee over the next five years. City staff will prioritize acquisition of land for the development of new affordable housing once enough funds are received.	Program EQ-6.3; CRT-4.2
			Rent Stabilization. Tenant protections beyond state law. (Ex: Oakland Rent Adjustment Program, LAHD Rent Stabilization Ordinance)	Including in existing program EQ-3.2 and 3.3 for City Council to hold a public hearing to evaluate the State program as a floor and options to include more local controls in 2023.	Program EQ-3.2 and 3.3
			Fee exemptions for 100% affordable housing projects.	Fee waivers continue to be reviewed for affordable housing only at this time. Fees are adopted by resolutions and vary upon collection time but most large fees are collected prior to issuance of Certificate of Occupancy.	Program CRT-4.3
			Allow exceptions to development standards for 100% affordable housing projects. Can include but is not limited to reduced/waived parking requirements, minimum lot sizes, widths, setbacks, etc. (Ex: Half Moon Bay)	Will continue to rely on State Density Bonus Law via Program CRT-4.5	Program CRT-4.5; SNP-5.3
			Implement inclusive design standards. Implement design standards beyond state and federal law to increase cross-disability access to housing. (Refer to The Kelsey's Housing Design Standards for Inclusion and Accessibility)	No edits made and Program SNP-3.1 will continue to be applied	Program SNP-3.1
			Increase language accessibility. Require affirmative marketing of units to non-English speakers, make multilingual applications available, and perform active outreach to newly arrived immigrants and refugees.	This is current process for City - Materials are made available in up to four languages, including Tagalog, Spanish, Chinese, and English	No edits made
			Promote fair housing information to residents. Provide residents with information about renter protections and monetary relief available to victims of unlawful housing practices. Post information in easily available locations on jurisdiction websites and send regular mailers to renters within the community.	Existing Program	Program EQ-2.1, 3-1
			Analyze past racially discriminatory policies and report data regarding ongoing impacts. 1) Conduct a systematic review of the preliminary title report and eradicate any language of racially restrictive covenants. 2) Provide information re: location and ratio of renters and owners and their correlation with the patterns of racial and ethnic segregation in San Mateo County. 3) Provide information re: demographics and environmental health – identify disparities in access to environmentally healthy neighborhoods.	Evaluated under the AFFH section of the Housing Element	Program EQ-1.2
			Affordable housing overlay for nonprofits and religious institutions. Create a housing overlay allowing at least the local multi-density (20 or 30 du/acre) on all non-profit- or religious institution-owned land throughout the entirety of jurisdiction. Relax design standards and zoning regulations for projects with 20% extremely low income, 30% very low income, or 50% low income units.	Monitoring AB 2011 and SB 6 which streamline this process for commercially zoned properties and waive CEQA but included as a program	Program CRT-9.1
			Accessible housing near transit. Reduce parking minimums for developments within 0.5 miles of transit. Eliminate parking minimums entirely for developments within 0.5 miles of transit that serve residents with disabilities and low-, very low-, or extremely low-income households.	Parking minimums to be reduced to match AB 2097 as appropriate during General Plan Update and Zoning Ordinance Update	Program CRT-8.2
7/5/2022	Build Up San Mateo County	37	Basic: identifying the linkage between housing and child care availability, and, if needed, ensuring alignment with state law in regard to Large Family Child Care Homes. <ul style="list-style-type: none"> • Support family housing that addresses residents' needs for child care, youth services, recreation opportunities and access to transit. • Ensure that zoning code and permitting practices are consistent with state law (2019) that prohibits use permits, business licenses, etc. for Large Family Child Care Homes. • Maintain the quality of life within neighborhoods by maintaining an adequate level of community facilities, such as child care centers and municipal services. • Facilitate and encourage the development of larger rental units appropriate for families with children, including the provision of supportive services such as family child care. • Support the provision of child care services, employment training, rental assistance, and other supportive services to enable households to be self-sufficient. • Promote sustainable communities through locating housing near employment, transportation, child care and other community services. 	City will implement the adopted 2030 Child Care Master Plan	No edits made
			Supportive: reducing barriers in zoning, permitting processes, fees, etc.; and promoting existing housing-related resources to Family Child Care Home Providers. <ul style="list-style-type: none"> • Encourage the siting and development of child care centers and family child care homes in all residential, mixed-use, and other zones where residences are permitted, for the convenience of families. • Encourage the establishment of child care centers in appropriate locations and consider modified zoning standards and review procedures and other incentives to facilitate their development. • Reduce permitting requirements or allow child care centers by right in some zones (and building types). <ul style="list-style-type: none"> • Allow child care facilities to serve as traffic mitigation measures. • Encourage the inclusion of space for child care in new housing developments, including affordable housing developments. • Promote existing housing-related programs to Family Child Care Home providers, including but not limited to: fair housing counseling, housing rehabilitation loans, renovation/repair, first-time homebuyer and down payment assistance. 	City will implement the adopted 2030 Child Care Master Plan	No edits made

			<p>Proactive: engaging developers to build space for child care; providing land/financing.</p> <ul style="list-style-type: none"> • Provide incentives for developers to provide child care facilities or services as part of new residential, commercial, and industrial developments, including but not limited to: density bonuses, increases in floor area ratios, parking reduction, community benefits credit, traffic impact fee exemption, expedited entitlements, or modifications to zoning regulations. • Assess the demand for child care created by new housing developments. • Work proactively with all housing developers to incorporate, where feasible, child care that serves families of all incomes and children of all ages. • Include child care facility space as a priority or required component in Request for Proposals (RFPs) for city land and Notices of Funding Available (NOFA) for affordable housing developments. • Support inclusion of specially designed and located housing units, in multi-family projects, for licensed Family Child Care Home providers. (Resource materials available) 	City will implement the adopted 2030 Child Care Master Plan	No edits made
7/29/2022	Housing Leadership Council	40	Nonetheless, South San Francisco will continue to face challenges in planning for affordable housing, especially very low- and extremely low-income housing. Over the last housing element cycle, 16 low-income and 89 very low-income units were built in SSF, just 5.7% and 15.8% of the 5th cycle RHNA goal, respectively. Even with its recent rezonings in place, SSF has not yet demonstrated capacity to meet its very low-income RHNA obligation for the 6th RHNA cycle, much less its obligations for the other cycles slated to occur between now and 2040.	During the last RHNA cycle the City adopted both a Commercial Linkage Fee and an Inclusionary Housing policy. In addition to upzonings, having these policies on the books through the duration of the RHNA cycle should yield significantly more units.	Section 3.11
		41	Furthermore, from 2010 to 2020 median "Home prices increased by 114% from 2010 to 2020," to \$1,190,200.2 From 2009 to 2019, median rent increased by almost \$1,000. Though SSF presents this data demonstrating the need for more deeply affordable housing, the city pursues few policies to promote such housing. As with its housing element Goal #3, "Remove Constraints to Housing Development," does not make any substantial commitments to remove constraints. Though other sections directly address some significant identified special housing needs, such as housing for the disabled, few policies target production of general very low-income housing.	Additionally, projections have been corrected and updated to reflect accurate demonstrated capacity. SSF appreciates HLC identifying the issue with the numbers as previously presented.	Program EQ-6.1, 6.2, 6.3
		42	SSF's housing element likely leaves some constraints unaddressed because the draft constraints analysis does not acknowledge very many of them. According to the draft, "The City of South San Francisco does our best to avoid all these self-imposed constraints on housing production." In its efforts to paint the city in the best light possible, the draft housing element sometimes lies itself into knots, claiming "While not an obstacle to housing development, the existing General Plan was limited in furthering South San Francisco's housing goals given the limited priority development areas near mass transit." Somehow, the existing General Plan was "not an obstacle" to housing while also being "limited in furthering" SSF's housing goals.	The HC has been updated to make more firm commitments to affordable housing production.	Various
		43	Nonetheless, the draft housing element makes reasonable cases that standard barriers to housing development, such as high fees and long permit processing times, are not significant constraints in South San Francisco. Those constraints that SSF considers, it tends to justify. However, some constraints merit further discussion, including: <ul style="list-style-type: none"> - Setbacks and Minimum Lot Size Requirements: Large setbacks, minimum lot width and depth, and other requirements on usage of lots size potentially present a significant constraint on housing development in the Downtown Residential and the Downtown Station Area Zoning Districts. - Floor Area Ratio: FARs of 0.5, 3.0, and 4.0 in the DRC, LNC, and GAC Downtown Station Area Zoning Districts likely constrain housing in those locations. For example, the DRC zone requires a minimum 80 du/ac and allows a maximum of 125 du/ac, both unrealistically high densities for the vast majority of lots with a 0.5 FAR. - Lack of Access to Local Subsidy: Despite implementation of a commercial linkage fee and in-lieu fees to fund affordable housing, to HLC's knowledge SSF does not have a program to regularly release a Notice of Funding Availability to the affordable housing development community. Furthermore, the city has substantial publicly owned land on which it could further promote affordable housing. 	Zoning Comments have been shared with the City's Zoning Consultant for consideration related to the General Plan Update. SSF commercial linkage fee went into effect in 2019. There is some time delay in receipt of fees as while projects submitting applications as of January 1, 2019 are required to pay the fee, payment is not due until issuance of building permits. In January 2022 staff presented to Council's Housing Subcommittee that approximately \$4.7M in fees had been collected to-date and that 1 acre of land is estimated to cost between \$5.6 and \$8M depending on how development-ready the land is. Staff had requested during this presentation that the Council Subcommittee recommend that Council approve a Funding Plan which included a \$8M NOFA in 2023-24. Council's interest in the City owning, managing, and operating housing has put on pause direction/next-steps to release a NOFA.	Program EQ-6.3
		44	Though the Housing Leadership Council was not able to review South San Francisco's site inventory, we noticed that the city currently plans for only 670 very low-income units to be developed over the next RHNA cycle, well below the city's allocation of 871 VLI units. In order to comply with RHNA guidelines, the city will need to demonstrate capacity for the full quantity of VLI homes.	Projections have been corrected and updated to reflect accurate demonstrated capacity. SSF appreciates HLC identifying the issue with the numbers as previously presented.	Section 3.11
		45	Fortunately, SSF's site inventory provides a strong foundation for promoting affordable housing. Because more than half of its lower-income units are projected to come from pipeline units and ADUs, the city elects to evaluate "opportunity sites under the standard burden of proof" rather than "substantial evidence," meaning that the city needs a lower burden of proof in order to plan for lower-income housing on a site. Despite this wiggle room, SSF uses its minimum densities to calculate realistic site capacity. Though HLC questions the validity of some of SSF's selected sites and its ADU projects, at a glance it appears that the city has complied with the letter of the law and produced site inventory projections according to HUD's guidelines. Thus, SSF can plan to increase its deeply affordable housing production from a strong starting point.	Minimum densities were used to achieve a conservative estimate, however, most projects in pipeline are assuming maximum densities so SSF anticipates higher production on opportunity sites that are developed (assuming at least 25% of opportunity sites are developed based on previous RHNA cycle production)	No edits made
		46	Program EQ-3.2, "Conduct a public hearing to consider an anti-displacement plan: This program outlines an important first step toward implementing an anti-displacement plan, but would benefit from clearer quantified objectives to guide the council discussion.	A commitment to holding this hearing in 2023 has been added. A commitment to develop objectives to measure the success of any program/policy has been added.	Program EQ-3.2
		47	Program EQ-7.1, "Prioritize Capital Improvement Program for vulnerable populations": Outlines a strong vision to enhance equity for the Orange Park neighborhood but needs quantified objectives by which to measure a capital improvement program.	Language has been strengthened to support an AFFH or other equity analysis for any future CIP project	Program EQ-7.1
		48	Program EQ-8.1, "Create Preservation Plan": Needs quantified objectives by which to measure preservation plan.	Language has been strengthened and additionally a related preservation policy around adding deed restricted affordable units has been added within the Creation and Facilitation section, "CRT-8.4 Explore Adoption of Community Opportunity to Purchase Act Policy"	Program CRT-9.4
		49	Program CRT-4.1, "Site Acquisition for Affordable Housing": Promises to "work with for-profit and nonprofit housing developers to acquire sites," but has no quantified objectives or other metric with which to measure success. The program should specify a funding source and a specific timeline for completion. In order to strengthen this program, the city should build on it by recognizing South San Francisco's abundance of publicly owned land that could be used for affordable housing. The city should identify city-owned sites that can be used to promote deeply affordable housing and commit to implementing an RFP for each site within the first three years of the 6th cycle planning period.	New Program per City Council request: CRT-4.6 City led acquisition and/or development of mixed income affordable housing: The City shall pursue site acquisition and/or development of parcels to construct a goal of up to 300 units of mixed income affordable housing for very-low, low- and moderate-income housing.	Program CRT-4.6
		50	Program CRT-4.3, "Allow Waivers or Deferrals of Planning, Building, and Impact Fees for Affordable Housing Developments": Promises to "continue to consider the waiver of application and development fees for affordable housing development. Time frame is ongoing; waivers are to be granted on a "case-by-case" basis, which is inadequate to promote housing. <ul style="list-style-type: none"> - Needs quantified objectives; City should instead commit to implementing pre-specified conditions for fee waivers 	Language and Timeline updated	Program CRT-4.3
		51	Program CRT-7.2, "Allow housing on sites with institutional uses": This program makes a significant commitment to allow housing on "sites used for institutional purposes, such as educational facilities and churches," but the program has no timeline; rather, it "will be considered at some time during period 2023-2031." <ul style="list-style-type: none"> - By adding a clear timeline and quantified objectives for affordable housing on institutional sites, the city will set guidelines for required densities and other incentives to promote housing on these sites. 	Timeline updated	Program CRT-7.2
		52	Policy CRT-8, "Encourage a variety of housing types ... at a range of densities": This policy doesn't have any substantive supporting programs.	Policy is general; Program CRT-8.1 focuses effort on Lindenville for this RHNA cycle. Program CRT-8.1 Facilitate live/work housing in Lindenville: Provide opportunities for live/work options to support a creative economy and meet the changing needs of workplaces. Focus on the Lindenville Area in particular as a location for live/work opportunities. Responsibility: Department of Economic and Community Development – Planning Division Time Frame: Lindenville Specific Plan Adoption estimated in 2023 Funding Source: Staff time to ensure zoning consistency with this General Plan goal	Program CRT-8.1
		53	Program CRT-9.1, "Affordable housing overlay zone": Needs quantified objectives to guide affordable housing overlay zone, ensure the program creates strong enough incentives to achieve measurable goals	Updated Program - Adoption of AB 2011 and SB 6 will set in motion an update to the Zoning Ordinance to comply with State requirements	Program CRT-9.1
		54	The draft housing element may benefit from adoption or adjustment of other policies as well, which HLC may recommend in the coming weeks as we review the document more closely.	Comment Noted	No edits made
8/8/2022	San Mateo County Anti-Displacement Coalition	55	Include a housing element program to adopt a local just cause for eviction ordinance. Every Bay Area jurisdiction must update its housing element by January of 2023, and every housing element must include actions to affirmatively further fair housing (AFFH). Renters are disproportionately people of color, due to decades of discrimination and outright exclusion from homeownership opportunities. Moreover, arbitrary evictions often target people of color, immigrants, and other members of protected classes who may be "less desirable" renters in the minds of some landlords. Cities should include a commitment to adopt a just cause for eviction ordinance in the program of actions that will be taken in order to meet the AFFH requirements, address the housing needs of low-income renters, as well as to meet the requirement to preserve existing, non-subsidized, affordable housing stock.	Including in existing program EQ-3.4 for City Council to hold a public hearing to evaluate the State program as a floor and options to include more local controls in 2023.	Program EQ-3.4
		56	Prioritize just cause for eviction for council consideration in 2022. With evictions already on the rise, we need just cause for eviction passed this year. We urge you to take a public position to support passing a strong local ordinance in 2022.	Including in existing program EQ-3.4 for City Council to hold a public hearing to evaluate the State program as a floor and options to include more local controls in 2023.	Program EQ-3.4
8/9/2022	Valley Oak Partners	57	The city's Zoning & General Plan updates will be adopted in advance of the RHNA 6 Cycle, allowing the City to far exceed its required number of residential units in this upcoming 6th Cycle. The city's RHNA requirement is 3,956 units with a 20% buffer for a total of 4,747 units. PDF page #74 of the city's draft Housing Element shows the city has an "Excess Capacity" in its current Site Inventory List of the Housing Element of 9,153 units (over the RHNA requirement + 20% buffer). Given this unique excess capacity, the city could revise and lower the density range in the T3C area and not risk falling below the 4,747 unit RHNA benchmark. Lowering the T3C density would allow the construction of a product type more compatible with adjacent residential even after accounting for any density increases allowed by the State Density Bonus Law. The new T3C Zoning is proposed for roughly 7 different areas of the City. Several of these areas are immediately adjacent to existing single-family homes.	This edit has been made in associated zoning for General Plan 2040 Update with no major impact to RHNA projections	No edits made
8/5/2022	Campaign for Fair Housing Elements / YIMBY Law	58	First, the City should allow a metropolitan density of 30 homes per acre throughout its territory. But for bad policy, density would be normal in the Bay Area. As we wrote this spring, "the City must 'plan for density' and recognize that its pace of home production will only achieve 56% of its housing need. (Draft, PDF pp.210–15). While we applaud the City's "good sense of development feasibility" (id., p.67), the fact remains that millions of Californians are needlessly cost-burdened by a policy-driven housing shortage. It is thus harmful to mandate, rather than tolerate, low-density development. (Cf. Draft, p.49–51 ["single-family residential is the dominant land use"]) Since "30 units per acre ... provid[es] favorable prospects for affordable units," and HCD encourages an ample capacity buffer, we recommend the City legalize this metropolitan density throughout its territory. (Draft, p.68; HCD Site Inventory Guidebook p.22.)	Comment noted but no change made.	No edits made

		59	Second, the City should implement an anti-displacement policy now. We also urged "a strong tenant protection ordinance." (Draft, PDF p.211.) To that end, the City plans to convene "a Renter's Task Force to explore an anti-displacement plan" (d., p.139), and we encourage that effort. But the City acknowledges what might be done, and nothing prevents it from enacting any of "a rent stabilization policy, just-cause eviction and harassment protections, tenant and landlord mediation programs, right of first refusal, rental assistance, tenant legal counseling, [or] a rent board to implement the program" now. (See <i>ibid.</i>) State law already guarantees a "right of first refusal" in South San Francisco. (See Gov. Code § 66300(d)(2)(d)(i).) We challenge the City to improve on this guarantee.	Comment noted. Program edited as follows: Program EQ-3.2: Conduct a public hearing to consider an anti-displacement plan. in 2023: Develop a Renter's Task Force to Explore an anti-displacement plan to halt displacement in the City, particularly in Downtown, Sign Hill, El Camino, and Sunshine Gardens, which may include a rent stabilization policy, just cause-eviction and harassment protections, tenant and landlord mediation programs, right of first refusal, rental assistance, tenant legal counseling, and a rent board to implement the program. As policies are developed/adopted, develop objectives by which to measure the success of each program area.	Program EQ-3.2
		60	Third, the City should abolish design review in favor of a ministerial process for multifamily housing. Last, we noted that "discretionary process[es]" impede the construction of multifamily housing. (Draft, PDF p.213.) Again, the City excels here in its transparency and leads the county in its processing times (d., pp.59-62)—and again, a severe housing shortage demands fundamental change. "Design review" need not and should not be "required of all new construction in South San Francisco." (Cf. <i>id.</i> , p.60.) The City should abolish this discretionary process and adopt fully objective standards that guard only against safety concerns such as flooding, fire, and earthquakes; there is no legitimate reason in a housing shortage to tie up home construction for want of a "gable roof addition," "thicker columns," or a "rectangular window." (Cf. South San Francisco Design Review Guidelines, PDF pp.14,17,19.)	Multi-family projects will require Design Review and approval of any State Density Bonus Law concessions or design waivers by Planning Commission only. City Council will only approve legislative change requests.	No edits made
8/9/2022	Joint CC/PC Study Session	61	Consider Rental Assistance/Guaranteed Income as a continuing program	New Program EQ-8.4 and 8.5	Program EQ-8.4, EQ-8.5
		62	Consider city owned parcels for dedication to low income housing development as a program	New Program CRT-4.6 City led acquisition and/or development of mixed income affordable housing: The City shall pursue site acquisition and/or development of parcels to construct a goal of up to 300 units of mixed income affordable housing for very-low, low- and moderate-income housing.	Program CRT-4.6
		63	Consider program to develop, coordinate, and provide available sites for affordable housing	New Program CRT-4.6 City led acquisition and/or development of mixed income affordable housing: The City shall pursue site acquisition and/or development of parcels to construct a goal of up to 300 units of mixed income affordable housing for very-low, low- and moderate-income housing.	Program CRT-4.6
		64	Consider program to for just cause eviction ordinance	Including in existing program EQ-3.2 for City Council to hold a public hearing to evaluate the State program as a floor and options to include more local controls in 2023.	Program EQ-3.2
		65	Consider strengthening program for development along El Camino Real	El Camino Real is focus of opportunity sites	No edits made
		66	Consider a program to focus funding prioritization of Commercial Linkage Fees	Incorporated into programs throughout Housing Element Update	Program EQ-6.X, CRT-3.1;
		67	Consider upzoning Treasure Island Mobile Home Park from RH-50 to TSC zoning	Site can be rezoned as part of a General Plan and Zoning Amendment Request	No edits made
		68	Consider program to permit further parking reduction if a higher percentage of affordable housing is provided with a project	This is covered by State Density Bonus Law	Program CRT-4.5

APPENDIX I.4 HCD REVIEW COMMENT LETTER, DATED DECEMBER 7, 2022 – REDLINED CITY RESPONSE

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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December 7, 2022

Nell Selander, Director
Economic and Community Development Department
City of South San Francisco
400 Grand Avenue
South San Francisco, CA 94080

Dear Nell Selander:

RE: City of South San Francisco's 6th Cycle (2023-2031) Draft Housing Element

Thank you for submitting the City of South San Francisco's (City) draft housing element received for review on September 9, 2022. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a conversation on December 5, 2022 with Tony Rozzi, Stephanie Skangos, Danielle Thoe, and consultant Sabina Mora. In addition, HCD considered comments from YIMBY Law and Greenbelt Alliance; David Kellogg, Campaign for Fair Housing Elements' and YIMBY Law; Housing Leadership Council of San Mateo County; and Kevin Burke pursuant to Government Code section 65585, subdivision (c).

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes the revisions needed to comply with State Housing Element Law.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), if a local government fails to adopt a compliant housing element within 120 days of the statutory deadline (January 31, 2023), then any rezoning to make prior identified sites available or accommodate the regional housing needs allocation shall be completed no later than one year from the statutory deadline pursuant to Government Code sections 65583, subdivision (c) (1) and 65583.2, subdivision (c). Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i). Please be aware, if the City fails to adopt a compliant housing element within one year from the statutory deadline, the element cannot be found in substantial compliance until these rezones are completed.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>

HCD appreciates the commitment and cooperation of the housing element update team during the update and our review. We are committed to assist the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Molivann Phlong, of our staff, at Molivann.Phlong@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager

Enclosure

APPENDIX CITY OF SOUTH SAN FRANCISCO

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at <https://www.hcd.ca.gov/hcd-memos>. Among other resources, the housing element section contains HCD's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks)*, available at <https://www.hcd.ca.gov/building-blocks> and includes the Government Code addressing State Housing Element Law and other resources.

A. Review and Revision

Review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element. (Gov. Code, § 65588 (a) and (b).)

- ✓ As part of the review of programs in the past cycle, the element must provide an evaluation of the effectiveness of goals, policies, and related actions in meeting the housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female-headed households, farmworkers and persons experiencing homelessness).
Updated language added on P. 22. Red-lined Appendix 2.1 evaluates program effectiveness for special needs populations

B. Housing Needs, Resources, and Constraints

- ✓ 1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)*

Integration and Segregation: The element reports some data regarding segregation and integration of race, disability, familial status, and income but should specifically evaluate patterns of households by income, including comparing areas geographically throughout the City, coincidences with other components of the assessment of fair housing (e.g., disparities in access to opportunity and disproportionate housing need) and incorporating local data and knowledge and other relevant factors.

Redlined analysis beginning on P. 136 as well as Maps 1-17 Attachment

Disparities in Access to Opportunity: The element should describe availability and access to transportation mobility geographically within the City and impacts on the various components of the assessment of fair housing (e.g., race, disability, income, overpayment).

Redlined edits and map on P. 138-40

Disproportionate Housing Needs including Displacement: The element includes some general information on persons experiencing homelessness and housing conditions but should also evaluate those needs, impacts and patterns within the City, such as areas of higher need. For homelessness, the element should examine disproportionate

impacts on protected characteristics (e.g., race, disability) and patterns of need, including access to transportation and services. For housing conditions, the element should discuss any areas of potentially higher needs of rehabilitation and replacement. The element may utilize local data and knowledge such as service providers and code enforcement officials to assist this analysis.

Redlined edits for Homelessness on P. 48 and 153 and for Housing Conditions P. 46 and 136

Contributing Factors: The element identifies many contributing factors to fair housing issues but must prioritize these factors to better formulate policies and programs and carry out meaningful actions to Affirmatively Furthering Fair Housing (AFFH).

Redlined edits on P. 164

- ✓ 2. *Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households. (Gov. Code, § 65583, subd. (a)(1).)*

Include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. (Gov. Code, § 65583, subd. (a)(2).)

Analyze any special housing needs such as elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. (Gov. Code, § 65583, subd. (a)(7).)

Extremely Low-Income Households (ELI): The element must quantify the number of existing ELI households by tenure and analyze their housing needs, including overpayment, overcrowding and other characteristics, resources and strategies and the magnitude of housing needs.

Redlined edits on P. 48

Overpayment: The element must quantify and analyze the number of lower-income households overpaying by tenure (i.e., renter and owner).

Redlined edits on P. 37

Housing Costs: While the element includes estimated rents for residents, it utilizes American Community Survey (ACS) data. The element should supplement census data with other sources (e.g., local knowledge) to better reflect market conditions.

Redlined edits on P. 45

Housing Stock Condition: While the element briefly mentions substandard housing based on ACS data, it should estimate the number of units in need of rehabilitation and replacement. For example, the analysis could include estimates from a recent windshield survey or sampling, estimates from the code enforcement agency, or information from knowledgeable builders/developers, including non-profit housing developers or organizations.

Redlined edits on P. 46-47

Special-Needs Populations: While the element identifies the number of persons experiencing homelessness Countywide, it should include an estimate and analysis of persons experiencing homelessness within the City utilizing the most recent Point in Time count.

Redlined edits on P. 153

3. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

Red-lined edits throughout Chapter 5 and beginning on P. 75

✓ **Progress toward the Regional Housing Needs Allocation (RHNA):** As you know, the City's RHNA may be reduced by the number of new units built since June 30, 2022, however, the element must demonstrate the affordability of units in the planning period based on actual sales price, rent level, or other mechanisms ensuring affordability (e.g., deed restrictions). This analysis should specifically address listed pipeline projects (Table 5-2) that are "under review". The element must also discuss availability or likelihood the units will be built in the planning period and should account for any barriers to development, phasing, anticipated build out horizons, market conditions and other relevant factors to demonstrate their availability in the planning period.

✓ **Realistic Capacity:** While the element provides assumptions for the realistic residential capacity on identified sites in the inventory, it must also provide support for these assumptions. The element must clarify whether the number of units estimated for each site is adjusted as necessary, based on the land use controls and site improvements and typical densities of existing or approved residential developments at a similar affordability level. For example, the element could list recent and pending developments by zone, allowable densities, number of units and built density.

In addition, the element must account for the likelihood of residential development in zones that allow for 100 percent nonresidential development. For example, the element could discuss which zones allow 100 percent nonresidential development, evaluate all (residential and nonresidential) recent trends in the zones, discuss how often these developments include a residential component and account for that likelihood in the calculation of residential capacity. Lastly, the element heavily relies on sites where specific plans are not complete. The element must describe the timing of when the specific plans will be completed and clarify whether appropriate zoning is in place prior to implementing the specific plans. **Red-lined edits beginning on P. 77**

✓ **Small Sites:** Sites smaller than a half-acre in size are deemed inadequate to accommodate housing for lower-income households unless it is demonstrated that sites of equivalent size and affordability were successfully developed during the prior planning period or unless the element describes other evidence to HCD that the site is suitable and appropriate to accommodate housing for lower-income households. (Gov. Code, § 65583.2, subd. (c)(2)(A).) The element lists small sites but must also evaluate whether the sites are suitable to accommodate housing for lower-income households and add or modify programs as appropriate. For example, the element could list past consolidations by the number of parcels, number of owners, zone, number of units, affordability and circumstances leading to consolidation and relate those trends to the identified sites or could explain the potential for consolidation on a site-by-site basis.

Red-lined edits beginning on P. 78

✓ **Suitability of Nonvacant Sites:** The element must include an analysis demonstrating the potential for redevelopment of nonvacant sites. To address this requirement, the element describes in general the existing use of each nonvacant site for example

“commercial” or “industrial”. This alone is not adequate to demonstrate the potential for redevelopment in the planning period. The description of existing uses should be sufficiently detailed to facilitate an analysis demonstrating the potential for additional development in the planning period. In addition, the element needs to also analyze the extent that existing uses may impede additional residential development. For example, the element includes sites identified as warehouse, parking lot, civic, residential, and religious, but no analysis was provided to demonstrate whether these existing uses would impede development of these sites within the planning period. The element can summarize past experiences converting existing uses to higher density residential development, include current market demand for the existing use, provide analysis of existing leases or contracts that would perpetuate the existing use or prevent additional residential development and include current information on development trends and market conditions in the City and relate those trends to the sites identified. The element could also consider indicators such as age and condition of the existing structure expressed developer interest, low improvement to land value ratio, and other factors.

Red-lined edits beginning on P. 78

✓ **Replacement Housing Requirements:** Absent a replacement housing program, sites with existing residential uses are not adequate sites to accommodate lower-income households. If utilizing sites with existing residential uses, the element must include a program or remove the sites. The replacement housing program must have the same requirements as set forth in Government Code section 65915, subdivision (c)(3).

Comment noted.

✓ **Previously Identified Nonvacant and Vacant Sites:** Nonvacant sites identified in the prior planning period or vacant sites identified in two or more consecutive planning periods shall not be deemed adequate to accommodate housing for lower-income households unless the site is available at appropriate densities and the element includes a program to make sites available by right in which at least 20 percent of the units are affordable to lower-income households. (Gov. Code, § 65583.2, subd. (c).) The element should denote any sites identified in prior planning periods and add or modify programs, if necessary.

No carryover nonvacant or vacant sites from RHNA Cycle 5 are included in Cycle 6.

✓ **Accessory Dwelling Units (ADU):** The element projects 336 ADUs over the planning period or approximately 47 ADUs per year over the eight-year planning period. These trends are inconsistent with HCD records (3 reported in 2018, 4 in 2019, 47 in 2020, and 41 in 2021) and do not support an assumption of 47 ADUs per year. To support assumptions for ADUs in the planning period, the element should reduce the number of ADUs assumed per year and reconcile trends with HCD records, including additional information such as more recent permitted units and inquiries, resources and incentives, other relevant factors and modify policies and programs as appropriate. Further, programs should commit to additional incentives and strategies, frequent monitoring (every other year) and specific commitment to adopt alternative measures such as rezoning or amending the element within a specific time (e.g., six months) if number and affordability assumptions are not met.

Red-lined edits beginning on P. 79

✓ **Availability of Infrastructure:** The element must demonstrate sufficient existing or planned water, sewer, and other dry utilities supply capacity, including the availability and access to distribution facilities to accommodate the City’s regional housing need for the planning period.

Red-lined edits beginning on P. 80

For your information, water and sewer service providers must establish specific procedures to grant priority water and sewer service to developments with units affordable to lower-income households. (Gov. Code, § 65589.7.) Local governments are required to immediately deliver the housing element to water and sewer service providers. The element should demonstrate compliance with these requirements and add or modify programs, if necessary.

✓ **Environmental Constraints:** While the element generally describes a few environmental conditions within the City, it must describe any other known environmental constraints or conditions within the City that could preclude development on identified sites in the planning period (e.g., airport compatibility and related land use controls, shape, contamination, easements, overlays).
Red-lined edits beginning on P. 80

✓ **Electronic Sites Inventory:** For your information, pursuant to Government Code section 65583.3, the City must submit an electronic sites inventory with its adopted housing element. The City must utilize standards, forms, and definitions adopted by HCD. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/community-development/housing-element/index.shtml#element> for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance. **Updated electronic sites inventory to be submitted with adopted HE**

Zoning for a Variety of Housing Types: **Red-lined edits to address each item below beginning on P. 108**

- ✓ • **Emergency Shelters:** The element should list and evaluate the development standards of the MI zone that allows emergency shelters and clarify whether emergency shelters are permitted without discretionary action. The element should provide an analysis of proximity to transportation and services for these sites, hazardous conditions, and any conditions in appropriate for human habitability. In addition, the element should describe how emergency shelter parking requirements comply with AB139/Government Code section 65583, subdivision (a)(4)(A) or include a program to comply with this requirement.
- ✓ • **Supportive Housing:** Supportive housing must be permitted as a residential use in all zones allowing residential uses and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone. (Gov. Code, § 65583, subd. (c)(3).) The element must describe and analyze the City's supportive housing standards and codes and demonstrate consistency with Section 65583(c)(3) or add or revise programs to comply with the statutory requirements.
- ✓ • **Low Barrier Navigation Centers:** Low Barrier Navigation Centers shall be a use by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses pursuant to Government Code section 65660. The element must demonstrate compliance with this requirement and include programs as appropriate.
- ✓ • **By-Right Permanent Supportive Housing:** Supportive housing shall be a use by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses pursuant to Government Code section 65651. The element must demonstrate compliance with these requirements and include programs as appropriate.

- ✓ • *Single Room Occupancy (SRO) Units*: The element must describe where SROs are allowed and how (development standards and permit procedures) or add a program as appropriate.
- ✓ • *Manufactured Housing*: The element must clarify whether manufactured homes on -a permanent foundation are treated similar to single-family uses pursuant to Government Code section 65852.3 or add a program if necessary.

4. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures... (Gov. Code, § 65583, subd. (a)(5).)*

✓ Land Use Controls: The element must identify and analyze all relevant land use controls impacts as potential constraints on a variety of housing types in all zones that allow residential uses. The analysis should analyze land use controls independently and cumulatively with other land use controls. The analysis should address any impacts on cost, supply, housing choice, feasibility, timing, approval certainty and ability to achieve maximum densities and include programs to address identified constraints. The analysis must specifically describe and analyze SB 330 requirements, maximum lot coverage in the RH-50 zone, height limits in the RM-22, DRM, and T3 zones, maximum floor area ratios in the ETC zone without utilizing a community benefit, the FAA height constraint in the T6 zone, and whether there are minimum unit sizes. In addition, the element should specify the notes in Table 4-2 development standards. Lastly, the element must describe and analyze parking requirements in all zones that allow residential uses.

Red-lined edits starting on P. 49 - P. 59

✓ Fees and Exaction: The element must describe all required fees for single family and multifamily housing development, including impact fees, and analyze their impact as potential constraints on housing supply and affordability. While the element lists total fees and the percentage of development cost, it must list and analyze planning fees including, but not limited to, conditional use permits (CUP), zone changes, general plan amendments, variances, site plans, specific plans, affordable housing in lieu fee, lot line adjustment, and other environmental fees. Based on the outcomes of the analysis, the element should include programs to address identified constraints.

Red-lined edits starting on P. 59 - P. 62

✓ Local Processing and Permit Procedures: While the element includes information about processing times, it should also describe the procedures for a typical single family and multifamily development, including any design review. The analysis should address the approval body, the number of public hearing if any, approval findings and any other relevant information. The analysis should address impacts on housing cost, supply, timing and approval certainty. For example, the element should identify and analyze approval findings for impacts on approval certainty, the presence of processes or guidelines to promote certainty and add or modify programs as appropriate. Finally, the element should discuss compliance with the Permit Streamlining Act and intersections with CEQA and timing requirements, including streamlining determinations and add or modify programs as appropriate. Red-lined edits starting on P. 66

- ✓ Streamlining Provisions: The element should clarify whether the City has procedures consistent with streamlining procedures pursuant to Government Code section 65913.4 and include programs as appropriate. **Red-lined edits starting on P. 64 - P. 65**
 - ✓ Zoning Fees and Transparency: The element must clarify its compliance with new transparency requirements for posting all zoning and development standards, fees, and inclusionary requirements for each parcel on the jurisdiction's website pursuant to Government Code section 65940.1(a)(1). **Red-lined edits starting on P. 54 - P. 60**
 - ✓ On/Off-Site Improvements: The element must identify subdivision level improvement requirements, such as minimum street widths (e.g., 40-foot minimum street width) and analyze their impact as potential constraints on housing supply and affordability. **Red-lined edits starting on P. 62**
 - ✓ Codes and Enforcement: The element must describe and analyze the degree and type of code enforcement for impacts on housing supply and affordability. **New sub section starting on P. 62**
 - ✓ Local Ordinances: While the element analyzes the City's inclusionary housing ordinance, it must describe and analyze whether the City has a short-term rental ordinance or other ordinances and requirements that impact housing development. **Red-lined edits starting on P. 63 and reviews ADU and STVR regulations**
 - ✓ Constraints on Housing for Persons with Disabilities: The element briefly describes its reasonable accommodation procedures. However, the element should also describe the process and decision-making criteria such as approval findings and analyze any potential constraints on housing for persons with disabilities. In addition, the element must describe and analyze how group homes for six or fewer and seven or more are allowed within the City and add programs as appropriate. For your information, zoning should simply implement a barrier-free definition of family instead of subjecting, potentially persons with disabilities, to special regulations such as the number of persons, population types and licenses. These housing types should not be excluded from residential zones, most notably low-density zones, which can constrain the availability of housing choices for persons with disabilities. Requiring these housing types to obtain a special use or CUP could potentially subject housing for persons with disabilities to higher discretionary exceptions processes and standards where an applicant must, for example, demonstrate compatibility with the neighborhood, unlike other residential uses. **Red-lined edits starting on P. 69 and include a new program recommendation**
5. *Analyze existing assisted housing developments that are eligible to change to non-low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions. (Gov. Code, § 65583, subd. (a)(9) through 65583(a)(9)(D)).*
- ✓ While the element includes a list of at-risk properties within the next ten years, the table shows Magnolia Plaza Apartments at-risk of expiring in 2017 with a "low" risk level. The element must address whether this property was maintained as affordable and analyze the risk of affordability expiration. In addition, the element must include an analysis of preservation versus replacement costs, a list of qualified entities with capacity to preserve at-risk properties and identify funding sources to maintain affordability. **Red-lined edits starting on P. 31 and reference to preservation Program EQ-8.1**

C. Housing Programs

1. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element... (Gov. Code, § 65583, subd. (c).)*

To have a beneficial impact in the planning period and achieve the goals and objectives of the housing element, programs must have specific commitment to housing outcomes and discrete timing (e.g., at least annually or by January 2024). Examples of programs to be revised include: **Red-lined edits completed as suggested below.**

- ✓ • Program EQ-2.1 (Legal Counsel and Advocacy Assistance): The program should include proactive outreach regarding available services.
- ✓ • Program EQ-3.1 (Provide Renter Education and Assistance): The program should include proactive outreach to tenants.
- ✓ • Program EQ-3.2 (Conduct a Public Hearing to Consider Anti-displacement): The program should commit to a specific action or outcome to implement the program.
- ✓ • Program EQ-4.1 (Provide Resident Housing Rights Education): The program should include proactive outreach for the identified trainings.
- ✓ • Program EQ-6.1 (Increase Affordable Units): The program must include specific actions on how the City will increase units as well as proactive outreach.
- ✓ • Program EQ-6.2 (Incentivize Development): The program should specify whether incentives are in place or include timing for implementing the incentives.
- ✓ • Programs EQ-7.2 (Fund Home Repair for Low Income Residents), CRT-10.1 (Maintain and Update Preapproved ADUs), CRT-10.2 (Continue ADU Construction Management Program), CRT-11.1 (Connect Residents to Mortgage Assistance), PRSV-1.1 (Minor Home Repair), PRSV-1.3 (Provide Low Interest Loans for Housing Rehabilitation), PRSV-5.1 (Monitor At-Risk Units), PRSV-7.3 (Expand Maintenance and Abatement Assistance Programs): The programs should include proactive outreach.
- ✓ • Program EQ-8.2 (Provide Fair Housing Training): The program should be revised and commit to AFFH training for landlords regardless of implementing the rental registry.
- ✓ • Program CRT-4.1 (Site Acquisition for Affordable Housing): The program should describe how often the site acquisition will occur, what potential incentives will be offered, and include proactive outreach to developers.
- ✓ • Program CRT-4.3 (Allow Waivers or Deferrals of Fees for Affordable Housing Development): This program should describe the criteria for waivers and whether the process will be discretionary.
- ✓ • Programs CRT-9.2 (Preserve Naturally-Occurring Affordable Housing), CRT-12.1 (Encourage Resident Controlled Limited-Equity Housing), SNP-5.4 (Reduce or

Abolish Parking Requirements for Developmentally Disabled Populations), SNP-5.5 (Create ADU Rent Restriction Incentives): The programs must be revised to include specific timing for implementation.

- ✓ • Program CST-4.1 (Implement Adopted Objective Design Standards): The program must include actions and timing to implement the objective standards.
 - ✓ • Program SNP-1.3 (Facilitate Multigenerational Housing), and SNP-2.1 (Facilitate Housing for All Needs): The programs should be revised to include specific timing of implementation beyond “consider” and “encourage” housing.
 - ✓ • Program SNP-3.2 (Promote Disabled Housing Resources and Programs): The program must include timing and annual revisions.
 - ✓ • Program SNP-9.1 (Continue to Promote Home Sharing): The program should include proactive outreach as well as how often it will be publicized.
 - ✓ • Many programs identified under the climate section currently state “at some time during the planning period”. The programs should include specific timing for implementation.
2. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city’s or county’s share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)*

As noted in Finding B3, the element does not include a complete site analysis, therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows:

- ✓ Program CRT-7.1 (Coordinate with SSFUSD Regarding Housing on Closed School Sites) and CRT-7.2 (Allow Housing on Sites with Institutional Uses): The programs should clarify whether the school sites and institutional sites are also identified in the sites inventory. If the sites are needed to meet the RHNA, additional information on timing and likelihood of availability must be included.
Red-lined edits indicated no SSFUSD sites included in RHNA
- ✓ Program CRT-8.2 (Adopt Updated Zoning Ordinance as Companion to General Plan): The program must clarify whether the updated zoning ordinance that the City is relying on to meet the RHNA has been completed by the start of the planning period (January 31, 2023). For your information, if these sites are not rezoned prior to the beginning of the planning period and if rezoning is necessary to accommodate a shortfall of adequate sites in the planning period, sites must permit housing by-right pursuant to Government Code sections 65583, subdivision (c)(1) and 65583.2, subdivisions (h) and (i).
Red-lined edits indicate updated zoning completed in November 2022

- ✓ Program CRT-9.1 (Create Affordable Housing Overlay Zone): The program should describe concrete actions and include specific timing for implementation.
 - ✓ Program CST-3.1 (Ensure Zoning Consistency): After a cursory review of the City's ordinance, HCD discovered several areas which were not consistent with State ADU Law. HCD will provide a complete listing of ADU non-compliance issues under a separate cover. As a result, the element should revise this program to update the City's ADU ordinance to comply with state law as well as include specific timing for implementation. **City awaits separate letter indicating non-compliance as all current zoning has been reviewed and approved by HCD to date.**
3. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*
- ✓ As noted in Finding B4, the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints. In addition, the element should be revised as follows: **No new programs added.**
 - ✓ Program CRT-4.5 (Implement State Density Bonus Law): The program must commit to reviewing and amending the City's current density bonus ordinance for compliance with current state law and monitor compliance and update as necessary. (Gov. Code, § 65915.)
 - ✓ Program SNP-5.2 (Codify Flexibility into the Inclusionary Ordinance): The program should be revised to include specific implementation by removing "consider".
 - ✓ Program SNP-8.2 (Implement Permanent Supportive Housing): The program should clarify whether the actions are to implement AB 2162, by-right permanent supportive housing requirements as well as include specific timing for implementation.
 - ✓ Program CST-1.1 (Expedite Permit Review): The program must clarify how the City will expedite reviews by including specific implementation actions with timing.
 - ✓ Program CST-3.2 (Reduce Parking Requirements): The program must clarify what parking standards will be revised.
4. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics... (Gov. Code, § 65583, subd. (c)(5).)*

As noted in Finding B1, the element must include a complete analysis of AFFH. The element must be revised to add goals and actions based on the outcomes of a complete

analysis. Goals and actions must specifically respond to the analysis and to the identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. Actions must have specific commitment, milestones, geographic targeting and metrics or numeric objectives and, as appropriate, must address housing mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for community preservation and revitalization and displacement protection.

- ✓ In addition, Table 6-13 (pp. 132-135) list a fair housing action plan recommendations to address fair housing issues in the jurisdiction. This list of actions and timing should be integrated into the programs to incorporate measurable or numerical objectives to affirmatively further fair housing.

Table 6-13 is directly implemented as the Equity Programs beginning on P. 142

D. Quantified Objectives

Establish the number of housing units, by income level, that can be constructed, rehabilitated, and conserved over a five-year time frame. (Gov. Code, § 65583, subd. (b)(1 & 2).)

- ✓ The element must include quantified objectives to establish an estimate of housing units by income category that can be constructed, rehabilitated, and conserved over the planning period. While the element includes these objectives for units that can be constructed, it must also include an estimate of housing units that can be rehabilitated and conserved over the planning period. Estimates updated in Table 7-2 on P. 179

E. Consistency with General Plan

The Housing Element shall describe the means by which consistency will be achieved with other general plan elements and community goals. (Gov. Code, § 65583, subd. (c)(7).)

While the element discusses how internal consistency will be achieved with other elements of the general plan as part of the housing element update, it should also discuss how internal consistency will be maintained throughout the planning period.

Updated language added on P. 3

APPENDIX 2.1 PREVIOUS HOUSING ELEMENT ACCOMPLISHMENTS

City of South San Francisco: Summary of Previous Housing Element Accomplishments

Housing Element Program Name/Number	Program Description and Objective	Timeframe and Achievements	Program Evaluation and Recommendation
Goal 1 - Promote New Housing Development			
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.	Ongoing	Retain, update to reflect new planning period.
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.	Completed in 2018 with ordinance update. Ongoing.	Retain and update to re-evaluate bi-annually. Program requires 15% affordable for new for-sale or rental units. Strengthen program to accommodate special needs populations.
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 extremely-low income.	Completed in 2018 with ordinance update. Ongoing.	Retain as stated above.
1-3A Commercial and Housing Linkage Fee Review	The City shall continue to implement the Commercial and Housing Linkage Fee, periodically reviewing to determine if the fee is appropriate and keeping pace with affordable housing production needs.	Ongoing	Retain and evaluate bi-annually. Strengthen program to allocate funding for special needs populations.
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.	Ongoing.	Retain and evaluate annually.
1-4B Support and Pursue Funding Applications for Affordable Housing	Consistent with existing practice, the City shall continue to support funding applications for federal and state funds to promote the development of affordable housing.	Ongoing.	Retain. Target funding applications that prioritize special needs populations.
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.	Ongoing.	Retain.
1-4D Review New Development Requirements for Condominiums, SSFMC 19.36	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.	Is being reviewed as part of the General Plan update.	Retain as this was not implemented under previous Housing Element.
1-5A Increased Residential Densities in 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.	Specific Plan completed in 2018. Ongoing.	Remove (completed).
1-6A Continue to support the development of secondary dwelling units and educate the	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.	Ongoing. Brochures are provided at the Permit Center Counter; in	Retain and reflect recent State Law impacts. Explore programs that could prioritize ADU

community about this program	addition, staff explores second unit options during counter discussions and during building permit plan checks.	construction for special needs populations.	
	Also, changes at State level to encourage production of second units led City to modify 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.		
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, 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.	Ongoing. The Department of Economic and Community Development – Economic Development and Housing Division maintains a list of potential development sites. Additionally, the Division is currently conducting a Request for Qualifications for several underutilized sites within the Downtown Station Area Specific Plan.	Retain and update to reflect new Opportunity Site Corridors.
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.	Complete. Staff hired a consultant and conducted in-depth 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.	Remove (completed).
GOAL 2: The City of South San Francisco will take necessary steps to remove government and public infrastructure constraints to housing development through administrative support, intergovernmental cooperation, public-private partnerships, and permit streamlining.			
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	Ongoing. The City continues to provide prompt customer service,	Retain and update.

	<p>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>and use project planner liaisons for large developments, to facilitate expedited entitlement review and processing. The year 2018 was particularly successful for staff - several new large-scale housing developments were approved under time-sensitive conditions.</p> <p>The One Stop Permit center provides 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.</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>Ongoing.</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 projects are invited to attend the Technical Advisory Group meetings to present their pre-development plans and discuss any questions or concerns with City staff.</p>

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.	Ongoing. 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.	Retain and update as this program specifically prioritize special needs populations, as appropriate-
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.	Ongoing. 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.	Retain and update to reflect new Zoning Ordinance implementing General Plan vision and objective standards.
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.	Ongoing. 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, as well. ONGOING	Retain and update.
GOAL 3: The City of South San Francisco will strive to maintain and preserve existing housing resources, including both affordable and market-rate units.			
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.	Ongoing. Minor Home Repair Programs Center for Independence of Individuals with Disabilities (CID): The City used \$10,000 in CDBG funds to support	Retain. This program successfully focuses on special needs populations and should continue.

		<p>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>El Concilio: The City used \$27,500 in CDBG funds to support El Concilio's Peninsula Minor Home Repair Program.</p>	
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.	<p>Ongoing.</p> <p>See details re: funding allocations under Program 3-1A, Minor Home Repair.</p>	Retain. This program successfully focuses on special needs populations and should continue.
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.	<p>Ongoing.</p> <p>See details re: funding allocations under Program 3-1A, Minor Home Repair.</p> <p>The City also issued one loan for rehabilitation of a single family home for a very-low-income family using CDBG funds.</p>	Retain. This program successfully focuses on special needs populations and should continue.
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.	<p>Ongoing.</p> <p>The City did not provide any financial assistance to Single Room Occupancies in the Downtown area in 2020.</p>	Remove.
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.	<p>Ongoing.</p> <p>The City operates a Code Enforcement Division through the Public Works Department. As of 2020 there were up to 2 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</p>	Retain and update.

		are addressed in zoning code section 20.320.	
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.	Ongoing. The Engineering Division continues to manage and administer the Capital Improvement Program budget to upgrade essential infrastructure throughout the City.	Retain and update. This program successfully focuses on special needs populations and should continue.
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.	Ongoing. 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 public housing.	Retain and update. This program successfully focuses on special needs populations and should continue.
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.	2015, study completed. Ongoing. The City continues to participate in the 21 Elements Technical Advisory Group, which analyzed displacement concerns for San Mateo County in 2018. 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.	Remove (completed) and new displacement program included in Housing Element to continue to prioritize special needs populations, as appropriate.
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;	Ongoing. No requests or preliminary requests for consideration of a Condominium Conversion of apartment units were submitted	Retain. This program effectively limits the conversion of apartments into condominiums and reduces displacement pressure on special needs populations.

	<p>b. The conversion has an overall positive effect on the City’s available housing stock;</p> <p>c. Adequate provisions are made for maintaining and managing the resulting condominium projects;</p> <p>d. The project meets all building, fire, zoning, and other applicable codes in force at the time of conversion;</p> <p>e. The conversion is consistent with all applicable policies of the General Plan; and</p> <p>f. The conversion creates at least five (5) condominium units.</p>	to the City in 2020.	
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3-6A - Monitor At-Risk Units	<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> <p>a. Publicize existing State and federal notice requirements to nonprofit developers and property owners of at-risk housing.</p> <p>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>	<p>Ongoing.</p> <p>No subsidized units monitored by the City of SSF were at-risk of conversion to market rate in 2020 but were in previous reporting years.</p>	<p>Retain. This program successfully focuses on special needs populations and should continue.</p>
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3-6B - Assist Tenants	<p>"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."</p>	<p>Ongoing.</p> <p>In 2020, the COVID-19 pandemic created many risks for tenants. 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.</p>	<p>Retain and update. This program successfully focuses on special needs populations and should be expanded as part off future funding choices.</p>
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GOAL 4: The maintenance and improvement of the quality of life, safety and historic integrity of existing neighborhoods is a high priority for the City of South San Francisco.

4-1A - Review Projects for Major Environmental Hazards during the Environmental Review Process	<p>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.</p>	<p>Ongoing.</p> <p>All projects reviewed and approved by the Planning Commission and/or City Council have been reviewed for consistency with the California Environmental Quality Act.</p>	<p>Remove and replace with meaningful and actionable sustainability programs that prioritize special needs populates, as appropriate.</p>
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4-2A - Administer Minimum Building Security Standards	<p>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.</p>	<p>Ongoing.</p> <p>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</p>	<p>Retain.</p>
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		applications and additions.	
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.	Ongoing. All new applications for residential development are reviewed consistent 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.	Retain and update to reflect potential override process.
Goal 5: Support the development of an adequate supply of safe, decent, and affordable housing for groups with special housing needs.			
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.	Ongoing. A project for 80 units available to low-income seniors was issued a building permit in 2017 and completed in January 2019 (and will be recognized as. Density bonus incentives were included in the project during entitlement stage.	Retain as this program effectively produces housing units targeting special needs populations.
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.	Ongoing. 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.	Retain as this program effectively produces housing units targeting special needs populations.
5-2A - Ensure Consistency with State Accessibility Laws	Encourage development of residential board and care facilities for seniors by continuing to allow reduced parking requirements for these types of facilities.	Ongoing. During the review of all new	Retain as this program effectively produces housing units targeting

		development projects and applications for modifications to existing buildings, the Building Division staff plan checks projects to ensure that all State Accessibility Laws are met in accordance with California Building Code Section 1134B.	special needs populations.
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.	Ongoing. 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.	Retain and strengthen outreach to proactively reach special needs populations-
5-3A - Accessibility Modification Programs	The City shall continue to support programs that provide modifications that make housing units accessible to the disabled.	Ongoing. The City provides annual grant funding to the Center of Independent of Individual with Disabilities (CID) who has a Housing Accessibility Modification (HAM) Program that provides financial assistance to people that need to make 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.	Retain and strengthen outreach to proactively reach special needs populations.
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.	Ongoing. 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	Retain and synthesize with 5-4B and reflect appropriately in AFFH programs targeting special needs populations.

<p>5-4B — Resources for the developmentally disabled</p>	<p>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.</p>	<p>Ongoing. 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.</p>	<p>Retain and synthesize with 5-4A and reflect appropriately in AFFH programs targeting special needs populations.</p>
<p>5-5A - Support a variety of housing unit designs, including larger housing units that can accommodate large families</p>	<p>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 South San Francisco'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 to ensure family units are included, as possible.</p>	<p>Ongoing. At pre-application meetings staff discusses providing a range of housing sizes with developers 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.</p>	<p>Retain as this produces housing for special needs populations.</p>
<p>5-6A - Support Continuum of Care Planning</p>	<p>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.</p>	<p>Ongoing. 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.</p>	<p>Retain as this produces housing for special needs populations.</p>
<p>5-6B - Support non-profits that offer housing solutions and services for homeless</p>	<p>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.</p>	<p>Ongoing. There is a County run homeless shelter located in South San Francisco 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.</p>	<p>Retain as this produces housing for special needs populations.</p>
<p>5-6C - Support Ongoing Operation of 90-Bed Emergency Shelter in South San Francisco</p>	<p>The City shall continue to support the operation of a 90-bed year-round homeless shelter within the city limits.</p>	<p>Ongoing. Funding for homeless services and housing was provided to Samaritan House and CORA (Communities Overcoming Relationship Abuse).</p>	<p>Retain as this produces housing for special needs populations.</p>
<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>Ongoing. The City's Housing Division maintains online and handout resources for residents with housing challenges. Consistent with COVID-19 pandemic outreach, this effort has been</p>	<p>Retain as this produces housing for special needs populations.</p>

			ramped up in 2020 to prevent homelessness.
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.	Ongoing. The City's Housing Division maintains online and handout resources for residents with housing challenges.	Retain as this produces housing for special needs populations.
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 homes.	Ongoing. 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	Retain as this produces housing for special needs populations.
5-9A - Amend the Zoning Code to comply with Health and Safety Code Section 17021.5 regarding employee housing for six or fewer employees	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.	Complete. This item has been included in a recent zoning text amendment update reviewed by the Planning Commission and adopted by the City Council.	Remove (completed).

GOAL 6: South San Francisco values diversity and strives to ensure that all households have equal access to the City's housing resources.

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.	Ongoing. The City provides an annual grant to a fair housing service provider using its HOME Administrative funds. See also info on Project Sentinel under 5-8A.	Retain as this helps all residents and special needs populations.
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.	Ongoing. The City is a member of the 21 Elements Technical Advisory Committee, which is working to address housing shortage and displacement concerns.	Retain as this helps all residents and special needs populations.
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.	Ongoing. The City provides an annual grant to a fair housing service provider using its HOME Administrative funds. See also info on Project Sentinel under 5-8A.	Retain as this helps all residents and special needs populations.

GOAL 7: The City of South San Francisco will promote energy efficiency in residential development within the city, including reduction of energy use through better design and construction in individual homes, and also through energy efficient urban design.

<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>Ongoing.</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.</p>	<p>Retain and update to reflect latest sustainability initiatives adopted by the new Climate Action Plan that prioritizes access for special needs populations.</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>Ongoing.</p> <p>Building Division staff implements and enforces the CA Green Building Code for all new projects. During residential rehabilitation projects, like Rebuilding Together, replacement of appliances/utilities includes energy and water conserving models.</p> <p>The City promotes 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.</p>	<p>Retain and update.</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>	<p>Ongoing.</p> <p>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.</p>	<p>Remove and replace with meaningful programs implementing the Building Code.</p>
<p>7-3B - Promote Green Building Features</p>	<p>The City will utilize the following tools to promote green building and energy conserving features in new and existing residential construction.</p> <p>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</p>	<p>Ongoing.</p> <p>Building Division staff implements and enforces the California Green Building Code for all new residential and commercial projects. During residential rehabilitation projects,</p>	<p>Remove and replace with meaningful programs implementing the Building Code, Climate Action Plan.</p>

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 Green Building Ordinance (2014).	like Rebuilding Together, replacement of appliances/utilities includes energy and water conserving models. The Green X-Ray house is no longer in operation.
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APPENDIX 3.1 ABAG HOUSING NEEDS REPORT

HOUSING NEEDS DATA REPORT: SOUTH SAN FRANCISCO

ABAG/MTC Staff and Baird + Driskell Community Planning

2021-04-02



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1 INTRODUCTION

The Bay Area continues to see growth in both population and jobs, which means more housing of various types and sizes is needed to ensure that residents across all income levels, ages, and abilities have a place to call home. While the number of people drawn to the region over the past 30 years has steadily increased, housing production has stalled, contributing to the housing shortage that communities are experiencing today. In many cities, this has resulted in residents being priced out, increased traffic congestion caused by longer commutes, and fewer people across incomes being able to purchase homes or meet surging rents.

The 2023-2031 Housing Element Update provides a roadmap for how to meet our growth and housing challenges. Required by the state, the Housing Element identifies what the existing housing conditions and community needs are, reiterates goals, and creates a plan for more housing. The Housing Element is an integral part of the General Plan, which guides the policies of South San Francisco.

2 SUMMARY OF KEY FACTS

- **Population** - Generally, the population of the Bay Area continues to grow because of natural growth and because the strong economy draws new residents to the region. The population of South San Francisco increased by 12.1% from 2000 to 2020, which is below the growth rate of the Bay Area.
- **Age** - In 2019, South San Francisco's youth population under the age of 18 was 12,386 and senior population 65 and older was 10,903. These age groups represent 18.4% and 16.2%, respectively, of South San Francisco's population.
- **Race/Ethnicity** - In 2020, 20.1% of South San Francisco's population was White while 1.8% was African American, 41.2% was Asian, and 33.3% was Latinx. People of color in South San Francisco comprise a proportion above the overall proportion in the Bay Area as a whole.¹
- **Employment** - South San Francisco residents most commonly work in the *Health & Educational Services* industry. From January 2010 to January 2021, the unemployment rate in South San Francisco decreased by 2.7 percentage points. Since 2010, the number of jobs located in the jurisdiction increased by 22,300 (48.8%). Additionally, the jobs-household ratio in South San Francisco has increased from 2.24 in 2002 to 3.24 jobs per household in 2018.
- **Number of Homes** - The number of new homes built in the Bay Area has not kept pace with the demand, resulting in longer commutes, increasing prices, and exacerbating issues of displacement and homelessness. The number of homes in South San Francisco increased, 2.9% from 2010 to 2020, which is *below* the growth rate for San Mateo County and *below* the growth rate of the region's housing stock during this time period.
- **Home Prices** - A diversity of homes at all income levels creates opportunities for all South San Francisco residents to live and thrive in the community.
 - **Ownership** The largest proportion of homes had a value in the range of \$750k-\$1M in 2019. Home prices increased by 114.2% from 2010 to 2020.
 - **Rental Prices** - The typical contract rent for an apartment in South San Francisco was \$2,000 in 2019. Rental prices increased by 58.3% from 2009 to 2019. To rent a typical apartment without cost burden, a household would need to make \$80,120 per year.²
- **Housing Type** - It is important to have a variety of housing types to meet the needs of a community today and in the future. In 2020, 58.5% of homes in South San Francisco were single family detached, 12.7% were single family attached, 6.0% were small multifamily (2-4 units), and 21.3% were medium or large multifamily (5+ units). Between 2010 and 2020, the number of

¹ The Census Bureau's American Community Survey accounts for ethnic origin separate from racial identity. The numbers reported here use an accounting of both such that the racial categories are shown exclusive of Latinx status, to allow for an accounting of the Latinx population regardless of racial identity. The term Hispanic has historically been used to describe people from numerous Central American, South American, and Caribbean countries. In recent years, the term Latino or Latinx has become preferred. This report generally uses Latinx, but occasionally when discussing US Census data, we use Hispanic or Non-Hispanic, to clearly link to the data source.

² Note that contract rents may differ significantly from, and often being lower than, current listing prices.



multi-family units increased more than single-family units. Generally, in South San Francisco, the share of the housing stock that is detached single family homes is above that of other jurisdictions in the region.

- **Cost Burden** - The U.S. Department of Housing and Urban Development considers housing to be affordable for a household if the household spends less than 30% of its income on housing costs. A household is considered “cost-burdened” if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered “severely cost-burdened.” In South San Francisco, 19.0% of households spend 30%-50% of their income on housing, while 16.3% of households are severely cost burden and use the majority of their income for housing.
- **Displacement/Gentrification** - According to research from The University of California, Berkeley, 16.3% of households in South San Francisco live in neighborhoods that are susceptible to or experiencing displacement, and 6.5% live in areas at risk of or undergoing gentrification. 11.4% of households in South San Francisco live in neighborhoods where low-income households are likely excluded due to prohibitive housing costs. There are various ways to address displacement including ensuring new housing at all income levels is built.
- **Neighborhood** - 20.6% of residents in South San Francisco live in neighborhoods identified as “Highest Resource” or “High Resource” areas by State-commissioned research, while 24.1% of residents live in areas identified by this research as “Low Resource” or “High Segregation and Poverty” areas. These neighborhood designations are based on a range of indicators covering areas such as education, poverty, proximity to jobs and economic opportunities, low pollution levels, and other factors.³
- **Special Housing Needs** - Some population groups may have special housing needs that require specific program responses, and these groups may experience barriers to accessing stable housing due to their specific housing circumstances. In South San Francisco, 9.0% of residents have a disability of any kind and may require accessible housing. Additionally, 14.1% of South San Francisco households are larger households with five or more people, who likely need larger housing units with three bedrooms or more. 13.4% of households are female-headed families, which are often at greater risk of housing insecurity.

Note on Data

Many of the tables in this report are sourced from data from the Census Bureau’s American Community Survey or U.S. Department of Housing and Urban Development’s Comprehensive Housing Affordability Strategy (CHAS) data, both of which are samples and as such, are subject to sampling variability. This means that data is an estimate, and that other estimates could be possible if another set of

³ For more information on the “opportunity area” categories developed by HCD and the California Tax Credit Allocation Committee, see this website: <https://www.treasurer.ca.gov/ctcac/opportunity.asp>. The degree to which different jurisdictions and neighborhoods have access to opportunity will likely need to be analyzed as part of new Housing Element requirements related to affirmatively furthering fair housing. ABAG/MTC will be providing jurisdictions with technical assistance on this topic this summer, following the release of additional guidance from HCD.



respondents had been reached. We use the five-year release to get a larger data pool to minimize this “margin of error” but particularly for the smaller cities, the data will be based on fewer responses, and the information should be interpreted accordingly.

Additionally, there may be instances where there is no data available for a jurisdiction for particular data point, or where a value is 0 and the automatically generated text cannot perform a calculation. In these cases, the automatically generated text is “NODATA.” Staff should reword these sentences before using them in the context of the Housing Element or other documents.

Note on Figures

Any figure that does not specify geography in the figure name represents data for South San Francisco.



3 LOOKING TO THE FUTURE: REGIONAL HOUSING NEEDS

3.1 Regional Housing Needs Determination

The Plan Bay Area 2050⁴ Final Blueprint forecasts that the nine-county Bay Area will add 1.4 million new households between 2015 and 2050. For the eight-year time frame covered by this Housing Element Update, the Department of Housing and Community Development (HCD) has identified the region's housing need as 441,176 units. The total number of housing units assigned by HCD is separated into four income categories that cover housing types for all income levels, from very low-income households to market rate housing.⁵ This calculation, known as the Regional Housing Needs Determination (RHND), is based on population projections produced by the California Department of Finance as well as adjustments that incorporate the region's existing housing need. The adjustments result from recent legislation requiring HCD to apply additional adjustment factors to the baseline growth projection from California Department of Finance, in order for the regions to get closer to healthy housing markets. To this end, adjustments focus on the region's vacancy rate, level of overcrowding and the share of cost burdened households, and seek to bring the region more in line with comparable ones.⁶ These new laws governing the methodology for how HCD calculates the RHND resulted in a significantly higher number of housing units for which the Bay Area must plan compared to previous RHNA cycles.

3.2 Regional Housing Needs Allocation

A starting point for the Housing Element Update process for every California jurisdiction is the Regional Housing Needs Allocation or RHNA - the share of the RHND assigned to each jurisdiction by the Association of Bay Area Governments (ABAG). State Housing Element Law requires ABAG to develop a methodology that calculates the number of housing units assigned to each city and county and distributes each jurisdiction's housing unit allocation among four affordability levels. For this RHNA cycle, the RHND increased by 135%, from 187,990 to 441,776. For more information on the RHNA process this cycle, see ABAG's website: <https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation>

Almost all jurisdictions in the Bay Area are likely to receive a larger RHNA this cycle compared to the last cycle, primarily due to changes in state law that led to a considerably higher RHND compared to previous cycles.

In January 2021, ABAG adopted a Draft RHNA Methodology, which is currently being reviewed by HCD. For South San Francisco, the proposed RHNA to be planned for this cycle is 3,956 units, a slated increase from the last cycle. **Please note that the previously stated figures are merely illustrative, as ABAG has yet to issue Final RHNA allocations. The Final RHNA allocations that local jurisdictions**

⁴ Plan Bay Area 2050 is a long-range plan charting the course for the future of the nine-county San Francisco Bay Area. It covers four key issues: the economy, the environment, housing and transportation

⁵ HCD divides the RHND into the following four income categories:

Very Low-income: 0-50% of Area Median Income

Low-income: 50-80% of Area Median Income

Moderate-income: 80-120% of Area Median Income

Above Moderate-income: 120% or more of Area Median Income

⁶ For more information on HCD's RHND calculation for the Bay Area, see this letter sent to ABAG from HCD on June 9, 2020: [https://www.hcd.ca.gov/community-development/housing-element/docs/abagrhna-final060920\(r\).pdf](https://www.hcd.ca.gov/community-development/housing-element/docs/abagrhna-final060920(r).pdf)



will use for their Housing Elements will be released at the end of 2021. The potential allocation that South San Francisco would receive from the Draft RHNA Methodology is broken down by income category as follows:

Table 1: Illustrative Regional Housing Needs Allocation from Draft Methodology

Income Group	South San Francisco Units	San Mateo County Units	Bay Area Units	South San Francisco Percent	San Mateo County Percent	Bay Area Percent
Very Low Income (<50% of AMI)	871	12196	114442	22.0%	25.6%	25.9%
Low Income (50%-80% of AMI)	502	7023	65892	12.7%	14.7%	14.9%
Moderate Income (80%-120% of AMI)	720	7937	72712	18.2%	16.6%	16.5%
Above Moderate Income (>120% of AMI)	1863	20531	188130	47.1%	43.1%	42.6%
Total	3956	47687	441176	100.0%	100.0%	100.0%

Source: Association of Bay Area Governments Methodology and tentative numbers were approved by ABAG's Executive board on January 21, 2021 (Resolution No. 02-2021). The numbers were submitted for review to California Housing and Community Development in February 2021, after which an appeals process will take place during the Summer and Fall of 2021. THESE NUMBERS SHOULD BE CONSIDERED PRELIMINARY AND SUBJECT TO CHANGE PER HCD REVIEW

4 POPULATION, EMPLOYMENT AND HOUSEHOLD CHARACTERISTICS

4.1 Population

The Bay Area is the fifth-largest metropolitan area in the nation and has seen a steady increase in population since 1990, except for a dip during the Great Recession. Many cities in the region have experienced significant growth in jobs and population. While these trends have led to a corresponding increase in demand for housing across the region, the regional production of housing has largely not kept pace with job and population growth. Since 2000, South San Francisco’s population has increased by 12.1%; this rate is below that of the region as a whole, at 14.8%. In South San Francisco, roughly 8.4% of its population moved during the past year, a number 5.0 percentage points smaller than the regional rate of 13.4%.

Table 2: Population Growth Trends

Geography	1990	1995	2000	2005	2010	2015	2020
South San Francisco	54312	56528	60552	61444	63632	66884	67879
San Mateo County	649623	685354	707163	719844	718451	761748	773244
Bay Area	6020147	6381961	6784348	7073912	7150739	7595694	7790537

Universe: Total population

Source: California Department of Finance, E-5 series

For more years of data, please refer to the Data Packet Workbook, Table POPEMP-01.

In 2020, the population of South San Francisco was estimated to be 67,879 (see Table 2). From 1990 to 2000, the population increased by 11.5%, while it increased by 5.1% during the first decade of the 2000s. In the most recent decade, the population increased by 6.7%. The population of South San Francisco makes up 8.8% of San Mateo County.⁷

⁷ To compare the rate of growth across various geographic scales, Figure 1 shows population for the jurisdiction, county, and region indexed to the population in the year 1990. This means that the data points represent the population growth (i.e. percent change) in each of these geographies relative to their populations in 1990.



Figure 1: Population Growth Trends

Source: California Department of Finance, E-5 series Note: The data shown on the graph represents population for the jurisdiction, county, and region indexed to the population in the first year shown. The data points represent the relative population growth in each of these geographies relative to their populations in that year. For some jurisdictions, a break may appear at the end of each decade (1999, 2009) as estimates are compared to census counts. DOF uses the decennial census to benchmark subsequent population estimates. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-01.

4.2 Age

The distribution of age groups in a city shapes what types of housing the community may need in the near future. An increase in the older population may mean there is a developing need for more senior housing options, while higher numbers of children and young families can point to the need for more family housing options and related services. There has also been a move by many to age-in-place or downsize to stay within their communities, which can mean more multifamily and accessible units are also needed.

In South San Francisco, the median age in 2000 was 35.6; by 2019, this figure had increased, landing at around 40 years. More specifically, the population of those under 14 has decreased since 2010, while the 65-and-over population has increased (see Figure 2).

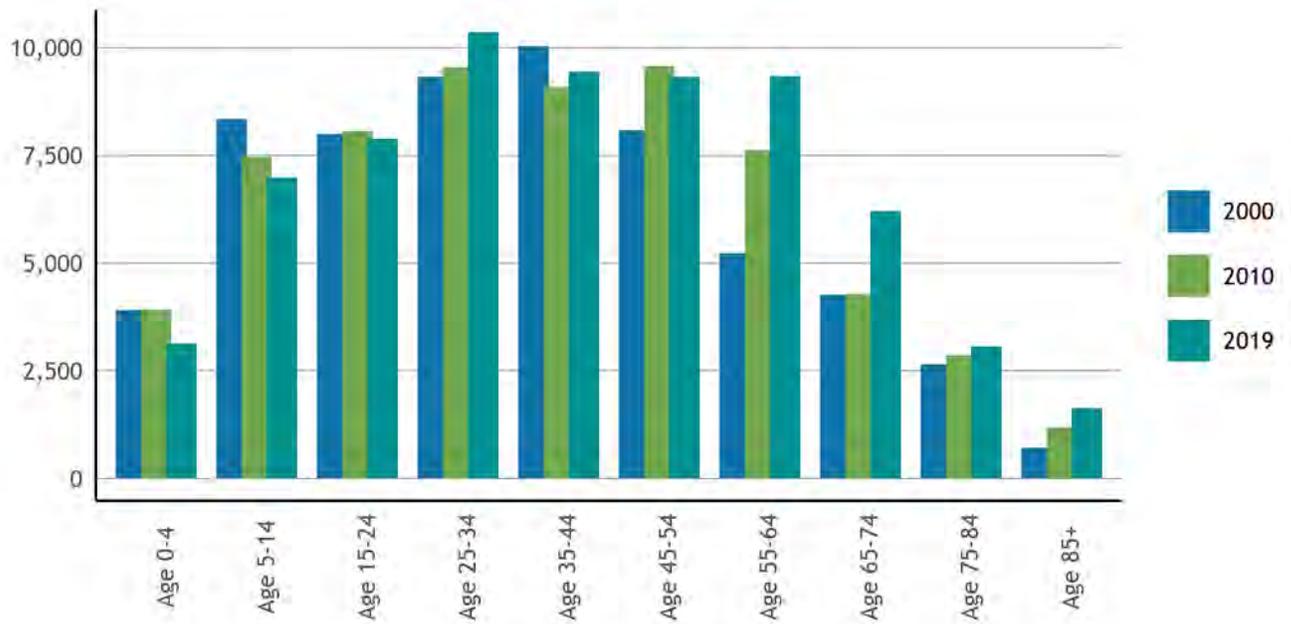


Figure 2: Population by Age, 2000-2019

Universe: Total population

Source: U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-04.

Looking at the senior and youth population by race can add an additional layer of understanding, as families and seniors of color are even more likely to experience challenges finding affordable housing. People of color⁸ make up 54.6% of seniors and 71.4% of youth under 18 (see Figure 3).

⁸ Here, we count all non-white racial groups

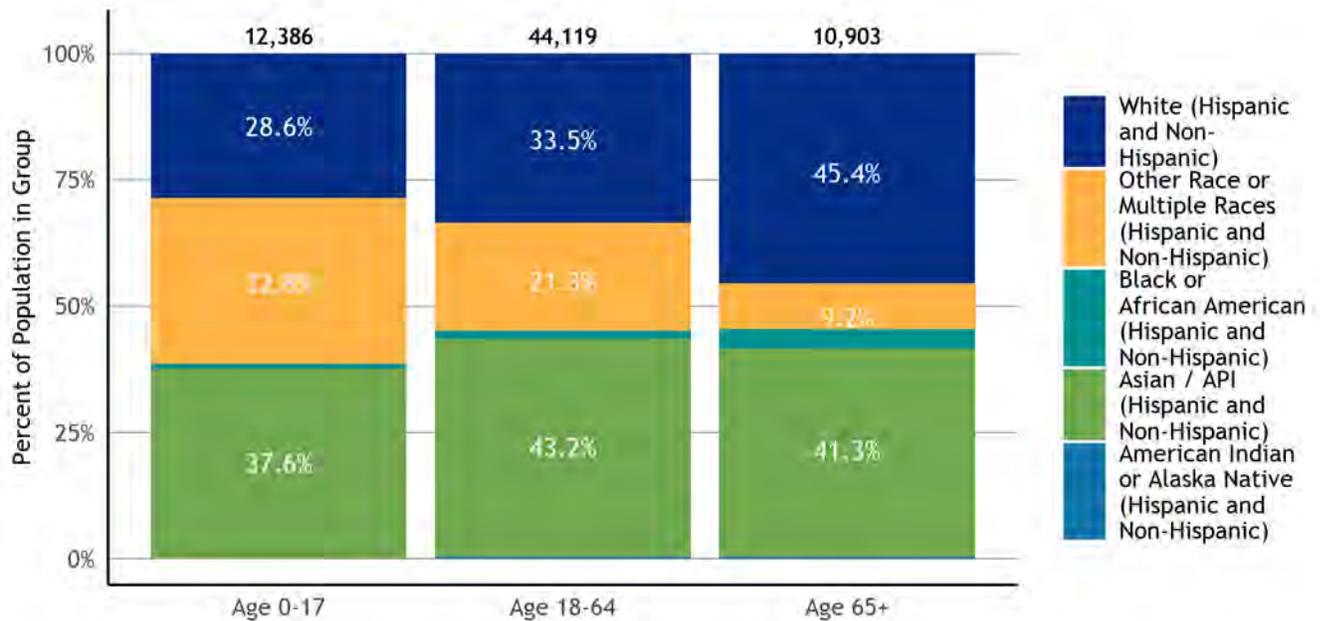


Figure 3: Senior and Youth Population by Race

Universe: Total population

Notes: In the sources for this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity, and an overlapping category of Hispanic / non-Hispanic groups has not been shown to avoid double counting in the stacked bar chart.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-G)

For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-02.

4.3 Race and Ethnicity

Understanding the racial makeup of a city and region is important for designing and implementing effective housing policies and programs. These patterns are shaped by both market factors and government actions, such as exclusionary zoning, discriminatory lending practices and displacement that has occurred over time and continues to impact communities of color today⁹. Since 2000, the percentage of residents in South San Francisco identifying as White has decreased - and by the same token the percentage of residents of all *other* races and ethnicities has *increased* - by 11.8 percentage points, with the 2019 population standing at 13,517 (see Figure 4). In absolute terms, the *Asian / API, Non-Hispanic* population increased the most while the *White, Non-Hispanic* population decreased the most.

⁹ See, for example, Rothstein, R. (2017). *The color of law : a forgotten history of how our government segregated America*. New York, NY & London, UK: Liveright Publishing.

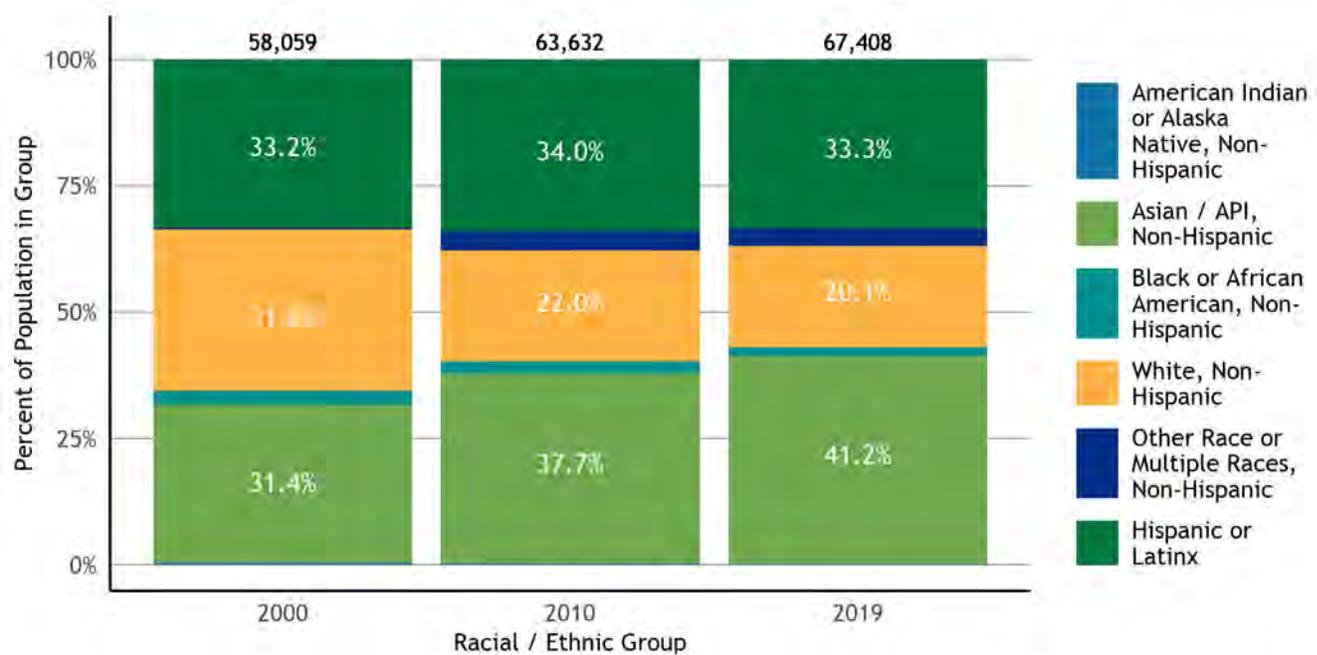


Figure 4: Population by Race, 2000-2019

Universe: Total population

Notes: Data for 2019 represents 2015-2019 ACS estimates. The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Source: U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-02.

4.4 Employment Trends

4.4.1 Balance of Jobs and Workers

A city houses employed residents who either work in the community where they live or work elsewhere in the region. Conversely, a city may have job sites that employ residents from the same city, but more often employ workers commuting from outside of it. Smaller cities typically will have more employed residents than jobs there and export workers, while larger cities tend to have a surplus of jobs and import workers. To some extent the regional transportation system is set up for this flow of workers to the region’s core job centers. At the same time, as the housing affordability crisis has illustrated, local imbalances may be severe, where local jobs and worker populations are out of sync at a sub-regional scale.

One measure of this is the relationship between *workers* and *jobs*. A city with a surplus of workers “exports” workers to other parts of the region, while a city with a surplus of jobs must conversely “import” them. Between 2002 and 2018, the number of jobs in South San Francisco increased by 53.8% (see Figure 5).

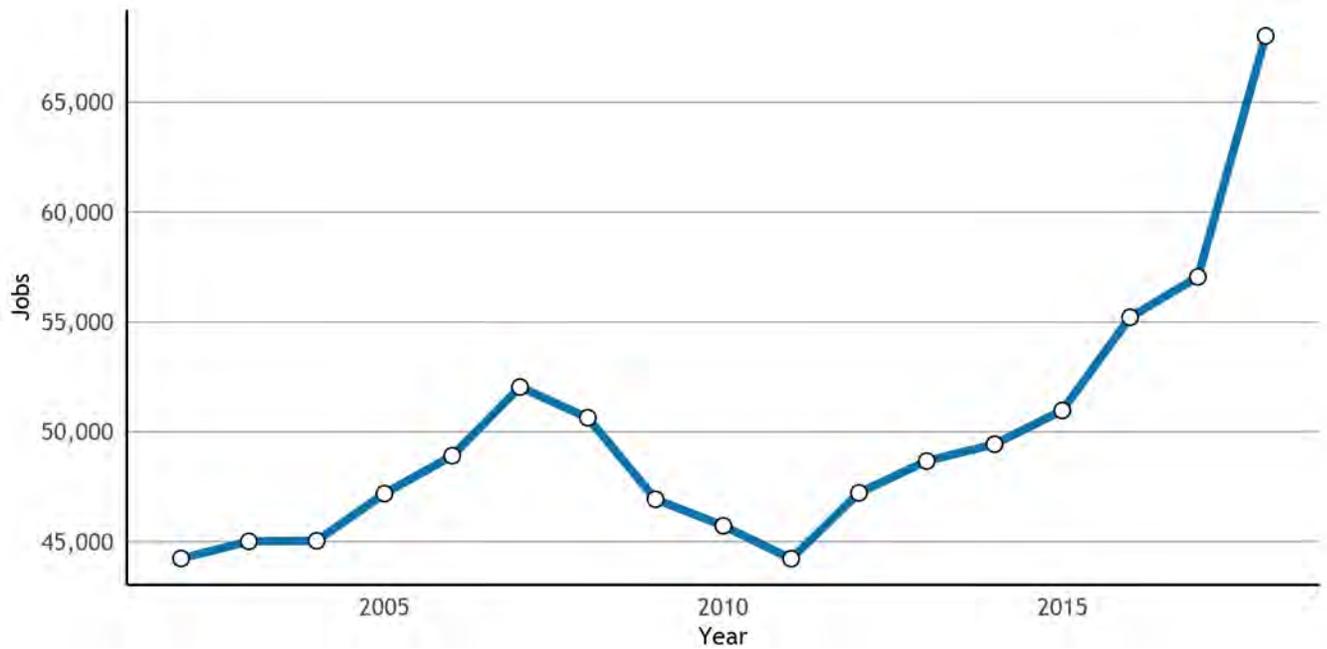


Figure 5: Jobs in a Jurisdiction

Universe: Jobs from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment

Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized.

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-11.

There are 37,206 employed residents, and 53,842 jobs¹⁰ in South San Francisco - the ratio of jobs to resident workers is 1.45; South San Francisco is a *net importer of workers*.

Figure 6 shows the balance when comparing jobs to workers, broken down by different wage groups, offering additional insight into local dynamics. A community may offer employment for relatively low-income workers but have relatively few housing options for those workers - or conversely, it may house residents who are low wage workers but offer few employment opportunities for them. Such relationships may cast extra light on potentially pent-up demand for housing in particular price categories. A relative *surplus* of jobs relative to residents in a given wage category suggests the need to import those workers, while conversely, surpluses of workers in a wage group relative to jobs means the community will export those workers to other jurisdictions. Such flows are not inherently bad, though over time, sub-regional imbalances may appear. South San Francisco has more low-wage residents than low-wage jobs (where low-wage refers to jobs paying less than \$25,000). At the other

¹⁰ Employed *residents* in a jurisdiction is counted by place of residence (they may work elsewhere) while *jobs* in a jurisdiction are counted by place of work (they may live elsewhere). The jobs may differ from those reported in Figure 5 as the source for the time series is from administrative data, while the cross-sectional data is from a survey.

end of the wage spectrum, the city has more high-wage *jobs* than high-wage *residents* (where high-wage refers to jobs paying more than \$75,000) (see Figure 6).¹¹

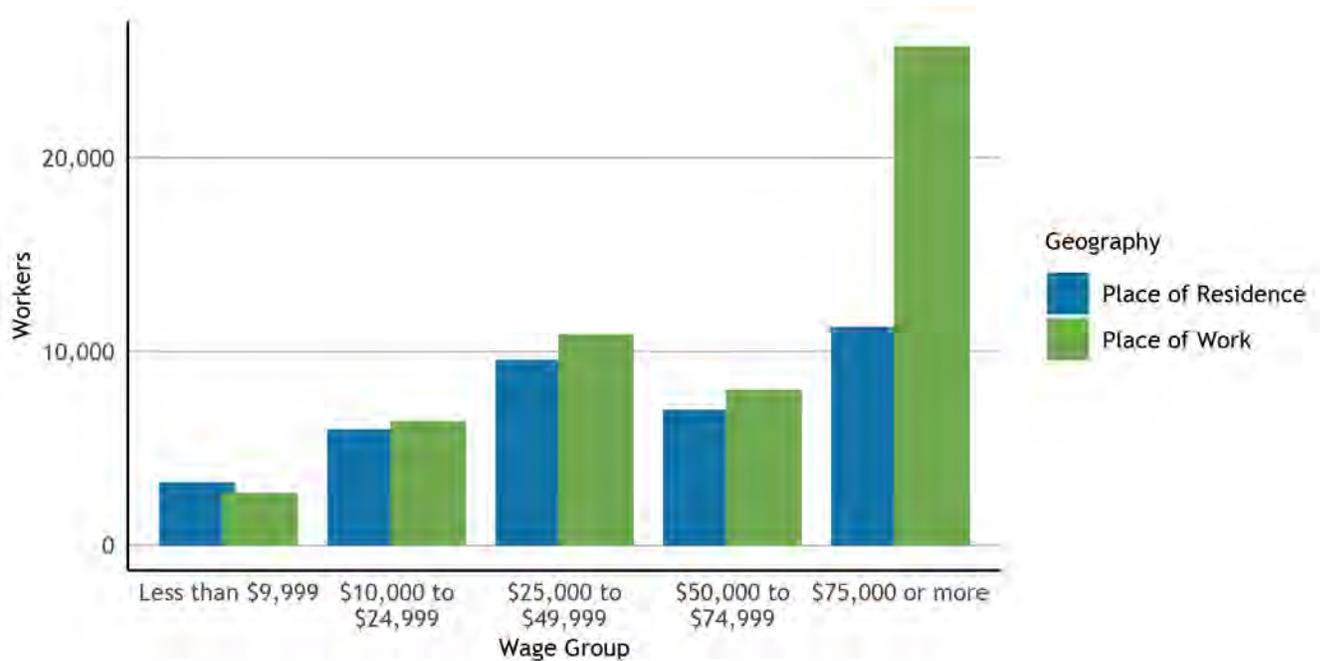


Figure 6: Workers by Earnings, by Jurisdiction as Place of Work and Place of Residence

Universe: Workers 16 years and over with earnings

Source: U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-10.

Figure 7 shows the balance of a jurisdiction’s resident workers to the jobs located there for different wage groups as a ratio instead - a value of 1 means that a city has the same number of jobs in a wage group as it has resident workers - in principle, a balance. Values above 1 indicate a jurisdiction will need to import workers for jobs in a given wage group. At the regional scale, this ratio is 1.04 jobs for each worker, implying a modest import of workers from outside the region (see Figure 7).

¹¹ The source table is top-coded at \$75,000, precluding more fine grained analysis at the higher end of the wage spectrum.



Figure 7: Jobs-Worker Ratios, By Wage Group

Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment

Notes: The ratio compares job counts by wage group from two tabulations of LEHD data: Counts by place of work relative to counts by place of residence. See text for details.

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs); Residence Area Characteristics (RAC) files (Employed Residents), 2010-2018

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-14.

Such balances between jobs and workers may directly influence the housing demand in a community. New jobs may draw new residents, and when there is high demand for housing relative to supply, many workers may be unable to afford to live where they work, particularly where job growth has been in relatively lower wage jobs. This dynamic not only means many workers will need to prepare for long commutes and time spent on the road, but in the aggregate it contributes to traffic congestion and time lost for all road users.

If there are more jobs than employed residents, it means a city is relatively jobs-rich, typically also with a high jobs to household ratio. Thus bringing housing into the measure, the *jobs-household ratio* in South San Francisco has increased from 2.24 in 2002, to 3.24 jobs per household in 2018 (see Figure 8).

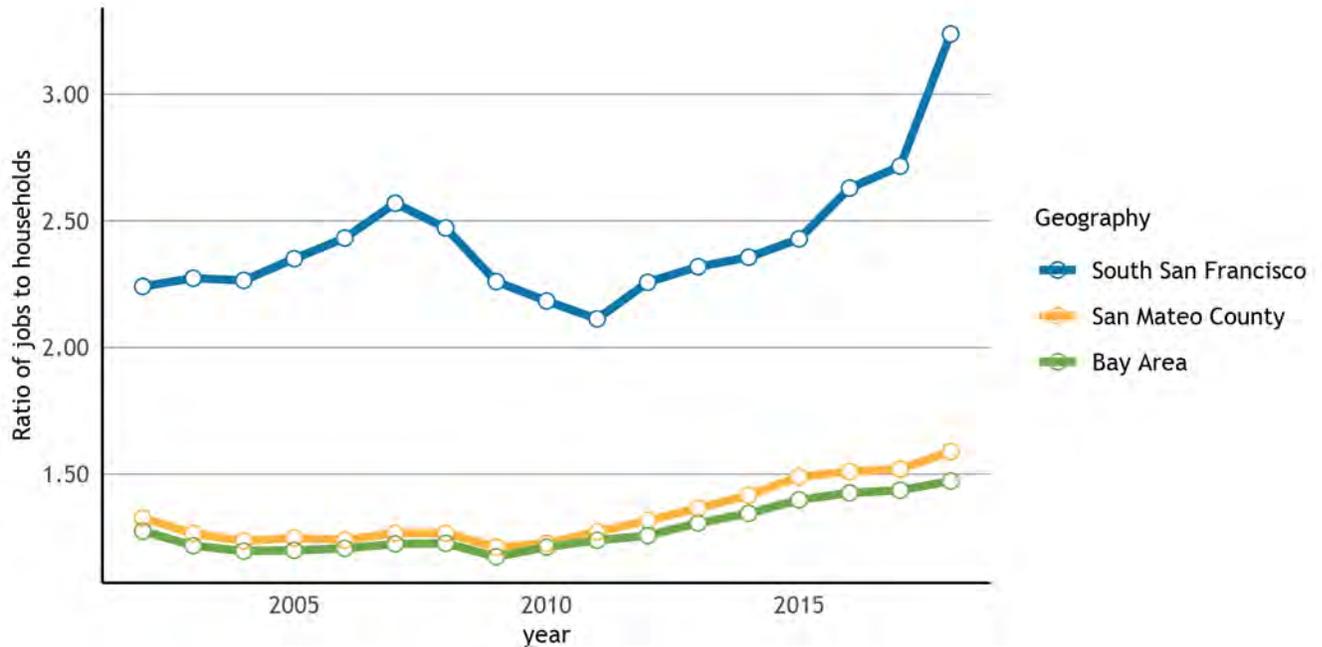


Figure 8: Jobs-Household Ratio

Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment; households in a jurisdiction

Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized. The ratio compares place of work wage and salary jobs with households, or occupied housing units. A similar measure is the ratio of jobs to housing units. However, this jobs-household ratio serves to compare the number of jobs in a jurisdiction to the number of housing units that are actually occupied. The difference between a jurisdiction's jobs-housing ratio and jobs-household ratio will be most pronounced in jurisdictions with high vacancy rates, a high rate of units used for seasonal use, or a high rate of units used as short-term rentals.

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2002-2018; California Department of Finance, E-5 (Households)

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-13.

4.4.2 Sector Composition

In terms of sectoral composition, the largest industry in which South San Francisco residents work is *Health & Educational Services*, and the largest sector in which San Mateo residents work is *Health & Educational Services* (see Figure 9). For the Bay Area as a whole, the *Health & Educational Services* industry employs the most workers.

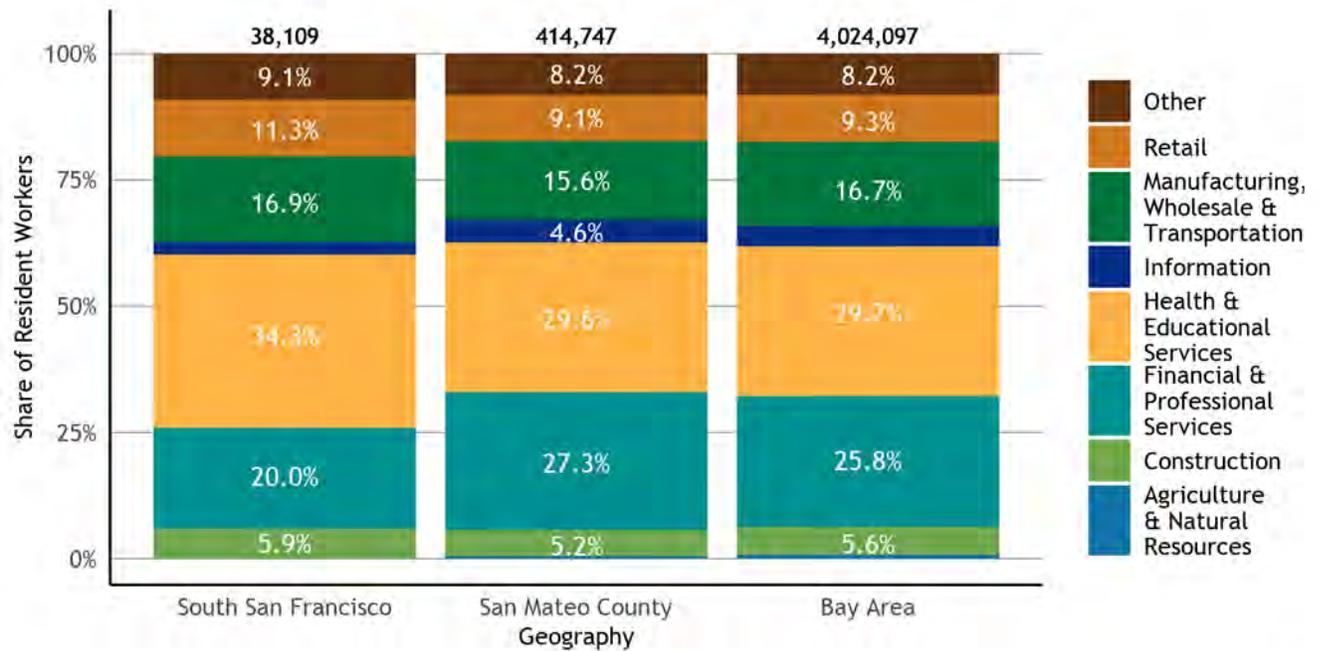


Figure 9: Resident Employment by Industry

Universe: Civilian employed population age 16 years and over

Notes: The data displayed shows the industries in which jurisdiction residents work, regardless of the location where those residents are employed (whether within the jurisdiction or not). Categories are derived from the following source tables: Agriculture & Natural Resources: C24030_003E, C24030_030E; Construction: C24030_006E, C24030_033E; Manufacturing, Wholesale & Transportation: C24030_007E, C24030_034E, C24030_008E, C24030_035E, C24030_010E, C24030_037E; Retail: C24030_009E, C24030_036E; Information: C24030_013E, C24030_040E; Financial & Professional Services: C24030_014E, C24030_041E, C24030_017E, C24030_044E; Health & Educational Services: C24030_021E, C24030_024E, C24030_048E, C24030_051E; Other: C24030_027E, C24030_054E, C24030_028E, C24030_055E

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-06.

4.4.3 Unemployment

In South San Francisco, there was a 2.7 percentage point decrease in the unemployment rate between January 2010 and January 2021. Jurisdictions through the region experienced a sharp rise in unemployment in 2020 due to impacts related to the COVID-19 pandemic, though with a general improvement and recovery in the later months of 2020.

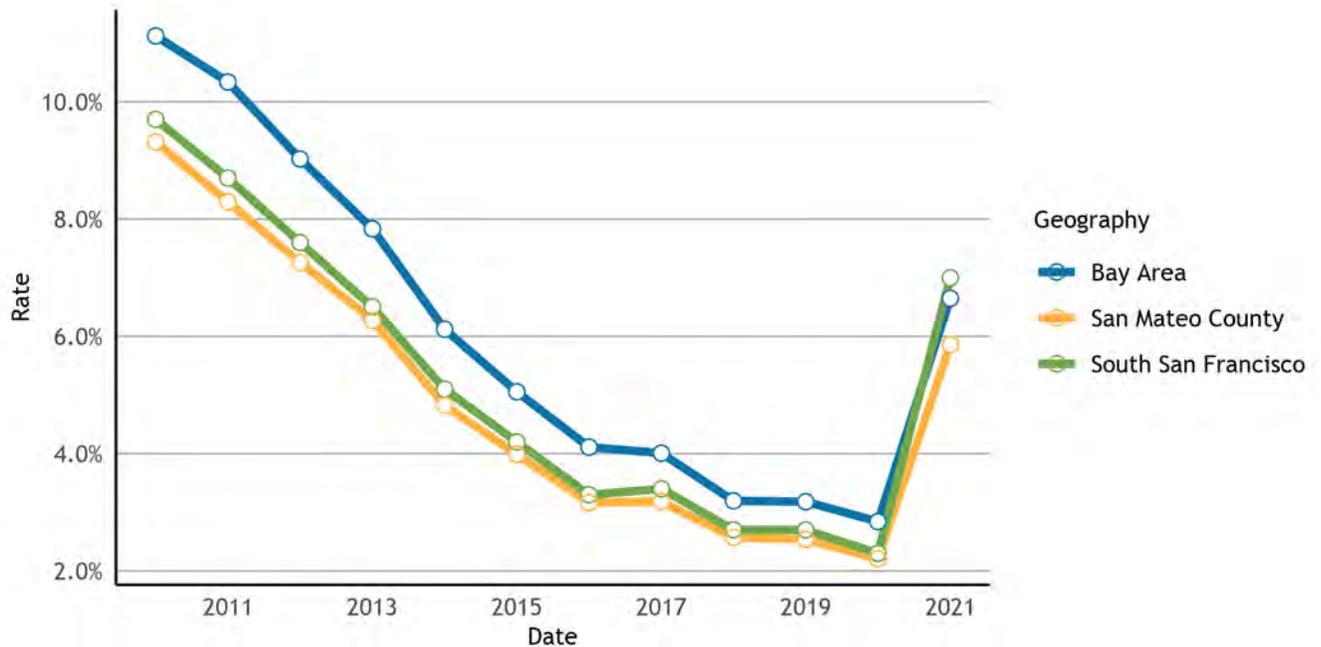


Figure 10: Unemployment Rate

Universe: Civilian noninstitutional population ages 16 and older
Notes: Unemployment rates for the jurisdiction level is derived from larger-geography estimates. This method assumes that the rates of change in employment and unemployment are exactly the same in each sub-county area as at the county level. If this assumption is not true for a specific sub-county area, then the estimates for that area may not be representative of the current economic conditions. Since this assumption is untested, caution should be employed when using these data. Only not seasonally-adjusted labor force (unemployment rates) data are developed for cities and CDPs.
Source: California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021.
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-15.

4.5 Extremely Low-Income Households

Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high- and low-income households in the state¹².

In South San Francisco, 39.0% of households make more than 100% of the Area Median Income (AMI)¹³, compared to 15.5% making less than 30% of AMI, which is considered extremely low-income (see Figure 11).

¹² Bohn, S. et al. 2020. Income Inequality and Economic Opportunity in California. *Public Policy Institute of California*.

¹³ Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. Households making between 80 and 120

Regionally, more than half of all households make more than 100% AMI, while 15% make less than 30% AMI. In San Mateo County, 30% AMI is the equivalent to the annual income of \$44,000 for a family of four. Many households with multiple wage earners - including food service workers, full-time students, teachers, farmworkers and healthcare professionals - can fall into lower AMI categories due to relatively stagnant wages in many industries.

Note on Estimating the Projected Number of Extremely Low-Income Households

Local jurisdictions are required to provide an estimate for their projected extremely low-income households in their Housing Elements. HCD's official Housing Element guidance notes that jurisdictions can use their RHNA for very low-income households (those making 0-50% AMI) to calculate their projected extremely low-income households. For more information, visit HCD's Building Blocks page on Extremely Low-Income Housing Needs.

This document does not contain the required data point of projected extremely low-income households, as Bay Area jurisdictions have not yet received their final RHNA numbers. Once South San Francisco receives its 6th Cycle RHNA, staff can estimate the projected extremely low-income households using one of the following three methodologies:

Option A: Assume that 59.8% of South San Francisco's very low-income RHNA is for extremely low-income households.

According to HCD's Regional Housing Need Determination for the Bay Area, 15.5% of the region's housing need is for 0-30% AMI households while 25.9% is for 0-50% AMI households. Therefore, extremely low-income housing need represents 59.8% of the region's very low-income housing need, as 15.5 divided by 25.9 is 59.8%. This option aligns with HCD's guidance to use U.S. Census data to calculate the percentage of very low-income RHNA that qualifies for extremely low-income households, as HCD uses U.S. Census data to calculate the Regional Housing Need Determination.

Option B: Assume that 56.1% of South San Francisco's very low-income RHNA is for extremely low-income households.

According to the data shown below (Figure 11), 5,718 of South San Francisco's households are 0-50% AMI while 3,209 are extremely low-income. Therefore, extremely low-income households represent 56.1% of households who are 0-50% AMI, as 3,209 divided by 5,718 is 56.1%. This option aligns with HCD's guidance to use U.S. Census data to calculate the percentage of very low-income RHNA that qualifies for extremely low-income households, as the information in Figure 11 represents a tabulation of Census Bureau Data.

Option C: Assume that 50% of South San Francisco's very low-income RHNA is for extremely low-income households.

HCD's guidance notes that instead of using U.S. Census data to calculate the percentage of very low-income RHNA that qualifies for extremely low-income households, local jurisdictions can presume that 50% of their RHNA for very low-income households qualifies for extremely low-income households.

percent of the AMI are moderate-income, those making 50 to 80 percent are low-income, those making 30 to 50 percent are very low-income, and those making less than 30 percent are extremely low-income. This is then adjusted for household size.

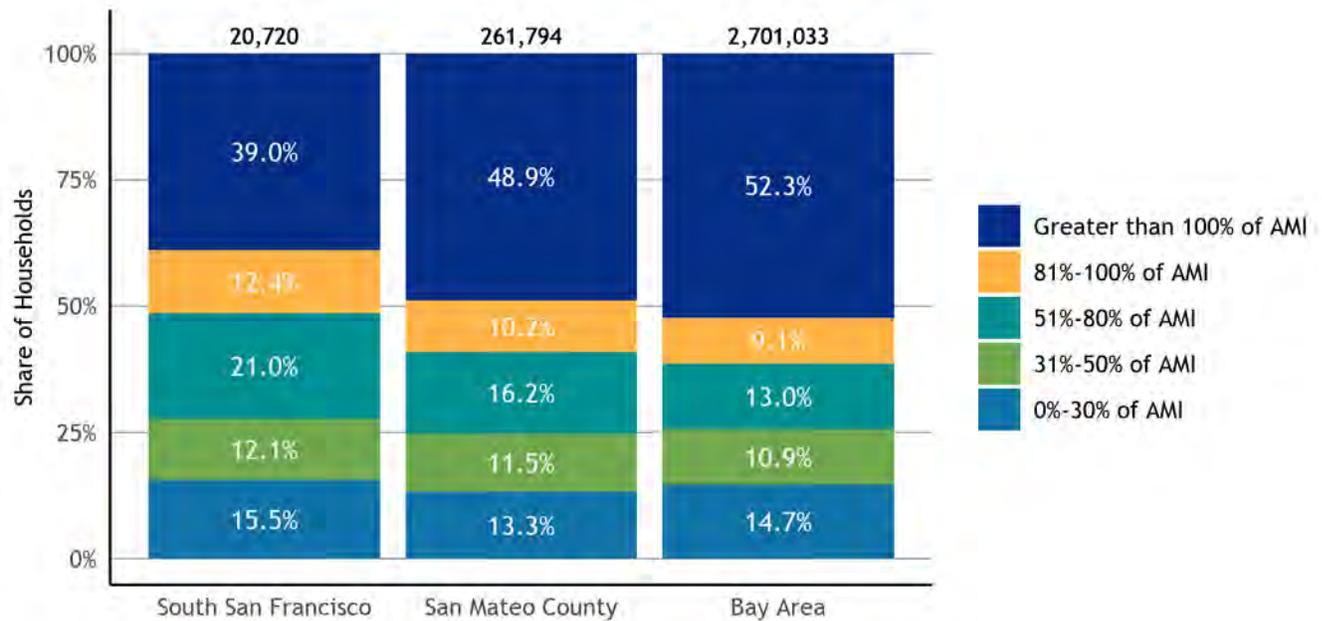


Figure 11: Households by Household Income Level

Universe: Occupied housing units

Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. The data that is reported for the Bay Area is not based on a regional AMI but instead refers to the regional total of households in an income group relative to the AMI for the county where that household is located. Local jurisdictions are required to provide an estimate for their projected extremely low-income households (0-30% AMI) in their Housing Elements. HCD's official Housing Element guidance notes that jurisdictions can use their RHNA for very low-income households (those making 0-50% AMI) to calculate their projected extremely low-income households. As Bay Area jurisdictions have not yet received their final RHNA numbers, this document does not contain the required data point of projected extremely low-income households. The report portion of the housing data needs packet contains more specific guidance for how local staff can calculate an estimate for projected extremely low-income households once jurisdictions receive their 6th cycle RHNA numbers.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table ELI-01.

Throughout the region, there are disparities between the incomes of homeowners and renters. Typically, the number of low-income renters greatly outpaces the amount of housing available that is affordable for these households.

In South San Francisco, the largest proportion of renters falls in the 51%-80% of AMI income group, while the largest proportion of homeowners are found in the Greater than 100% of AMI group (see Figure 12).

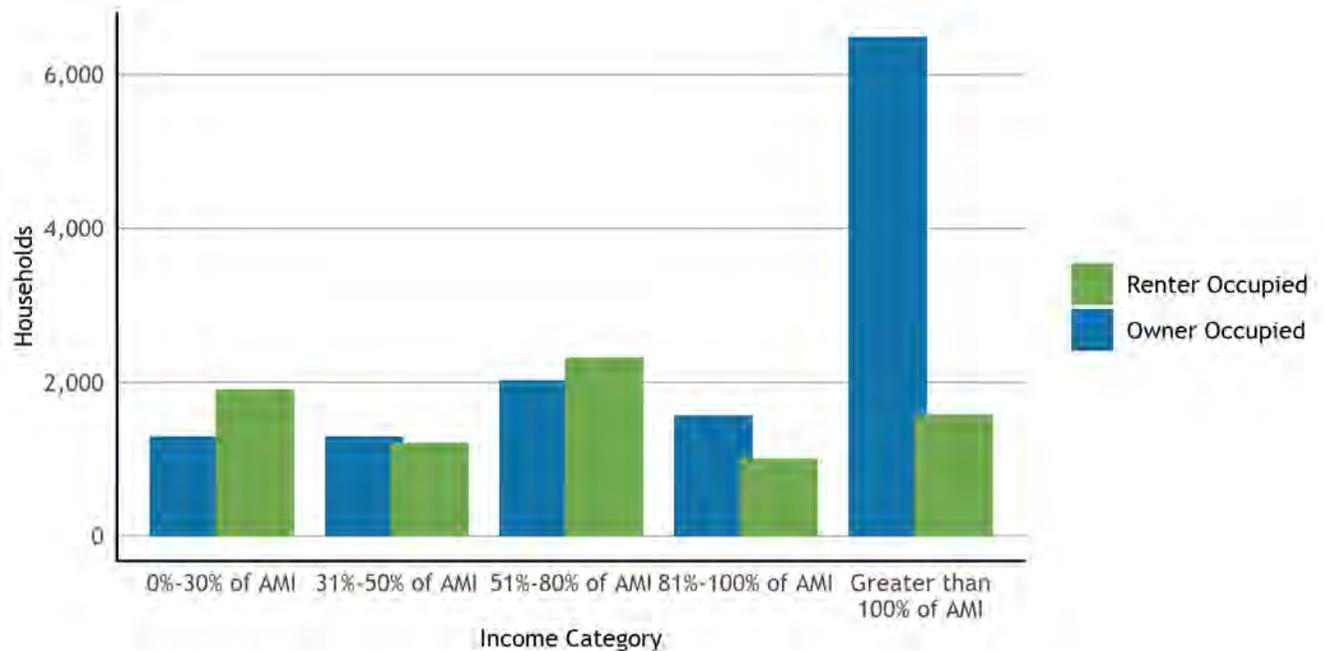


Figure 12: Household Income Level by Tenure

Universe: Occupied housing units

Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-21.

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents.¹⁴ These economic disparities also leave communities of color at higher risk for housing insecurity, displacement or homelessness. In South San Francisco, American Indian or Alaska Native (Hispanic and Non-Hispanic) residents experience the highest rates of poverty, followed by Black or African American (Hispanic and Non-Hispanic) residents (see Figure 13).

¹⁴ Moore, E., Montojo, N. and Mauri, N., 2019. Roots, Race & Place: A History of Racially Exclusionary Housing the San Francisco Bay Area. *Hass Institute*.

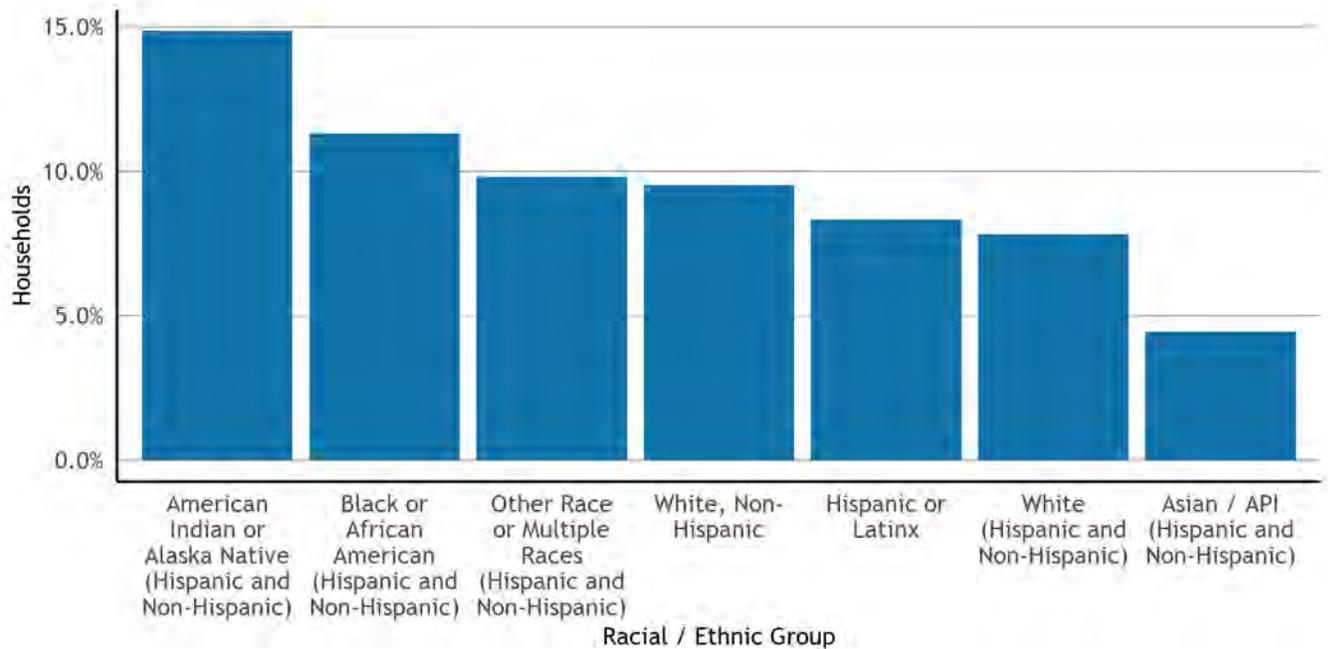


Figure 13: Poverty Status by Race

Universe: Population for whom poverty status is determined

Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the population for whom poverty status is determined for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the population for whom poverty status is determined.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17001(A-I)

For the data table behind this figure, please refer to the Data Packet Workbook, Table ELI-03.

4.6 Tenure

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity - ability for individuals to stay in their homes - in a city and region. Generally, renters may be displaced more quickly if prices increase. In South San Francisco there are a total of 21,330 housing units, and fewer residents rent than own their homes: 38.8% versus 61.2% (see Figure 14). By comparison, 39.8% of households in San Mateo County are renters, while 44% of Bay Area households rent their homes.

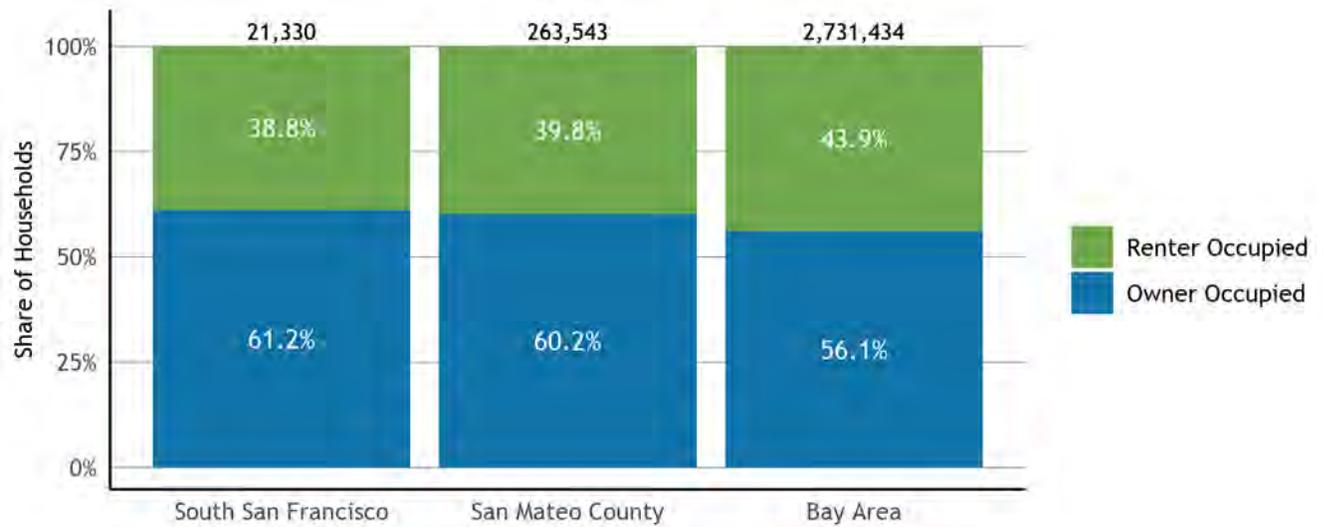


Figure 14: Housing Tenure

Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-16.

Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. These disparities not only reflect differences in income and wealth but also stem from federal, state, and local policies that limited access to homeownership for communities of color while facilitating homebuying for white residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Bay Area communities.¹⁵ In South San Francisco, 54.2% of Black households owned their homes, while homeownership rates were 71.3% for Asian households, 49.1% for Latinx households, and 62.7% for White households. Notably, recent changes to state law require local jurisdictions to examine these dynamics and other fair housing issues when updating their Housing Elements.

¹⁵ See, for example, Rothstein, R. (2017). *The color of law : a forgotten history of how our government segregated America*. New York, NY & London, UK: Liveright Publishing.

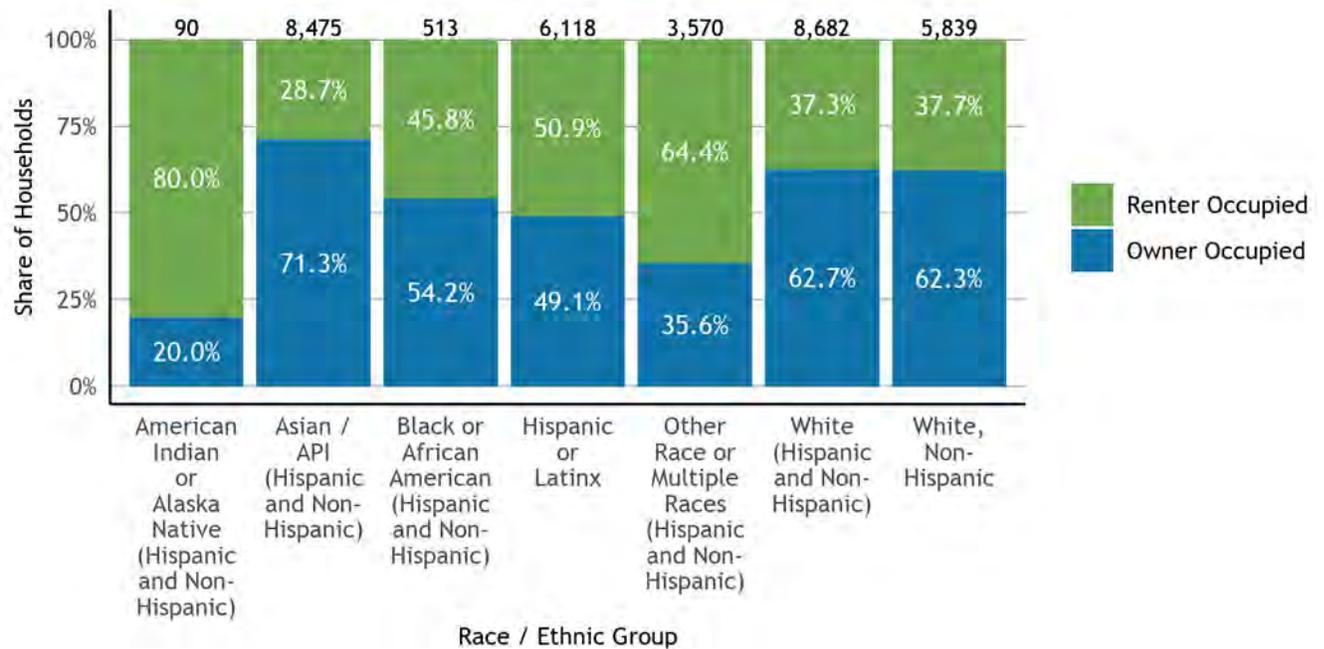


Figure 15: Housing Tenure by Race of Householder

Universe: Occupied housing units

Notes: For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003(A-I)

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-20.

The age of residents who rent or own their home can also signal the housing challenges a community is experiencing. Younger households tend to rent and may struggle to buy a first home in the Bay Area due to high housing costs. At the same time, senior homeowners seeking to downsize may have limited options in an expensive housing market.

In South San Francisco, 56.7% of householders between the ages of 25 and 44 are renters, while 22.7% of householders over 65 are (see Figure 16).

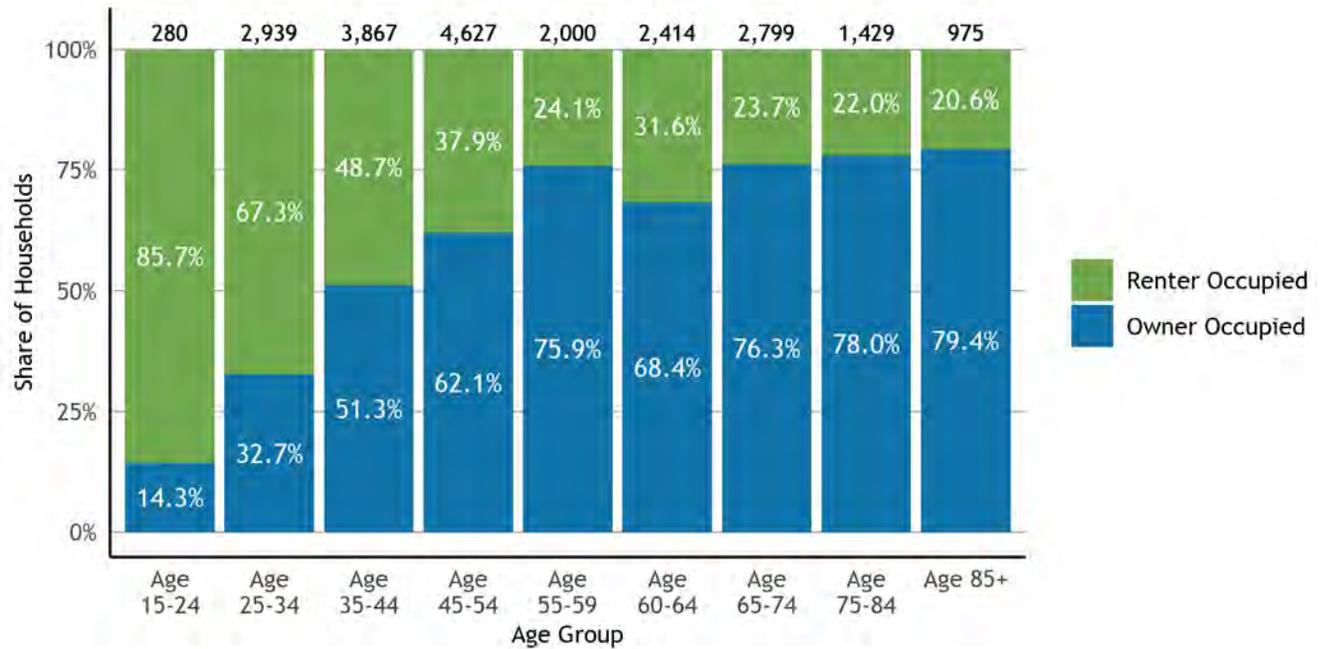


Figure 16: Housing Tenure by Age

Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-18.

In many cities, homeownership rates for households in single-family homes are substantially higher than the rates for households in multi-family housing. In South San Francisco, 79.1% of households in detached single-family homes are homeowners, while 22.0% of households in multi-family housing are homeowners (see Figure 17).

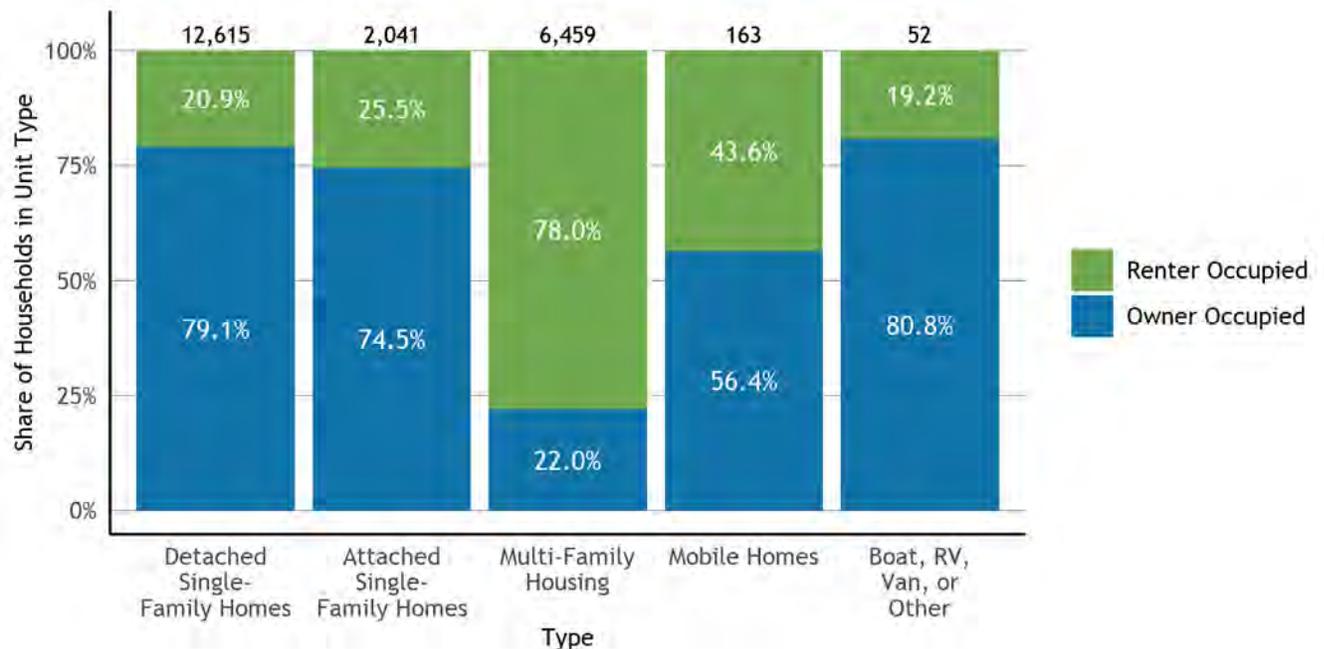


Figure 17: Housing Tenure by Housing Type

Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-22.

4.7 Displacement

Because of increasing housing prices, displacement is a major concern in the Bay Area. Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network.

The University of California, Berkeley has mapped all neighborhoods in the Bay area, identifying their risk for gentrification. They find that in South San Francisco, 16.3% of households live in neighborhoods that are susceptible to or experiencing displacement and 6.5% live in neighborhoods at risk of or undergoing gentrification.

Equally important, some neighborhoods in the Bay Area do not have housing appropriate for a broad section of the workforce. UC Berkeley estimates that 11.4% of households in South San Francisco live in neighborhoods where low-income households are likely to be excluded due to prohibitive housing costs.¹⁶

¹⁶ More information about this gentrification and displacement data is available at the Urban Displacement Project's webpage: <https://www.urbandisplacement.org/>. Specifically, one can learn more about the different gentrification/displacement typologies shown in Figure 18 at this link: https://www.urbandisplacement.org/sites/default/files/typology_sheet_2018_0.png. Additionally, one can view maps that show which typologies correspond to which parts of a jurisdiction here: <https://www.urbandisplacement.org/san-francisco/sf-bay-area-gentrification-and-displacement>



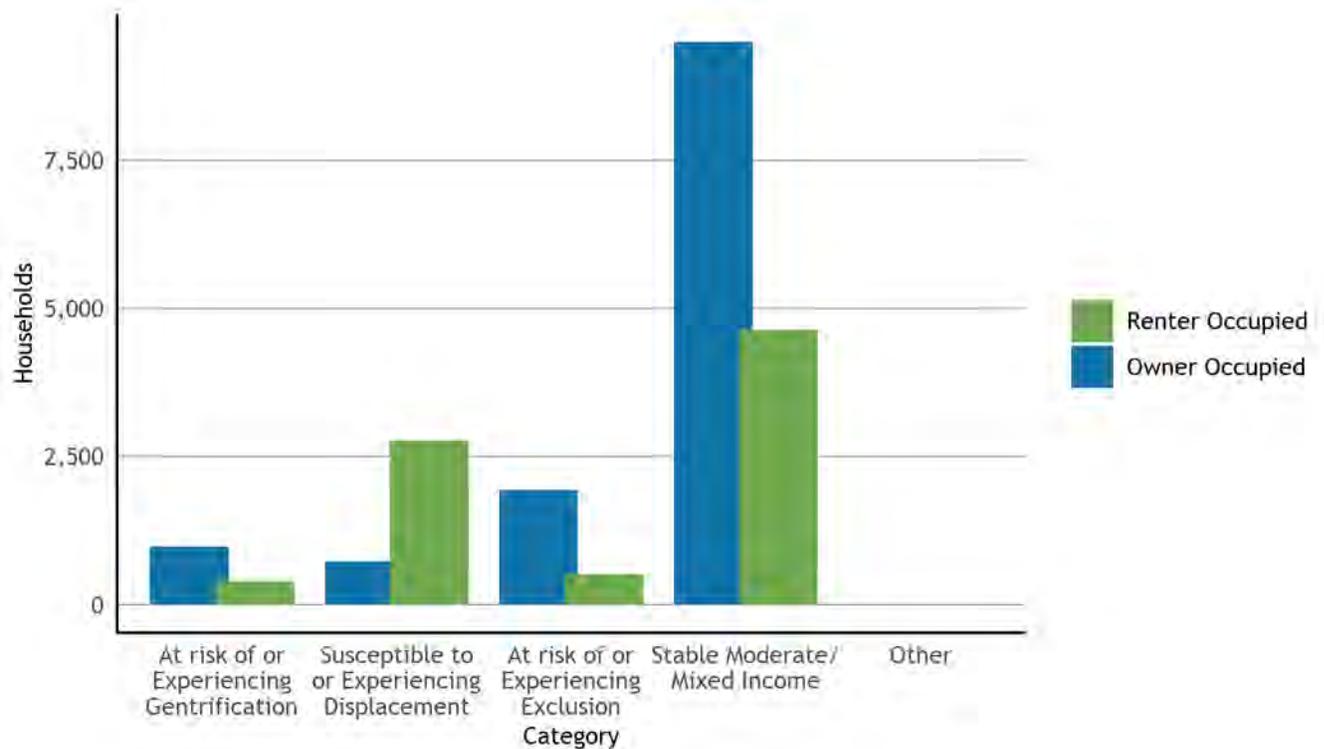


Figure 18: Households by Displacement Risk and Tenure

Universe: Households

Notes: Displacement data is available at the census tract level. Staff aggregated tracts up to jurisdiction level using census 2010 population weights, assigning a tract to jurisdiction in proportion to block level population weights. Total household count may differ slightly from counts in other tables sourced from jurisdiction level sources. Categories are combined as follows for simplicity: At risk of or Experiencing Exclusion: At Risk of Becoming Exclusive; Becoming Exclusive; Stable/Advanced Exclusive At risk of or Experiencing Gentrification: At Risk of Gentrification; Early/Ongoing Gentrification; Advanced Gentrification Stable Moderate/Mixed Income: Stable Moderate/Mixed Income Susceptible to or Experiencing Displacement: Low-Income/Susceptible to Displacement; Ongoing Displacement Other: High Student Population; Unavailable or Unreliable Data Source: Urban Displacement Project for classification, American Community Survey 5-Year Data (2015-2019), Table B25003 for tenure.

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-25.

5 HOUSING STOCK CHARACTERISTICS

5.1 Housing Types, Year Built, Vacancy, and Permits

In recent years, most housing produced in the region and across the state consisted of single-family homes and larger multi-unit buildings. However, some households are increasingly interested in “missing middle housing” - including duplexes, triplexes, townhomes, cottage clusters and accessory dwelling units (ADUs). These housing types may open up more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place.

The housing stock of South San Francisco in 2020 was made up of 58.5% single family detached homes, 12.7% single family attached homes, 6.0% multifamily homes with 2 to 4 units, 21.3% multifamily homes with 5 or more units, and 1.5% mobile homes (see Figure 19). In South San Francisco, the housing type that experienced the most growth between 2010 and 2020 was *Multifamily Housing: Five-plus Units*.

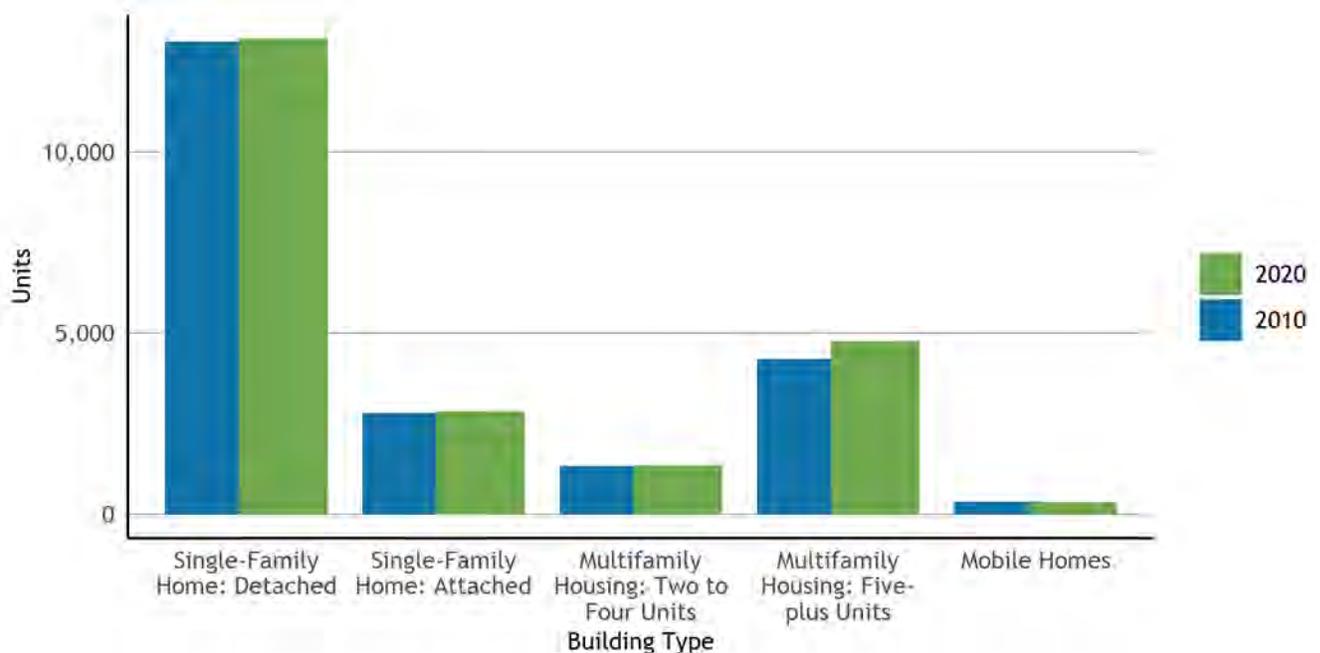


Figure 19: Housing Type Trends

Universe: Housing units

Source: California Department of Finance, E-5 series

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-01.

Production has not kept up with housing demand for several decades in the Bay Area, as the total number of units built and available has not yet come close to meeting the population and job growth experienced throughout the region. In South San Francisco, the largest proportion of the housing stock was built 1940 to 1959, with 8,581 units constructed during this period (see Figure 20). Since 2010, 0.9% of the current housing stock was built, which is 193 units.

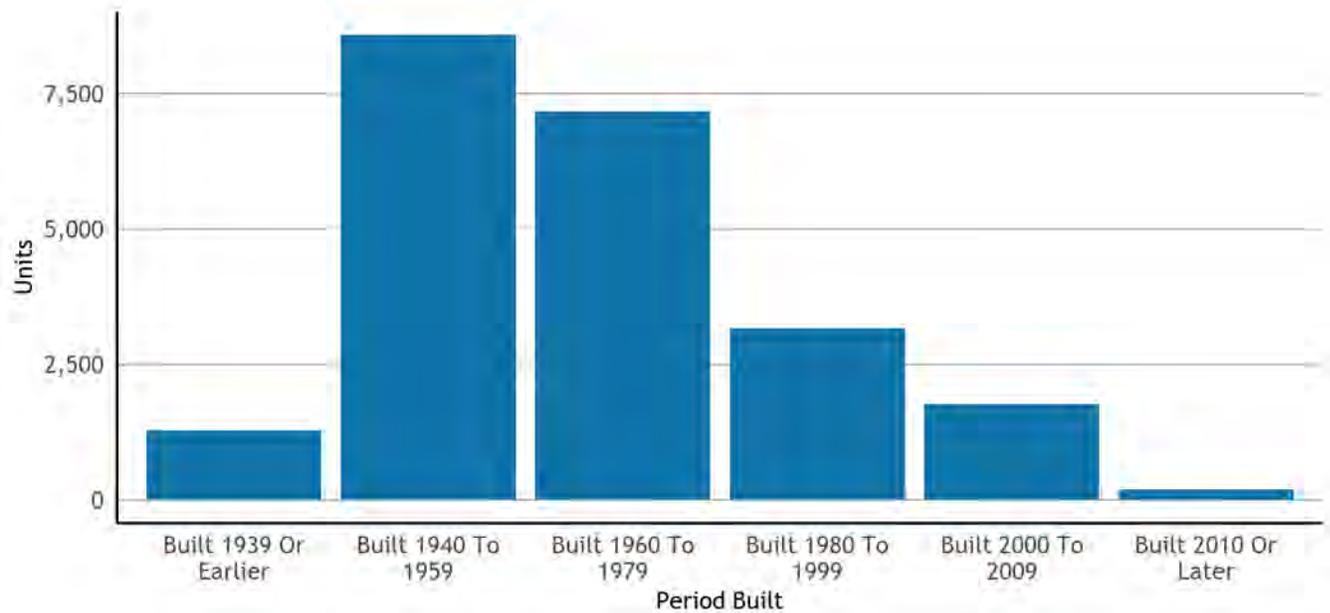


Figure 20: Housing Units by Year Structure Built

Universe: Housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-04.

Vacant units make up 3.8% of the overall housing stock in South San Francisco. The rental vacancy stands at 3.1%, while the ownership vacancy rate is 0.5%. Of the vacant units, the most common type of vacancy is *Other Vacant* (see Figure 21).¹⁷

Throughout the Bay Area, vacancies make up 2.6% of the total housing units, with homes listed for rent; units used for *recreational or occasional use*, and units not otherwise classified (*other vacant*) making up the majority of vacancies. The Census Bureau classifies a unit as vacant if no one is occupying it when census interviewers are conducting the American Community Survey or Decennial Census. Vacant units classified as “for recreational or occasional use” are those that are held for short-term periods of use throughout the year. Accordingly, vacation rentals and short-term rentals like AirBnB are likely to fall in this category. The Census Bureau classifies units as “other vacant” if they are vacant due to foreclosure, personal/family reasons, legal proceedings, repairs/renovations, abandonment, preparation for being rented or sold, or vacant for an extended absence for reasons such as a work assignment, military duty, or incarceration.¹⁸ In a region with a thriving economy and housing market like the Bay Area, units being renovated/repared and prepared for rental or sale are likely to represent a large portion of the “other vacant” category. Additionally, the need for seismic retrofitting

¹⁷ The vacancy rates by tenure is for a smaller universe than the total vacancy rate first reported, which in principle includes the full stock (3.8%). The vacancy by tenure counts are rates relative to the rental stock (occupied and vacant) and ownership stock (occupied and vacant) - but exclude a significant number of vacancy categories, including the numerically significant *other vacant*.

¹⁸ For more information, see pages 3 through 6 of this list of definitions prepared by the Census Bureau: <https://www.census.gov/housing/hvs/definitions.pdf>.

in older housing stock could also influence the proportion of “other vacant” units in some jurisdictions.¹⁹



Figure 21: Vacant Units by Type

Universe: Vacant housing units
 Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004
 For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-03.

Between 2015 and 2019, 977 housing units were issued permits in South San Francisco. 85.4% of permits issued in South San Francisco were for above moderate-income housing, 5.9% were for moderate-income housing, and 8.7% were for low- or very low-income housing (see Table 3).

Table 3: Housing Permitting

Income Group	value
Above Moderate Income Permits	834
Very Low Income Permits	80
Moderate Income Permits	58
Low Income Permits	5

Universe: Housing permits issued between 2015 and 2019
 Notes: HCD uses the following definitions for the four income categories: Very Low Income: units affordable to households making less than 50% of the Area Median Income for the county in which the jurisdiction is located. Low Income: units affordable to households making between 50% and 80% of the Area Median Income for the county in which the jurisdiction is located. Moderate Income: units affordable to households making between 80% and 120% of the Area Median Income for the

¹⁹ See Dow, P. (2018). Unpacking the Growth in San Francisco’s Vacant Housing Stock: Client Report for the San Francisco Planning Department. University of California, Berkeley.

county in which the jurisdiction is located. Above Moderate Income: units affordable to households making above 120% of the Area Median Income for the county in which the jurisdiction is located.

Source: California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2020)

This table is included in the Data Packet Workbook as Table HSG-11.

5.2 Assisted Housing Developments At-Risk of Conversion

While there is an immense need to produce new affordable housing units, ensuring that the existing affordable housing stock remains affordable is equally important. Additionally, it is typically faster and less expensive to preserve currently affordable units that are at risk of converting to market-rate than it is to build new affordable housing.

The data in the table below comes from the California Housing Partnership’s Preservation Database, the state’s most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing. However, this database does not include all deed-restricted affordable units in the state, so there may be at-risk assisted units in a jurisdiction that are not captured in this data table. There are 614 assisted units in South San Francisco in the Preservation Database. Of these units, 12.1% are at *High Risk* or *Very High Risk* of conversion.²⁰

Note on At-Risk Assisted Housing Developments

HCD requires that Housing Elements list the assisted housing developments at risk of converting to market-rate uses. For more information on the specific properties that are at Moderate Risk, High Risk, or Very High Risk of conversion, local jurisdiction staff should contact Danielle Mazzella, Preservation & Data Manager at the California Housing Partnership, at dmazzella@chpc.net.

Table 4: Assisted Units at Risk of Conversion

Income	South San Francisco	San Mateo County	Bay Area
Low	540	4656	110177
Moderate	0	191	3375
High	74	359	1854
Very High	0	58	1053
Total Assisted Units in Database	614	5264	116459

Universe: HUD, Low-Income Housing Tax Credit (LIHTC), USDA, and CalHFA projects. Subsidized or assisted developments that do not have one of the aforementioned financing sources may not be included.

²⁰ California Housing Partnership uses the following categories for assisted housing developments in its database: Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.

Notes: While California Housing Partnership's Preservation Database is the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing, this database does not include all deed-restricted affordable units in the state. Consequently, there may be at-risk assisted units in a jurisdiction that are not captured in this data table. Per HCD guidance, local jurisdictions must also list the specific affordable housing developments at-risk of converting to market rate uses. This document provides aggregate numbers of at-risk units for each jurisdiction, but local planning staff should contact Danielle Mazzella with the California Housing Partnership at dmazzella@chpc.net to obtain a list of affordable properties that fall under this designation. California Housing Partnership uses the following categories for assisted housing developments in its database: Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer. Source: California Housing Partnership, Preservation Database (2020) This table is included in the Data Packet Workbook as Table RISK-01.

5.3 Substandard Housing

Housing costs in the region are among the highest in the country, which could result in households, particularly renters, needing to live in substandard conditions in order to afford housing. Generally, there is limited data on the extent of substandard housing issues in a community. However, the Census Bureau data included in the graph below gives a sense of some of the substandard conditions that may be present in South San Francisco. For example, 1.3% of renters in South San Francisco reported lacking a kitchen and 0.9% of renters lack plumbing, compared to 0.4% of owners who lack a kitchen and 0.2% of owners who lack plumbing.

Note on Substandard Housing

HCD requires Housing Elements to estimate the number of units in need of rehabilitation and replacement. As a data source for housing units in need of rehabilitation and replacement is not available for all jurisdictions in the region, ABAG was not able to provide this required data point in this document. To produce an estimate of housing needs in need of rehabilitation and replacement, staff can supplement the data below on substandard housing issues with additional local information from code enforcement, recent windshield surveys of properties, building department data, knowledgeable builders/developers in the community, or nonprofit housing developers or organizations. For more information, visit HCD's Building Blocks page on Housing Stock Characteristics.



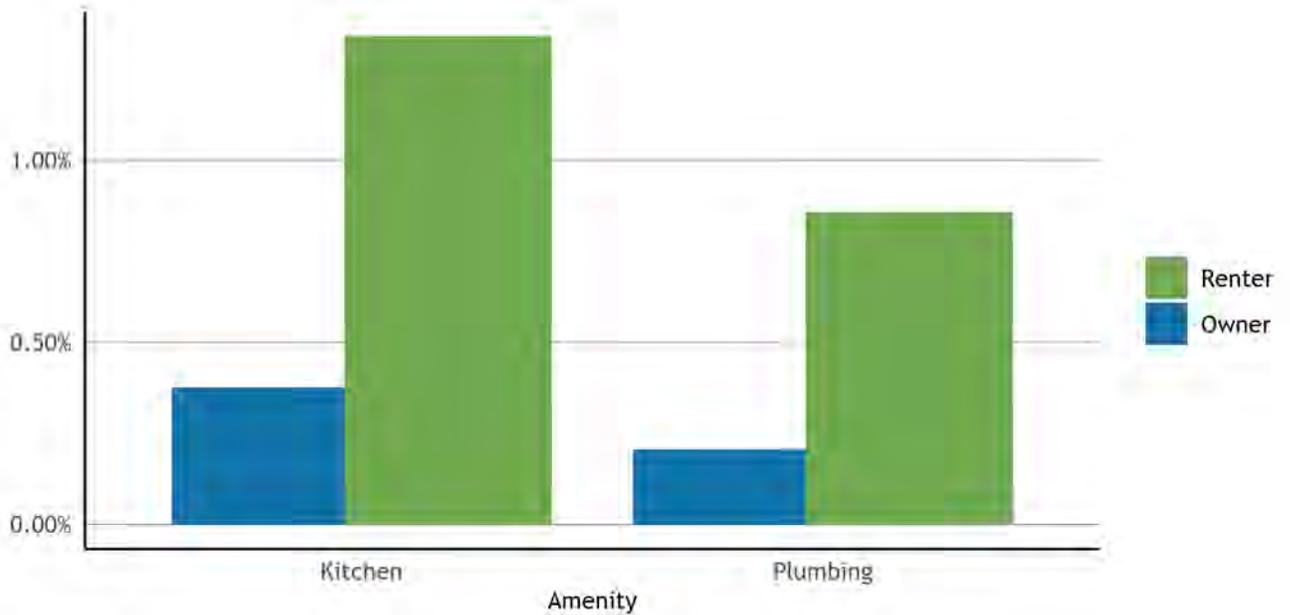


Figure 22: Substandard Housing Issues

Universe: Occupied housing units

Notes: Per HCD guidance, this data should be supplemented by local estimates of units needing to be rehabilitated or replaced based on recent windshield surveys, local building department data, knowledgeable builders/developers in the community, or nonprofit housing developers or organizations.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049 For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-06.

5.4 Home and Rent Values

Home prices reflect a complex mix of supply and demand factors, including an area’s demographic profile, labor market, prevailing wages and job outlook, coupled with land and construction costs. In the Bay Area, the costs of housing have long been among the highest in the nation. The typical home value in South San Francisco was estimated at \$1,122,070 by December of 2020, per data from Zillow. The largest proportion of homes were valued between \$750k-\$1M (see Figure 23). By comparison, the typical home value is \$1,418,330 in San Mateo County and \$1,077,230 the Bay Area, with the largest share of units valued \$1m-\$1.5m (county) and \$500k-\$750k (region).

The region’s home values have increased steadily since 2000, besides a decrease during the Great Recession. The rise in home prices has been especially steep since 2012, with the median home value in the Bay Area nearly doubling during this time. Since 2001, the typical home value has increased 152.6% in South San Francisco from \$444,160 to \$1,122,070. This change is above the change in San Mateo County, and above the change for the region (see Figure 24).

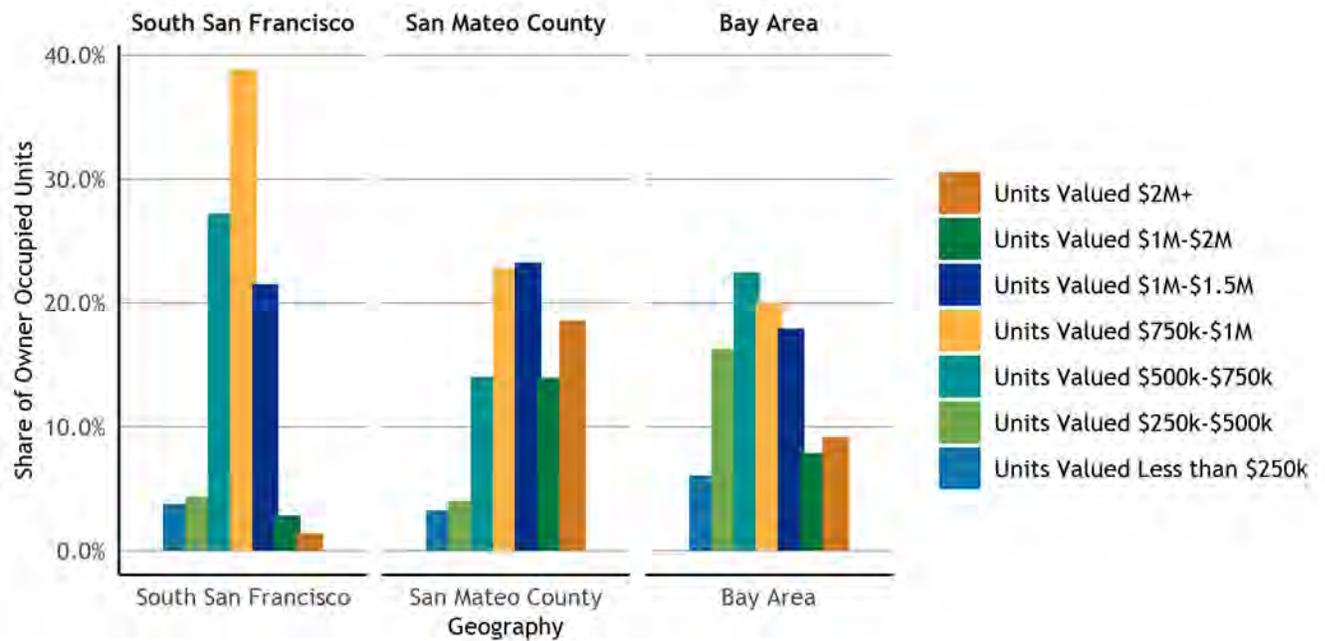


Figure 23: Home Values of Owner-Occupied Units

Universe: Owner-occupied units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-07.



Figure 24: Zillow Home Value Index (ZHVI)

Universe: Owner-occupied housing units

Notes: Zillow describes the ZHVI as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range. The

ZHVI includes all owner-occupied housing units, including both single-family homes and condominiums. More information on the ZHVI is available from Zillow. The regional estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF's E-5 series. For unincorporated areas, the value is a population weighted average of unincorporated communities in the county matched to census-designated population counts.

Source: Zillow, Zillow Home Value Index (ZHVI)

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-08.

Similar to home values, rents have also increased dramatically across the Bay Area in recent years. Many renters have been priced out, evicted or displaced, particularly communities of color. Residents finding themselves in one of these situations may have had to choose between commuting long distances to their jobs and schools or moving out of the region, and sometimes, out of the state.

In South San Francisco, the largest proportion of rental units rented in the *Rent \$1500-\$2000* category, totaling 25.4%, followed by 23.3% of units renting in the *Rent \$2000-\$2500* category (see Figure 25). Looking beyond the city, the largest share of units is in the *\$3000 or more* category (county) compared to the *\$1500-\$2000* category for the region as a whole.

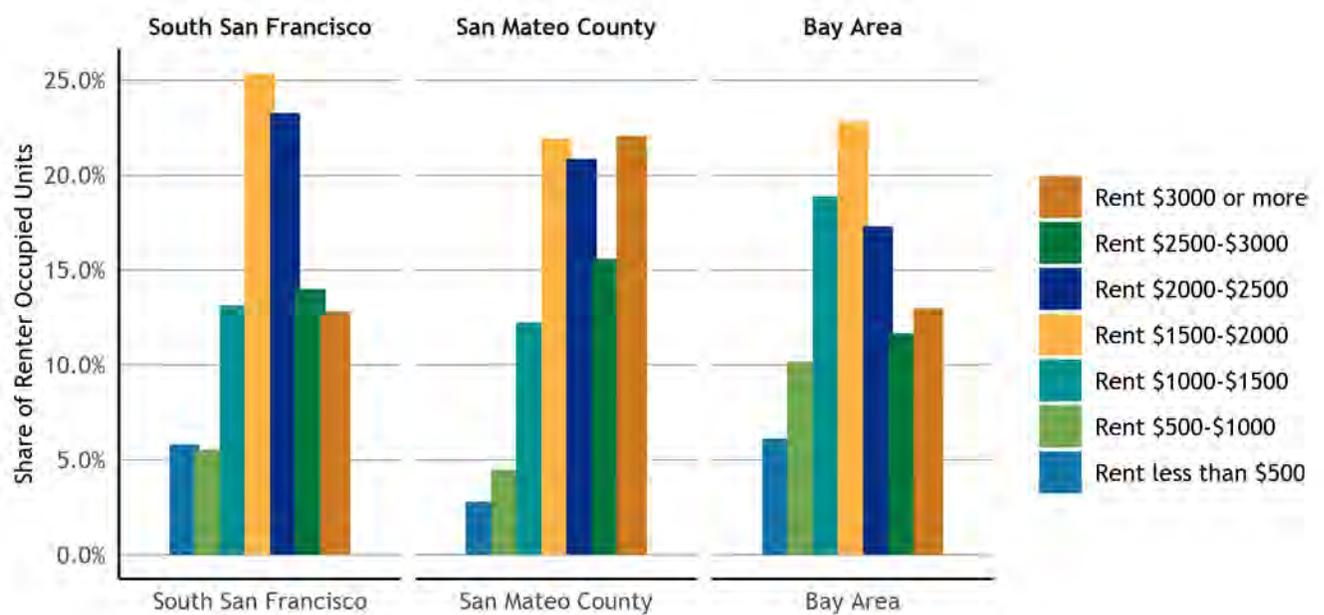


Figure 25: Contract Rents for Renter-Occupied Units

Universe: Renter-occupied housing units paying cash rent

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-09.

Since 2009, the median rent has increased by 58.3% in South San Francisco, from \$1,430 to \$2,000 per month (see Figure 26). In San Mateo County, the median rent has increased 41.1%, from \$1,560 to \$2,200. The median rent in the region has increased significantly during this time from \$1,200 to \$1,850, a 54% increase.²¹

²¹ While the data on home values shown in Figure 24 comes from Zillow, Zillow does not have data on rent prices available for most Bay Area jurisdictions. To have a more comprehensive dataset on rental data for the region, the

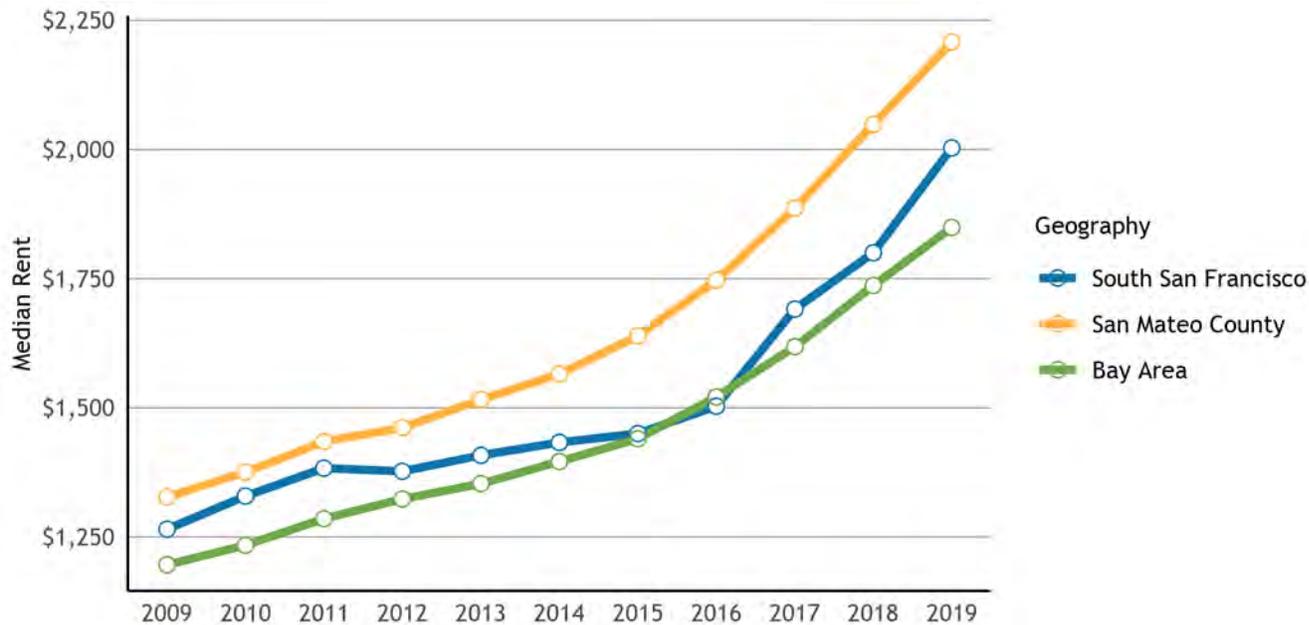


Figure 26: Median Contract Rent

Universe: Renter-occupied housing units paying cash rent

Notes: For unincorporated areas, median is calculated using distribution in B25056.

Source: U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058, B25056 (for unincorporated areas). County and regional counts are weighted averages of jurisdiction median using B25003 rental unit counts from the relevant year.

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-10.

5.5 Overpayment and Overcrowding

A household is considered “cost-burdened” if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered “severely cost-burdened.” Low-income residents are the most impacted by high housing costs and experience the highest rates of cost burden. Spending such large portions of their income on housing puts low-income households at higher risk of displacement, eviction, or homelessness.

rent data in this document comes from the U.S. Census Bureau’s American Community Survey, which may not fully reflect current rents. Local jurisdiction staff may want to supplement the data on rents with local realtor data or other sources for rent data that are more current than Census Bureau data.



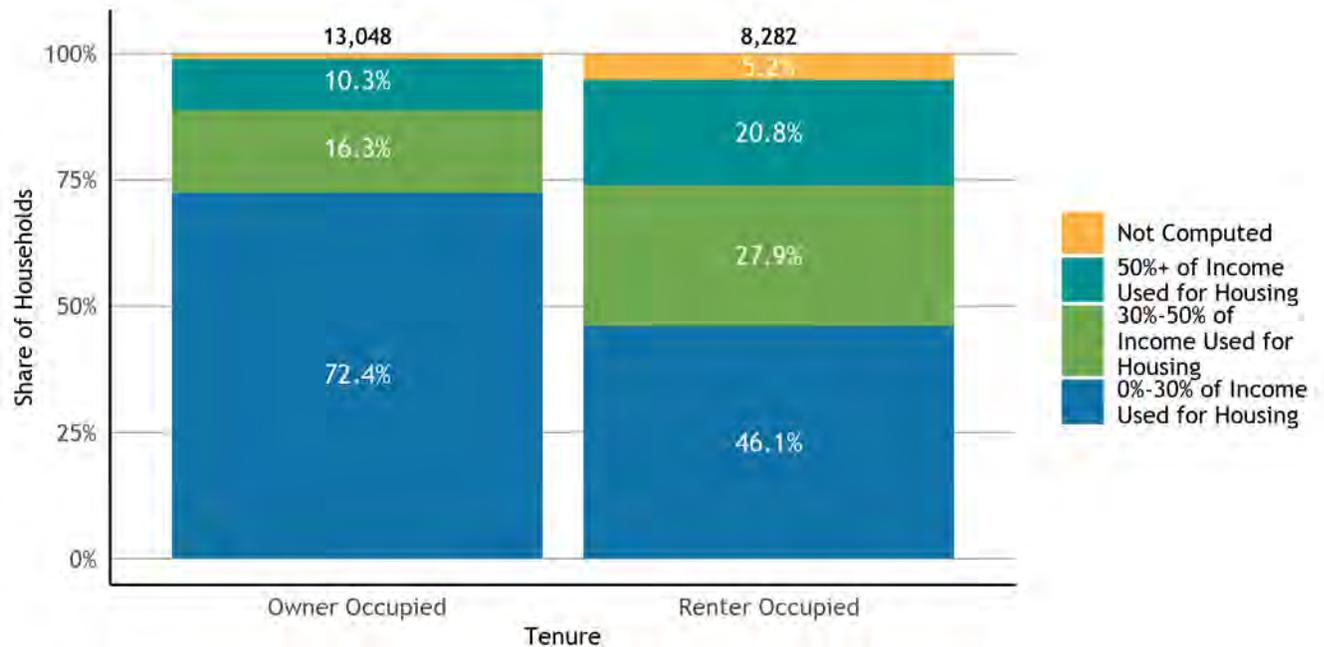


Figure 27: Cost Burden by Tenure

Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-06.

Renters are often more cost-burdened than owners. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by market increases. When looking at the cost burden across tenure in South San Francisco, 27.9% of renters spend 30% to 50% of their income on housing compared to 16.3% of those that own (see Figure 27). Additionally, 20.8% of renters spend 50% or more of their income on housing, while 10.3% of owners are severely cost-burdened.

In South San Francisco, 16.3% of households spend 50% or more of their income on housing, while 19.0% spend 30% to 50%. However, these rates vary greatly across income categories (see Figure 28). For example, 65.1% of South San Francisco households making less than 30% of AMI spend the majority of their income on housing. For South San Francisco residents making more than 100% of AMI, just 0.4% are severely cost-burdened, and 92.0% of those making more than 100% of AMI spend less than 30% of their income on housing.

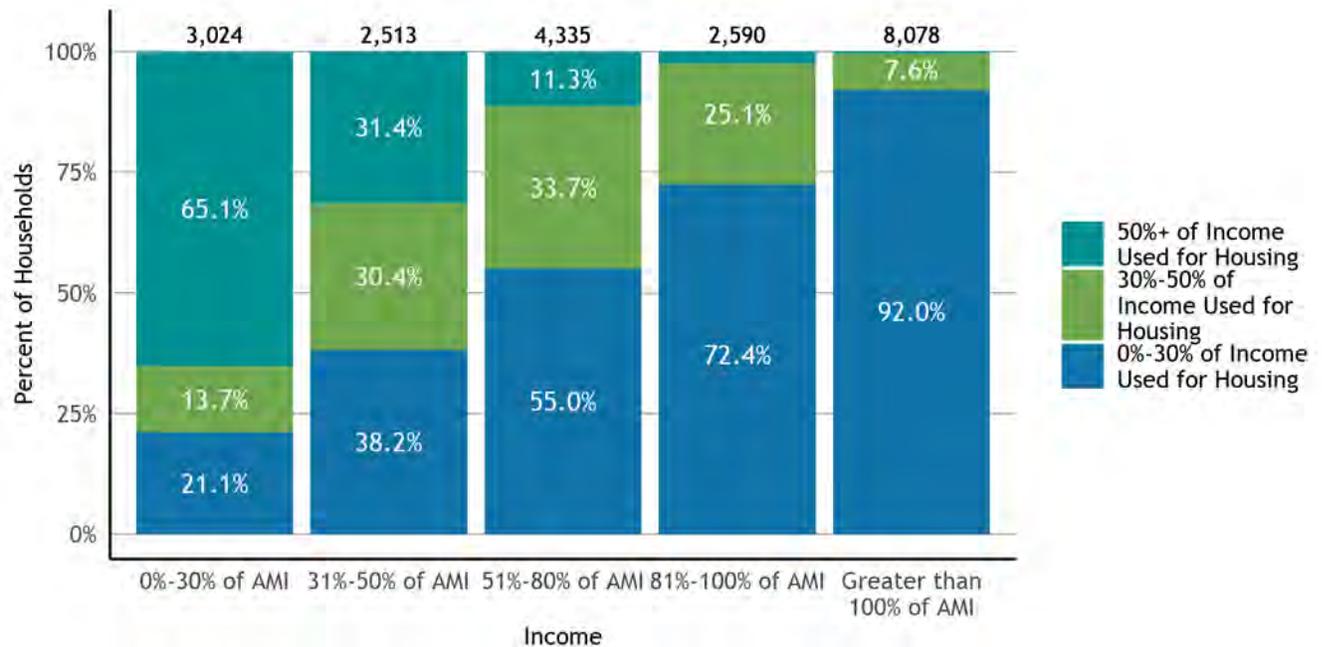


Figure 28: Cost Burden by Income Level

Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-05.

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. As a result, they often pay a greater percentage of their income on housing, and in turn, are at a greater risk of housing insecurity.

American Indian or Alaska Native, Non-Hispanic residents are the most cost burdened with 66.7% spending 30% to 50% of their income on housing, and *Other Race or Multiple Races, Non-Hispanic* residents are the most severely cost burdened with 38.7% spending more than 50% of their income on housing (see Figure 29).

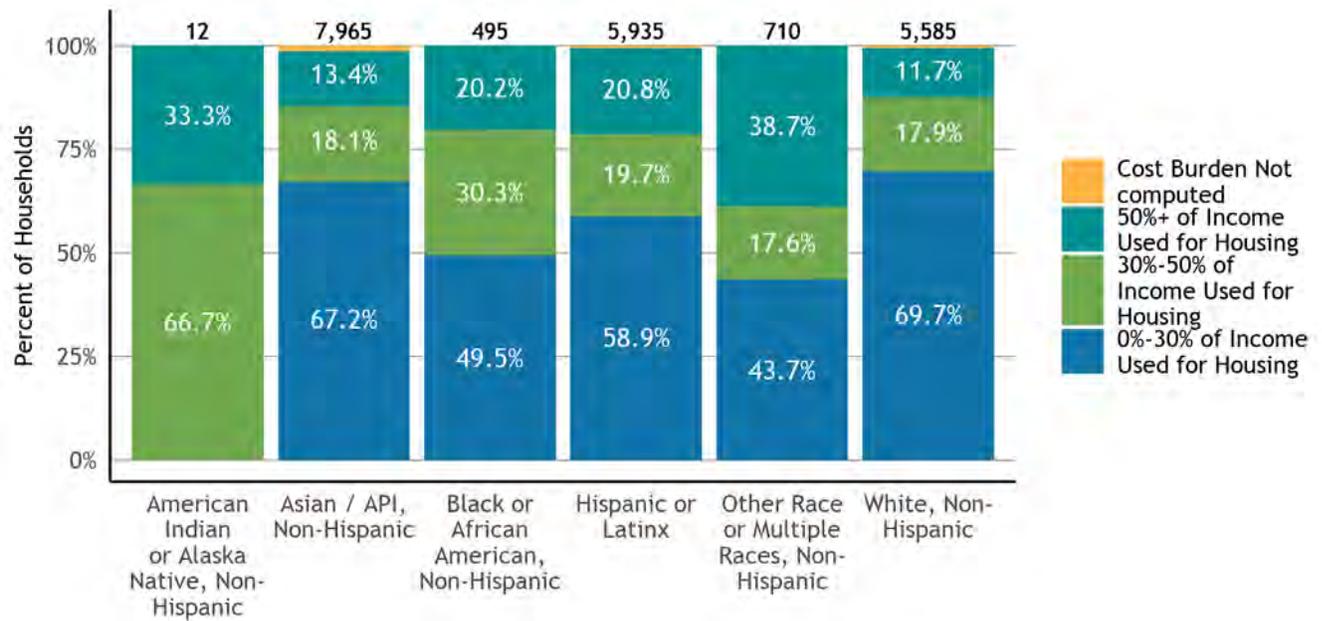


Figure 29: Cost Burden by Race

Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. For the purposes of this graph, the “Hispanic or Latinx” racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-08.

Large family households often have special housing needs due to a lack of adequately sized affordable housing available. The higher costs required for homes with multiple bedrooms can result in larger families experiencing a disproportionate cost burden than the rest of the population and can increase the risk of housing insecurity.

In South San Francisco, 15.2% of large family households experience a cost burden of 30%-50%, while 14.4% of households spend more than half of their income on housing. Some 19.6% of all other households have a cost burden of 30%-50%, with 16.6% of households spending more than 50% of their income on housing (see Figure 30).

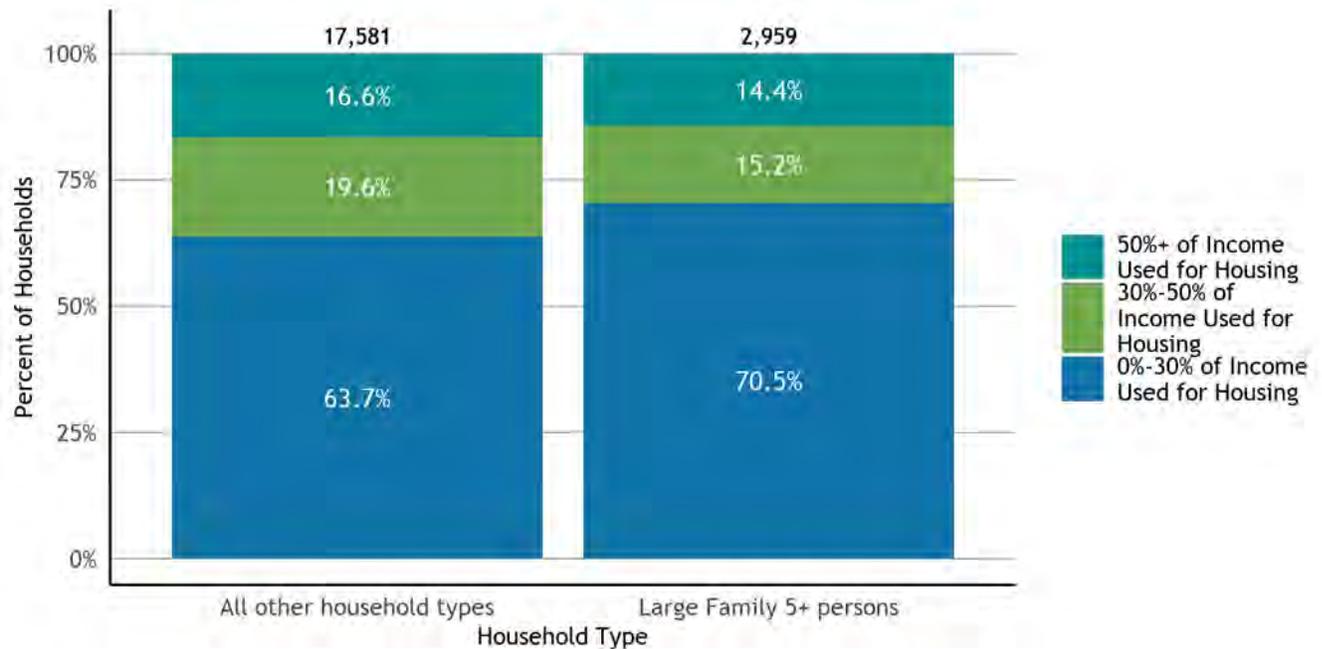


Figure 30: Cost Burden by Household Size

Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is “select monthly owner costs”, which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-09.

When cost-burdened seniors are no longer able to make house payments or pay rents, displacement from their homes can occur, putting further stress on the local rental market or forcing residents out of the community they call home. Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors. 44.3% of seniors making less than 30% of AMI are spending the majority of their income on housing. For seniors making more than 100% of AMI, 90.0% are not cost-burdened and spend less than 30% of their income on housing (see Figure 31).

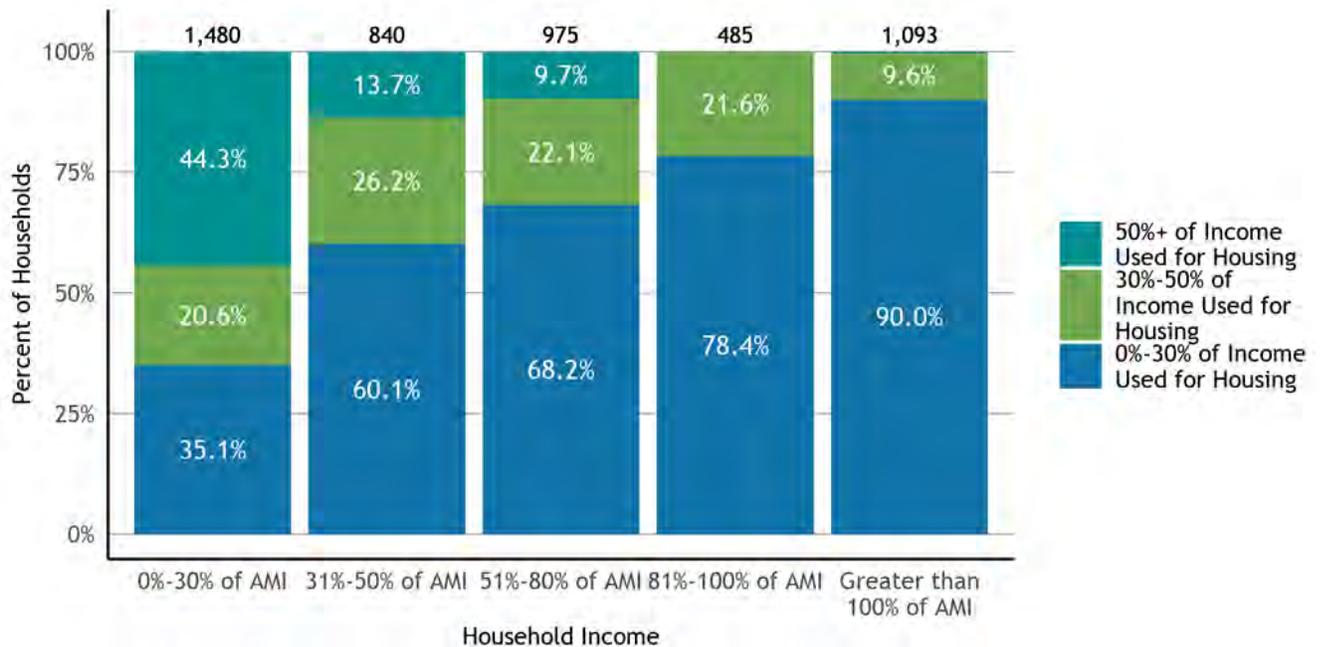


Figure 31: Cost-Burdened Senior Households by Income Level

Universe: Senior households

Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-03.

Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. There are several different standards for defining overcrowding, but this report uses the Census Bureau definition, which is more than one occupant per room (not including bathrooms or kitchens). Additionally, the Census Bureau considers units with more than 1.5 occupants per room to be severely overcrowded.

Overcrowding is often related to the cost of housing and can occur when demand in a city or region is high. In many cities, overcrowding is seen more amongst those that are renting, with multiple households sharing a unit to make it possible to stay in their communities. In South San Francisco, 4.9% of households that rent are severely overcrowded (more than 1.5 occupants per room), compared to 0.7% of households that own (see Figure 32). In South San Francisco, 8.4% of renters experience moderate overcrowding (1 to 1.5 occupants per room), compared to 4.5% for those own.



Figure 32: Overcrowding by Tenure and Severity

Universe: Occupied housing units

Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-01.

Overcrowding often disproportionately impacts low-income households. 3.0% of very low-income households (below 50% AMI) experience severe overcrowding, while 2.1% of households above 100% experience this level of overcrowding (see Figure 33).

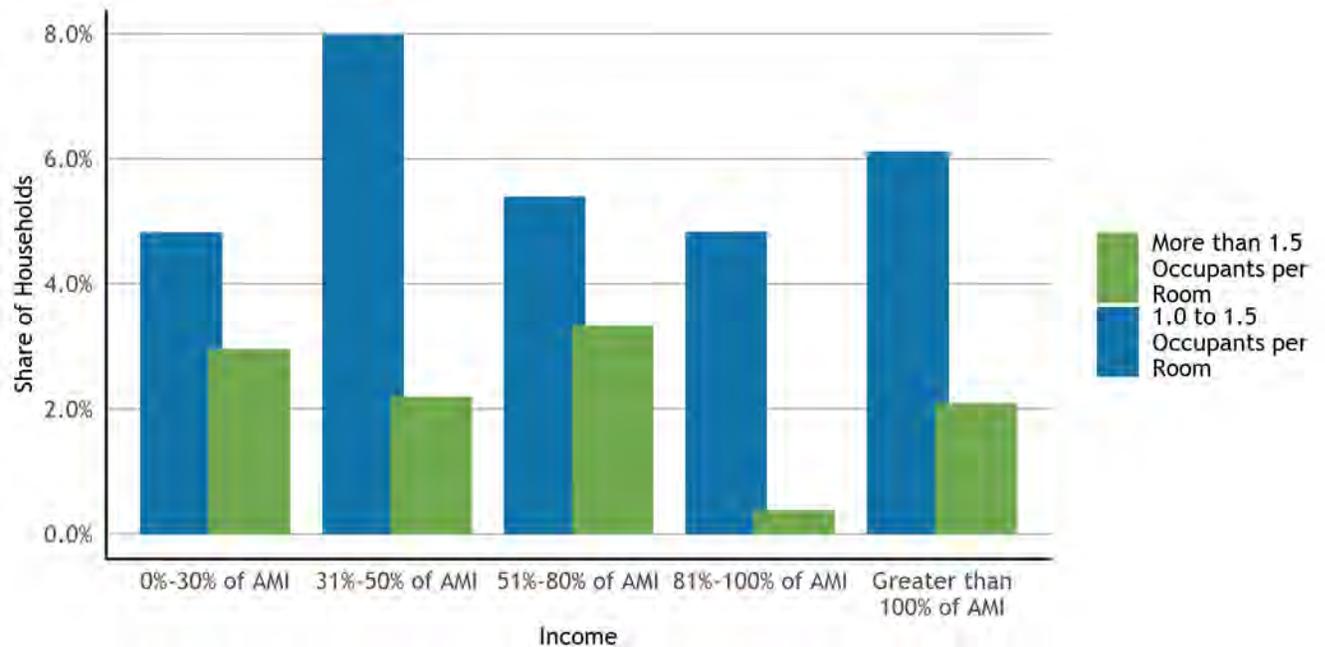


Figure 33: Overcrowding by Income Level and Severity

Universe: Occupied housing units

Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-04.

Communities of color are more likely to experience overcrowding similar to how they are more likely to experience poverty, financial instability, and housing insecurity. People of color tend to experience overcrowding at higher rates than White residents. In South San Francisco, the racial group with the largest overcrowding rate is *Other Race or Multiple Races (Hispanic and Non-Hispanic)* (see Figure 34)

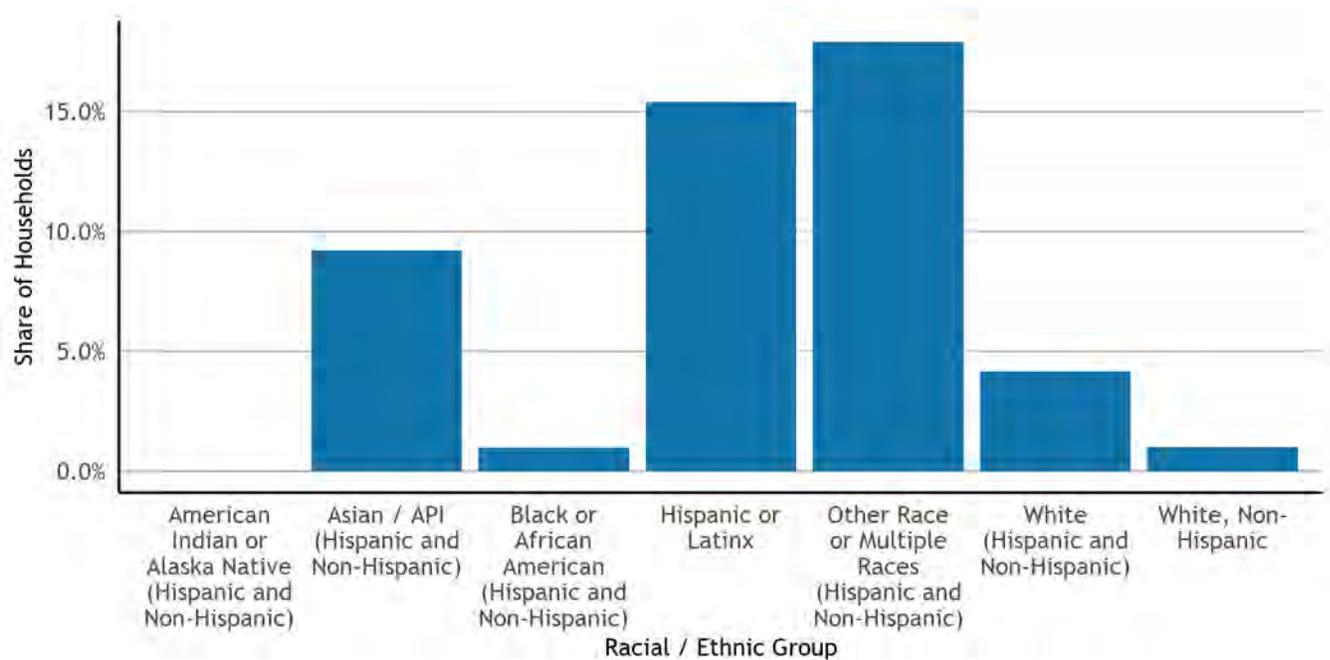


Figure 34: Overcrowding by Race

Universe: Occupied housing units

Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014
 For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-03.

6 SPECIAL HOUSING NEEDS

6.1 Large Households

Large households often have different housing needs than smaller households. If a city's rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions. In South San Francisco, for large households with 5 or more persons, most units (59.9%) are owner occupied (see Figure 35). In 2017, 19.6% of large households were very low-income, earning less than 50% of the area median income (AMI).

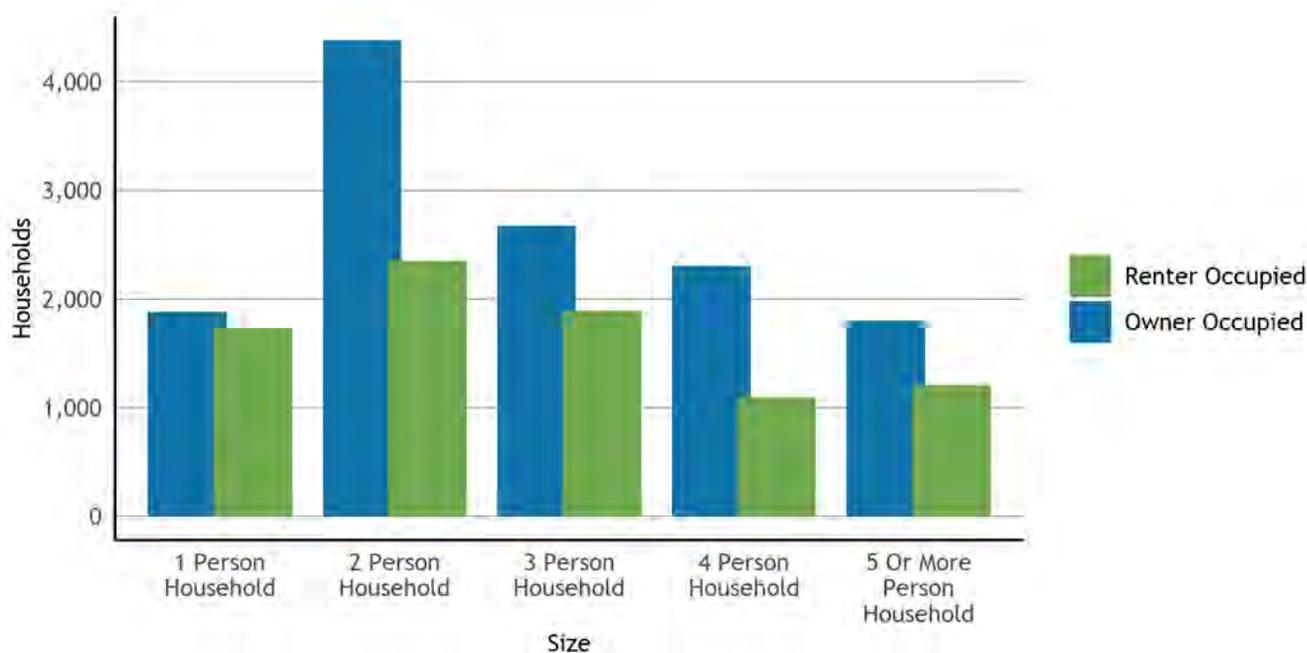


Figure 35: Household Size by Tenure

Universe: Occupied housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009

For the data table behind this figure, please refer to the Data Packet Workbook, Table LGFEM-01.

The unit sizes available in a community affect the household sizes that can access that community. Large families are generally served by housing units with 3 or more bedrooms, of which there are 12,952 units in South San Francisco. Among these large units with 3 or more bedrooms, 18.0% are owner-occupied and 82.0% are renter occupied (see Figure 36).

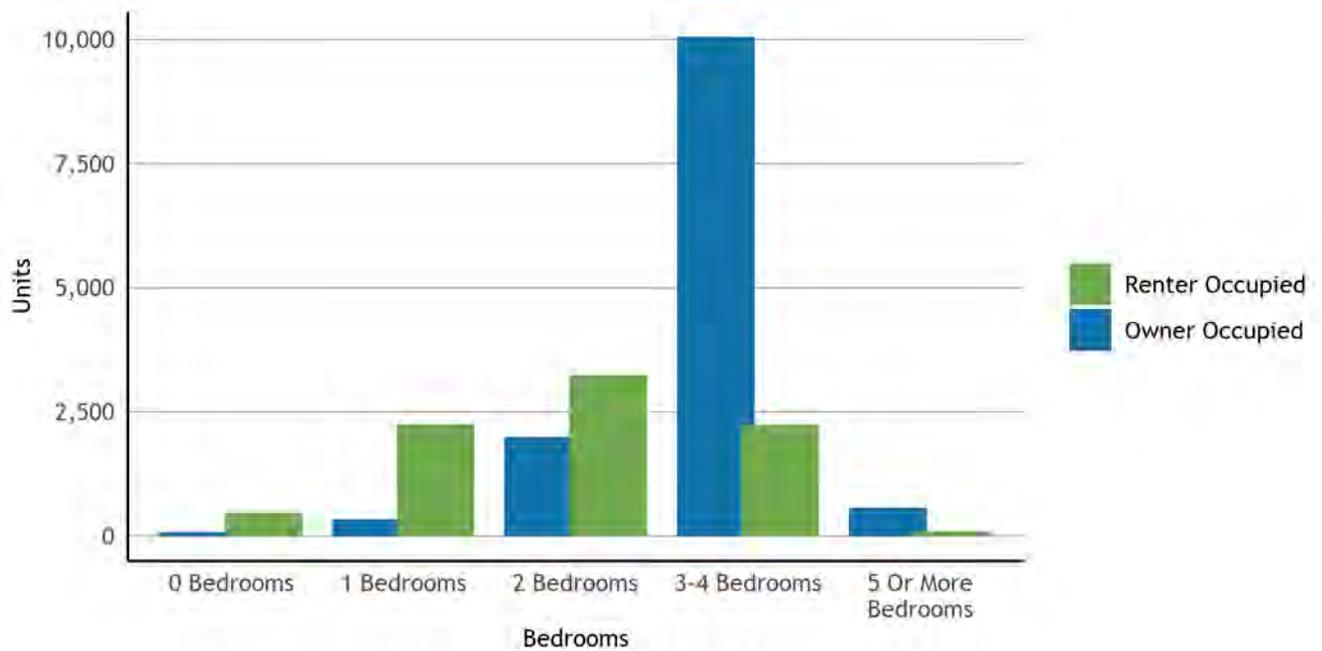


Figure 36: Housing Units by Number of Bedrooms

Universe: Housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-05.

6.2 Female-Headed Households

Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income. In South San Francisco, the largest proportion of households is *Married-couple Family Households* at 55.2% of total, while *Female-Headed Households* make up 13.4% of all households.

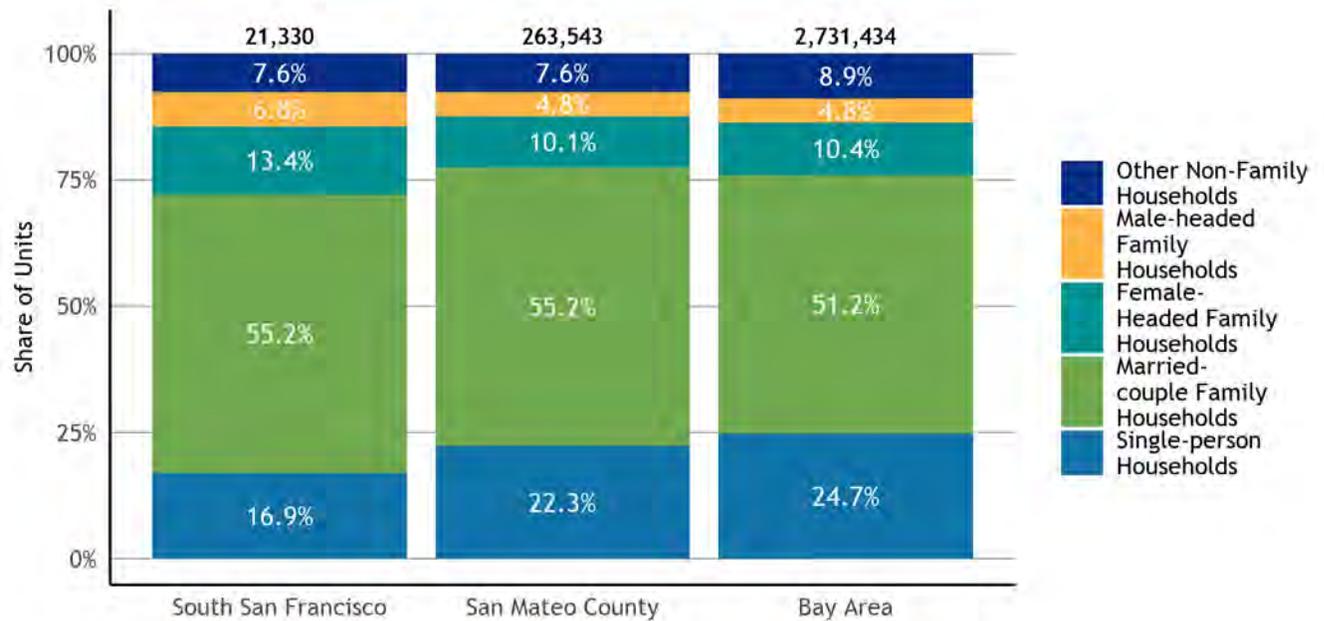


Figure 37: Household Type

Universe: Households

Notes: For data from the Census Bureau, a “family household” is a household where two or more people are related by birth, marriage, or adoption. “Non-family households” are households of one person living alone, as well as households where none of the people are related to each other.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-23.

Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging.

In South San Francisco, 16.2% of female-headed households with children fall below the Federal Poverty Line, while 0.6% of female-headed households *without* children live in poverty (see Figure 38).

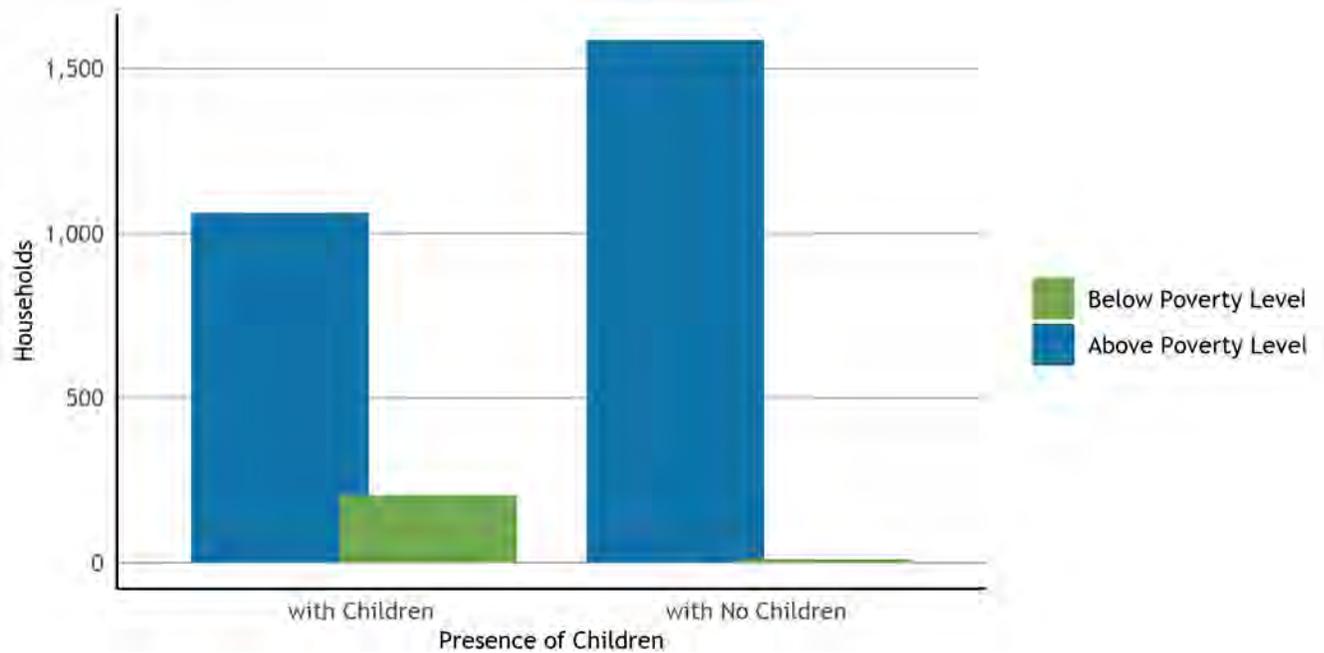


Figure 38: Female-Headed Households by Poverty Status

Universe: Female Households

Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012

For the data table behind this figure, please refer to the Data Packet Workbook, Table LGFEM-05.

6.3 Seniors

Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. They often live on fixed incomes and are more likely to have disabilities, chronic health conditions and/or reduced mobility.

Seniors who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups. The largest proportion of senior households who rent make *0%-30% of AMI*, while the largest proportion of senior households who are homeowners falls in the income group *Greater than 100% of AMI* (see Figure 39).

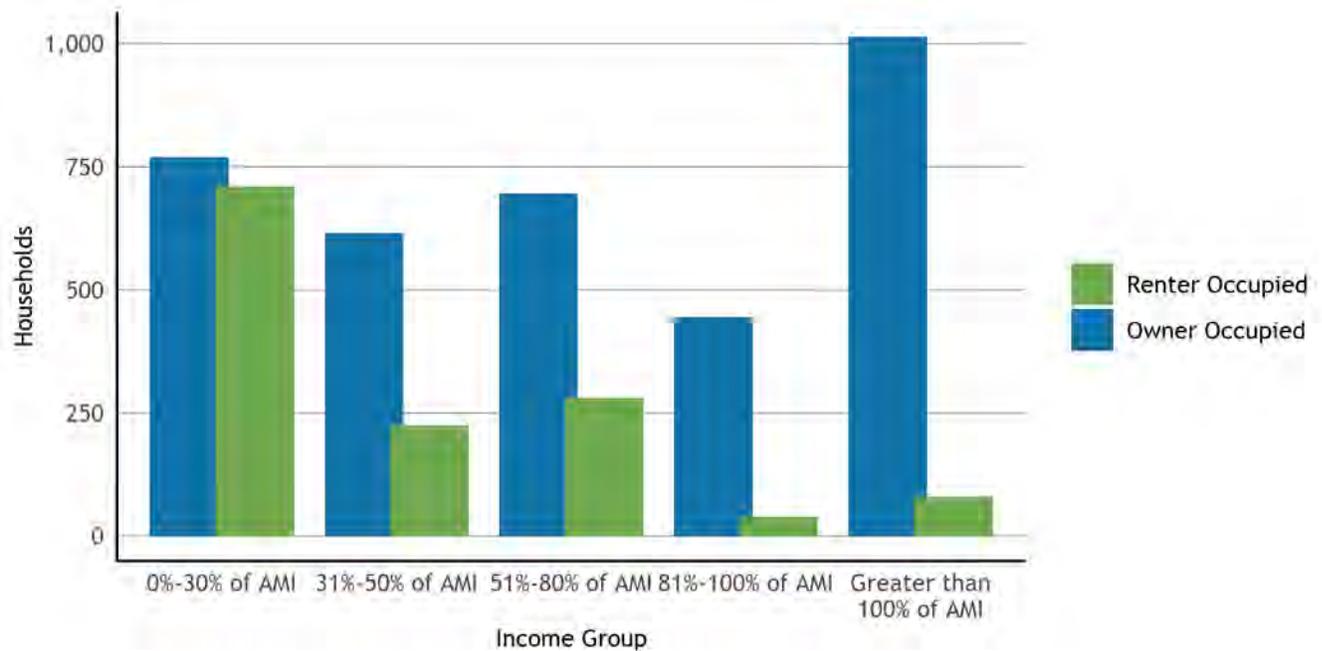


Figure 39: Senior Households by Income and Tenure

Universe: Senior households

Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-01.

6.4 People with Disabilities

People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive and sensory impairments, many people with disabilities live on fixed incomes and are in need of specialized care, yet often rely on family members for assistance due to the high cost of care.

When it comes to housing, people with disabilities are not only in need of affordable housing but accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a high risk for housing insecurity, homelessness and institutionalization, particularly when they lose aging caregivers. Figure 40 shows the rates at which different disabilities are present among residents of South San Francisco. Overall, 9.0% of people in South San Francisco have a disability of any kind.²²

²² These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

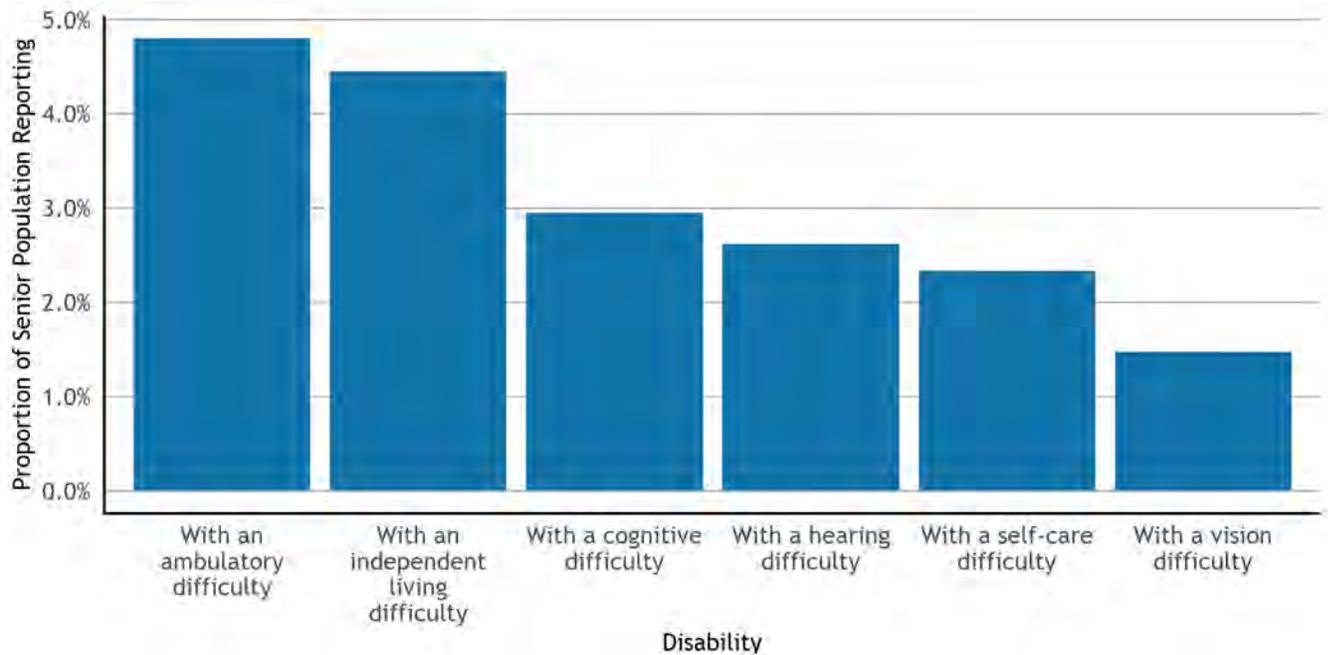


Figure 40: Disability by Type

Universe: Civilian noninstitutionalized population 18 years and over

Notes: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed. The Census Bureau provides the following definitions for these disability types: Hearing difficulty: deaf or has serious difficulty hearing. Vision difficulty: blind or has serious difficulty seeing even with glasses. Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions. Ambulatory difficulty: has serious difficulty walking or climbing stairs. Self-care difficulty: has difficulty dressing or bathing. Independent living difficulty: has difficulty doing errands alone such as visiting a doctor’s office or shopping.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107.

For the data table behind this figure, please refer to the Data Packet Workbook, Table DISAB-01.

State law also requires Housing Elements to examine the housing needs of people with developmental disabilities. Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down’s Syndrome, autism, epilepsy, cerebral palsy, and mild to severe mental retardation. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.²³

In South San Francisco, of the population with a developmental disability, children under the age of 18 make up 33.6%, while adults account for 66.4%.

²³ For more information or data on developmental disabilities in your jurisdiction, contact the Golden Gate Regional Center for Marin, San Francisco and San Mateo Counties; the North Bay Regional Center for Napa, Solano and Sonoma Counties; the Regional Center for the East Bay for Alameda and Contra Costa Counties; or the San Andreas Regional Center for Santa Clara County.

Table 5: Population with Developmental Disabilities by Age

Age Group	value
Age 18+	344
Age Under 18	174

Universe: Population with developmental disabilities

Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.

*Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2020)
This table is included in the Data Packet Workbook as Table DISAB-04.*

The most common living arrangement for individuals with disabilities in South San Francisco is the home of parent /family /guardian.

Table 6: Population with Developmental Disabilities by Residence

Residence Type	value
Home of Parent /Family /Guardian	349
Community Care Facility	81
Intermediate Care Facility	56
Independent /Supported Living	22
Foster /Family Home	11
Other	0

Universe: Population with developmental disabilities

Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.

*Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020)
This table is included in the Data Packet Workbook as Table DISAB-05.*

6.5 Homelessness

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Far too many residents who have found themselves housing insecure have ended up unhoused or homeless in recent years, either temporarily or longer term. Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction and those dealing with traumatic life circumstances. In San Mateo County, the most common type of household experiencing homelessness is those without children in their care. Among households experiencing homelessness that do not have children, 75.5% are unsheltered. Of homeless households with children, most are sheltered in transitional housing (see Figure 41).

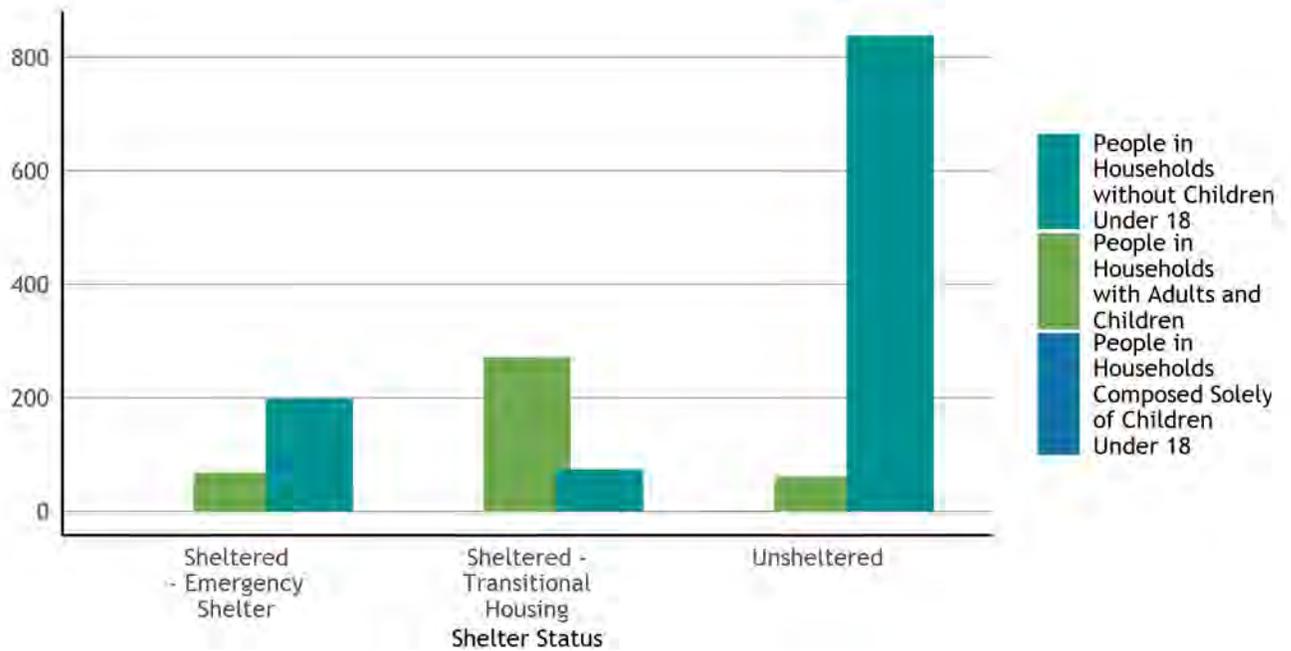


Figure 41: Homelessness by Household Type and Shelter Status, San Mateo County

Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness.

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)

For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMEELS-01.

People of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. Consequently, people of color are often disproportionately impacted by homelessness, particularly Black residents of the Bay Area. In San Mateo County, White (Hispanic and Non-Hispanic) residents represent the largest proportion of residents experiencing homelessness and account for 66.6% of the homeless population, while making up 50.6% of the overall population (see Figure 42).

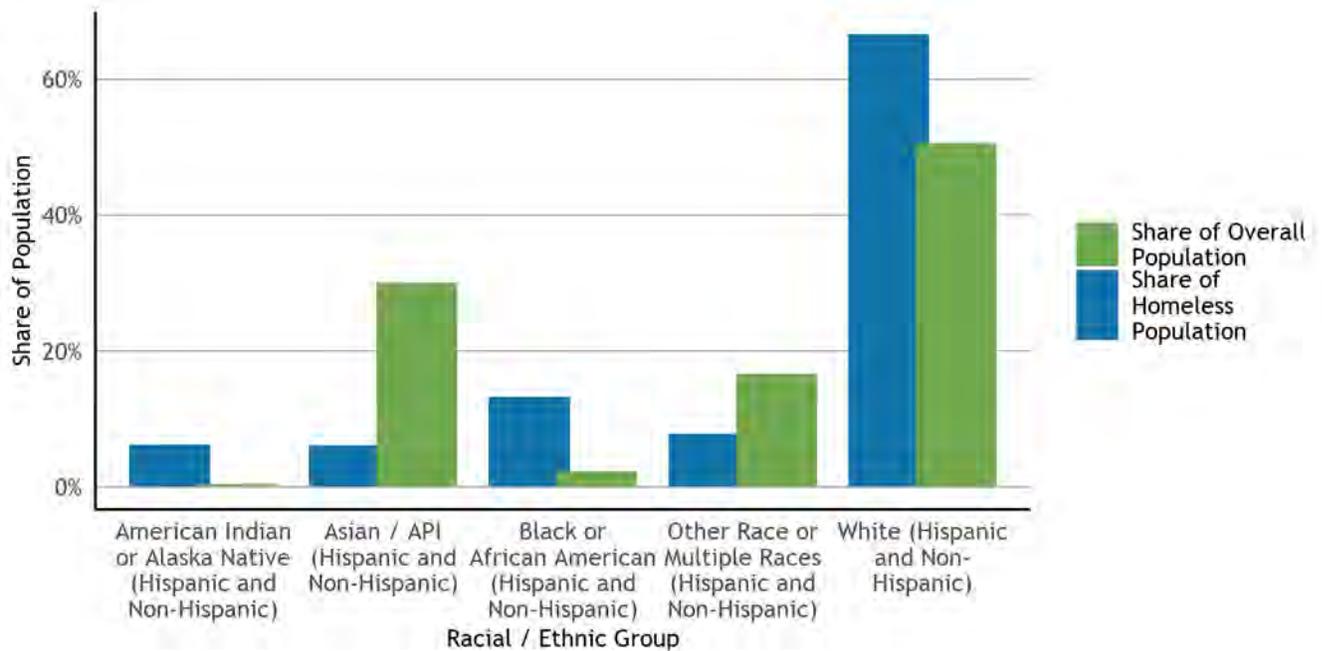


Figure 42: Racial Group Share of General and Homeless Populations, San Mateo County

Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. HUD does not disaggregate racial demographic data by Hispanic/Latinx ethnicity for people experiencing homelessness. Instead, HUD reports data on Hispanic/Latinx ethnicity for people experiencing homelessness in a separate table. Accordingly, the racial group data listed here includes both Hispanic/Latinx and non-Hispanic/Latinx individuals.

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I) For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMEELS-02.

In San Mateo, Latinx residents represent 38.1% of the population experiencing homelessness, while Latinx residents comprise 24.7% of the general population (see Figure 43).

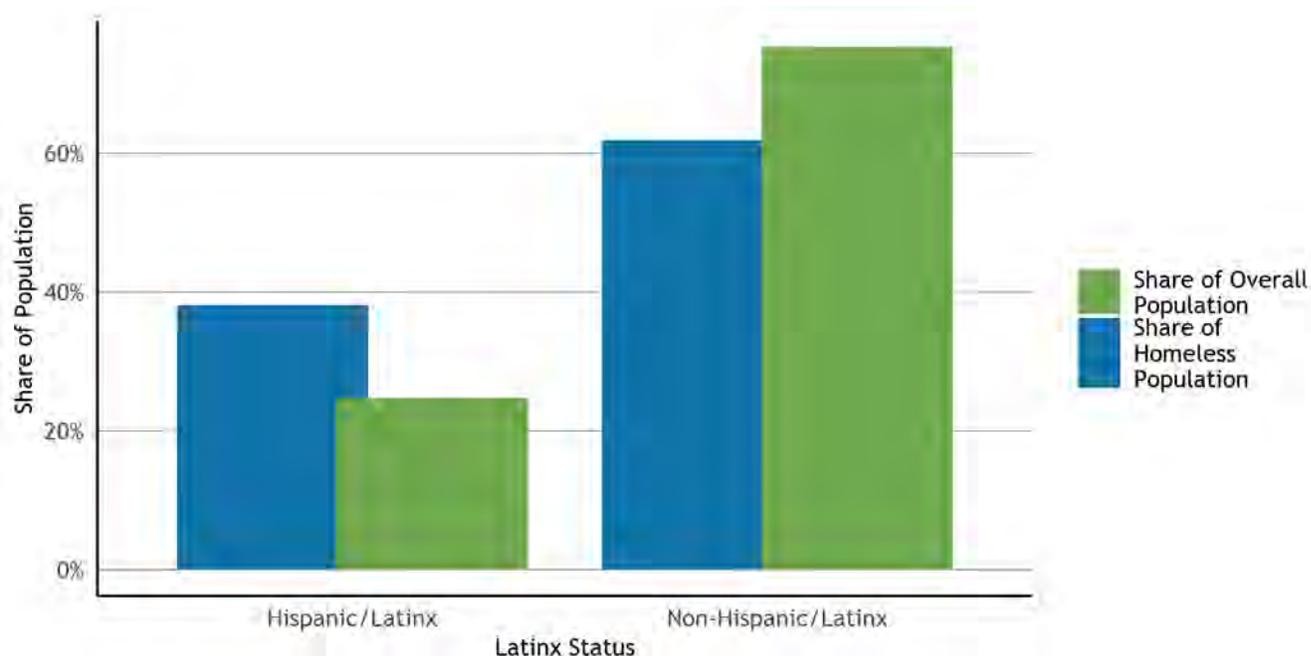


Figure 43: Latinx Share of General and Homeless Populations, San Mateo County

Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD’s requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. The data from HUD on Hispanic/Latinx ethnicity for individuals experiencing homelessness does not specify racial group identity. Accordingly, individuals in either ethnic group identity category (Hispanic/Latinx or non-Hispanic/Latinx) could be of any racial background.

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I) For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMEELS-03.

Many of those experiencing homelessness are dealing with severe issues - including mental illness, substance abuse and domestic violence - that are potentially life threatening and require additional assistance. In San Mateo County, homeless individuals are commonly challenged by severe mental illness, with 305 reporting this condition (see Figure 12). Of those, some 62.0% are unsheltered, further adding to the challenge of handling the issue.

Note on Homelessness Data

Notably all the data on homelessness provided above is for the entire county. This data comes from the Department of Housing and Urban Development’s (HUD) Point in Time count, which is the most comprehensive publicly available data source on people experiencing homelessness. HUD only provides this data at the county-level and not for specific jurisdictions. However, Housing Element law requires local jurisdictions to estimate or count of the daily average number of people lacking shelter. Therefore, staff will need to supplement the data in this document with additional local data on the number of people experiencing homelessness. If staff do not have estimates of people experiencing homelessness in their jurisdiction readily available, HCD recommends contacting local service providers such as continuum-of-care providers, local homeless shelter and service providers, food

programs, operators of transitional housing programs, local drug and alcohol program service providers, and county mental health and social service departments.²⁴

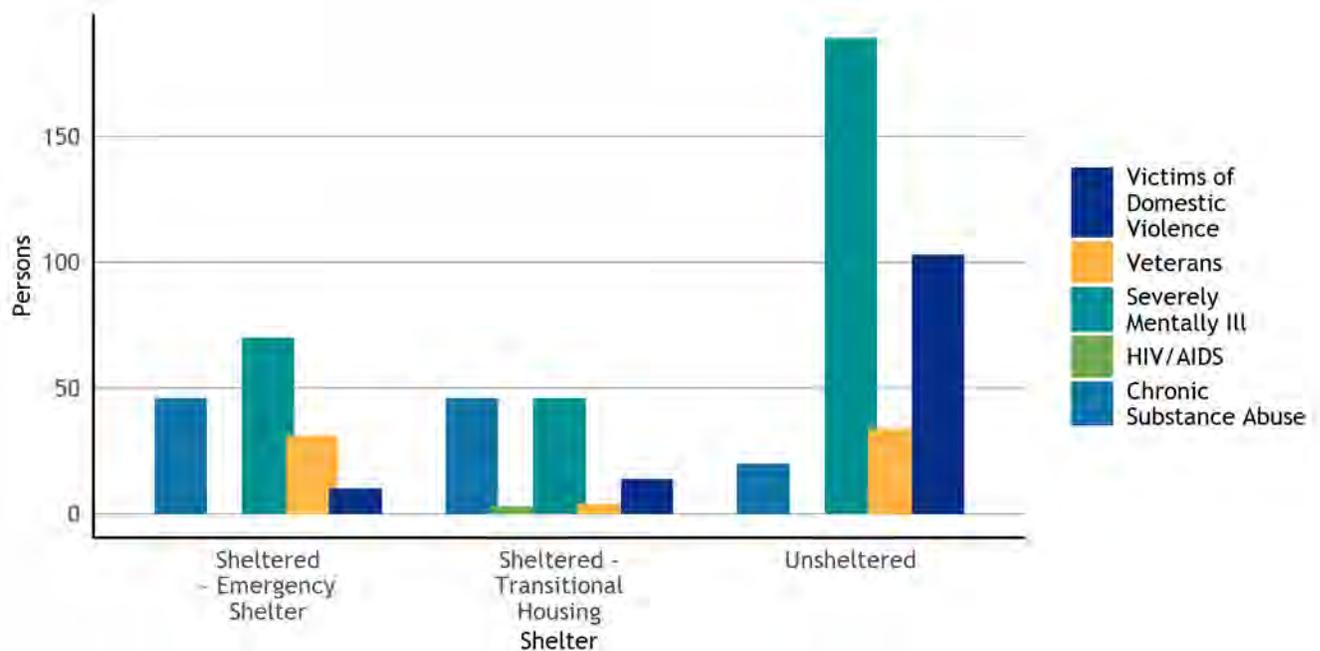


Figure 44: Characteristics for the Population Experiencing Homelessness, San Mateo County

Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. These challenges/characteristics are counted separately and are not mutually exclusive, as an individual may report more than one challenge/characteristic. These counts should not be summed.

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)

For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMEELS-04.

In South San Francisco, there were no reported students experiencing homeless in the 2019-20 school year. By comparison, San Mateo County has seen a 37.5% decrease in the population of students experiencing homelessness since the 2016-17 school year, and the Bay Area population of students experiencing homelessness decreased by 8.5%. During the 2019-2020 school year, there were still some 13,718 students experiencing homelessness throughout the region, adding undue burdens on learning and thriving, with the potential for longer term negative effects.

²⁴ For more information, see HCD's Building Blocks webpage for People Experiencing Homelessness: <https://www.hcd.ca.gov/community-development/building-blocks/housing-needs/people-experiencing-homelessness.shtm>

Table 7: Students in Local Public Schools Experiencing Homelessness

AcademicYear	South San Francisco	San Mateo County	Bay Area
2016-17	11	1910	14990
2017-18	0	1337	15142
2018-19	0	1934	15427
2019-20	0	1194	13718

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools

Notes: The California Department of Education considers students to be homeless if they are unsheltered, living in temporary shelters for people experiencing homelessness, living in hotels/motels, or temporarily doubled up and sharing the housing of other persons due to the loss of housing or economic hardship. The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.

Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)

This table is included in the Data Packet Workbook as Table HOMEELS-05.

6.6 Farmworkers

Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers generally receive wages that are considerably lower than other jobs and may have temporary housing needs. Finding decent and affordable housing can be challenging, particularly in the current housing market.

In South San Francisco, the migrant worker student population totaled 37 during the 2019-20 school year and has decreased by 81.5% since the 2016-17 school year. The trend for the region for the past few years has been a decline of 2.4% in the number of migrant worker students since the 2016-17 school year. The change at the county level is a 57.1% decrease in the number of migrant worker students since the 2016-17 school year.

Table 8: Migrant Worker Student Population

AcademicYear	South San Francisco	San Mateo County	Bay Area
2016-17	130	657	4630
2017-18	105	418	4607
2018-19	37	307	4075
2019-20	24	282	3976

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools

Notes: The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.

Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)

This table is included in the Data Packet Workbook as Table FARM-01.

According to the U.S. Department of Agriculture Census of Farmworkers, the number of permanent farm workers in San Mateo County has decreased since 2002, totaling 978 in 2017, while the number of seasonal farm workers has decreased, totaling 343 in 2017 (see Figure 45).

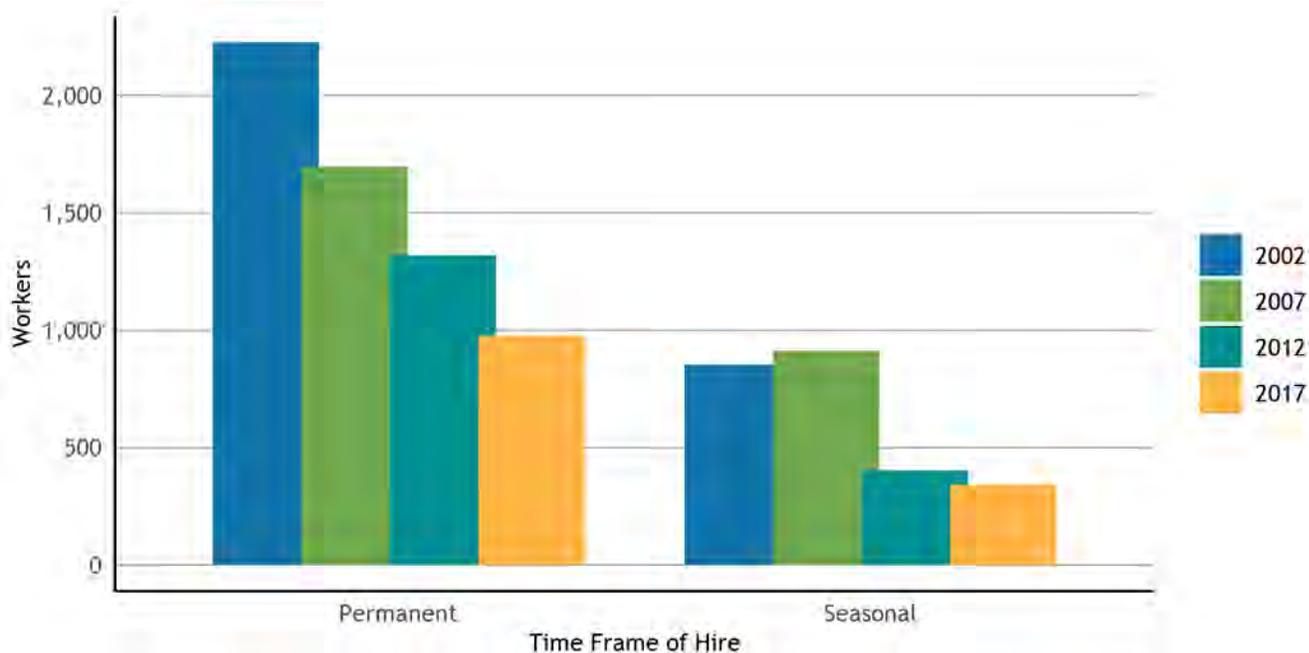


Figure 45: Farm Operations and Farm Labor by County, San Mateo County

Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors)

Notes: Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.

Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor For the data table behind this figure, please refer to the Data Packet Workbook, Table FARM-02.

6.7 Non-English Speakers

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the Bay Area. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction, because residents might not be aware of their rights or they might be wary to engage due to immigration status concerns. In South San Francisco, 8.7% of residents 5 years and older identify as speaking English not well or not at all, which is above the proportion for San Mateo County. Throughout the region the proportion of residents 5 years and older with limited English proficiency is 8%.



Figure 46: Population with Limited English Proficiency

Universe: Population 5 years and over

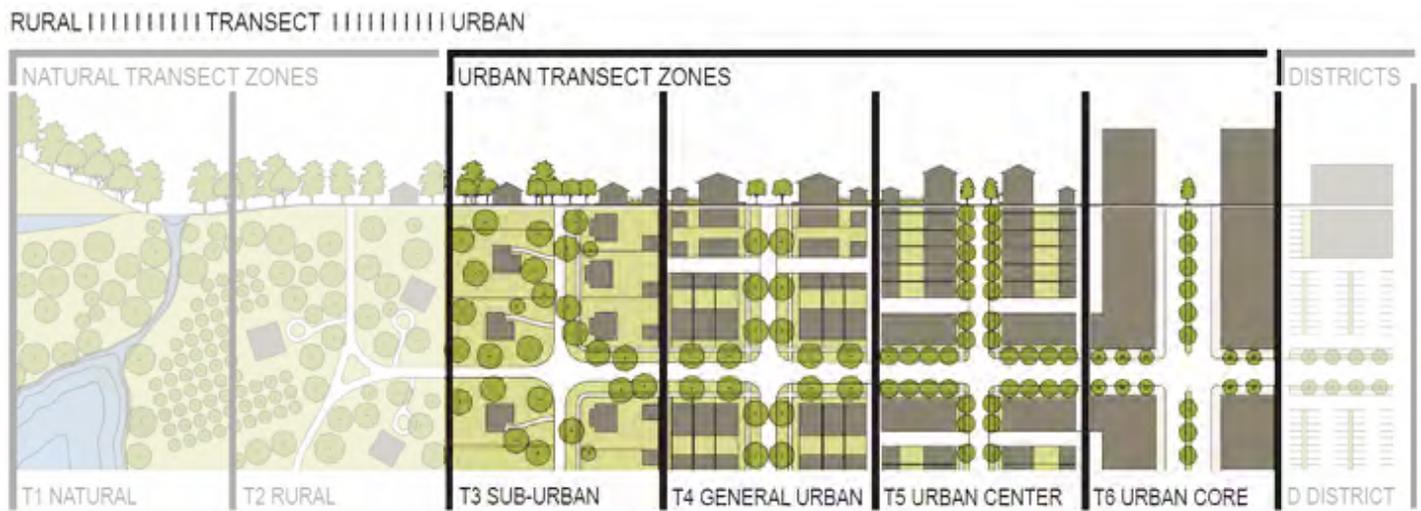
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B16005

For the data table behind this figure, please refer to the Data Packet Workbook, Table AFFH-03.

APPENDIX 4.1 ZONING ORDINANCE FORM-BASED DISTRICTS

Chapter 20.135: Form-Based Zoning Districts

Section 20.135.010: Introduction to the Form-Based Code



The six South San Francisco transect zoning districts can all be located from T3 to T6 in the "rural-to-urban transect."

20.135.010.A: Overview of Form-Based Codes

A Form-Based Code is an alternative to the conventional approach of regulating the built environment. Unlike conventional codes which are primarily based on allowed uses, Form-Based Codes (FBCs) look to the intended form and character of a neighborhood as the primary organizing framework. This approach is described by the Form-Based Codes Institute as a way to "foster predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code."

Specifically, FBCs focus on the relationship between building facades and the public realm (the sidewalk, street, and public open spaces); the form and mass of buildings in relation to one another; and the scale and types of buildings. While FBCs prescribe desired physical forms, they also regulate use by allowing a mix of appropriate land uses chosen to ensure compatibility and to support the intended character of an area. Ultimately, through the combination of forms, public spaces, and uses, FBCs transform commercial corridors and centers into vibrant and walkable neighborhoods, where, over time, the range of everyday needs of residents and employees can be found within a walking distance.

20.135.010.B: Organization of the South San Francisco Form-Based Code

The primary organizing principle used to establish form-based zoning districts is the "rural-to-urban transect," a gradient of intensity with the lower numbers designating more rural/natural zones and higher numbers designating more urban zones. Variations of transect zones may also be developed as appropriate to tailor zones to specific environments.

Chapter 20.135, Form-Based Code, starts by establishing six transect zones, and follows with related regulations for buildings, frontages, public open spaces, and uses. Taken together, these sets of regulations support the community's shared vision for select areas of the City.

The components of the South San Francisco Form-Based Code are as follows:

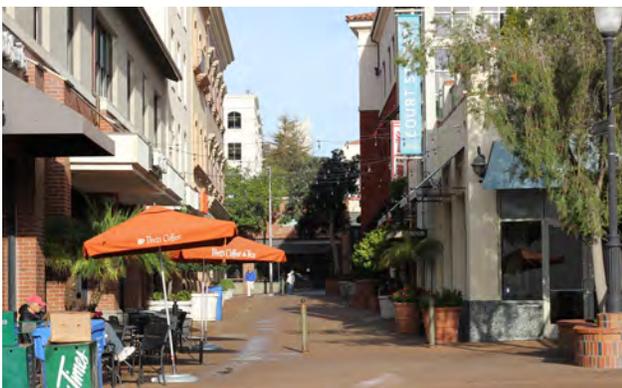
1. **Section 20.135.020: Transect Zoning Districts.** This section presents the six transect zoning districts developed to promote pedestrian activity, facilitate the transition of auto-oriented development patterns to more walkable and urban places, and encourage a compatible mix of uses. Organized from lowest (T3N) to highest (T6UC) intensity and named to describe the general form and function, the transect

zoning districts are place-based standards for key nodes corridors. The regulations include standards for residential density floor area ratio, building and parking placement, and building height. Also included are the specific building types that are allowed in each district.

2. **Section 20.135.030: Building Types.** This section describes the range of building types allowed throughout the transect zoning districts. The types are distinguished by building site size, building scale as determined by overall building dimensions, and key elements such as orientation, access and circulation. Also included are the specific frontage types that are allowed for each building type.
3. **Section 20.135.040: Frontage Types.** A frontage is the interface between the building and the right-of-way, or pedestrian realm. This section describes the range of frontage types allowed throughout

the transect zoning districts. The types are distinguished by basic form and dimension to ensure that each frontage fosters an engaging pedestrian environment.

4. **Section 20.135.050: Public Open Space Types.** Based on size, publicly accessible open spaces may be required of some developments. This section ensures that the required public open spaces within the transect zoning districts are context-sensitive and integrated into the development in a way that promotes walkability and an engaging urban form.
5. **Section 20.135.060: Uses.** This section lists the uses allowed, permitted with a Minor Use Permit, and permitted with a Conditional Use Permit in each transect zoning district. Also included are references to the sections in Chapter 20.350 ("Standards and Requirements for Specific Uses and Activities") that provide standards specific to uses.



Together, the sets of form-based regulations in Chapter 20.135 support a walkable urban form with range of engaging streetscapes and public spaces for residents, employees, and visitors.

Section 20.135.020: Transect Zoning Districts

Subsections:

- 20.135.020.A: Purpose and Intent
- 20.135.020.B: Applicability
- 20.135.020.C: General Standards
- 20.135.020.D: T3 Neighborhood District (T3N)
- 20.135.020.E: T3 Corridor District (T3C)
- 20.135.020.F: T4 Corridor District (T4C)
- 20.135.020.G: T4 Maker District (T4M)
- 20.135.020.H: T5 Corridor District (T5C)
- 20.135.020.I: T6 Urban Core District (T6UC)

20.135.020.A: Purpose and Intent

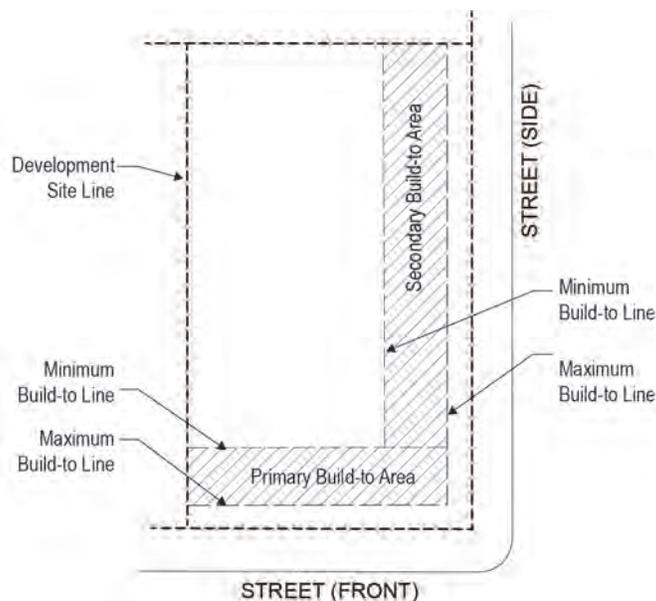
The purpose of the Form-Based Code standards is to implement the General Plan, specifically the General Plan’s vision for higher intensity, walkable, mixed-use districts, corridors, and neighborhoods. The specific purpose and intent of each transect zoning district is established in the standards for each zone, i.e. subsections 20.135.010.D through 20.135.010.I in this section.

20.135.020.B: Applicability

1. This subsection applies to all proposed development within the transect zoning districts as identified on the Zoning Map.
2. Where this section is silent or does not provide an explicit provision, the chapters of this Zoning Ordinance shall apply.
3. Projects required to adhere to the standards within this Section 20.135.020 ("Transect Zoning Districts") shall be reviewed and approved consistent with Division VI ("Administration and Procedures").

20.135.020.C: General Standards

1. Buildings in the transect zoning districts, as established in sections 20.135.020.D through I, must be placed within a primary and secondary "build-to area," illustrated below. Building placement standards maintain continuous street frontages within the transect zoning districts.



2. Residential density (du/ac) shall in no case be less than the existing residential density on a development site.
3. Publicly-accessible civic spaces may be required based on development size. For requirements, see Section 20.135.050 ("Public Open Space Types").
4. The standards of Division V ("Regulations Applying to Some or All Districts") apply to all development within the transect zoning districts.

20.135.020.D: T3 Neighborhood Zoning District (T3N)

1. Description

The T3N zoning district is a low-intensity neighborhood mixed-use district. Residential in character, it supports neighborhood-serving commercial uses in a walkable context. The district is generally located in areas central to residential neighborhood areas, including busy

scale of surrounding low-density neighborhoods and frontages are consistent with those of the surrounding neighborhood.

2. Density and Floor Area Ratio

Residential Density (du/ac)	20 min, 60 max.
FAR	1.5 min.; 2.25 max.

3. Building Placement

Build-to Area

Front	10 ft max.; 25 ft min.	A
Building Placement in Front Build-to Area	Primary building must extend across a min. 60% of the width of the build-to area.	B
Street side	10 ft min.; 25 ft max.	C
Building Placement in Street Side Build-to Area	Primary building must extend across a min. 40% of the width of the build-to area.	D

Primary Building Setbacks

Interior side	5 ft min.	E
Rear	10 ft min.; 15 ft min. abutting an R district	F

Lot Coverage	60% max.
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4. Building Height

35 ft max. unless otherwise limited by Building Type; see Section 20.135.030 ("Building Types").

5. Parking Setback

Front	20 ft min.	G
Street Side	5 ft min.	H
Interior Side	5 ft min.	I
Rear	5 ft min.	J
Curb Cut Access	12 ft max. width; max. 1 per street frontage	K

6. Allowed Building Types

Duplex	See Sec. 20.135.030.D
Triplex/Fourplex	See Sec. 20.135.030.E
Flex Low-Rise	See Sec. 20.135.030.I

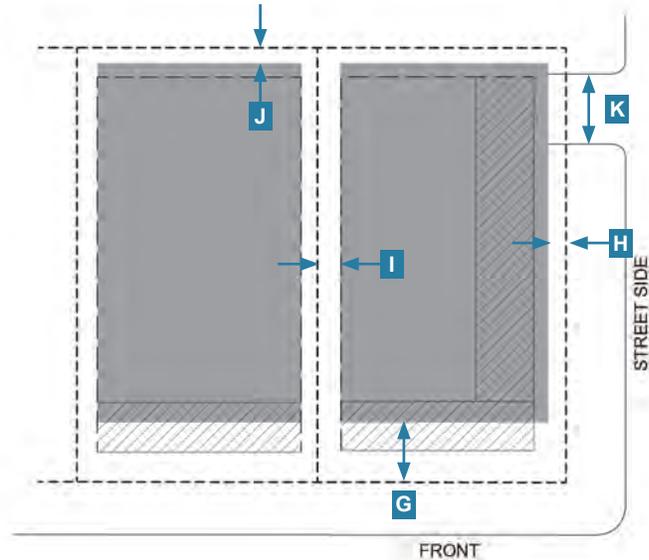
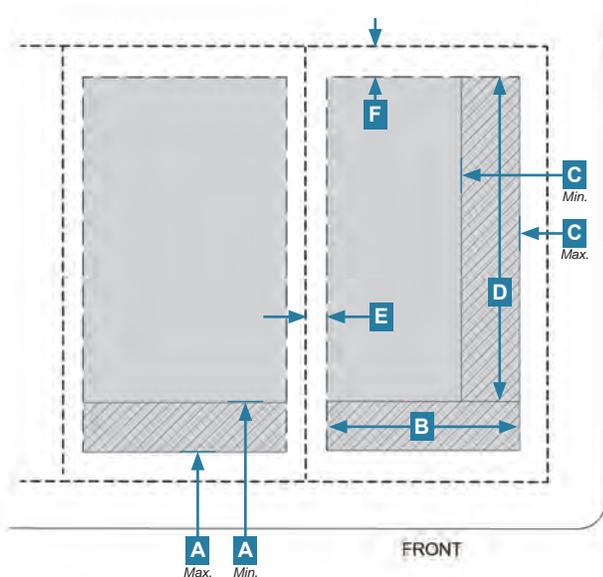
7. Additional Standards

For general site development standards including fences and walls, landscaping, and building projections, see Chapter 20.300 ("Lot and Development Standards").

For airspace protection evaluation requirements based on the San Francisco International Airport Land Use Compatibility Plan, see Chapter 20.300.003 ("Airport Land Use Compatibility Plan Consistency").

For general site and building design standards, see Chapter 20.310 ("Site and Building Design Standards").

For general parking and loading requirements, see Chapter 20.330 ("On-Site Parking and Loading").



KEY

----- Lot Line/Development Site - - - - Building Setback Line ▨ Build-to Area ▩ Buildable Area ▤ Surface Parking Area

20.135.020.E: T3 Corridor Zoning District (T3C)

1. Description

The T3C zoning district is a low- and medium-intensity mixed-use district that supports community-serving uses adjacent to established residential neighborhoods. Located on corridors and nodes near existing residential areas, the district supports active, walkable streets and a range of neighborhood and community services. Buildings face the street and provide a transition in scale to surrounding lower-density areas. Diverse frontages engage private development with the public realm.

2. Density and Floor Area Ratio

Residential Density (du/ac.)	20 min, 60 max.
FAR	1.5 min.; 2.25 max.

3. Building Placement

Build-to Area

Front	10 ft min along Spruce Avenue, 0 ft min. along all other frontages; 15 ft max.	A
Building Placement in Front Build-to Area	Primary building must extend across a min. 60% of the width of the build-to area.	B
Street side	0 ft min.; 15 ft max.	C
Building Placement in Street Side Build-to Area	Primary building must extend across a min. 40% of the width of the build-to area.	D

Primary Building Setbacks

Interior side	0 ft min.	E
Rear	0 ft min.	F

Lot Coverage	65% max.
---------------------	----------

4. Building Height

50 ft max. unless otherwise limited by Building Type; see Section 20.135.030 ("Building Types").

5. Parking Setback

Front	40 ft min. or 50% of lot depth, whichever is less	G
Street Side	5 ft min.	H
Interior Side	0 ft min.	I
Rear	0 ft min.	J
Curb Cut Access	20 ft max. width; max. 1 per street frontage	K

6. Allowed Building Types

Triplex/Fourplex	See Sec. 20.135.030.E
Rowhouse	See Sec. 20.135.030.F
Flex Low-Rise	See Sec. 20.135.030.I

7. Additional Standards

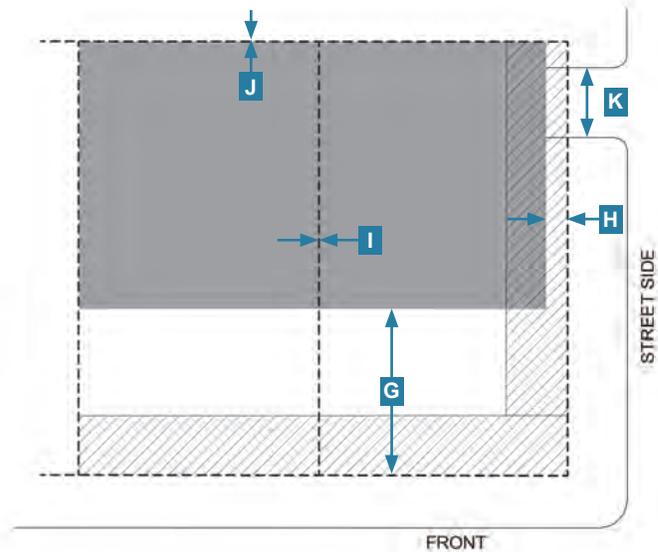
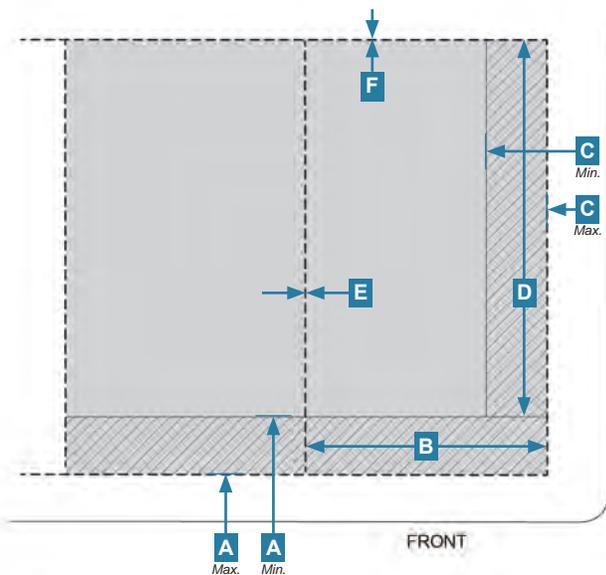
Publicly-accessible civic spaces may be required based on development size. For requirements, see Section 20.135.060 ("Public Open Space Types").

For general site development standards including fences and walls, landscaping, and building projections, see Chapter 20.300 ("Lot and Development Standards").

For airspace protection evaluation requirements based on the San Francisco International Airport Land Use Compatibility Plan, see Chapter 20.300.003 ("Airport Land Use Compatibility Plan Consistency").

For general site and building design standards, see Chapter 20.310 ("Site and Building Design Standards").

For general parking and loading requirements, see Chapter 20.330 ("On-Site Parking and Loading").



KEY

----- Lot Line/Development Site	— — Building Setback Line	▨ Build-to Area	▩ Buildable Area	■ Surface Parking Area
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20.135.020.F: T4 Corridor Zoning District (T4C)

1. Intent

The T4C zoning district establishes a mixed-use urban corridor along key rights-of-way west of highway 101 and outside of the Downtown. The district supports medium- to high-intensity mixed-use development along active, busy streets, with buildings that transition in scale to surrounding residential neighborhoods. Diverse frontages provide a relationship between private development and the public realm and a consistent frontage along the key rights-of-way.

2. Density and Floor Area Ratio

Residential Density (du/ac.)	80 min., 120 max.
FAR	0.5 min.; 3.5 max. 0.5 max. for non-residential uses

3. Building Placement

Build-to Area

Front	0 ft min., 10 ft max.	A
Building Placement in Front Build-to Area	Primary building must extend across a min. 70% of the width of the build-to area.	B
Street side	0 ft min., 10 ft max.	C
Building Placement in Street Side Build-to Area	Primary building must extend across a min. 30% of the width of the build-to area.	D

Primary Building Setbacks

Interior side	0 ft min.	E
Rear	0 ft min.	F

Lot Coverage	70% max.
---------------------	----------

4. Building Height

65 ft max. unless otherwise limited by Building Type; see Section 20.135.030 ("Building Types").

5. Parking Setback

Front	40 ft min.	G
Street Side	5 ft min.	H
Interior Side	0 ft min.	I
Rear	0 ft min.	J
Curb Cut Access	20 ft max. width; max. 1 per street frontage	K

6. Allowed Building Types

Triplex/Fourplex	See Sec. 20.135.030.E
Rowhouse	See Sec. 20.135.030.F
Multiplex	See Sec. 20.135.030.H
Flex Low-Rise	See Sec. 20.135.030.I
Flex Mid-Rise	See Sec. 20.135.030.J

7. Additional Standards

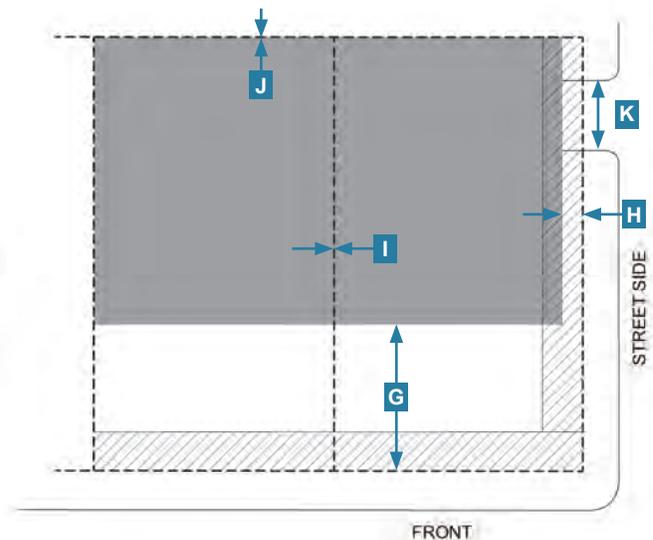
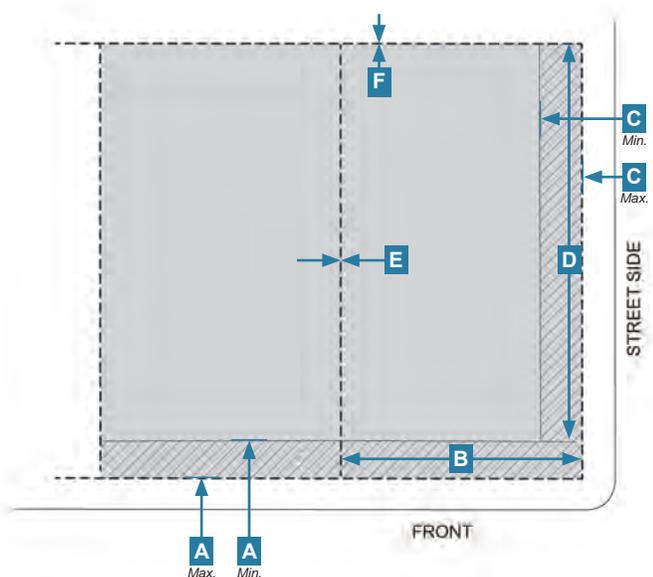
Publicly-accessible civic spaces may be required based on development size. For requirements, see Section 20.135.050 ("Public Open Space Types").

For general site development standards including fences and walls, landscaping, and building projections, see Chapter 20.300 ("Lot and Development Standards").

For airspace protection evaluation requirements based on the San Francisco International Airport Land Use Compatibility Plan, see Chapter 20.300.003 ("Airport Land Use Compatibility Plan Consistency").

For general site and building design standards, see Chapter 20.310 ("Site and Building Design Standards").

For general parking and loading requirements, see Chapter 20.330 ("On-Site Parking and Loading").



KEY

----- Lot Line/Development Site - - - - Building Setback Line ▨ Build-to Area ▩ Buildable Area ▤ Surface Parking Area

20.135.020.G: T4 Maker Zoning District (T4M)

1. Intent

The T4M zoning district bridges the City's high-density residential areas near Downtown with its older industrial areas. The district supports medium- to high-intensity mixed-use development s historic mixed-industrial character. New development provides space for a mix of residential, maker spaces,

consistent relationship between private development and the public realm.

2. Density and Floor Area Ratio

Residential Density (du/ac.) 80 min., 120 max.

FAR 0.4 min.; 3.0 max.

3. Building Placement

Build-to Area

Front	0 ft min.; 40 ft max.	A
Building Placement in Front Build-to Area	Primary building must extend across a min. 70% of the width of the build-to area.	B
Street side	0 ft min.; 10 ft max.	C
Building Placement in Street Side Build-to Area	Primary building must extend across a min. 30% of the width of the build-to area.	D

Primary Building Setbacks

Interior side	0 ft min.	E
Rear	0 ft min.	F

Lot Coverage 75% max.

4. Building Height

65 ft max. unless otherwise limited by Building Type; see Section 20.135.030 ("Building Types").

5. Parking Setback

Front	5 ft min	G
Street Side	5 ft min.	H
Interior Side	0 ft min.	I
Rear	0 ft min.	J
Curb Cut Access	20 ft max. width; max. 1 per street frontage	K

6. Allowed Building Types

Live/work	See Sec. 20.135.030.G
Flex Low-Rise	See Sec. 20.135.030.I
Flex Mid-Rise	See Sec. 20.135.030.J

7. Additional Standards

Publicly-accessible civic spaces may be required based on development size. For requirements, see Section 20.135.050 ("Public Open Space Types").

For general site development standards including fences and walls, landscaping, and building projections, see Chapter 20.300 ("Lot and Development Standards").

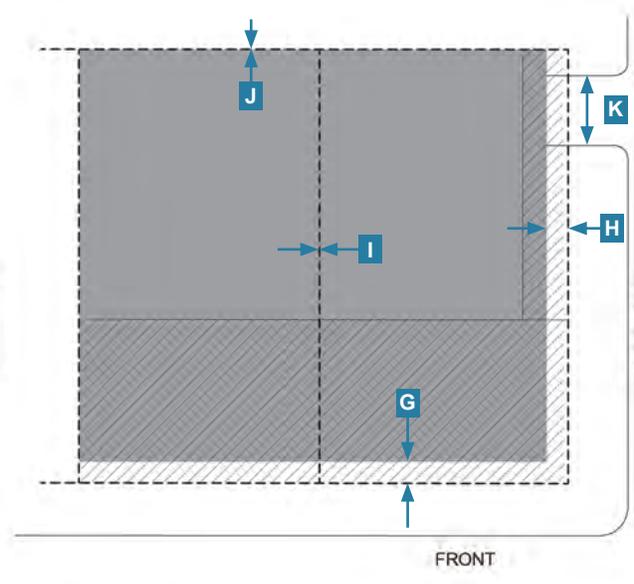
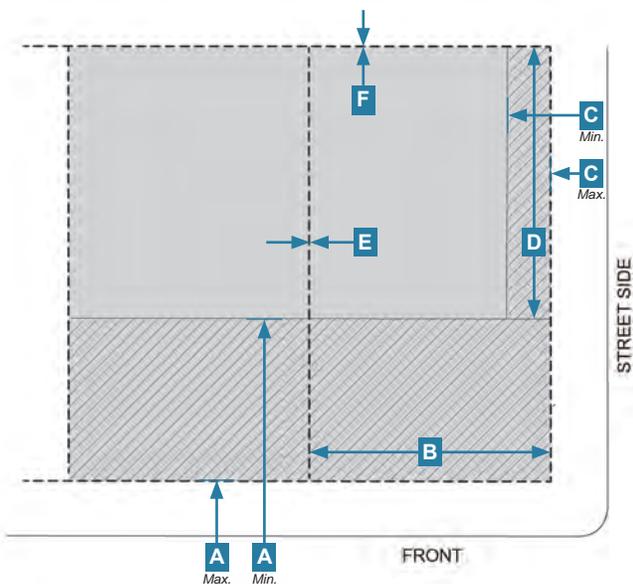
For general site and building design standards, see Chapter 20.310 ("Site and Building Design Standards").

For airspace protection evaluation requirements based on the San Francisco International Airport Land Use Compatibility Plan, see Chapter 20.300.003 ("Airport Land Use Compatibility Plan Consistency").

For general parking and loading requirements, see Chapter 20.330 ("On-Site Parking and Loading").

Any new commercial or multi-unit buildings or structural alterations or additions to commercial or multi-unit buildings involving more

between the building and the curb in accordance with the standards of the Public Works Department.



KEY

----- Lot Line/Development Site - - - - Building Setback Line ▨ Build-to Area ▩ Buildable Area ▪ Surface Parking Area

20.135.020.H T5 Corridor Zoning District (T5C)

1. Intent

The T5C zoning district supports a comfortable and walkable high-intensity urban core. Located west of Highway 101 as well as at major nodes along El Camino Real, the district supports walkable sites and high-intensity forms. As large sites transition into walkable blocks, the district supports vertical mixed-use development with buildings facing the City's corridors as well as internal street networks and publicly-accessible open spaces. Diverse frontages provide space for development and the expanded public realm.

2. Density and Floor Area Ratio

Residential Density (du/ac.)	140 max.
FAR	0.5 min.; 5.0 max. Non-residential: 2.0 max. if residential on-site, 0.5 if no residential on-site

3. Building Placement

Build-to Area

Front	0 ft min.; 10 ft max.	A
Building Placement in Front Build-to Area	Primary building must extend across a min. 75% of the width of the build-to area.	B
Street side	0 ft min.; 10 ft max.	C
Building Placement in Street Side Build-to Area	Primary building must extend across a min. 50% of the width of the build-to area.	D

Primary Building Setbacks

Interior side	0 ft min.	E
Rear	0 ft min.; 10 ft min. adjacent to any non-transect zoning district	F

Lot Coverage	80% max.
---------------------	----------

4. Building Height

85 ft max. unless otherwise limited by Building Type; see Section 20.135.030 ("Building Types").

5. Parking Setback

Front	40 ft min.	G
Street Side	5 ft min.	H
Interior Side	0 ft min.	I
Rear	0 ft min.	J
Curb Cut Access	20 ft max. width; max. 1 for street frontages up to 300 feet, max. 2 for street frontages exceeding 300 feet	K

6. Allowed Building Types

Live/work	See Sec. 20.135.030.G
Multiplex	See Sec. 20.135.030.H
Flex Low-Rise	See Sec. 20.135.030.I
Flex Mid-Rise	See Sec. 20.135.030.J
Flex High-Rise	See Sec. 20.135.030.K

7. Additional Standards

Publicly-accessible civic spaces may be required based on development size. For requirements, see Section 20.135.050 ("Public Open Space Types").

For general site development standards including fences and walls, landscaping, and building projections, see Chapter 20.300 ("Lot and Development Standards").

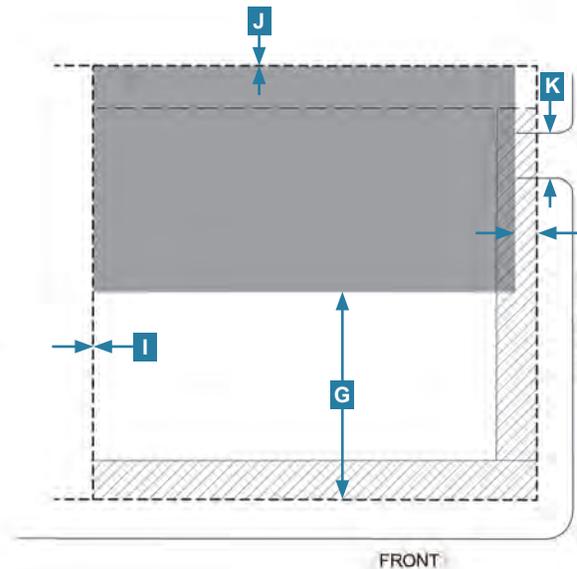
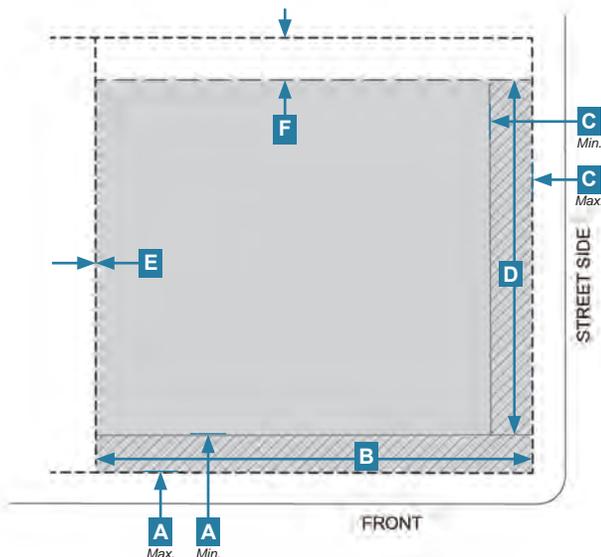
For airspace protection evaluation requirements based on the San Francisco International Airport Land Use Compatibility Plan, see Chapter 20.300.003 ("Airport Land Use Compatibility Plan Consistency").

For general site and building design standards, see Chapter 20.310 ("Site and Building Design Standards").

For general parking and loading requirements, see Chapter 20.330 ("On-Site Parking and Loading").

Any new commercial or multi-unit buildings or structural alterations or additions to commercial or multi-unit buildings involving more

between the building and the curb in accordance with the standards of the Public Works Department.



KEY

----- Lot Line/Development Site - - - - Building Setback Line ▨ Build-to Area ▩ Buildable Area ■ Surface Parking Area

20.135.020.I: T6 Urban Core Zoning District (T6UC)

1. Intent

The T6UC zoning district is the City's highest-intensity district. The district supports a transit-oriented vertical mix of uses along transit corridors, publicly-accessible open spaces, and new rights-of-way. Small block sizes, elevated open spaces, connections to the Downtown, amenities for pedestrians and cyclists, and active ground-

2. Density and Floor Area Ratio

Residential Density (du/ac.) 200 max.

FAR 2.0 min.; 8.0 max.

3. Building Placement

Build-to Area

Front	0 ft min.; 10 ft max.	A
Building Placement in Front Build-to Area	Primary building must extend across a min. 85% of the width of the build-to area.	B
Street side	0 ft min.; 10 ft max.	C
Building Placement in Street Side Build-to Area	Primary building must extend across a min. 60% of the width of the build-to area.	D

Primary Building Setbacks

Interior side	0 ft min.	E
Rear	0 ft min.; 10 ft min. adjacent to any non-transect zoning district	F

Lot Coverage 90% max.

4. Building Height

See Chapter 20.300.002 ("Airport Land Use Compatibility Plan Consistency") for height allowances and airspace protection evaluation requirements based on the San Francisco International Airport Land Use Compatibility Plan, unless otherwise limited by Building Type; see Section 20.135.030 ("Building Types").

5. Parking Setback

Front	40 ft min.	G
Street Side	40 ft min.	H
Interior Side	0 ft min.	I
Rear	0 ft min.	J
Curb Cut Width	20 ft max. width; max. 1 for street frontages up to 300 feet, max. 2 for street frontages exceeding 300 feet	K

6. Allowed Building Types

Multiplex	See Sec. 20.135.030.H
Flex Mid-Rise	See Sec. 20.135.030.J
Flex High-Rise	See Sec. 20.135.030.K

7. Additional Standards

Publicly-accessible civic spaces may be required based on development size. For requirements, see Section 20.135.050 ("Public Open Space Types").

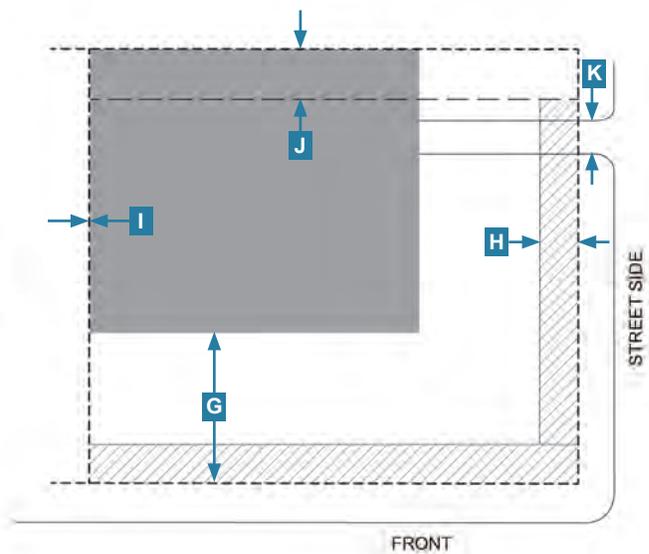
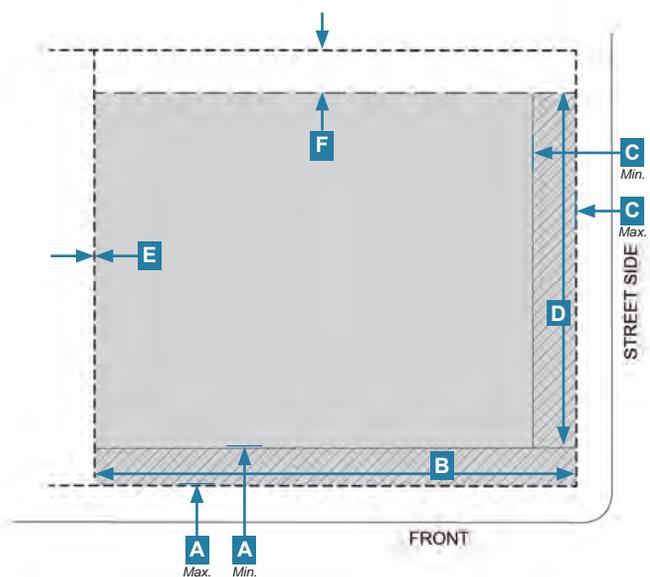
For general site development standards including fences and walls, landscaping, and building projections, see Chapter 20.300 ("Lot and Development Standards").

For general site and building design standards, see Chapter 20.310 ("Site and Building Design Standards").

For general parking and loading requirements, see Chapter 20.330 ("On-Site Parking and Loading").

Any new commercial or multi-unit buildings or structural alterations or additions to commercial or multi-unit buildings involving more

between the building and the curb in accordance with the standards of the Public Works Department.



KEY

----- Lot Line/Development Site - - - - Building Setback Line ▨ Build-to Area ▩ Buildable Area ▤ Surface Parking Area

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Section 20.135.030: Building Types

Subsections:

20.135.030.A: Purpose and Intent

20.135.030.B: Applicability

20.135.030.C: General Standards

20.135.030.D: Duplex

20.135.030.E: Triplex/Fourplex

20.135.030.F: Rowhouse

20.135.030.G: Live/work

20.135.030.H: Multiplex

20.135.030.I: Flex Low-Rise

20.135.030.J: Flex Mid-Rise

20.135.030.K: Flex High-Rise

20.135.030.A: Purpose and Intent

This section establishes development standards for all building types allowable within the form-based, or transect, zoning districts. These standards are intended to support the City's vision for walkable mixed-use areas near transit and along key corridors. The standards support a range of building forms that offer predictability as well as a degree of flexibility. The building types are intended to support a variety of uses, as allowed by the zone. For example, the "multiplex" building type may include residential units, retail/commercial uses,

professional offices, creative industrial/maker spaces, or others uses as allowed by the zoning district in which is it located.

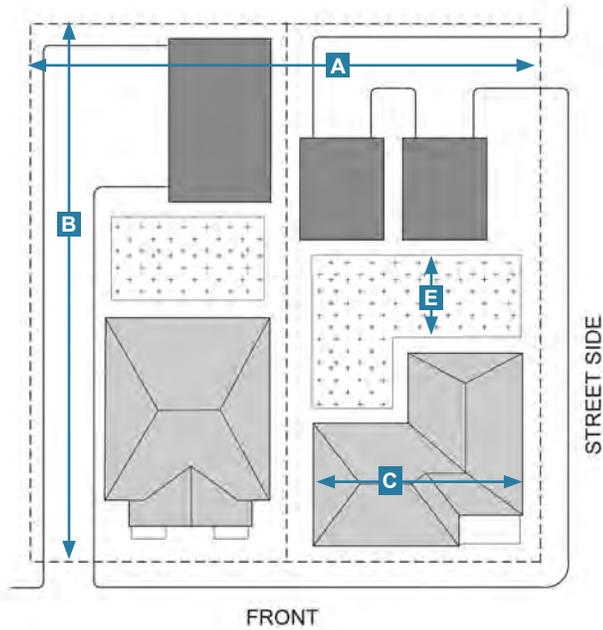
20.135.030.B: Applicability

1. The requirements of this section apply to all buildings within the transect zoning districts, and must be considered in combination with the standards for the applicable zone in Section 20.135.020 ("Transect Zoning Districts").
2. The development of civic, public facilities (including public education), transportation, communications, and/or infrastructure facilities is exempt from this chapter.

20.135.030.C: General Standards

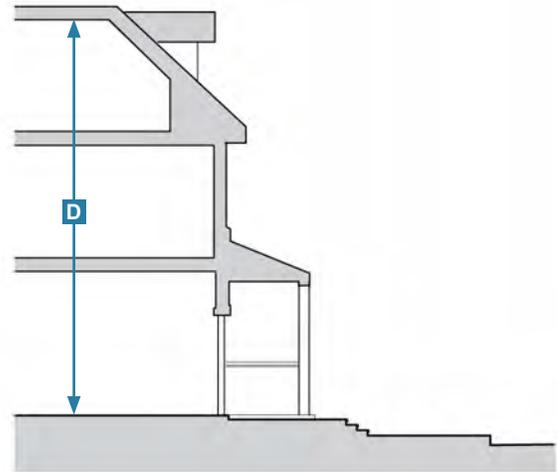
1. Development site, lots, and lot lines shall be considered synonymous with properties and property lines as defined and used in this Code.
2. If an applicant proposes multiple principal buildings on a single lot, the proposal must divide the lot into development sites to demonstrate compliance with this chapter, regardless of whether or how the lot is intended to be subdivided.
3. Standards relating to the design of required private and common open space, see Chapter 20.310 ("Site and Building Design Standards").

20.135.030.D: Duplex



KEY

--- Lot Line/Development Site	□ Open Space
■ Building Footprint	■ Parking Area



Building form is illustrative only.

1. Description

A duplex is a detached building consisting of two side-by-side or stacked units. For side-by-side units, both may be accessible via a single entrance or separate entrances that face the street. This type

medium intensity walkable neighborhoods.

2. Zones Allowed

T3N	T3C	T4C	T4M	T5C	T6UC
-----	-----	-----	-----	-----	------

3. Development Site Size

Width	50 ft min.	A
Depth	120 ft max.	B

4. Building Size

Width	42 ft max.	C
-------	------------	---

5. Building Height

Stories	2.5 stories max. Allowed building height may be further restricted by zone; see Section 20.135.020 ("Transect Zoning Districts").	D
---------	-----------------------------------------------------------------------------------------------------------------------------------	---

6 Pedestrian Access

Primary pedestrian access must be provided along the right-of-way.

7. Allowed Frontage Types

Dooryard	See Sec. 20.135.040.E
Porch	See Sec. 20.135.040.H
Stoop	See Sec. 20.135.040.I

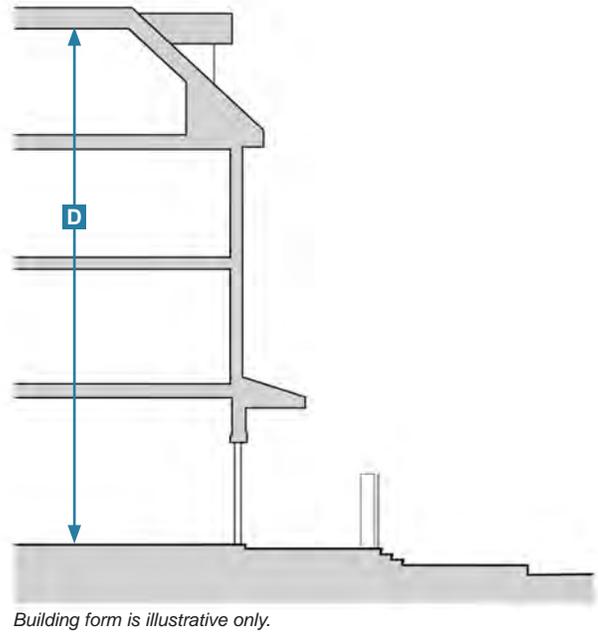
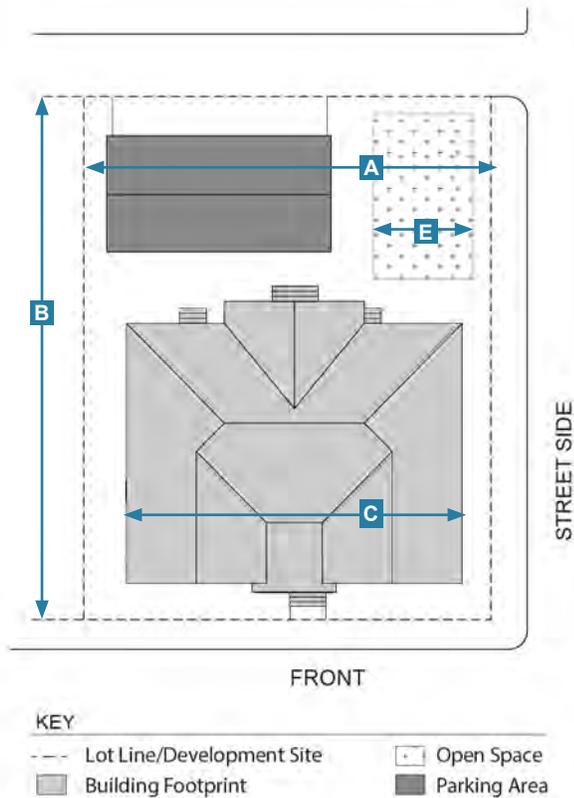
Access

Required parking spaces may be exposed surface parking, carports, or detached or attached garages. Parking shall be accessed from a rear lane or alley where possible.

9. Private Open Space

Min. dimension	15 ft	E
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20.135.030.E: Triplex/Fourplex



1. Description

Triplexes and fourplexes are detached structures that consist of three or four side-by-side or stacked dwelling units within a single structure. This type has the appearance of a large single-family home and is

2. Zones Allowed

T3N	T3C	T4C	T4M	T5C	T6UC
-----	-----	-----	-----	-----	------

3. Development Site Size

Width	70 ft min.	A
Depth	120 ft max.	B

4. Building Size

Width	56 ft max.	C
-------	------------	----------

5. Building Height

Stories	3.5 stories max. Allowed building height may be further restricted by zone; see Section 20.135.020 ("Transect Zoning Districts").	D
---------	-----------------------------------------------------------------------------------------------------------------------------------	----------

6. Pedestrian Access

Primary pedestrian access must be provided from the right-of-way.

7. Allowed Frontage Types

Dooryard	See Sec. 20.135.040.E
Porch	See Sec. 20.135.040.H
Stoop	See Sec. 20.135.040.I

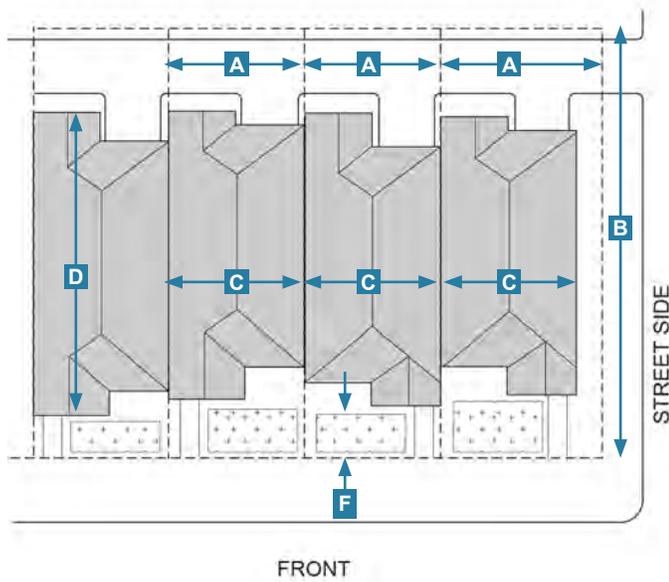
Access

Required parking spaces may be exposed surface parking, carports, or detached or attached garages. Parking shall be accessed from a rear lane or alley where possible.

9. Private Open Space

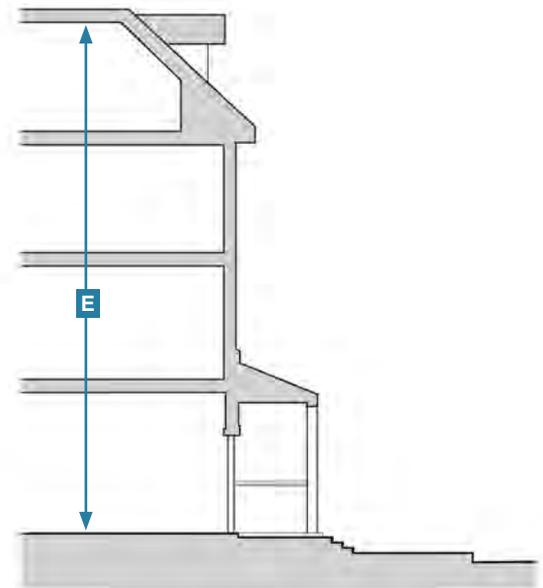
Min. dimension	15 ft	E
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20.135.030.F: Rowhouse



KEY

Lot Line/Development Site	Open Space
Building Footprint	Parking Area



Building form is illustrative only.

1. Description

The rowhouse building type is composed of one or more series of 2 to 10 attached rowhouse buildings. Each rowhouse building has ground-level private open space and an individual entry along the right-of-way or along a shared pedestrian pathway. Typically providing 15 to 30 dwelling units per acre and located on or near a corridor, this building

2. Zones Allowed

T3N	T3C	T4C	T4M	T5C	T6UC
-----	-----	-----	-----	-----	------

3. Development Site Size

Width	18 ft min.; 35 ft max. per unit	A
Depth	80 ft min., 100 ft max	B

4. Building Size and Massing

Width	18 ft min.; 35 ft max.	C
Depth	60 ft max.	D
Building Separation	10 ft max.	

5. Building Height

Stories	3.5 stories max. Allowed building height may be further restricted by zone; see Section 20.135.020 ("Transect Zoning Districts").	D
---------	-----------------------------------------------------------------------------------------------------------------------------------	----------

6. Pedestrian Access

Primary pedestrian access must be provided from the right-of-way or along a shared pedestrian-only pathway. Must be located on the opposite side of building from driveways/garages.

7. Allowed Frontage Types

Dooryard	See Sec. 20.135.040.E
Porch	See Sec. 20.135.040.H
Stoop	See Sec. 20.135.040.I
Terrace	See Sec. 20.135.040.J

Access

Required parking spaces shall be provided in individually secured, attached garages. Parking shall be accessed from a shared rear drive aisle, lane or alley.

9. Open Space

Private Open Space

Area	80 sq ft per unit
Minimum dimension	8 ft when located on ground level; 6 ft when located above ground level

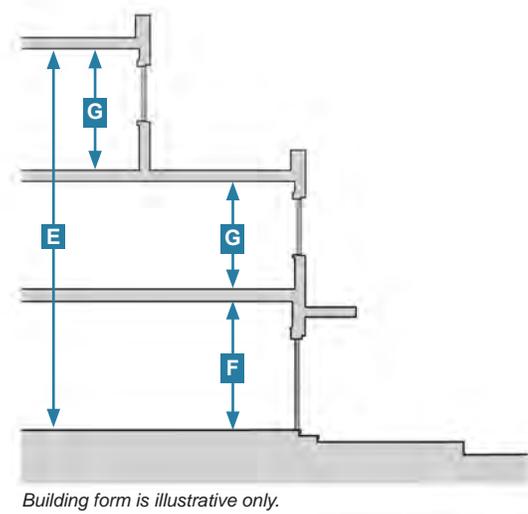
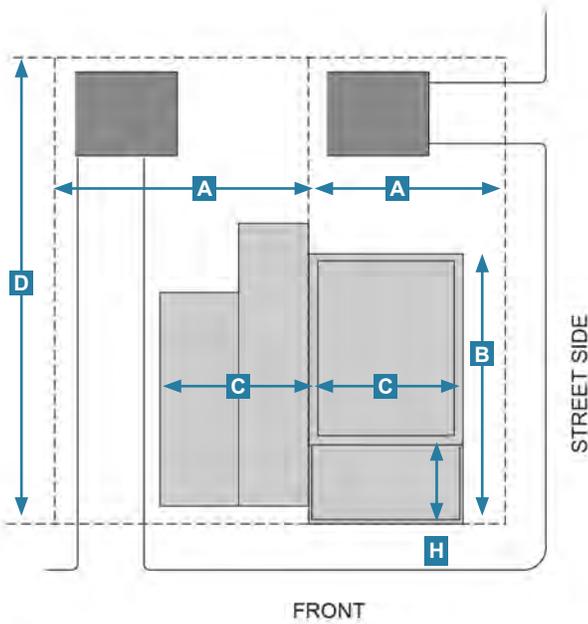
Common Open Space

Area	80 sq.ft per unit
Minimum dimension	12 ft

Public Open Space

Publicly-accessible open spaces may be required based on development size. See Section 20.135.050 ("Public Open Space Types").

20.135.030.G: Live/work



KEY

- Lot Line/Development Site
- Building Footprint
- Open Space
- Parking Area

1. Description

The live/work building type is an attached or detached structure that is appropriate for incubating neighborhood-serving commercial uses and market demands and opportunities. Live/work is

2. Zones Allowed

T3N	T3C	T4C	T4M	T5C	T6UC
-----	-----	-----	-----	-----	------

3. Development Site Size

Width	18 ft min.	A
Depth	80 ft min.; 100 ft max.	B

4. Building Size and Massing

Width	18 ft min.; 35 ft max.	C
Depth	60 ft max.	D

5. Building Height

Stories	3 stories max. Allowed building height may be further restricted by zone; see Section 20.135.020 ("Transect Zoning Districts").	E
Ground Floor		F
Upper Floors		G

6. Pedestrian Access

Primary pedestrian access must be provided from the public right-of-way.

7. Allowed Frontage Types

Dooryard	See Sec. 20.135.040.E
Shopfront	See Sec. 20.135.040.G
Terrace	See Sec. 20.135.040.J

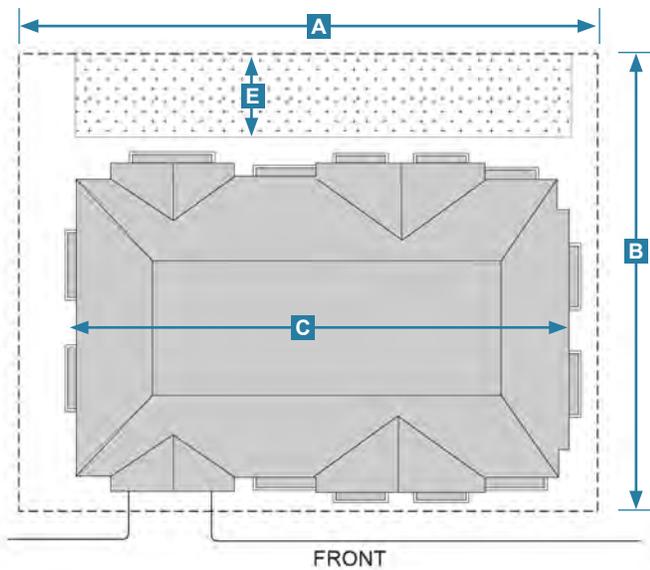
Access

Required parking spaces may be exposed surface parking, carports, or detached or attached garages. Parking shall be accessed from a rear lane or alley where possible.

9. Open Space

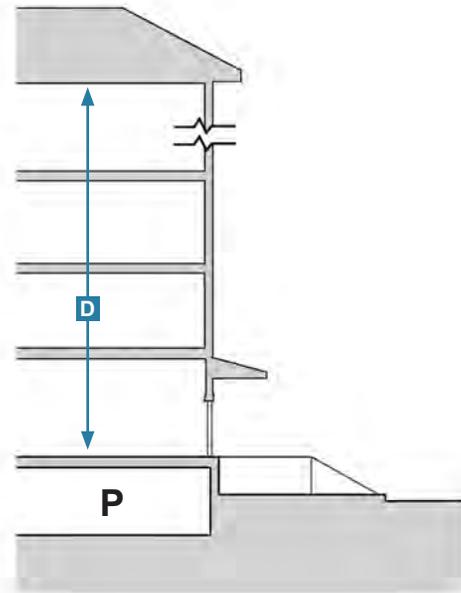
Area	100 sq ft per unit. May be common or private; may be attached to individual units, located on a balcony, deck, or rooftop.	
Minimum dimension	8 ft when located on ground level; 6 ft when located above ground level	H

20.135.030.H: Multiplex



KEY

Lot Line/Development Site	Open Space
Building Footprint	Parking Area



Building form is illustrative only.

1. Description

A multiplex is a building that consists of 5 to 24 stacked units with one shared entry medium-density neighborhoods and along corridors. Buildings may be

2. Zones Allowed

T3N	T3C	T4C	T4M	T5C	T6UC
-----	-----	-----	-----	-----	------

3. Development Site Size

Width	60 ft min.	A
Depth	150 max.	B

4. Building Size and Massing

Maximum dimension	60 ft.	C
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5. Building Height

Stories	5 stories max. Allowed building height may be further restricted by zone; see Section 20.135.020 ("Transect Zoning Districts").	D
---------	---------------------------------------------------------------------------------------------------------------------------------	----------

6. Pedestrian Access

Primary pedestrian access must be provided along the building frontage.

7. Allowed Frontage Types

Dooryard	See Sec. 20.135.040.E
Forecourt	See Sec. 20.135.040.F
Shopfront	See Sec. 20.135.040.G
Stoop	See Sec. 20.135.040.I
Terrace	See Sec. 20.135.040.J

Access

Required parking spaces shall be provided in attached individually secured garages or in a shared garage that is either underground or in a podium structure. Parking shall be accessed from a rear lane or alley where possible.

9. Open Space

Private Open Space

Area	50 sq ft per unit
Minimum dimension	6 ft

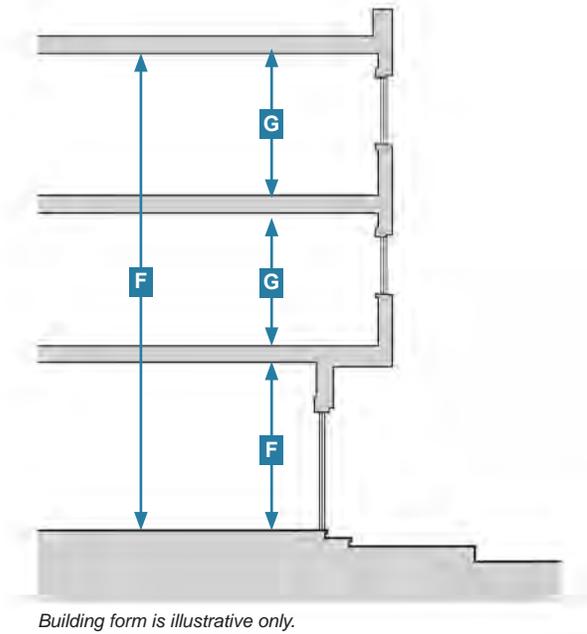
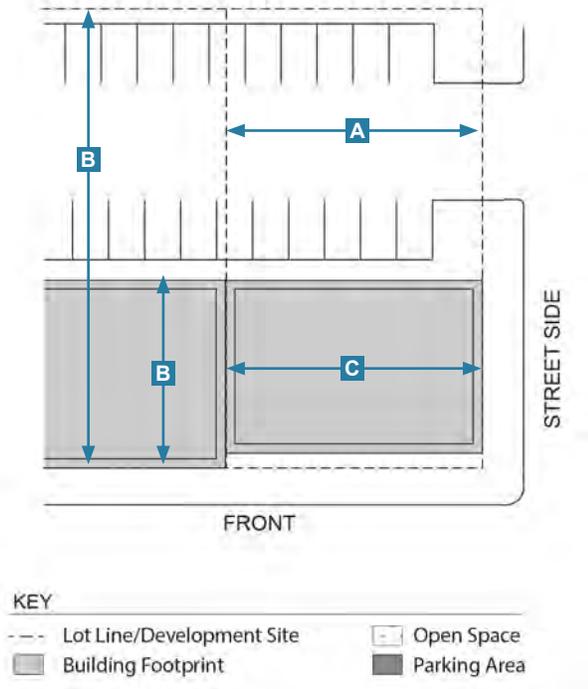
Common Open Space

Area	80 sq ft per unit	
Minimum dimension	10 ft	E

Public Open Space

Publicly-accessible open spaces may be required based on development size. See Section 20.135.050 ("Public Open Space Types").

20.135.030.I: Flex Low-Rise



1. Description

, with upper individual entries or through a street-level lobby.

2. Zones Allowed

T3N	T3C	T4C	T4M	T5C	T6UC
-----	-----	-----	-----	-----	------

3. Development Site Size

Width	25 ft min.	A
Depth	80 ft min.	B

4. Building Size and Massing

Width	20 ft min.; 150 ft max.	C
Depth	60 ft max.	D

5. Building Height

Stories	3 stories max. Allowed building height may be further restricted by zone; see Section 20.135.020 ("Transect Zoning Districts").	E
Ground Floor		F
Upper Floors		G

6. Pedestrian Access

spaces	Primary pedestrian access must be provided along the building frontage.
units	Primary pedestrian access may be provided along the building frontage or street side frontage.

7. Allowed Frontage Types

Arcade	See Sec. 20.135.040.D
Dooryard	See Sec. 20.135.040.E
Forecourt	See Sec. 20.135.040.F
Shopfront	See Sec. 20.135.040.G
Terrace	See Sec. 20.135.040.J

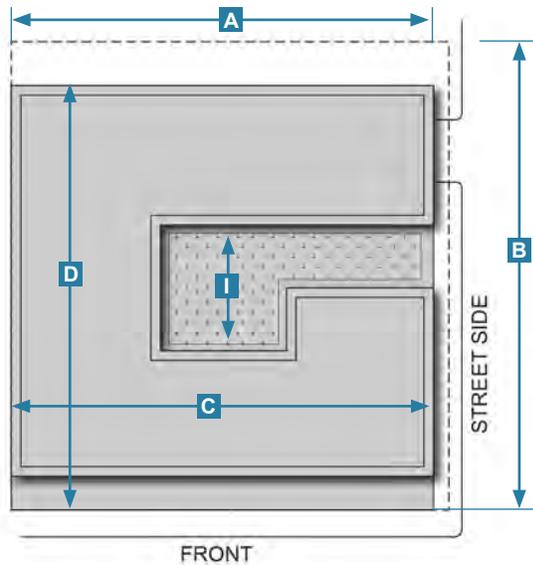
Access

Required parking is typically provided in a shared surface parking area. Parking may also be provided in a shared garage that is either underground or in a podium structure.

9. Private Open Space

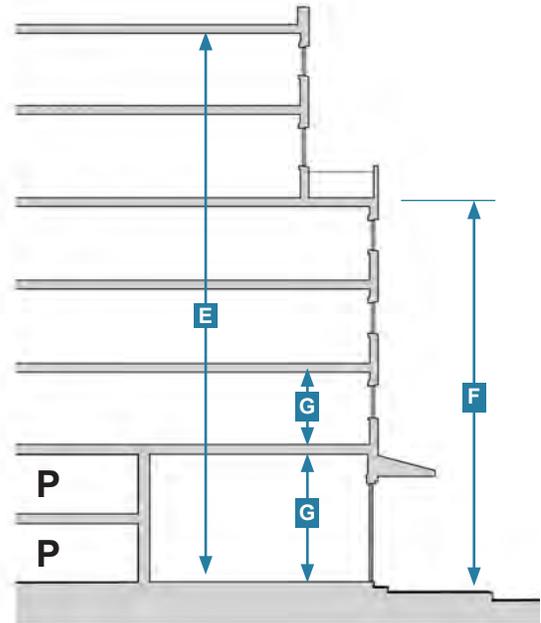
Area	50 sq ft per residential unit.
Minimum dimension	6 ft

20.135.030.J: Flex Mid-Rise



KEY

- Lot Line/Development Site
- Building Footprint
- Open Space
- Parking Area



Building form is illustrative only.

1. Description

A
The development typically faces one or two rights-of-way.

2. Zones Allowed

T3N	T3C	T4C	T4M	T5C	T6UC
------------	------------	------------	------------	------------	-------------

3. Development Site Size

Width	50 ft min.	A
Depth	100 ft min.	B

4. Building Size and Massing

Building base width	350 ft max.; see Section 20.310.004.B for building modulation requirements	C
Building base depth	350 ft max.; see Section 20.310.004.B for building modulation requirements	D

5. Building Height

Stories	8 stories max. Allowed building height may be further restricted by zone; see Section 20.135.020 ("Transect Zoning Districts").	E
Street wall height	2 stories min.	F

aboveground parking levels **H**

6. Pedestrian Access

spaces	Primary building frontage.
units	Primary building frontage or street side frontage. May be through a shared entry or a street-level lobby.

7. Allowed Frontage Types

Arcade	See Sec. 20.135.040.D
Dooryard	See Sec. 20.135.040.E
Forecourt	See Sec. 20.135.040.F
Shopfront	See Sec. 20.135.040.G
Terrace	See Sec. 20.135.040.J

Access

Required parking shall be provided in a shared garage that is either underground or in a podium structure. A shared aboveground garage may be "wrapped" with habitable spaces.

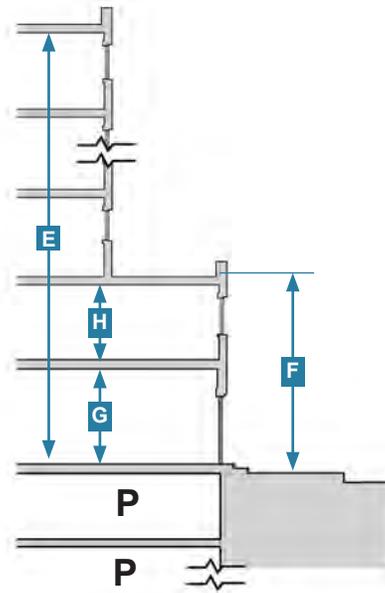
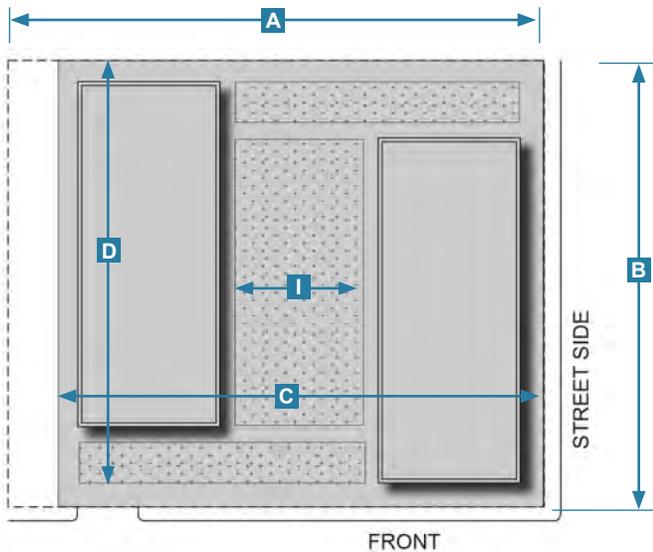
9. Open Space

Combined Private/Common Open Space	
Area	120 sq ft per unit
Minimum dimension	6 ft for private open space, 15 ft for public open space I

Public Open Space

Publicly-accessible open spaces may be required based on development size. See Section 20.135.050 ("Public Open Space Types").

20.135.030.K: Flex High-Rise



Building form is illustrative only.

KEY

- Lot Line/Development Site
- Building Footprint
- Open Space
- Parking Area

1. Description

A

underground, at ground level (placed behind other street-facing uses), or elevated.

2. Zones Allowed

T3N	T3C	T4C	T4M	T5C	T6UC
-----	-----	-----	-----	-----	------

3. Development Site Size

Width	120 ft min.; 500 ft max.	A
Depth	150 ft min.; 500 ft max.	B

4. Building Size and Massing

Building base width	500 ft max.; see Section 20.310.004.B for building modulation requirements	C
Building base depth	500 ft max.; see Section 20.310.004.B for building modulation requirements	D

5. Building Height

Stories	12 stories max. Allowed building height may be further restricted by zone; see Section 20.135.020 ("Transect Zoning Districts").	E
Street wall height	2 stories min.	F
		G

aboveground parking levels **H**

6. Pedestrian Access

spaces	Primary building frontage or publicly accessible open space.
units	Primary building frontage or street side frontage. May be through a shared entry, a street-level lobby, or ground-level open space.

7. Allowed Frontage Types

Arcade	See Sec. 20.135.040.D
Dooryard	See Sec. 20.135.040.E
Forecourt	See Sec. 20.135.040.F
Shopfront	See Sec. 20.135.040.G
Stoop	See Sec. 20.135.040.I
Terrace	See Sec. 20.135.040.J

Access

Required parking shall be provided in a shared garage that is either underground or in a podium structure. A shared aboveground garage must be "wrapped" with habitable spaces.

9. Open Space

Combined Private/Common Open Space

Area	120 sq ft per unit	
Minimum dimension	6 ft for private open space, 15 ft for public open space	I

Public Open Space

Publicly-accessible open spaces may be required based on development size. See Section 20.135.050 ("Public Open Space Types").

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Section 20.135.040: Frontage Types

Subsections:

20.135.040.A: Purpose and Intent

20.135.040.B: Applicability

20.135.040.C: General Standards

20.135.040.D: Arcade

20.135.040.E: Dooryard

20.135.040.F: Forecourt

20.135.040.G: Shopfront

20.135.040.H: Porch

20.135.040.I: Stoop

20.135.040.J: Terrace

20.135.040.A: Purpose and Intent

The purpose of this section is to establish standards for all building frontage types allowable within the form-based, or transect, zoning districts. Frontages are the components of the building that provide the transition and interface between the public realm (i.e. street and sidewalk) and the private realm (i.e. yard or building). Frontages are to be located within the build-to areas indicated in Section 20.135.020 ("Transect Zoning Districts"). The standards set forth in this section supplement the standards for each zoning district in which the frontage types are allowed.

20.135.040.B: Applicability

1. The requirements of this section apply to all new development within the transect zoning districts.
2. Each building must have at least one frontage type for each street frontage. A building may have multiple frontage types. For example, a dooryard frontage may have a stoop or engaged porch frontage type as well.
3. Frontages for public facilities, including schools, transportation, communications, and/or infrastructure facilities is exempt from this Chapter.

4. Frontage types that are not listed in the standards for the applicable transect zoning district are not allowed in that zone.

20.135.040.C: General Standards

1. Section 20.135.030 ("Building Types") indicates frontage types allowed for each building type, and this section (subsections D through K) indicate frontages allowed in each transect zoning district. Only frontages allowed by both Section 20.135.020 ("Transect Zoning Districts") and 20.135.030 ("Building Types") are allowed.
2. Projects subject to the requirements of this article must provide at least one building entrance and facade type on each primary and secondary building facade selected from the types allowed in the zone.
3. Architectural projections are permitted in accordance with Section 20.300.011 ("Projections into Required Setbacks") except when in conflict with this section, in which case this section supersedes.
4. The area between the building and property line shall be paved so that it functions as a wider public sidewalk. Entry courtyards, plazas, entries, or outdoor eating and display areas are located between the build-to line and building, provided that the buildings are built to the edge of the courtyard, plaza, or dining area. This requirement may be modified or waived by the Planning Commission if:
 - a. Substantial landscaping must be located between the build-to line and ground floor residential units to soften visual impact of buildings;
 - b. The building incorporates an alternative entrance design that creates a welcoming entry feature facing the street.
5. Required access to electrical, refuse, and other utility spaces shall be allowed along public frontages.
6. ADA-compliant ramps are allowed subject to approval by the Principal Planner.

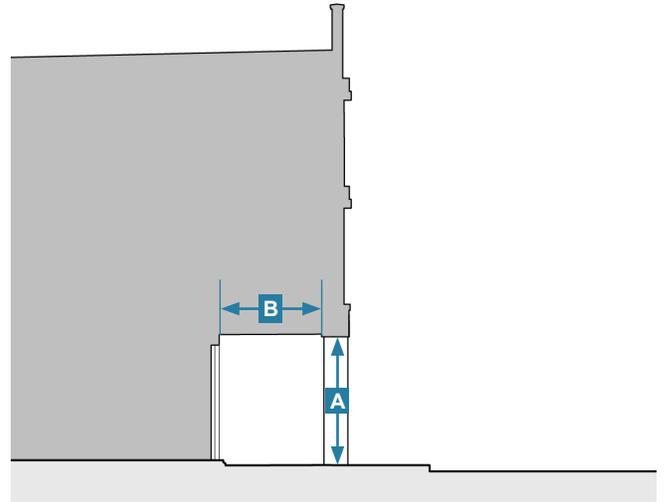
20.135.040.D: Arcade

1. Description

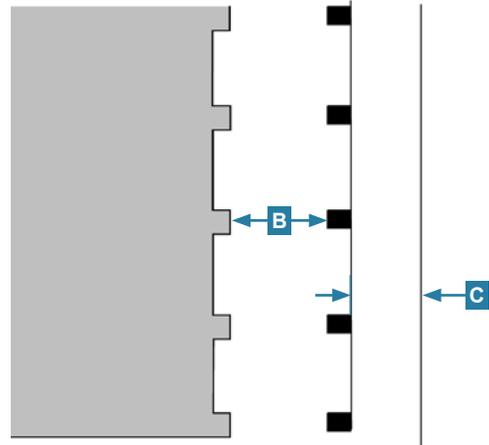
An arcade frontage provides a continuous covered walkway in place of or next to a sidewalk. The main façade of the building is placed at or near the right-of-way with the walkway at the ground level and habitable space above, often encroaching over the public right-of-way. The arcade facilitates pedestrian circulation along building frontages

2. Standards

Height, clear	12 ft. min.; 16 ft. max.	A
Depth, facade to interior of column face	10 ft. min.	B
Setback from curb (encroachment permit may be required)	2 ft. min; 6 ft. max.	C
Column height	4 times column width min.; 6 times column width max.	
	Max. 6 in.	
May be used in conjunction with another allowed frontage type (e.g., shopfront).		
Must have consistent depth along the frontage.		



Section



Plan



Example of arcade frontage.

20.135.040.E: Dooryard

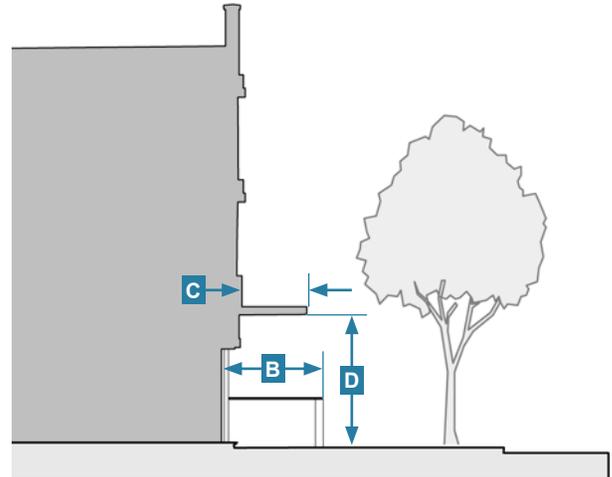
1. Description

A dooryard provides a limited amount of private open space at the primary building entry.

planter
the building while preserving a sense of openness to the building entrance. The dooryard may be raised, sunken, or at grade.

2. Standards

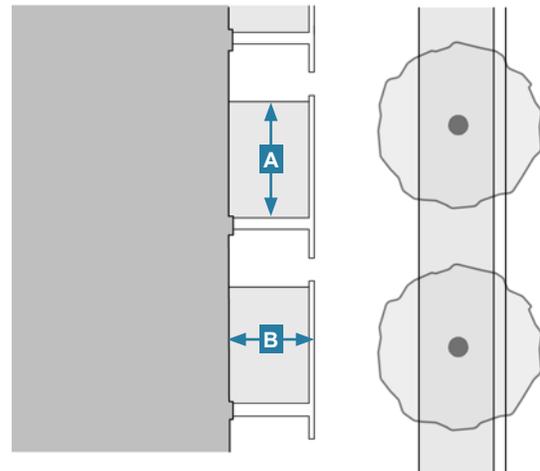
Dooryard grading	3% max.	
Dooryard width	6 ft. min.	A
Dooryard depth	4 ft. min.; 10 ft. max.	B
below sidewalk	3 ft. max.	
Projection depth	6 ft. max.	C
Height, clear	8 ft. min.	D
Wall/planter/fence height	3 ft. max.	



Section



Example of dooryard frontage.



Plan

20.135.040.F: Forecourt

1. Description

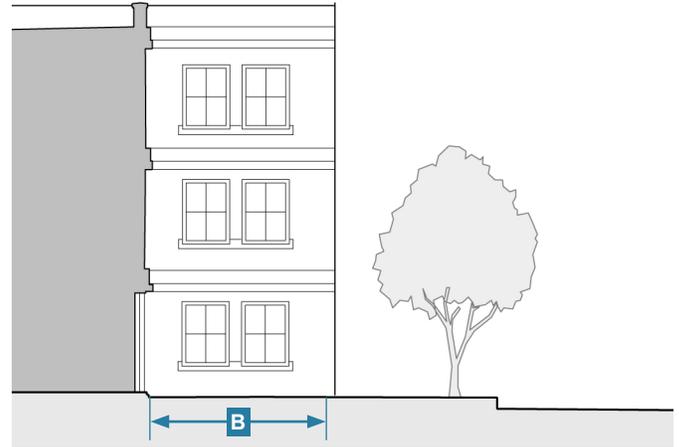
The main façade of the building is placed at or near the right-of-way and a portion (usually the central portion) is set back, creating a courtyard-like space. The space is typically used as an entry court, shared garden area, or additional shopping or restaurant seating area.

2. Standards

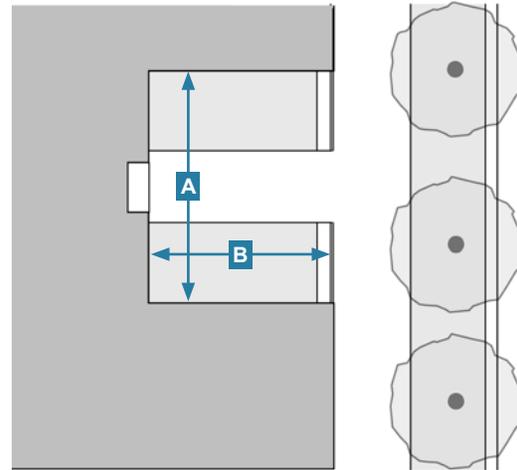
Width	12 ft. min.	A
Depth	12 ft. min.	B
Ratio, Width-to-Height	2:1 max.	
	3 ft. max.	

below sidewalk

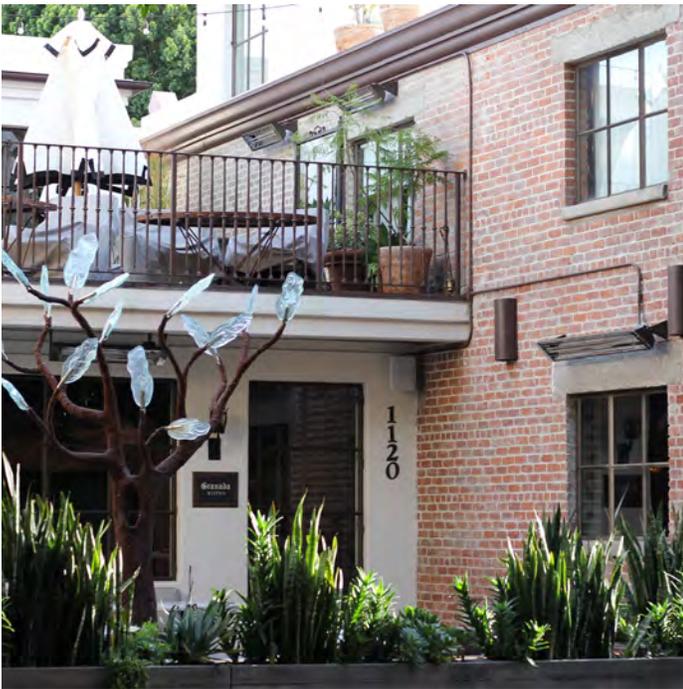
May be used in conjunction with another permitted frontage type (e.g., shopfront).



Section



Plan



Example of forecourt frontage.

20.135.040.G: Shopfront

1. Description

The main façade of the building is placed at or near the right-of-way with an at-grade entrance along the sidewalk. The shopfront is generally intended for retail, service, or maker space uses. Shopfront frontages may also incorporate projections or recesses.

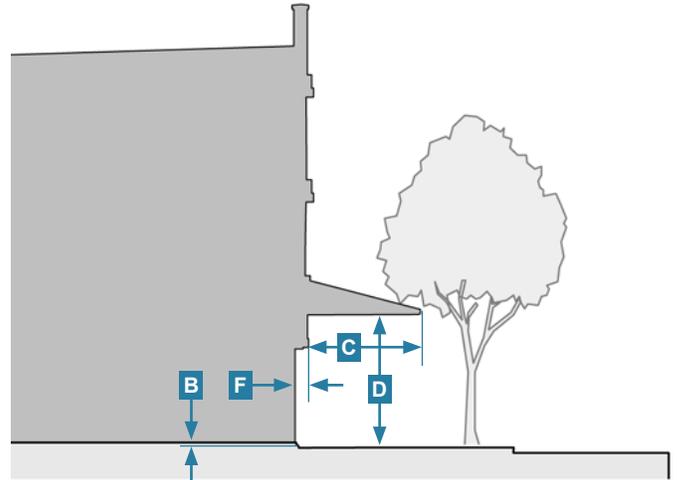
2. Standards

Width of shopfront bay	10 ft. min.; 25 ft. max.	A
sidewalk	18 in. max.	B
Projection Width	6 ft. min.	
Projection depth	4 ft. min.	C
Height, clear	8 ft. min.	D
Projection setback from curb	2 ft. min.	E
Recess depth	12 in. max	F
Recess bay width, where recess is provided	6 ft. min.; 25 ft. max.	

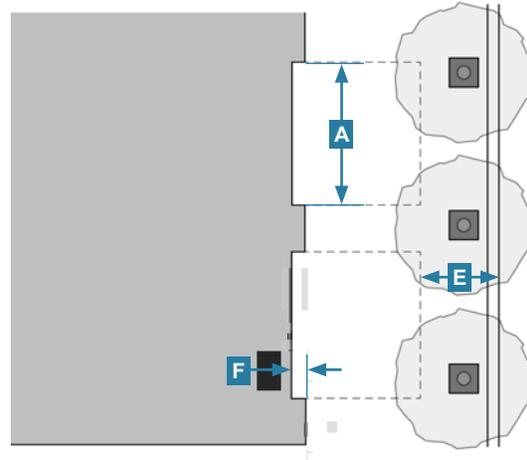
May be used in conjunction with another allowed frontage type (e.g., terrace).

All primary entry doors must face the street.

Entry doors are encouraged to be covered or recessed to provide shelter from the elements.



Section



Plan



Examples of shopfront frontage.

20.135.040.H: Porch

1. Description

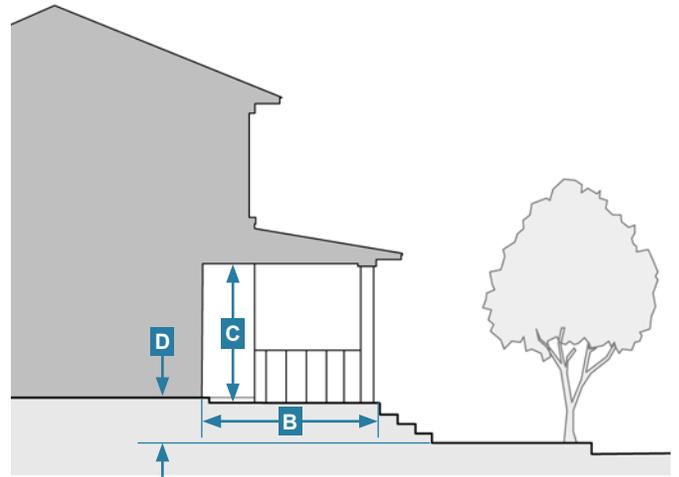
A porch provides an outdoor living area. It can be either engaged with or projecting from the building facade. The front setback area in front edge of the property.

2. Standards

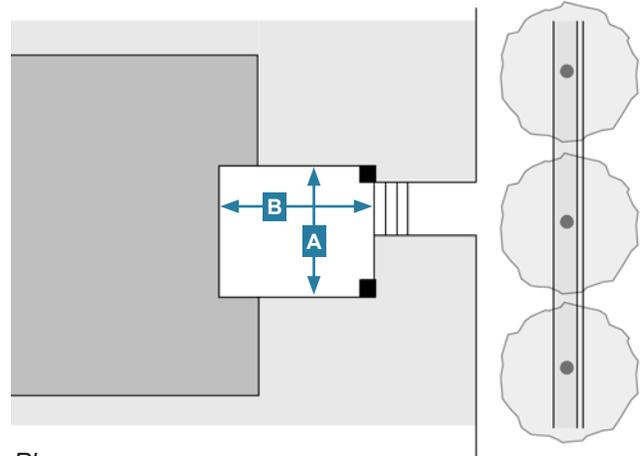
Width, clear	12 ft. min.	A
Depth, clear, not including stairs	8 ft. min.	B
Height, clear	8 ft. min.; 12 ft. max.	C
Finish level above sidewalk	18 in. min.	D
Clear distance to development site line	2 ft. min.	

May be used in conjunction with another allowed frontage type (e.g. terrace).

Engaged porches must be open on two sides and have a roof.



Section



Plan



Examples of porch frontage.

20.135.040.I: Stoop

1. Description

The main façade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop must be elevated above the sidewalk to ensure privacy within the building. The entrance is usually an exterior stair and landing.

2. Standards

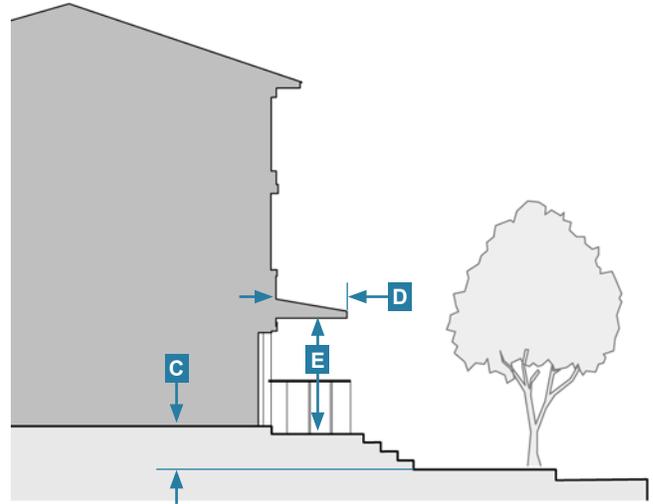
Width	4 ft. min.; 8 ft. max.	A
Depth	4 ft. min.; 8 ft. max.	B
Depth, entry recession	6 in. min., 6 ft. max.	
sidewalk	18 in min.	C
Projection depth	5 ft. max.	D
Height, clear	8 ft. min.	E

Stairs may be perpendicular or parallel to the building facade.

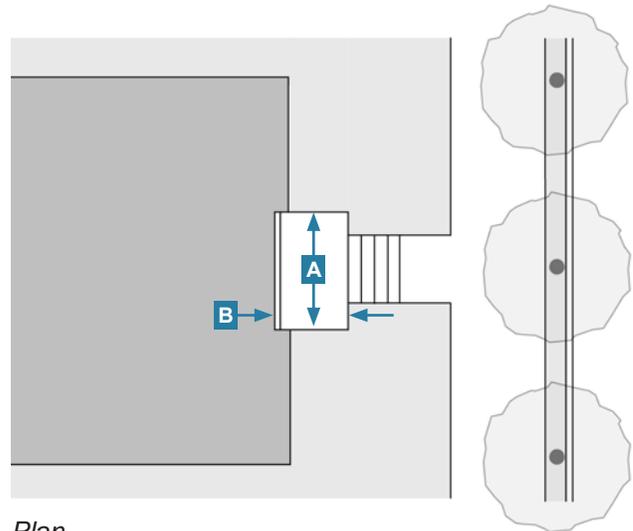
The entry doors are encouraged to be covered or recessed to provide shelter from the elements.

Gates are not allowed.

All doors must face the street.



Section



Plan



Example of stoop frontage.

20.135.040.J: Terrace

1. Description

The main façade of the building has an elevated terrace that projects outward and engages the sidewalk with frequent stairs or ramps. The

. Building activities are slightly separated from the adjacent sidewalk by the

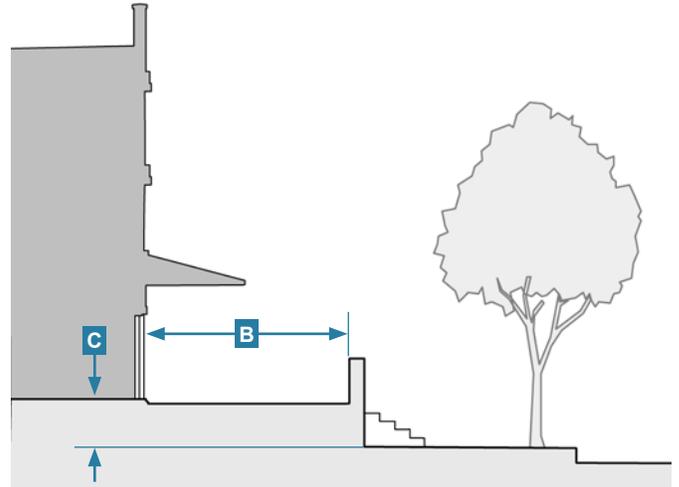
outdoor seating, private yards, or any other appropriate uses.

2. Standards

Width	120 ft. max.	A
Depth	8 ft. min.	B
sidewalk	18 in. min.; 5 ft. max.	C
Distance between stairs	25 ft. max.	D

May be used in conjunction with another permitted frontage type (e.g., Shopfront).

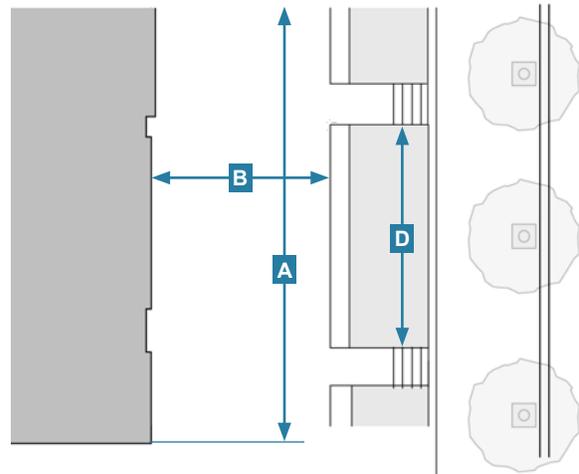
Reasonable accommodation must be provided as appropriate.



Section



Example of terrace frontage.



Plan

Section 20.135.050: Public Open Space Types

Subsections:

20.135.050.A: Purpose and Intent

20.135.050.B: Applicability

20.135.050.C: General Standards

20.135.050.C: Town Square

20.135.050.D: Plaza

20.135.050.E: Paseo

20.135.050.F: Pocket Park

20.135.050.G: Greenway

20.135.050.A: Purpose and Intent

The purpose of this chapter is to establish standards for public open spaces within the transect zones. The standards in this chapter ensure that public open spaces reinforce walkable environments, provide ample respite in urban areas, and enhance connectivity. Public open spaces described here are distinct from open areas required by building type as specified in Section 20.135.030 ("Building Types"). The standards established in this section should be considered alongside building form, building types, and frontage types to shape a quality urban environment.

20.135.050.B: Applicability

1. **Required Public Open Spaces.** This section applies to all new development projects as follows:
 - a. Projects less than three acres in site size must provide open spaces as follows:
 - (i) All residential projects including 20 or more units must provide a minimum of one open space type.
 - (ii) All non-residential or mixed-use projects including two or more structures, or including more than 10,000 gross square feet of building space, must provide a minimum of one open space type.
 - b. All projects three acres or more in total site area must provide at least two open space types.

2. **Public Open Space Types.** All public open spaces located in a transect zone is subject to the requirements of this section. Public open space types not addressed in this section are not allowed. The standards for each public open space type are included in this section.
3. **Required Creek Access.** Creek access required in accordance with Section 20.310.002.G.3 ("Creek Access") satisfies the requirements for the greenway described in Section 20.135.050.H.

20.135.050.C: General Standards

All spaces satisfying the requirement for public open space must comply with the following:

1. Space types:
 - a. *Natural Spaces.* Public open spaces with natural character must be designed in a natural manner with no formal arrangement of elements.
 - b. *Formal Spaces.* Public open spaces with a formal character must be designed with geometric forms, and trees and other elements arranged in regular spacing or patterns.
 - c. *Informal Spaces.* Open spaces with an informal character must be designed to have a mix of formal and natural characteristics
2. Unless the land includes sensitive natural resources, a public open space area must be accessible and usable between the hours of 8:00 a.m. and 8:00 p.m.
3. Surfaces must be suitable for intended outdoor activities.
4. Seating areas and plazas must be located in areas with solar exposure and wind protection.
5. Projects subject to the provisions of this section must also comply with Section 20.310.002 ("General Site and Building Design").

20.135.050.D: Town Square

1. Description

A town square is a formal open space area with landscaping, hardscaping, and other amenities. A town square is located at the

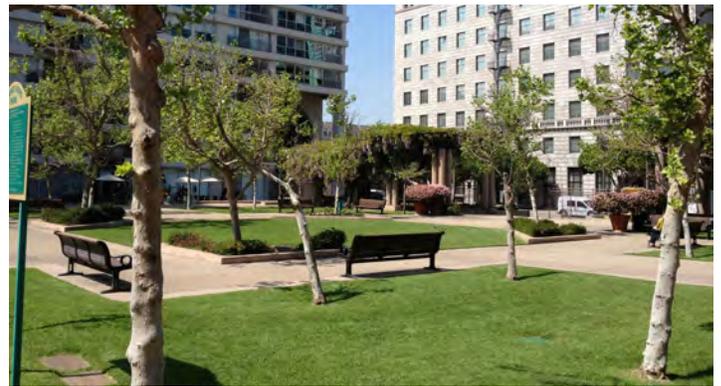
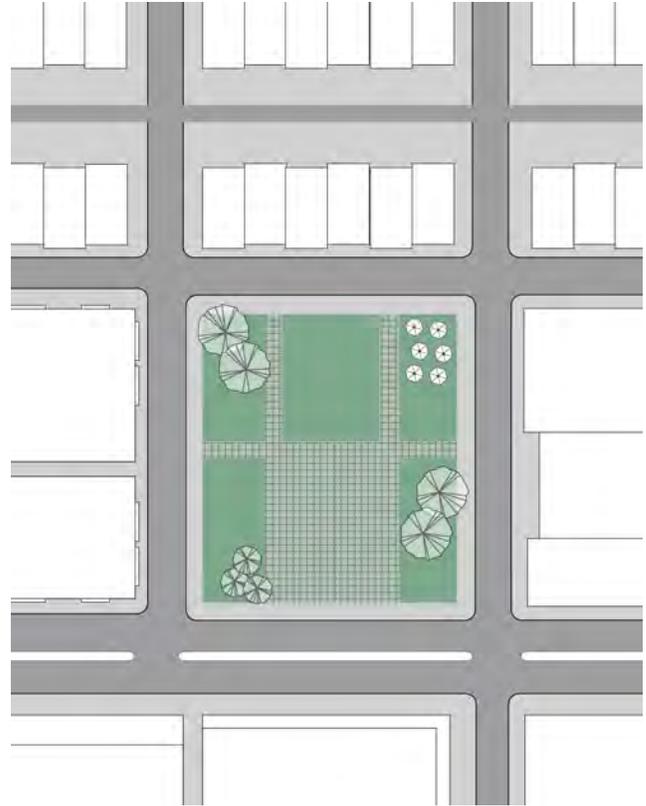
by building frontages, the space is a highly visible and serves as a gathering space, supporting civic and commercial activities such as farmers' markets, concerts, and art fairs.

2. Zones Allowed

T3N	T3C	T4C	T4M	T5C	T6UC
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3. Standards

Area	0.5 acre min., 2 acre max.
Minimum dimension	100 ft in any one direction
Access	Must be directly accessible from rights-of-way or alleys on all sides. Crosswalks required at major intersections.
Landscape and Design	Formal space. Must include shade trees, other landscaping measures such as planted areas, turf area, and ground cover; a central hardscape area for events; and connected hardscape paths for convenient movement through the space. Landscaping and site design must create visually and functionally separate spaces, or "rooms," within the square.
Required Amenities	Must include amenities such as benches, play structures, chairs, tables, and drinking fountains. May include structures such as gazebos, monuments, bandstands, and kiosks.



Examples of town squares.

20.135.050.E: Plaza

1. Description

A plaza is a formal space available for civic purposes and commercial activities that supplements streetlife, adds vibrancy to mixed-use areas, and functions as a meeting and gathering space. Plazas are

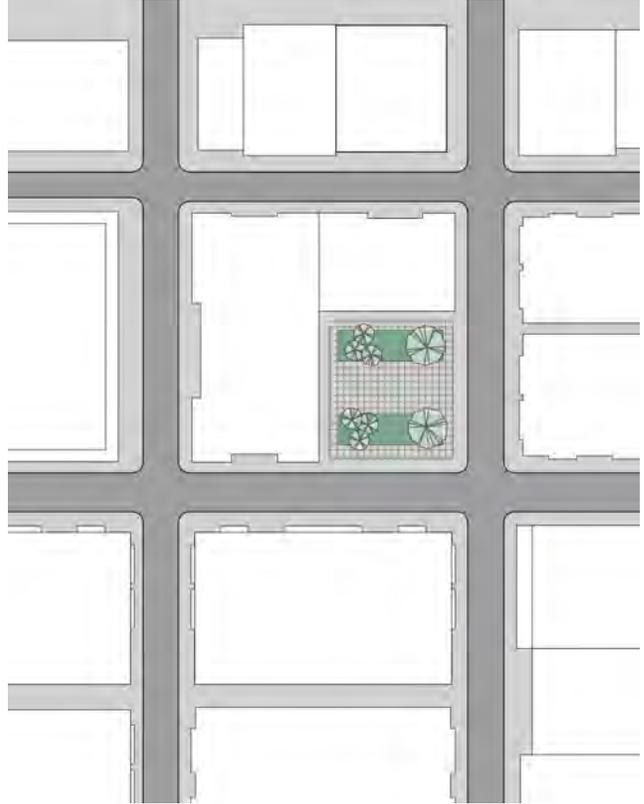
by a combination of frontages and rights-of-way.

2. Zones Allowed

T3N	T3C	T4C	T4M	T5C	T6UC
-----	-----	-----	-----	-----	------

3. Standards

Area	0.25 acre min., 1 acre max.
Minimum dimension	60 ft in any one direction
Access	Must be directly accessible from rights-of-way or alleys on at least one side. Crosswalks required at major intersections.
Frontages	Must have building frontages directly facing at least two sides.
Landscape and Design	Formal space. Plaza surfaces are primarily hardscaped. Must also include shade trees or other landscaping measures such as planted areas or ground cover. Landscaping and site design must create visually distinct spaces within the plaza.
Required Amenities	Must include amenities such as benches, play structures, chairs, tables, and drinking fountains. May include structures such as gazebos, monuments, and kiosks.



Example of plazas.



20.135.050.F: Paseo

1. Description

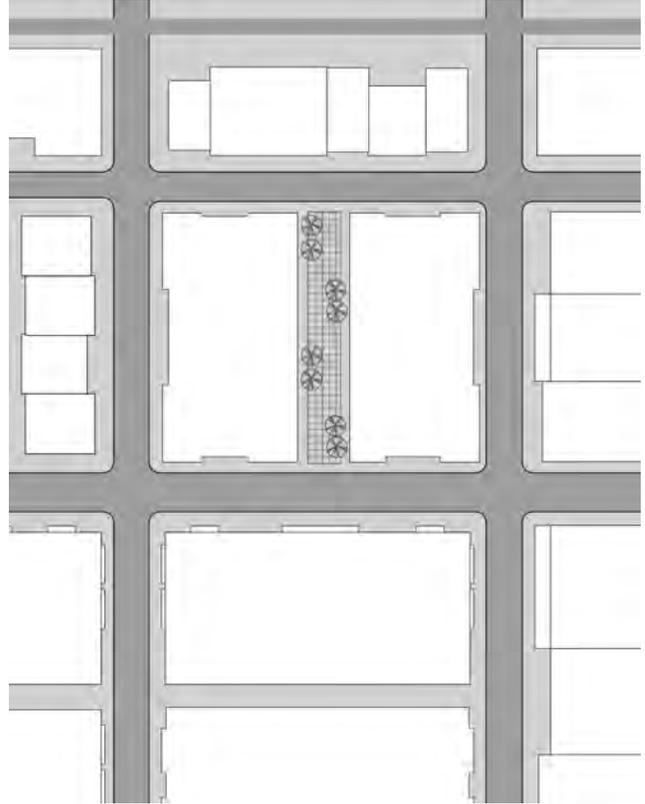
A paseo is an informal pedestrian way that provides mid-block connections. A paseo should be employed in blocks with large perimeters to enhance pedestrian connectivity within urban areas and serving as connectors between gathering places, streets, and/or parking areas. Active frontages, patios, outdoor dining areas, and residential frontages may face onto paseos as appropriate. Paseos are typically hardscaped and may be linear or L-shaped.

2. Zones Allowed

T3N	T3C	T4C	T4M	T5C	T6UC
-----	-----	-----	-----	-----	------

3. Standards

Width	Min 15 ft or half the height of tallest abutting structure, whichever is greater. Max. 50 ft.
Context	Must connect to streets with sidewalks and/or alleys at both ends.
Access	Where paseos are aligned across adjacent blocks, mid-block crosswalks are required. Abutting development may but is not required to front onto the paseo.
Landscape and Design	Informal space. Must include regularly-spaced trees and a continuous paved pathway.
Amenities	May include amenities such as benches, chairs, tables, public art, and drinking fountains.



Examples of paseos.

20.135.050.G: Pocket Park

1. Description

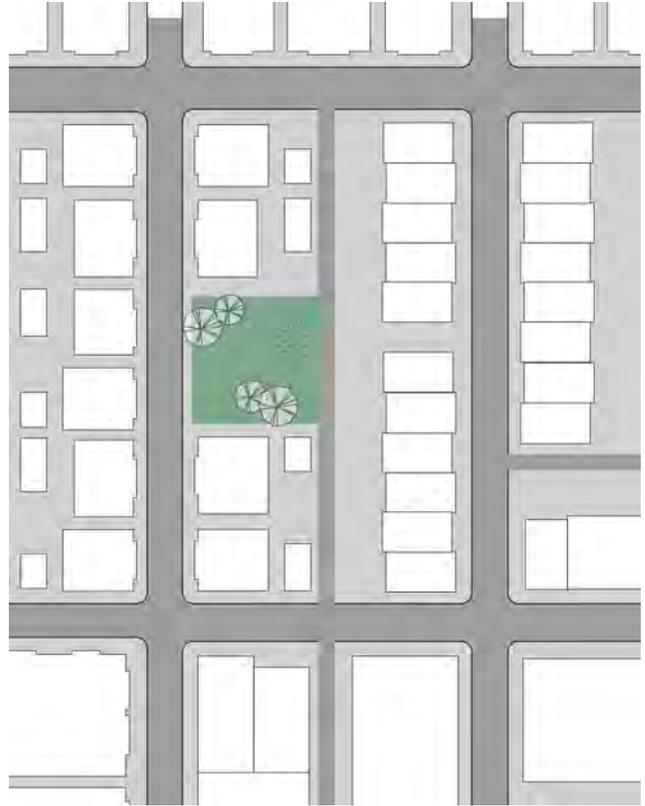
A pocket park is an informal small space tucked into a mid-block space interspersed within neighborhoods or urban areas. Pocket parks are generally intended for quiet, passive recreation and may include small gardens, open shelters, or other passive recreational amenities. Pocket parks are typically accessible from, and visually distinct from, the public right-of-way.

2. Zones Allowed

T3N	T3C	T4C	T4M	T5C	T6UC
-----	-----	-----	-----	-----	------

3. Standards

Area	No min., 0.25 acre max.
Context	sidewalks, a greenway, or a paseo.
Access	Must be directly accessible from all abutting rights-of-way, alleys, or other publicly accessible open spaces.
Landscape and Design	Informal space. Must include landscaping measures such as planted areas, turf area, and ground cover.
Amenities	May include amenities such as benches, chairs, tables, public art, and drinking fountains.



Examples of pocket parks.

20.135.050.H: Greenway

1. Description

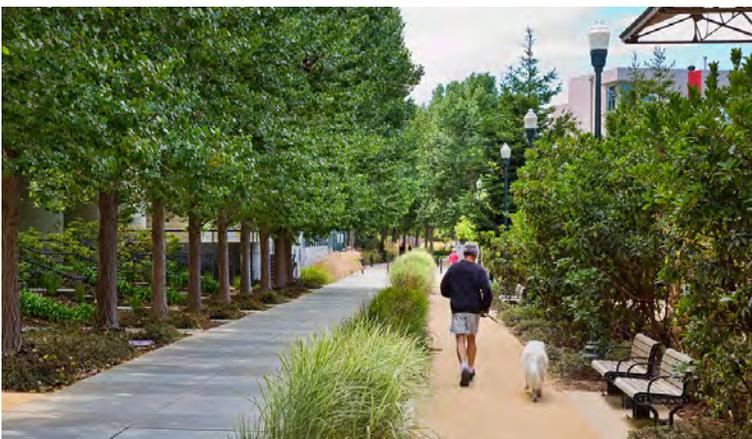
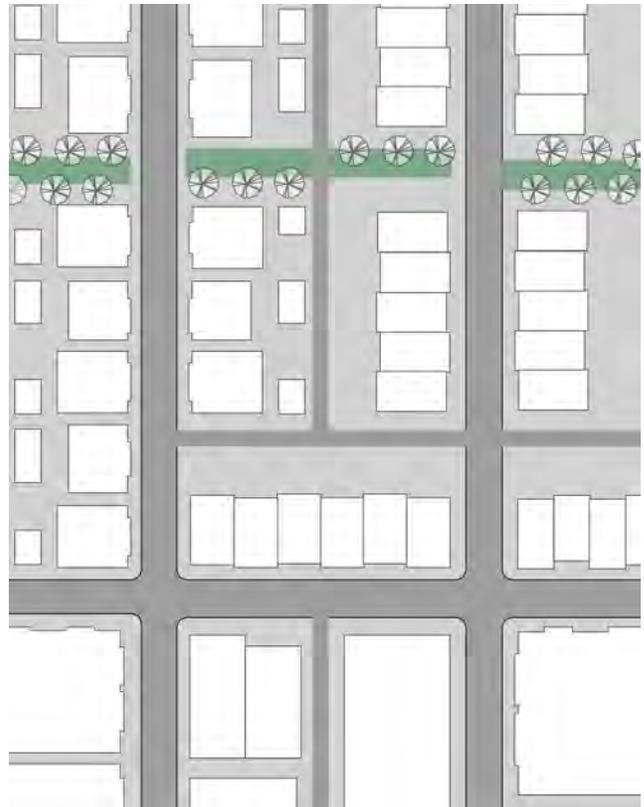
A greenway is a natural pedestrian and bicycle trail way that provides connectivity between creek and shoreline areas, trails, and other public open spaces. Greenways may be paved or unpaved and are intended to thread through neighborhoods and urban areas to enhance pedestrian and bicycle mobility throughout the city. Abutting frontages may face onto greenways as appropriate.

2. Zones Allowed

T3N	T3C	T4C	T4M	T5C	T6UC
-----	-----	-----	-----	-----	------

3. Standards

Width	15 ft. min., 60 ft. max.
Context	Must terminate at public open spaces or waterways.
Access	Where greenways are aligned across adjacent blocks, mid-block crosswalks are required. Abutting development may but is not required to front onto the greenway.
Landscape and Design	Natural space. Must include regularly-spaced trees and a continuous pathway. The pathway may be paved or unpaved
Amenities	May include amenities such as benches, exercise stations, public art, and drinking fountains.
Alternative	Creek access required in accordance with Section 20.310.002.G.3 ("Creek requirements for a greenway.



California Cultural Districts



StreetsBlogSF

Examples of greenways.

20.135.060 Uses

Subsections:

20.135.060.A Purpose and Applicability

20.135.060.B Allowed Uses

20.135.060.A Purpose and Applicability

1. The purpose of this Section is to establish allowed uses and level of review in the form-based, or transect, zoning districts.
2. The standards in Chapter 20.350 ("Standards and Requirements for Specific Uses and Activities") apply to uses allowed in this chapter.
3. Uses are defined in Chapter 20.620 ("Use Classifications").

20.135.060.B Allowed Uses

1. **Allowed Uses.** Table 17.135.060: Uses in the Transect Zoning Districts identifies the allowed land uses and corresponding permit and entitlement requirements in the transect zoning districts.
2. **Permit Requirements.** A use is either allowed by-right, allowed through issuance of a use permit, allowed through issuance of a Minor Use Permit, or not allowed. In addition to the requirements for planning permits or entitlements listed herein, other permits and entitlements may be required prior to establishment of the use (e.g., building permit or permits required by other agencies). The requirements for planning permits or entitlements identified in Table 17.135.060 include:

- a. **Permitted (P).** A land use shown with a "P" indicates that the land use is permitted by right in the designated zone, subject to compliance with all applicable provisions of this Title (e.g., development standards) as well state and federal law.
 - b. **Minor Use Permit (MUP).** A land use shown with an "M" indicates that the land use is permitted in the designated zone upon issuance of a Minor Use Permit from the designated approving authority, subject to compliance with all applicable provisions of this title (e.g., development standards) as well as state and federal law.
 - c. **Conditionally Permitted (C).** A land use shown with a "C" indicates that the land use is permitted in the designated zone upon issuance of a Conditional Use Permit from the designated approving authority, subject to compliance with all applicable provisions of this Title (e.g., development standards) as well as state and federal law.
 - d. **Not Allowed (—).** A land use shown with a "—" is not allowed in the applicable zone. Additionally, uses not shown in the table are not permitted, except as otherwise provided in this Title.
3. A project that includes two or more categories of land use in the same building or on the same site is subject to the highest permit level required for any individual use or single component of the project.

Table 20.135.060.B.1 Uses in the Transect Zoning Districts

	Zoning District						Additional Regulations
	T3N	T3C	T4C	T4M	T5C	T6UC	
<i>“P” = Permitted; “MUP” = Minor Use Permit; “C” = Conditional Use Permit; “—” = Use Not Allowed</i>							
Residential Uses							In T5C, see Chapter 20.300, Airport Land Use Consistency
Dwelling, Single-Unit							
<i>Attached</i>	M	M	P ¹	—	—	—	
Dwelling, Multiple-Unit							
<i>Duplex</i>	P ¹	P ¹	P ¹	—	—	—	
<i>Multifamily-Unit</i>	P	P	P ²	P ³	P ^{2,3}	P ³	
<i>Senior Citizen Residential</i>	P	P	P ²	P ³	P ^{2,3}	P ³	
Domestic Violence Shelter	P ⁴	P ⁴	P ^{2,4}	M	M ²	M	See Chapter 20.350, Domestic Violence Shelter
Group Residential	P	—	—	C	C ²	C	See Chapter 20.350, Group Residential
Live-Work	M	P	P	P	P ²	P	See Chapter 20.350, Live-Work Units
Residential Care Facilities							
<i>Residential Care Facility, General</i>	—	C	C	C	C ²	C	
<i>Residential Care Facility, Limited</i>	—	C	P	C	C ²	C	
<i>Residential Care Facility, Senior</i>	M	P	P	P	P ²	P	
Single Room Occupancy	—	—	P	—	—	—	
Public and Semi-Public Uses							
College and Trade School, Public or Private	M	P	P	P	M	M	
Community Assembly							
<i>Community Assembly, Small</i>	M	P	P	P	M	M	See Chapter 20.350, Community Assembly, Small and Large. In T5C, see Chapter 20.300, Airport Land Use Consistency
<i>Community Assembly, Large</i>	—	C	C	C	C	C	
Community Garden	P	P	P	P	P	P	
Cultural Institution	C	C	P	C	C	C	
Day Care Center	P	P	P	M	M	M	See Chapter 20.350, Day Care Centers. In T5C and T6UC, see Chapter 20.300, Airport Land Use Consistency
Elderly and Long-Term Care	C	C ²	C ²	C	C	C	In T5C and T6UC, see Chapter 20.300, Airport Land Use Consistency
	P	P	P	P	P	P	
Hospitals and Clinics							
<i>Hospital</i>	—	C	—	C	C	C	In T5C and T6UC, see Chapter 20.300, Airport Land Use Consistency
<i>Clinic</i>	M ⁵	M ⁵	M ⁵	M	M	M	
Park and Recreation Facilities, Public	P	P	P	P	P	P	
Public Safety Facilities	C	C	C	P	P	P	
Schools, Public or Private	C	C	M	M	M	M	In T5C and T6UC, see Chapter 20.300, Airport Land Use Consistency
Social Service Facilities	M	M	M	P	P	P	See Chapter 20.350, Social Service Facilities
Commercial Uses							
Animal Care, Sales, and Services							
<i>Kennel</i>	—	—	—	M	M	M	See Chapter 20.350, Animal Care, Sales, and Services
<i>Pet Day Care</i>	M	M	—	P	M	M	
<i>Pet Store</i>	P	P	P	P	P	P	
<i>Veterinary Clinic</i>	M	M	P	M	M	M	
Artist’s Studio	P	P	P	P	P	P	
Automobile/Vehicle Sales and Services							

Table 20.135.060.B.1 Uses in the Transect Zoning Districts

	Zoning District						Additional Regulations
	T3N	T3C	T4C	T4M	T5C	T6UC	
<i>“P” = Permitted; “MUP” = Minor Use Permit; “C” = Conditional Use Permit; “—” = Use Not Allowed</i>							
<i>Automobile/Vehicle Sales and Leasing</i>	—	—	—	C	—	—	See Chapter 20.350, Automobile/Vehicle Sales and Leasing
<i>Automobile/ Vehicle Service and Repair, Major</i>	—	C	C	P ⁶	C	C	See Chapter 20.350, Automobile/Vehicle Service and Repair, Major and Minor
<i>Automobile/ Vehicle Service and Repair, Minor</i>	C	M	M	P ⁶	M	M	
<i>Automobile/ Vehicle Washing</i>	—	M	M	M ⁶	M	M	See Chapter 20.350, Automobile/Vehicle Washing and Service Stations
<i>Service Station</i>	C	C	—	C	—	—	See Chapter 20.350, Automobile/Vehicle Washing and Service Stations
<i>Towing and Impound</i>	—	—	—	C	—	—	
Banks and Financial Institutions							
Other Financial Services							
<i>Bank and Credit Unions</i>	P	P	P ⁷	P	P	P	
<i>Pawnbroker</i>	—	—	—	C	C	C	See Chapter 20.350, Other Financial Services
<i>Alternative Loan Business</i>	—	C	C	C	C	C	See Chapter 20.350, Other Financial Services
Building Materials Sales and Services	—	—	—	C	—	—	
Business Services	P	P	P ⁸	P	P	P	
Commercial Cannabis Uses							
<i>Cannabis Delivery-Only Operations</i>	—	—	—	C	—	—	See Chapter 20.410, Regulation of Cannabis Activities
<i>Cannabis Distribution</i>	—	—	—	C	—	—	
<i>Cannabis Indoor Cultivation</i>	—	—	—	C	—	—	
<i>Cannabis Manufacturing</i>	—	—	—	C	—	—	
<i>Cannabis Testing</i>	—	—	—	C	—	—	
Commercial Entertainment and Recreation							
<i>Indoor Entertainment</i>	C	C	C	C ⁹	C	C	In T5C and T6UC, see Chapter 20.300, Airport Land Use Consistency
<i>Indoor Sports and Recreation</i>	C	C	C	C ⁹	C	C	In T5C and T6UC, see Chapter 20.300, Airport Land Use Consistency
Eating and Drinking Establishments							
<i>Bar/ Night Club/ Lounge</i>	C	C	C	C	C	C	
<i>Coffee Shop/ Cafe</i>	P	P	P	P	P	P	See Chapter 20.350, Outdoor Seating
<i>Restaurant, Full Service</i>	P	P	P	P	P	P	See Chapter 20.350, Outdoor Seating
<i>Restaurant, Limited Service</i>	P	P	P	P	P	P	See Chapter 20.350, Outdoor Seating
Food and Beverage Retail Sales							
<i>Convenience Market</i>	P	P	P	P	P	P	See Chapter 20.350, Convenience Market
<i>Grocery Store</i>	P	P	M	P	P	P	
<i>Supermarket</i>	—	C	C	C	P	P	
Funeral Parlor and Mortuary	C	C	C	C	C	C	
Lodging							
<i>Bed and Breakfast</i>	M	M	M	M	M	M	See Chapter 20.350, Bed and Breakfast Lodging. In T5C, see Chapter 20.300, Airport Land Use Consistency
<i>Hotel and Motel</i>	C	C	M	—	C	M	See Chapter 20.350, Hotels and Motels. In T5C, see Chapter 20.300, Airport Land Use Consistency
<i>Short-Term Vacation Rental</i>	P	P	P	C	C	P	See Chapter 20.350, Short-Term Vacation Rentals
Maintenance and Repair Services	M	P	P	P	P	P	

Table 20.135.060.B.1 Uses in the Transect Zoning Districts

	Zoning District						Additional Regulations
	T3N	T3C	T4C	T4M	T5C	T6UC	
<i>"P" = Permitted; "MUP" = Minor Use Permit; "C" = Conditional Use Permit; "—" = Use Not Allowed</i>							
Maker's Space	M	M	M	P	P	M	
Massage Business	M	M	M	M	M	M	See Chapter 20.350, Massage Businesses
Nursery and Garden Center	M	M	M	M	M	M	
<i>Business and Professional</i>							
<i>Medical and Dental</i>	P	P	P ^B	P	P	P	
<i>Walk-In Clientele</i>	P	P	P	P	P	P	
<i>Parking Services</i>							
<i>Public Parking</i>	P	P	P	P	P	P	
<i>Personal Services</i>							
<i>General Personal Services</i>	P	P	P	P	P	P	See Chapter 20.350, Personal Services
<i>Instructional Services</i>	P	P	P	P	P	P	
<i>Tattoo or Body Modification Parlor</i>	P	P	P	P	P	P	See Chapter 20.350, T Parlor
<i>Retail Sales</i>							
<i>General Sales</i>	P	P	P	P	P	P	
<i>Firearm Sales</i>	—	—	—	C	—	—	
<i>Off-Price Merchandise</i>	C	C	C	C	C	C	
<i>Second Hand Store</i>	C	C	C	C	C	C	
<i>Outdoor Market</i>	C	C	C	C	C	C	See Chapter 20.350, Outdoor Market
<i>Shopping Center</i>							
<i>Community Shopping Center</i>	—	—	P	—	C	C	
<i>Neighborhood Shopping Center</i>	C	C	C	C	C	C	
<i>Regional Shopping Center</i>				C	C	C	
Industrial/R&D Uses							
Clean Technology	M	M	—	P	—	M	
Construction and Material Yard	—	—	—	M	—	—	
Contractor Shop				M			
Food Preparation	—	—	—	P	—	—	
Handicraft / Custom Manufacturing	M	M	M	P	M	P	
Industry, General	—	—	—	P	—	—	
Industry, Limited	—	—	—	P	—	—	
<i>Recycling Facility</i>							
<i>Collection Facility</i>	M	M	M	M	M	M	See Chapter 20.350, Recycling Facilities
<i>Intermediate Processing Facility</i>	—	—	—	M	—	—	
<i>Warehousing, Storage, and Distribution</i>							
<i>Chemical, Mineral, and Explosives Storage</i>	—	—	—	C	—	—	
<i>Freight/ Truck Terminals and Warehouses</i>	—	—	—	C	—	—	
<i>Indoor Warehousing and Storage</i>	—	—	—	P	—	—	
<i>Outdoor Storage</i>	—	—	—	P	—	—	See Chapter 20.350, Outdoor Storage
<i>Personal Storage</i>	—	—	—	C	—	—	See Chapter 20.350, Personal Storage
Transportation, Communication and Utilities							
<i>Communications Facilities</i>							

Table 20.135.060.B.1 Uses in the Transect Zoning Districts

	Zoning District						Additional Regulations
	T3N	T3C	T4C	T4M	T5C	T6UC	
<i>"P" = Permitted; "MUP" = Minor Use Permit; "C" = Conditional Use Permit; "—" = Use Not Allowed</i>							
<i>Antenna and Transmission Towers</i>	See Chapter 20.370, Antennas and Wireless Communications Facilities and Chapter 20.375, Small Cell Wireless Communications Facilities						
<i>Facilities within Buildings</i>	M	M	M	P	P	P	
Light Fleet-Based Services	—	—	—	C	—	—	
Transportation Passenger Terminals	—	—	—	C	C	C	
Utilities, Major	—	—	C	C	C	C	In T6UC, see Chapter 20.300, Airport Land Use Consistency
Utilities, Minor	C	C	P	P	P	P	
Accessory Uses (See Section 20.350.004 for Additional Regulations)							
Accessory Dwelling Unit	P	P	P	P	P	P	See Chapter 20.350, Accessory Dwelling Units
Family Day Care							
<i>Small</i>	P	P	P	P	P	P	See Chapter 20.350, Family Day Care Homes
<i>Large</i>	P	P	P	P	P	P	See Chapter 20.350, Family Day Care Homes
Home Occupations	P	P	P	P	P	P	See Chapter 20.350, Home Occupations
Mobile Vendor Services	—	P	P	—	P	P	See Chapter 20.350, Mobile Vendor Services
Temporary Uses							
Temporary Use	See Chapter 20.340, Temporary Uses						

Notes:

1. Limited to sites with a maximum gross site area of 4,000 square feet.
2. West Orange Drive subject to approval of the permit indicated.
3. MUP may only be approved if the Review
4. Limited to facilities serving a maximum of 10 clients and may not be located within 300 feet of any other domestic violence shelter based on
5. , except along Grand Avenue, west of Maple Avenue, which are subject to the approval of a CUP.
6. Must be located a minimum of 500 feet from any residential zoning district.
- 7.
8. Customer service are permitted on the ground level, and other are permitted on the second or when conducted as an accessory , upon
9. Must be associated with a hotel or retail use when located within 1,000 feet of San Francisco International Airport.

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APPENDIX 4.2 CENTURY URBAN EVALUATION OF LAND AND DEVELOPMENT COSTS



BAIRD + DRISKELL

TO: Baird + Driskell
FROM: Century Urban, LLC
SUBJECT: San Mateo and Santa Clara Counties Development Cost & San Mateo County Unit Mix Research
DATE: April 7, 2022

Century | Urban has been engaged by Baird + Driskell to perform research on the development costs of certain residential prototypes in San Mateo and Santa Clara Counties as well as the unit mixes of residential projects delivered since 2013 in San Mateo County. The research findings shown below in Exhibits 1, 2, 3, and 4 are based on Century | Urban's recent work on other assignments as well as on third-party data sources, further detailed below, which Century | Urban considers credible but has not independently verified.

The estimated prototype project costs shown below reflect high-level averages and do not represent any specific project budget. Project costs vary by geography, topography, site conditions, finish level, entitlement and permit status, contractor type, and time among other factors. Key elements of the prototypes were provided by Baird + Driskell.

The San Mateo County unit mix results represent the data available to Century | Urban through its research and does not represent every project built in each market or market-level conclusions. However, the data does present over 100 projects and over 13,000 units and as such is informative with respect to the types and sizes of units built during the period surveyed.

With respect to the unit mix data, please note that a lack of data for a given city does not necessarily mean that no projects or units were built in that city, but rather that no relevant data was available for that city.

Land prices range substantially across the surveyed transactions. To convey the range of land costs reviewed, Century | Urban provided the averages of the bottom third of the land sales, the middle third, and the highest third. Further detail on the land sales that were available is reflected in Exhibits 3 and 4.



Research and Data Sources

The estimates shown below are based on data and sources including but not limited to: similar projects Century | Urban has underwritten and/or priced; specific project economics Century | Urban has reviewed; direct conversations with developers and cost estimators; database research including CoStar, MLS, Redfin, and title databases; online research sources including City and project websites; market reports compiled by real estate sales and research organizations; and, Century | Urban's general experience assessing residential project feasibility in the San Francisco Bay Area.

Single Family Home Land Price Data

To generate the single-family land values utilized in the development cost estimates, Century | Urban collected sales data for land lots totaling one acre or less which transacted over the past three years across the surveyed jurisdictions in San Mateo and Santa Clara counties. Over 250 data points were collected. The data does not include properties with existing homes or infrastructure that were redeveloped as new single-family homes, and the data for some cities is limited.

As the data collected is not comprehensive, summaries and averages may be valuable for reaching overall conclusions about the range of land prices in the counties, but they may or may not be representative of a given city's average or median land price or the land price for a given parcel. The table in Exhibit 3 should therefore be reviewed noting the limited number of data points for certain cities. Land prices vary substantially by location, topography, site conditions, shape of the parcel, neighboring uses, access, noise, and many other factors. In addition, completed sales are necessarily past transactions and may not represent the current state of the market and expected future land sale prices.

Multi Family Home Land Price Data

Century | Urban collected available multi family land sales data from 2013 to the present in San Mateo and Santa Clara counties. Over 65 data points were collected. In certain cases, the multi family projects designated for the sites have not been completed. In those cases, Century | Urban based unit counts based on approved or the reported number of units planned. The data includes both sites with for-rent and for-sale projects.

Similar to the single family data points, the available information is not comprehensive and is more informative at a county level. Summaries and averages by city may not be valuable for reaching definitive conclusions about a given city's average or median land price or the land price for a given parcel. Particularly in cities with a less than five data points, any given sale or set of sales could represent an outlier or outliers which may affect median and average calculations. As noted above, land prices vary substantially by location, topography, site conditions, shape of the parcel, neighboring uses, access, noise, and many other factors. In addition, completed sales are necessarily past transactions and may not represent the current state of the market and expected future land sale prices.

**Exhibit 1: Total Development Cost: Single-family****Baird and Driskell****Total Development Costs - San Mateo and Santa Clara Counties**

Large numbers rounded to nearest \$'000 or nearest \$'0,000

	Single Family Small		Single Family Large	
	Total	\$/ SF	Total	\$/ SF
Prototype Elements				
1) Gross Residential Square Feet	2,600		5,000	
Hard Costs				
1) Residential Hard Costs	\$1,040,000	\$400	\$2,500,000	\$500
2) Site improvements and utilities				
3) Grading and erosion control				
4) Parking Hard Costs				
5) Contingency 5%	\$52,000	\$20	\$125,000	\$25
Total Hard Costs	\$1,092,000	\$420	\$2,625,000	\$525
Soft Costs				
1) Soft Costs 25.0%	\$270,000	\$104	\$660,000	\$132
2) City Fees	\$75,000	\$29	\$75,000	\$15
3) Soft Cost Contingency 5%	\$20,000	\$8	\$40,000	\$8
Total Soft Costs	\$365,000	\$133	\$775,000	\$147
<i>% of hard costs</i>	33%		30%	
Land Costs	Total	Per SF Bldg	Total	Per SF Bldg
1) Land Costs - San Mateo	\$1,030,000	\$396	\$1,030,000	\$206
2) Land Costs - Santa Clara	\$1,320,000	\$508	\$1,320,000	\$264
Single Family Land Cost Range				
SFH Land - Lower Price Tier	\$210,000	\$81	\$210,000	\$42
SFH Land - Middle Price Tier	\$730,000	\$281	\$730,000	\$146
SFH Land - Higher Price Tier	\$2,510,000	\$965	\$2,510,000	\$502
Total Development Cost - San Mateo	\$2,487,000	\$949	\$4,430,000	\$878
Total Development Cost - Santa Clara	\$2,777,000	\$1,060	\$4,720,000	\$936
Total Development Cost by Range of Land Cost				
Single Family - Lower Land Price Tier	\$1,667,000	\$633	\$3,610,000	\$714
Single Family - Middle Land Price Tier	\$2,187,000	\$833	\$4,130,000	\$818
Single Family - Higher Land Price Tier	\$3,967,000	\$1,518	\$5,910,000	\$1,174



Exhibit 1: Total Development Cost: Multi-family

Baird and Driskell

Total Development Costs - San Mateo and Santa Clara Counties

Large numbers rounded to nearest \$'000 or nearest \$'0,000

	Multi-Family Small			Multi-Family Large		
	Total	\$/ SF	\$/ Unit	Total	\$/ SF	\$/ Unit
Prototype Elements						
1) Gross Residential Square Feet	10,000			93,750		
2) Parking Square Footage	3,750			40,000		
3) Parking Type	Surface Lot			Standalone above grade		
4) Units	10			100		
5) Avg Net SF / Unit	850			750		
6) Efficiency	85%			80%		
Hard Costs						
1) Residential Hard Costs	\$4,150,000	\$415	\$420,000	\$39,840,000	\$425	\$400,000
2) Site improvements and utilities	\$605,000			\$1,165,000		
3) Grading and erosion control	\$110,000			\$335,000		
4) Parking Hard Costs	\$100,000	\$28		\$4,800,000	\$120	
5) Contingency 5%	\$250,000	\$21	\$21,000	\$2,310,000	\$21	\$20,000
Total Hard Costs	\$5,215,000	\$522	\$521,500	\$48,450,000	\$517	\$484,500
Soft Costs						
1) Soft Costs 25.0%	\$1,303,750	\$130	\$130,000	\$12,110,000	\$129	\$120,000
2) City Fees	\$350,000	\$35	\$35,000	\$2,800,000	\$30	\$28,000
3) Soft Cost Contingency 5%	\$80,000	\$8	\$8,000	\$750,000	\$8	\$7,500
Total Soft Costs	\$1,733,750	\$165	\$165,000	\$15,660,000	\$159	\$148,000
<i>% of hard costs</i>	<i>33%</i>			<i>32%</i>		
Land Costs						
	Total		Per Unit			Per Unit
1) Land Costs - San Mateo	\$1,000,000		\$100,000	\$10,000,000		\$100,000
2) Land Costs - Santa Clara	\$600,000		\$60,000	\$6,000,000		\$60,000
Range of Land Costs						
Apts/Condo- Lower Price Tier	\$400,000		\$40,000	\$4,000,000		\$40,000
Apts/Condo- Middle Price Tier	\$800,000		\$80,000	\$8,000,000		\$80,000
Apts/Condo- Higher Cost Tier	\$1,600,000		\$160,000	\$16,000,000		\$160,000
Total Development Cost - San Mateo	\$7,948,750	\$795	\$786,500	\$74,110,000	\$791	\$732,500
Total Development Cost - Santa Clara	\$7,548,750	\$755	\$746,500	\$70,110,000	\$748	\$692,500
Total Development Cost by Range of Land Cost						
Apts/Condo- Lower Land Price Tier	\$7,348,750		\$726,500	\$68,110,000		\$672,500
Apts/Condo- Middle Land Price Tier	\$7,748,750		\$766,500	\$72,110,000		\$712,500
Apts/Condo- Higher Land Price Tier	\$8,548,750		\$846,500	\$80,110,000		\$792,500



Exhibit 2: Unit Mixes - Number of Units by Unit Type and Unit Mix Percentages

San Mateo County Apartments

Number of Units	Unit Numbers							Unit Mix				
	Projects	Studios	One	Two	Three	Four	Total	Studios	One	Two	Three	Four
Proposed	25	936	1,639	888	124	56	3,643	26%	45%	24%	3%	2%
Existing	63	905	4,223	2,626	523	1	8,279	11%	51%	32%	6%	0%
Final Planning	3	328	19	75	33	7	462	71%	4%	16%	7%	2%
<u>Under Construction</u>	<u>16</u>	<u>268</u>	<u>619</u>	<u>523</u>	<u>79</u>	<u>0</u>	<u>1,489</u>	<u>18%</u>	<u>42%</u>	<u>35%</u>	<u>5%</u>	<u>0%</u>
Totals	107	2,437	6,500	4,112	759	64	13,872	18%	47%	30%	5%	0%

	Projects	Studios	One	Two	Three	Four	Total	Studios	One	Two	Three	Four
South San Francisco	8	90	853	604	55	0	1,602	6%	53%	38%	3%	0%
San Mateo	19	228	734	715	154	1	1,832	12%	40%	39%	8%	0%
Redwood City	28	1,019	2,262	1,125	163	0	4,569	22%	50%	25%	4%	0%
Menlo Park	12	600	995	411	80	47	2,133	28%	47%	19%	4%	2%
Millbrae	3	147	151	133	23	0	454	32%	33%	29%	5%	0%
Foster City	5	12	367	302	83	0	764	2%	48%	40%	11%	0%
Burlingame	11	105	606	474	28	0	1,213	9%	50%	39%	2%	0%
Daly City	3	206	79	72	23	0	380	54%	21%	19%	6%	0%
San Carlos	7	0	101	84	88	9	282	0%	36%	30%	31%	3%
Half Moon Bay	2	0	149	21	2	0	172	0%	87%	12%	1%	0%
East Palo Alto	2	8	55	80	27	7	177	5%	31%	45%	15%	4%
San Bruno	4	4	119	62	14	0	199	2%	60%	31%	7%	0%
Belmont	1	18	25	21	17	0	81	22%	31%	26%	21%	0%
El Granada	1	0	3	6	0	0	9	0%	33%	67%	0%	0%
Pacifica	1	0	1	2	2	0	5	0%	20%	40%	40%	0%
Total	107	2,437	6,500	4,112	759	64	13,872	18%	47%	30%	5%	0%

San Mateo County Condominiums

Number of Units	Unit Numbers							Unit Mix				
	Projects	Studios	One	Two	Three	Four	Total	Studios	One	Two	Three	Four
Proposed	2	72	0	8	1	1	82	88%	0%	10%	1%	1%
Existing	12	0	46	293	194	0	533	0%	9%	55%	36%	0%
Final Planning	0	0	0	0	0	0	0					
<u>Under Construction</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>10</u>	<u>0</u>	<u>0</u>	<u>10</u>	<u>0%</u>	<u>0%</u>	<u>100%</u>	<u>0%</u>	<u>0%</u>
Total with Unit Mix Data	15	72	46	311	195	1	625	12%	7%	50%	31%	0%

	Projects	Studios	One	Two	Three	Four	Total	Studios	One	Two	Three	Four
South San Francisco	1	0	40	57	0	0	97	0%	41%	59%	0%	0%
San Mateo	5	72	0	201	97	1	371	19%	0%	54%	26%	0%
Daly City	2	0	0	2	84	0	86	0%	0%	2%	98%	0%
San Carlos	1	0	3	8	9	0	20	0%	15%	40%	45%	0%
Menlo Park	1	0	0	15	0	0	15	0%	0%	100%	0%	0%
Burlingame	3	0	3	18	1	0	22	0%	14%	82%	5%	0%
Redwood City	1	0	0	10	0	0	10	0%	0%	100%	0%	0%
Half Moon Bay	1	0	0	0	4	0	4	0%	0%	0%	100%	0%
Brisbane	No data available											
Belmont	No data available											
Foster City	No data available											
Pacifica	No data available											
Total	15	72	46	311	195	1	625	12%	7%	50%	31%	0%



Exhibit 2: Unit Mixes - Unit Sizes

San Mateo County Apartments

Average Unit Sizes

	<u>Studios</u>	<u>One</u>	<u>Two</u>	<u>Three</u>	<u>Four</u>
Proposed	506	688	1,115	1,565	2,208
Existing	535	745	1,108	1,411	1,939
Final Planning					
Under Construction	508	708	1,081	1,413	
Total Data Available	524	733	1,105	1,422	2,186

	<u>Studios</u>	<u>One</u>	<u>Two</u>	<u>Three</u>	<u>Four</u>
South San Francisco	511	705	1,116	1,321	
San Mateo	590	769	1,109	1,436	1,939
Redwood City	546	756	1,125	1,421	
Menlo Park	538	692	1,062	1,434	1,782
Millbrae	475	656	1,147	1,369	
Foster City	579	716	1,088	1,402	
Burlingame	518	785	1,128	1,368	
Daly City	422	649	932	1,187	
San Carlos		774	1,206	1,520	2,303
Half Moon Bay		659	957	1,330	
East Palo Alto		530	795		
San Bruno	476	716	1,006	1,386	
Belmont					
El Granada		616	1,047		
Pacifica		1,750	900	1,100	

San Mateo County Condominiums

Average Unit Sizes

Insufficient data

**Exhibit 3: Single Family Land Sale Data Summary****Single Family Home Land Sites up to 1 acre, last 3 years**

County	City	Available Data Points	Per Square Foot				Per Single Family Home			
			Min	Max	Median	Average	Min	Max	Median	Average
San Mateo County	Moss Beach	19	\$14	\$117	\$64	\$64	\$125,000	\$582,500	\$375,000	\$335,053
San Mateo County	Woodside	4	\$10	\$88	\$24	\$36	\$150,000	\$2,000,000	\$377,250	\$726,125
San Mateo County	South San Francisco	4	\$33	\$89	\$59	\$60	\$165,000	\$3,800,000	\$431,000	\$1,206,750
San Mateo County	Montara	12	\$23	\$269	\$65	\$79	\$275,000	\$1,750,000	\$439,000	\$533,917
San Mateo County	Half Moon Bay	33	\$1	\$324	\$75	\$91	\$5,000	\$2,300,000	\$447,000	\$514,455
San Mateo County	Pacifica	6	\$14	\$105	\$70	\$63	\$300,000	\$925,000	\$447,500	\$500,000
San Mateo County	Belmont	12	\$2	\$721	\$56	\$118	\$55,000	\$4,470,000	\$495,000	\$960,583
San Mateo County	East Palo Alto	5	\$72	\$135	\$92	\$100	\$235,000	\$3,550,000	\$675,000	\$1,379,600
San Mateo County	Redwood City	18	\$6	\$345	\$129	\$145	\$50,000	\$5,350,000	\$825,000	\$1,170,250
San Mateo County	Emerald Hills	2	\$125	\$132	\$129	\$129	\$975,000	\$980,000	\$977,500	\$977,500
San Mateo County	San Bruno	2	\$179	\$207	\$193	\$193	\$560,000	\$1,500,250	\$1,030,125	\$1,030,125
San Mateo County	San Carlos	11	\$2	\$405	\$94	\$126	\$29,000	\$2,980,000	\$1,100,000	\$1,214,455
San Mateo County	San Mateo	1	\$500	\$500	\$500	\$500	\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000
San Mateo County	Portola Valley	4	\$47	\$129	\$58	\$73	\$1,325,000	\$3,000,000	\$1,578,000	\$1,870,250
San Mateo County	Burlingame	1	\$125	\$125	\$125	\$125	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000
San Mateo County	Menlo Park	3	\$165	\$591	\$459	\$405	\$2,580,000	\$6,500,000	\$2,780,000	\$3,953,333
San Mateo County	Millbrae	1	\$239	\$239	\$239	\$239	\$3,080,500	\$3,080,500	\$3,080,500	\$3,080,500
San Mateo County	Hillsborough	3	\$85	\$306	\$116	\$169	\$3,050,000	\$8,000,000	\$4,000,000	\$5,016,667
San Mateo County	Atherton	2	\$147	\$208	\$178	\$178	\$2,500,000	\$6,400,000	\$4,450,000	\$4,450,000
San Mateo County	Total	143	\$1	\$721	\$84	\$110	\$5,000	\$8,000,000	\$510,000	\$1,026,691
Santa Clara County	Los Gatos	15	\$1	\$251	\$6	\$50	\$9,500	\$3,250,000	\$250,000	\$716,237
Santa Clara County	Morgan Hill	11	\$1	\$495	\$15	\$79	\$29,000	\$1,365,000	\$475,000	\$490,533
Santa Clara County	San Jose	54	\$12	\$677	\$75	\$150	\$32,000	\$5,300,000	\$925,000	\$949,380
Santa Clara County	Campbell	8	\$13	\$897	\$120	\$194	\$10,000	\$1,500,000	\$1,038,000	\$975,000
Santa Clara County	Mountain View	3	\$76	\$271	\$141	\$163	\$1,050,000	\$2,300,000	\$1,150,000	\$1,500,000
Santa Clara County	Santa Clara	1	\$169	\$169	\$169	\$169	\$1,275,000	\$1,275,000	\$1,275,000	\$1,275,000
Santa Clara County	Sunnyvale	3	\$167	\$602	\$214	\$328	\$1,080,000	\$5,750,000	\$1,345,000	\$2,725,000
Santa Clara County	Cupertino	4	\$47	\$297	\$197	\$185	\$872,000	\$2,900,000	\$2,175,000	\$2,030,500
Santa Clara County	Monte Sereno	2	\$61	\$1,006	\$534	\$534	\$2,142,714	\$2,427,500	\$2,285,107	\$2,285,107
Santa Clara County	Saratoga	5	\$61	\$171	\$74	\$93	\$1,380,000	\$2,900,000	\$2,640,000	\$2,386,000
Santa Clara County	Palo Alto	7	\$79	\$584	\$333	\$323	\$2,050,000	\$4,000,000	\$3,100,000	\$2,965,000
Santa Clara County	Los Altos	5	\$121	\$352	\$257	\$235	\$1,600,000	\$7,250,000	\$3,470,000	\$3,723,600
Santa Clara County	Los Altos Hills	1	\$99	\$99	\$99	\$99	\$3,995,000	\$3,995,000	\$3,995,000	\$3,995,000
Santa Clara County	Total	119	\$1	\$1,006	\$84	\$157	\$9,500	\$7,250,000	\$1,065,000	\$1,320,556

The data in the table above represents the available single family home lot sales data points collected for this high-level survey. As the data is limited for certain cities, the specific, median, and average amounts per city may not be representative of a city's current median or average land costs or the city's land costs relative to other cities listed.

**Exhibit 4: Multi Family Land Sale Data Summary****Multi Family Land Sites - Available Data**

<u>County</u>	<u>City</u>	<u>Available Data Points</u>	<u>Per Multi Family Unit</u>				
			<u>Min</u>	<u>Max</u>	<u>Median</u>	<u>Average</u>	
San Mateo	San Mateo	3	\$135,000	\$180,000	\$151,000	\$155,000	
San Mateo	San Carlos	4	\$33,000	\$333,000	\$262,000	\$222,000	
San Mateo	Millbrae	2	\$64,000	\$92,000	\$78,000	\$78,000	
San Mateo	Redwood City	6	\$78,000	\$400,000	\$95,000	\$157,000	
San Mateo	South San Francisco	2	\$44,000	\$77,000	\$61,000	\$61,000	
San Mateo	Burlingame	3	\$59,000	\$117,000	\$73,000	\$83,000	
San Mateo	Menlo Park	3	\$37,000	\$98,000	\$50,000	\$62,000	
San Mateo	Daly City	2	\$29,000	\$60,000	\$45,000	\$45,000	
San Mateo	Pacifica	2	\$117,000	\$118,000	\$117,000	\$117,000	
San Mateo	Belmont	1	\$105,000	\$105,000	\$105,000	\$105,000	
San Mateo	Total	28	\$29,000	\$400,000	\$95,000	\$123,000	
			<i>County Weighted Average</i>				\$96,000
			<i>Per Unit Land Amount Applied</i>				\$100,000

<u>County</u>	<u>City</u>	<u>Available Data Points</u>	<u>Per Multi Family Unit</u>				
			<u>Min</u>	<u>Max</u>	<u>Median</u>	<u>Average</u>	
Santa Clara	San Jose	17	\$16,000	\$125,000	\$50,000	\$52,000	
Santa Clara	Gilroy	1	\$44,000	\$44,000	\$44,000	\$44,000	
Santa Clara	Morgan Hill	1	\$86,000	\$86,000	\$86,000	\$86,000	
Santa Clara	Campbell	3	\$42,000	\$184,000	\$59,000	\$95,000	
Santa Clara	Santa Clara	6	\$18,000	\$146,000	\$92,000	\$83,000	
Santa Clara	Sunnyvale	6	\$55,000	\$306,000	\$238,000	\$215,000	
Santa Clara	Palo Alto	1	\$73,000	\$73,000	\$73,000	\$73,000	
Santa Clara	Mountain View	4	\$45,000	\$736,000	\$120,000	\$256,000	
Santa Clara	Los Altos	1	\$513,000	\$513,000	\$513,000	\$513,000	
Santa Clara	Total	40	\$16,000	\$736,000	\$60,000	\$117,000	
			<i>County Weighted Average</i>				\$63,000
			<i>Per Unit Land Amount Applied</i>				\$60,000

The data in the table above represents the available multi family home lot sales data points collected for this high-level survey. As the data is limited for certain cities, the specific, median, and average amounts per city may not be representative of a city's current median or average land costs or the city's land costs relative to other cities listed.

APPENDIX 6.1 SOUTH SAN FRANCISCO FAIR HOUSING ASSESSMENT

Appendix 6.1

South San Francisco Fair Housing Assessment

City of South San Francisco Fair Housing Assessment

What is AFFH?

The State of California’s 2018 Assembly Bill (AB 686) requires that all public agencies in the state affirmatively further fair housing (AFFH) beginning January 1, 2019. Public agencies receiving funding from the U.S. Department of Housing and Urban Development (HUD) are also required to demonstrate their commitment to AFFH. The federal obligation stems from the fair housing component of the federal Civil Rights Act mandating federal fund recipients to take “meaningful actions” to address segregation and related barriers to fair housing choice.

AB 686 requires all public agencies to “administer programs and activities relating to housing and community development in a manner that affirmatively furthers fair housing, and take no action inconsistent with this obligation”¹

AB 686 also makes changes to Housing Element Law to incorporate requirements to AFFH as part of the housing element and general plan to include an analysis of fair housing outreach and capacity, integration and segregation, access to opportunity, disparate housing needs, and current fair housing practices.

Affirmatively Furthering Fair Housing

“Affirmatively furthering fair housing” means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a public agency’s activities and programs relating to housing and community development. (Gov. Code, § 8899.50, subd. (a)(1).)”

Source: California Department of Housing and Community Development Guidance, 2021, page 14.

¹ California Department of Housing and Community Development Guidance, 2021, page 9.

History of segregation in the region. The

United States’ oldest cities have a history of mandating segregated living patterns—and Northern California cities are no exception. ABAG, in its recent Fair Housing Equity Assessment, attributes segregation in the Bay Area to historically discriminatory practices—highlighting redlining and discriminatory mortgage approvals—as well as “structural inequities” in society, and “self segregation” (i.e., preferences to live near similar people).

Researcher Richard Rothstein’s 2017 book *The Color of Law: A Forgotten History of How Our Government Segregated America* chronicles how the public sector contributed to the segregation that exists today. Rothstein highlights several significant developments in the Bay Area region that played a large role in where the region’s non-White residents settled.

Pre-civil rights San Mateo County faced resistance to racial integration, yet it was reportedly less direct than in some Northern California communities, taking the form of “blockbusting” and “steering” or intervention by public officials. These local discriminatory practices were exacerbated by actions of the Federal Housing Administration which excluded low income neighborhoods, where the majority of people of color lived, from its mortgage loan program.

According to the San Mateo County Historical Association. San Mateo County’s early African Americans worked in a variety of industries, from logging, to agriculture, to restaurants and entertainment. Expansion of jobs, particularly related to shipbuilding during and after World War II attracted many new residents into the Peninsula, including the first sizable migration of African Americans. Enforcement of racial covenants after the war forced the migration of the county’s African Americans into neighborhoods where they were allowed to occupy housing—housing segregated into less desirable areas, next to highways, and concentrated in public housing and urban renewal developments.

Asian Americans, who had also come to the area for employment, also faced discrimination. This was built into financing and covenants in the public and private sector—and facilitated by White homeowners. In 1952, a Chinese family attempted to buy a home in the all White Southwood neighborhood of South San Francisco. Their purchase

This history of segregation in the region is important not only to understand how residential settlement patterns came about—but, more importantly, to explain differences in housing opportunity among residents today. In sum, not all residents had the ability to build housing wealth or achieve economic opportunity. This historically unequal playing field in part determines why residents have different housing needs today.

was blocked by a vote of the neighbors—a referendum that the Chinese buyer had asked for, believing that acceptance would trump racist policies built into lending transactions.²

Other acts were more subtle yet just as damaging. The segregatory effect of blockbusting activities is well-documented in East Palo Alto. In 1954, after a White family in East Palo Alto sold their home to an African American family, the then-president of the California Real Estate Association set up an office in East Palo Alto to scare White families into selling their homes (“for fear of declining property values”) to agents and speculators. These agents then sold these homes at over-inflated prices to African American buyers, some of whom had trouble making their payments. Within six years, East Palo Alto—initially established with “whites only” neighborhoods—became 82% African American. The FHA prevented re-integration by refusing to insure mortgages held by White buyers residing in East Palo Alto.

Throughout the county, neighborhood associations and city leaders attempted to thwart integration of communities. Although some neighborhood residents supported integration, most did not, and it was not unusual for neighborhood associations to require acceptance of all new buyers. Builders with intentions to develop for all types of buyers (regardless of race) found that their development sites were rezoned by planning councils, required very large minimum lot sizes, and/or were denied public infrastructure to support their developments or charged prohibitively high amounts for infrastructure.

In addition to historical discriminatory practices that embedded segregation into living patterns throughout the Bay Area, it’s also necessary to recognize the historical impacts of colonization and genocide on Indigenous populations and how the effects of those atrocities are still being felt today. The original inhabitants of present-day San Mateo County are the Ramaytush Ohlone, who have “...lived on the San Francisco Peninsula for thousands of years and continue to live here as respectful stewards of the land.”³ However, “[d]ue to the devastating policies and practices of a succession of explorers, missionaries, settlers, and various levels of government over the centuries since European expansion, the Ramaytush Ohlone lost the vast majority of their population as well as their land.”⁴ The lasting influence of these policies and practices have contributed directly to the disparate housing and economic outcomes collectively experienced by Native populations today.⁵

The timeline of major federal Acts and court decisions related to fair housing choice and zoning and land use appears on the following page.

² <https://www.jstor.org/stable/10.1525/phr.2004.73.3.463>

³ <https://www.smcoe.org/for-communities/indigenous-people-of-san-mateo-county.html>

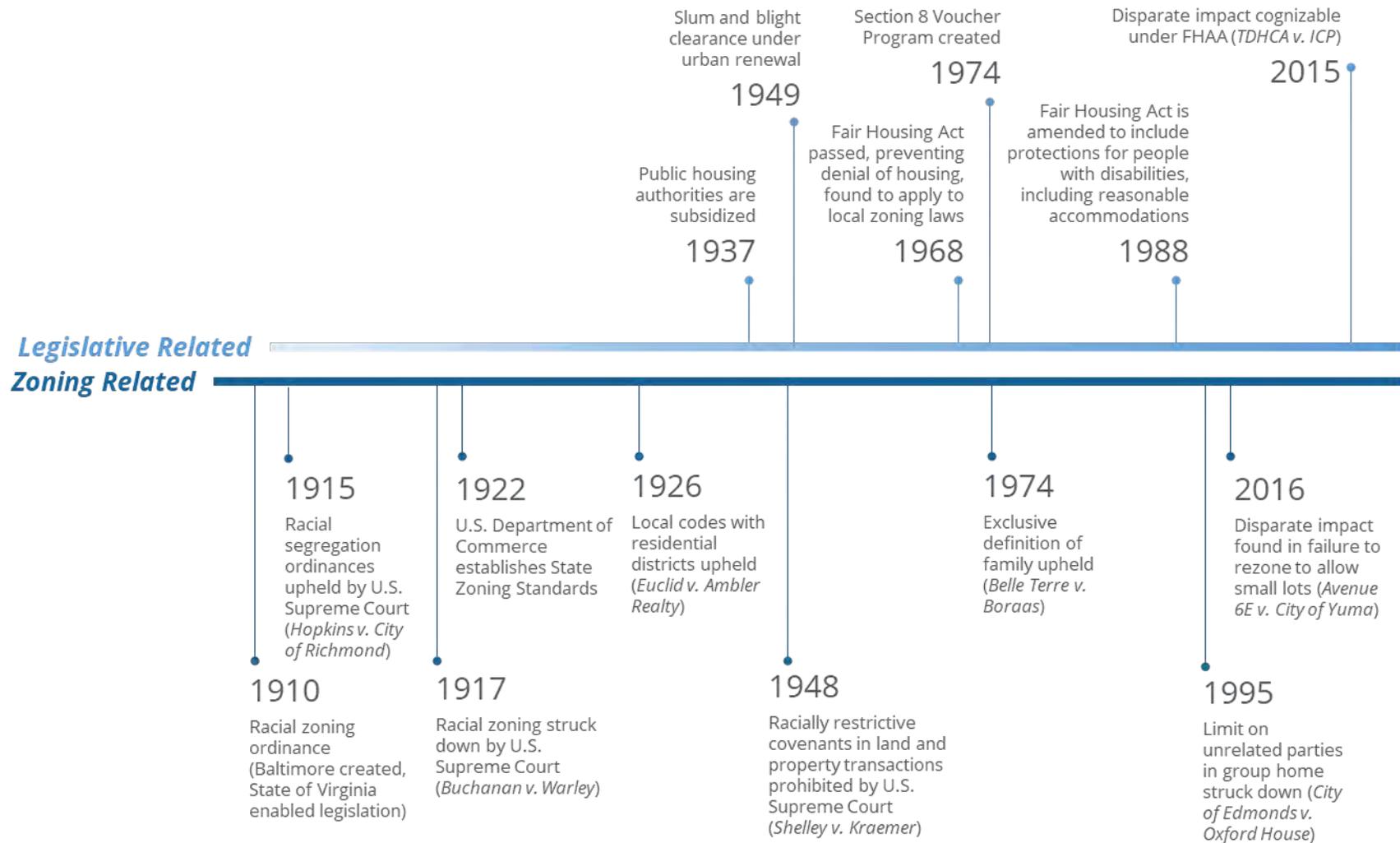
⁴ <https://www.smcoe.org/for-communities/indigenous-people-of-san-mateo-county.html>

⁵ <https://www.americanprogress.org/article/systemic-inequality-displacement-exclusion-segregation/>

As shown in the timeline, exclusive zoning practices were common in the early 1900s. Courts struck down only the most discriminatory, and allowed those that would be considered today to have a “disparate impact” on classes protected by the Fair Housing Act. For example, the 1926 case *Village of Euclid v. Amber Realty Co.* (272 U.S. 365) supported the segregation of residential, business, and industrial uses, justifying separation by characterizing apartment buildings as “mere parasite(s)” with the potential to “utterly destroy” the character and desirability of neighborhoods. At that time, multifamily apartments were the only housing options for people of color, including immigrants.

The Federal Fair Housing Act was not enacted until nearly 60 years after the first racial zoning ordinances appeared in U.S. cities. This coincided with a shift away from federal control over low income housing toward locally-tailored approaches (block grants) and market-oriented choice (Section 8 subsidies)—the latter of which is only effective when adequate affordable rental units are available.

Major Public and Legal Actions that Influence Fair Access to Housing



Maps and data referenced in this section. Throughout this section, there are references to maps created by HCD to support the AFFH and data tables created by HCD, the Association of Bay Area Governments (ABAG), and the consultant team. Those maps and tables appear in an Appendix and follow the organization of this section and the state guidance. The maps, in particular, are useful in demonstrating how the City of San Bruno compares with surrounding jurisdictions and the county overall in offering housing choices and access to opportunity.

Report content and organization. This Fair Housing Assessment follows the April 2021 State of California State Guidance for AFFH. The study was conducted as part of the 21 Elements process, which facilitates the completion of Housing Elements for all San Mateo County jurisdictions.

Primary Findings, Contributing Factors, and Fair Housing Action Plan identifies the primary factors contributing to fair housing challenges and the plan for taking meaningful actions to improve access to housing and economic opportunity.

Section I. Fair Housing Enforcement and Outreach Capacity reviews lawsuits/enforcement actions/complaints against the jurisdiction; compliance with state fair housing laws and regulations; and jurisdictional capacity to conduct fair housing outreach and education.

Section II. Integration and Segregation identifies areas of concentrated segregation, degrees of segregation, and the groups that experience the highest levels of segregation

Section III. Access to Opportunity examines differences in access to education, transportation, economic development, and healthy environments.

Section IV. Disparate Housing Needs identifies which groups have disproportionate housing needs including displacement risk.

Appendices.

- Map and Data packet—includes data tables and maps that support this section
- Resident survey results—findings from a survey of San Mateo County residents on their experience finding and remaining in housing
- Disparate Access to Educational Opportunities—findings from a countywide analysis of access to education and educational outcomes by protected class.
- State Fair Housing Laws and Regulations—summary of key state laws and regulations related to mitigating housing discrimination and expanding housing choice

Primary Findings

This section summarizes the primary findings from the Fair Housing Assessment for the City of South San Francisco including the following sections: fair housing enforcement and outreach capacity, integration and segregation, access to opportunity, disparate housing needs, and contributing factors and the city's fair housing action plan.

- **7% of fair housing complaints filed in San Mateo County from 2017 to 2021 were in the City of South San Francisco—the city accounts for 9% of the county's population.** The most common issues cited in the city were refusal to rent, refusal to rent and negotiate for a rental, and failure to make a reasonable accommodation. Most complaints were on the basis of disability status (2 complaints) and national origin (2 complaints) in the city.
- Racial and ethnic minority populations are **disproportionately impacted by poverty, low household incomes, overcrowding, and homelessness** compared to the non-Hispanic White population in the City of South San Francisco. Additionally, racial and ethnic minorities are more likely **to be denied for a home mortgage loan**. Hispanic residents are more likely to live in low resource areas.
 - Racial and ethnic minority populations generally have higher rates of poverty (Figure II-5) and lower household incomes (Figure II-4) compared to the non-Hispanic White population in the City of South San Francisco.
 - Racial and ethnic minorities are more likely than non-Hispanic White households to experience overcrowding (Figure IV-17). Households making between 31-50% AMI are also more likely to be overcrowded (Figure IV-18).
 - People who identify as American Indian or Alaskan Native, Black, White, and Hispanic are overrepresented in the homeless population compared to their share of the general population (Figure IV-22).
 - Hispanic residents are more likely to live in low resource areas compared to high resource areas. Conversely, Asian residents are much more likely to live in high resource areas compared to low resource areas (Figure III-12).
 - American Indian or Alaska Native and Hispanic households have the highest denial rates for mortgage loan applications in 2018 and 2019 (Figure IV-33).
- Geospatially, **the areas in the city adjacent to Highway 101 are disproportionately impacted by high poverty, low education opportunity, low economic opportunity, low environmental scores, high social vulnerability scores, overcrowding, and low resource scores.** These areas have:
 - Higher poverty rates between 10% and 20% (Figure II-28).

- Education opportunity scores less than 0.25 and between 0.25 and 0.5—meaning they have lower education scores compared to the rest of the city (Figure III-1).
 - Low economic opportunity scores between 0.25 and 0.5 (Figure III-7).
 - Low environmental scores—which account for PM2.5, diesel PM, drinking water, pesticides, toxic release, traffic, cleanup sites, groundwater threats, hazardous waste, impaired water bodies, and solid waste sites (Figure III-9).
 - The composite opportunity score for the City of South San Francisco shows census tracts adjacent to Highway 101 fall within low resource areas while the rest of the city is within moderate or high resource areas (Figure III-14).
 - The Social Vulnerability Index (SVI) provided by the CDC—ranks census tracts based on their ability to respond to a disaster. The areas adjacent to Highway 101 are most vulnerable according to the SVI (Figure III-15).
 - Overcrowded households in the city are concentrated west of Highway 101 (Figure IV-19).
 - Areas in the southern portion of the city adjacent to Highway 101 fall within Special Flood Hazard Areas (Figure IV-31) while nearly the entire city is vulnerable to displacement (Figure IV-28).
- The City of South San Francisco has a slightly greater proportion of residents with a disability than the county (Figure III-17). Residents living with a disability in the city are more likely to be unemployed and are largely concentrated in areas around Highway 101. Finally, the aging population is putting a strain on paratransit access countywide.
 - **Unemployment is disproportionately high among residents living with a disability at 13% compared to 3% for residents without a disability** in the City of South San Francisco—particularly when compared to the county (Figure III-20).
 - Many high schoolers in the county met admission standards for a University of California (UC) or California State University (CSU) school. However, South San Francisco Unified has the lowest rate of graduates who met such admission standards at 41%. **Hispanic students in the district were less likely to meet the admission standards.**
 - **South San Francisco Unified had one of the highest dropout rates in the county at 9%** with White (12%) and Hispanic (11%) students accounting for the highest rates (Access to Education Appendix).
 - **Over half of all renter households in the City of South San Francisco are cost burdened**—spending more than 30% of their gross income on housing costs—and approximately one in five are extremely cost burdened—spending more than 50% of

their gross income on housing costs (Figure IV-9). There are **disparities in housing cost burden in the City of South San Francisco by race and ethnicity** (Figure IV-11).

- In the City of South San Francisco **12% of income assisted rental units are at high or very high risk for displacement**, a total of 74 out of 614 total units in the city.

Resident needs collected through local survey. A survey administered to capture residents' needs and support the AFFH found the following housing challenges. Over 830 residents completed the survey:

- About 21% of residents said their house or apartment is too small for their family;
 - 23% for racial and/or ethnic minority households;
 - 35% for single parent households;
- 13% of renters said they worry that if they request a repair they will experience rent increase or get evicted;
 - 14% for racial and/or ethnic minority households;
 - 27% for single parent households;
- 13% of respondents indicated they had been discriminated against when looking for housing in San Mateo County;
 - 23% for respondents experiencing a disability;
 - 24% for single parent households;
- 7% (18% for single parent households) of renters are often late on rent and 9% (16% for single parent households) can't keep up with utilities.
- 20% of respondents to the resident survey said that schools in their neighborhood were of poor quality.

Contributing factors and Fair Housing Action Plan. The disparities in housing choice and access to opportunity discussed above stem from historical actions, socioeconomic factors that limit employment and income growth, the inability of the broader region to respond to housing demand, regional barriers to open housing choice, and, until recently, very limited resources to respond to needs. Specifically,

Fair housing issue: Hispanic households have disproportionate housing needs. These needs are evident in mortgage denial gaps, cost burden, and overcrowding.

Contributing factors:

- Higher rates of mortgage denial rates among Hispanic households stem from decades of discrimination in housing markets and challenges building wealth through economic mobility and homeownership.

- As discussed below, Hispanic residents are primarily concentrated where there is a high concentration of housing choice vouchers and most affordable homes in South San Francisco. As such, residents living in these areas have lower incomes and higher rates of poverty.
- Hispanic residents are more likely than others to work low wage jobs that do not support the city's or region's housing prices, resulting in higher rates of cost burden and overcrowding. Although, it is customary for Hispanic households to live in multigenerational settings, which may account for higher rates of perceived overcrowding, overcrowding is also an indicator of lack of access to affordable and right-sized housing.

Fair housing issue: Hispanic residents are concentrated in census tracts with higher poverty, low economic and environmental opportunity, high rates of overcrowding, and high rental cost burden compared to the rest of the City of South San Francisco.

- Hispanic residents are primarily concentrated in the central area of the city (from Sign Hill to Orange Park) where residents face higher poverty and cost burden as well as poor opportunity outcomes according to TCAC's opportunity maps.
Some census tracts within this area are designated as SB 535 Disadvantaged Communities.
- The census tract that spans from Oyster Point in the east to Orange Park in the west of the city is designated as an edge Racially/Ethnically Concentrated Area of Poverty (R/ECAP).
- Edge R/ECAPs are census tracts that have a non-white population of 5-percent or more (majority-minority) and the poverty rate is two times the average tract poverty rate for the County (12.8% in 2019).
- Hispanic households are five times as likely to live in a low resource area compared to a high resource area in South San Francisco.
- Areas of Hispanic concentration overlap with high shares of Housing Choice Vouchers and affordable housing. Concentration of affordable rental housing opportunities in further concentrates poverty, cost burden, and overcrowding in areas with low environmental and economic outcomes.
- There is a relative lack of affordable housing opportunities in higher resourced areas of the city, as well as the county overall. Because South San Francisco has more affordable housing opportunities than other parts of the county—as evidenced by Location Affordability Index maps (Figure IV-29)—the residents who live in South San Francisco often have higher housing needs. Those needs are not being met in other parts of the county.

Fair housing issue: Single parent households struggle to find housing that is large enough for their families and that is affordable. Single parent households are concentrated in lower opportunity areas where the most affordable housing exists.

- In the resident survey conducted for this study, single parent households were more likely than other demographic groups to say that the housing they live in is too small for their families.
- Single parent households also report very high rates of discrimination in housing choice (24%). As such, they are more reluctant than other demographic groups to ask landlords for repairs for fear of losing their housing (27% said they are afraid if they request repairs they will experience rent increases or get evicted).
- There is a relative lack of affordable housing opportunities in higher resourced areas of the city, as well as the county overall. Because South San Francisco has more affordable housing opportunities than other parts of the county—as evidenced by Location Affordability Index maps (Figure IV-29)—the residents who live in South San Francisco often have higher housing needs. Those needs are not being met in other parts of the county.

Fair housing issue: Persons with disabilities have higher housing needs due to challenges accessing employment and housing discrimination and are concentrated in areas with high rates of cost burden, poverty, and social vulnerability and low resource opportunity scores.

- The unemployment rate for South San Francisco’s residents with a disability is more than four times that of persons without a disability. The exact reasons for this disparity are unclear and are likely related to limited job opportunities, access to employment, and market discrimination.
- The undersupply of accessible housing units creates a scarcity of units for residents living with a disability.
- There were two complaints—out of four total complaints in the city—filed with HUD in South San Francisco from 2017 to 2020 where the issues cited included a failure to make reasonable accommodations. Landlords and property owners are required to provide reasonable accommodations to residents living with a disability upon request.
- There are concentrations of the population living with a disability west of Highway 101 in the census tract that includes Orange Park neighborhood. This census tract has a higher poverty rate relative to the city, has low TCAC environment and economic opportunity scores, and is designated as a low resource opportunity area.

Fair housing issue: Nearly one in nine income-assisted rental units in South San Francisco are at high risk of converting to market rate housing.

- In South San Francisco, 12% of income assisted rental units are at high risk for converting to market rate housing and displacing residents, a total of 74 out of 614 total units in the city.
- This is higher than in the county overall, where 8% of units are at high or very high risk, and the Bay Area overall, where 2% are at risk of converting.

Fair housing issue: Students attending South San Francisco Unified schools have lower probability of meeting college standards and higher drop out rates.

- South San Francisco Unified had the lowest rate of graduates who met CU or CSU admission standards at 41%. Hispanic students in the district were less likely to meet the admission standards than other students.
- South San Francisco Unified has one of the highest dropout rates in the county at 9% with White (12%) and Hispanic (11%) students accounting for the highest rates.
- The reasons underlying these disparities are unclear and need to be evaluated.

SECTION I. Fair Housing Enforcement and Outreach Capacity

This section discusses fair housing legal cases and inquiries, fair housing protections and enforcement, and outreach capacity.

Fair housing legal cases and inquiries. California fair housing law extends beyond the protections in the Federal Fair Housing Act (FHA). In addition to the FHA protected classes—race, color, ancestry/national origin, religion, disability, sex, and familial status—**California law offers protections for age, sexual orientation, gender identity or expression, genetic information, marital status, military or veteran status, and source of income** (including federal housing assistance vouchers).

The California Department of Fair Employment and Housing (DFEH) was established in 1980 and is now the **largest civil rights agency in the United States**. According to their website, the DFEH’s mission is, “to protect the people of California from unlawful discrimination in employment, housing and public accommodations (businesses) and from hate violence and human trafficking in accordance with the Fair Employment and Housing Act (FEHA), Unruh Civil Rights Act, Disabled Persons Act, and Ralph Civil Rights Act”.⁶

⁶ <https://www.dfeh.ca.gov/aboutdfeh/>

DFEH receives, evaluates, and investigates fair housing complaints. DFEH plays a particularly significant role in investigating fair housing complaints against protected classes that are not included in federal legislation and therefore not investigated by HUD. DFEH's website provides detailed instructions for filing a complaint, the complaint process, appealing a decision, and other frequently asked questions.⁷ Fair housing complaints can also be submitted to HUD for investigation.

Additionally, San Mateo County has a number of **local enforcement organizations** including Project Sentinel, the Legal Aid Society of San Mateo County, and Community Legal Services of East Palo Alto. These organizations receive funding from the County and participating jurisdictions to support fair housing enforcement and outreach and education in the County (Figure I-1).

From 2017 to 2021, **57 fair housing complaints in San Mateo County were filed with the U.S. Department of Housing and Urban Development (HUD) (Figure I-2)—7% of complaints were in the City of South San Francisco (4 complaints)** (Figure I-3). Most complaints cited disability status as the bias (56%) followed by race (19%), and familial status (14%). In the City of South San Francisco, the most common issues cited were refusal to rent, refusal to rent and negotiate for a rental, and failure to make a reasonable accommodation.

Countywide, no cause determination was found in 27 complaints followed by successful conciliation or settlement with 22 complaints. Fair housing inquiries in 2020 were primarily submitted from the City of San Mateo, Redwood City, Daly City, and Menlo Park (Figure I-3, Figure I-4, and Figure I-5).

Of the 832 City of South San Francisco respondents to the resident survey, 344 residents have looked for housing seriously, of those, 60 (24%) indicated that a *"Landlord did not return calls and/or emails asking about a unit"*, and 98 (30%) indicated they have been denied housing to rent or buy in the past 5 years. The main reason for denial (58%) was *"income too low."*

Similarly, of the 27 voucher holders responding to the survey, 89% indicated that finding an affordable unit is somewhat or very difficult. Seventeen (17) of them indicated this is due to *"Landlords have policies of not renting to voucher holders."* Fair housing complaints filed with HUD by San Mateo County residents have been on a declining trend since 2018, when 18 complaints were filed. In 2019, complaints dropped to 5, increased to 11 in 2020, and had reached 6 by mid-2021.

Nationally, the National Fair Housing Alliance (NFHA) reported a "negligible" decrease in the number of complaints filed between 2019 and 2020. The primary bases for complaints

⁷ <https://www.dfeh.ca.gov/complaintprocess/>

nationally were nearly identical to San Mateo County's: disability (55%) and race (17%). Familial status represented 8% of complaints nationally, whereas this basis comprised 14% of cases in the county.

NFHA identifies three significant trends in 2020 that are relevant for San Mateo County:

- First, fair lending cases referred to the Department of Justice from federal banking regulators has been declining, indicating that state and local government entities may want to play a larger role in examining fair lending barriers to homeownership.
- Second, NFHA identified a significant increase in the number of complaints of harassment—1,071 complaints in 2020 compared to 761 in 2019.
- Finally, NFHA found that 73% of all fair housing complaints in 2020 were processed by private fair housing organizations, rather than state, local, and federal government agencies—reinforcing the need for local, active fair housing organizations and increased funding for such organizations.⁸

⁸ <https://nationalfairhousing.org/2021/07/29/annual-fair-housing-report-shows-increase-in-housing-harassment/>

Fair Housing Complaints and Inquiries

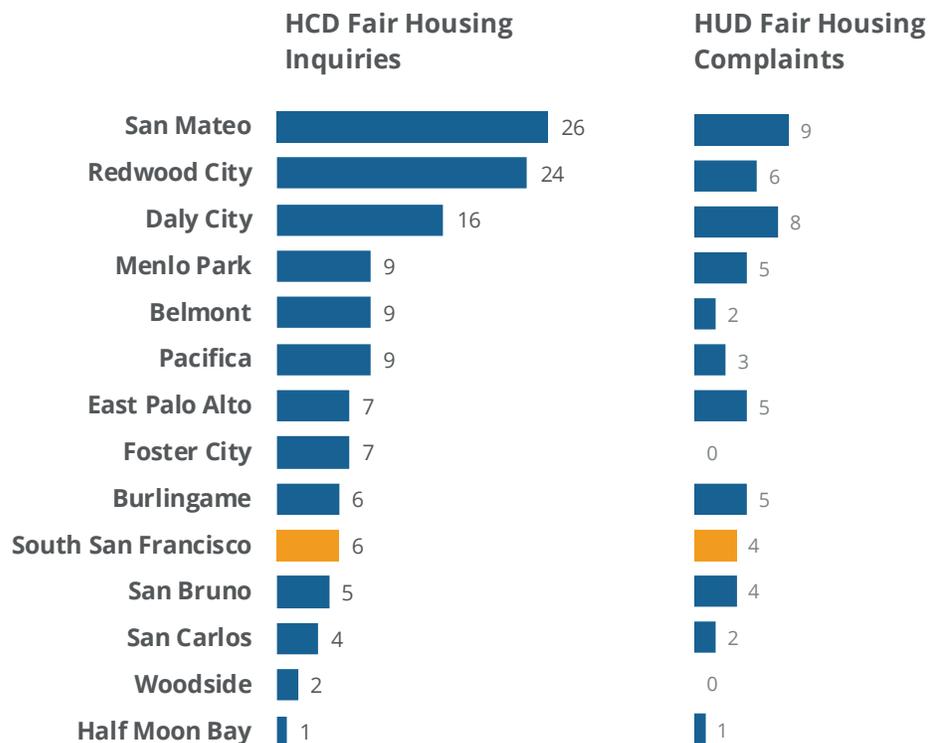
HUD Fair Housing Complaints, by Basis, San Mateo County, 2017-2021



	Number	Percent
Disability	32	56%
Race	11	19%
Familial Status	8	14%
National Origin	3	5%
Religion	2	4%
Sex	1	2%

Total cases 57 100%

HCD Fair Housing Inquiries (2013- 2021) and HUD Fair Housing Complaints (2017- 2021)



Outreach and capacity. The City of South San Francisco provides relatively accessible fair housing information on their website and resources for residents experiencing housing discrimination. The website page includes contact information for local fair housing organizations, legal assistance, and AFFH information. However, the city could improve these resources by providing general information about the Fair Housing Act and discrimination. Additionally, the city could provide a link to the Regional Assessment of Fair Housing approved by HUD in November 2017—and AFFH goals specific

to the City of South San Francisco.⁹ Currently, the AI linked on the city's website is from 2012.

Compliance with state law. The City of South San Francisco is compliant with the following state laws that promote fair and affordable housing. The City has not been alleged or found in violation of the following:

- State Density Bonuses and Other Incentives Law (Gov. Code. Title 7. Division 1. Chapter 4.3 Density Bonuses and Other Incentives, amended and effective January 1, 2021)
- Housing Accountability Act (Gov Code Section 65589.5) requiring adoption of a Housing Element and compliance with RHNA allocations;
- No Net Loss Law (Gov Code Section 65863) requiring that adequate sites be maintained to accommodate unmet RHNA allocations, including among income levels;
- Least Cost Zoning Law (Gov Code Section 65913.1);
- Excessive Subdivision Standards Law (Gov Code Section 65913.2);
- Limits on Growth Controls Law (Gov Code Section 65589.5).

Housing specific policies enacted locally. The City of South San Francisco identified the following local policies that contribute to the regulatory environment for affordable housing development in the city.

Local policies in place to encourage housing development.

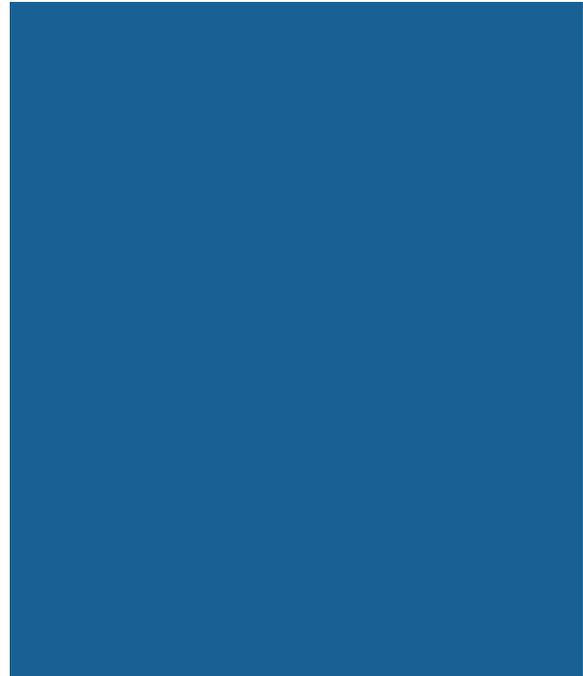
- Reduced Parking Requirements
- Streamlined Permitting Process
- Mixed Use Zoning
- Density Bonus Ordinances
- Inclusionary/Below Market Rate Housing Policy
- Condominium Conversion Ordinance
- SRO Preservation Ordinances
- Homeowner Rehabilitation program
- Reduced Fees or Waivers

Local barriers to affordable housing development.

- N/A

⁹ <https://www.ssf.net/departments/economic-community-development/housing/fair-housing-legal-services>

- Acquisition/Rehabilitation/Conversion program
- Inclusionary Zoning In-Lieu Fees
- Housing Development Impact Fee
- Commercial Development Impact Fee
- Locally Funded Homebuyer Assistance Programs
- Home sharing programs
- Public Housing, Group Homes, Emergency Shelters, and Affordable Housing Complexes
- Second Unit Ordinance
- Density Bonus Ordinance



Local policies that are NOT in place but would provide the best outcomes in addressing housing shortages.

- Rent stabilization
- Just cause eviction

Local policies that are NOT in place, but have potential Council interest for further exploration.

- Rent review board and/or mediation
- Community land trust
- Acquisition of affordable units with expiring subsidies
- Acquisition of unsubsidized properties with affordable rents
- Dedicating surplus land for affordable housing

Local policies in place to mitigate or prevent displacement of low income households.

- Affordable housing impact/linkage fee on new residential and commercial development
- Inclusionary zoning
- Promoting streamlined processing of ADUs
- Fair housing legal services

According to the California Department of Housing and Community Development AFFH Data Viewer (HCD data viewer), **the South San Francisco Public Housing Authority has 80 units of public housing situated on C Street off of W Orange Avenue.** In addition to physical assisted housing units, the city has one census tract with a sizable share of households using housing vouchers (15% to 30%), five tracts with a moderate share (5% to 15%), and most other areas of the city have some (5% or less) housing voucher utilization (Figure I-7).

Compared to nearby Brisbane, Millbrae, and Burlingame, the **City of South San Francisco appears accommodating to renters with housing vouchers** because the city has a greater share of voucher holders compared to the surrounding communities (Figure I-7). The presence of housing voucher users indicates available rental supply to house these residents and a lack of exclusionary behavior from landlords in the city.

SECTION II. Integration and Segregation

This section discusses integration and segregation of the population by protected classes including race and ethnicity, disability status, familial status, and income status. The section concludes with an analysis of racially and ethnically concentrated areas of poverty and affluence.

Integration and Segregation

“Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area.

Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.”

Source: California Department of Housing and Community Development Guidance, 2021, page 31.

Race and ethnicity. Generally, the demographic characteristics of the City of San South San Francisco differ from the overall characteristics of San Mateo County. While the city has similar proportions of Black or African American (2%) and residents who identify as other/multiple race (4%), the **racial and ethnic makeup of South San Francisco differs significantly from the county** (Figure II-1).¹⁰

Asian residents make up the largest proportion of the population in South San Francisco (41% compared to 30% countywide), followed by Hispanic residents (33% compared to 24%) (Figure II-2). The City of South San Francisco has a significantly smaller share of non-Hispanic White residents compared to the county (20% compared to 39% countywide).

Older residents are less diverse with 45% of the population older than 65 years identifying as White compared to only 29% of the population for children less than 18 years old (Figure II-3).

Racial and ethnic minority populations generally have higher rates of poverty and lower household incomes compared to the non-Hispanic White population in the City of South San Francisco (Figure II-4 and Figure II-5).

¹⁰ The share of the population that identifies as American Indian or Alaska Native is less than 1%.

Geospatially, the City of South San Francisco has several census tracts that have Hispanic (eastern area of the city) and Asian (western area of the city) majorities.¹¹ The city also has two White majority census tracts (Figures II-6, II-7, II-8, II-9, and II-10).¹²

Dissimilarity and isolation indices. The Dissimilarity Index, or DI, is a common tool that measures segregation in a community. The DI is an index that measures the degree to which two distinct groups are evenly distributed across a geographic area. The DI represents the percentage of a group's population that would have to move for each area in the county to have the same percentage of that group as the county overall. The Theil's H-Index can be used to measure segregation between all racial or income groups across the city at once

DI values range from 0 to 100—where 0 is perfect integration and 100 is complete segregation. Dissimilarity index values between 0 and 39 generally indicate low segregation, values between 40 and 54 generally indicate moderate segregation, and values between 55 and 100 generally indicate a high level of segregation.

The isolation index is interpreted as the probability that a randomly drawn minority resident shares an area with a member of the same minority, it ranges from 0 to 100 and higher values of isolation tend to indicate higher levels of segregation.

ABAG and UC Merced completed an analysis of segregation in South San Francisco. Several indices were used to assess segregation in the city and determine how the city differs from patterns of segregation and integration in the region overall.

- As of 2020, Asian residents are the most segregated compared to other racial groups in South San Francisco, as measured by the isolation index. Asian residents live in neighborhoods where they are less likely to come into contact with other racial groups.
- Among all racial groups, the white population's isolation index value has changed the most over time, becoming less segregated from other racial groups between 2000 and 2020.
- According to the dissimilarity index, within South San Francisco the highest level of racial segregation is between Black and white residents.¹³ However, local jurisdiction

¹¹ Majority census tracts show the predominant racial or ethnic group by tract compared to the next most populous.

¹² Redlining maps, otherwise known as Home Owners' Loan Corporation (HOLC) maps, are not available for San Mateo County.

¹³ The analysis conducted for this report suggests that dissimilarity index values are unreliable for a population group if that group represents approximately less than 5% of the jurisdiction's total population. ABAG/MTC recommends that when cities have population groups that are less than 5% of the jurisdiction's population (see Table 15 in Appendix 2 in AFFH Segregation Report: South San Francisco), jurisdiction staff could focus on the isolation index or Thiel's H-Index to gain a more accurate understanding of neighborhood-level racial segregation in their jurisdiction.

staff should note that this dissimilarity index value is not a reliable data point due to small population size.

- According to the Theil's H-Index, neighborhood racial segregation in South San Francisco declined between 2010 and 2020. Neighborhood income segregation stayed about the same between 2010 and 2015.
- Very Low-income residents are the most segregated compared to other income groups in South San Francisco. Very Low-income residents live in neighborhoods where they are less likely to encounter residents of other income groups.
- Among all income groups, the Very Low-income population's segregation measure has changed the most over time, becoming more segregated from other income groups between 2010 and 2015.
- According to the dissimilarity index, segregation between lower-income residents and residents who are not lower-income has increased between 2010 and 2015. In 2015, the income segregation in South San Francisco between lower-income residents and other residents was higher than the average value for Bay Area jurisdictions.

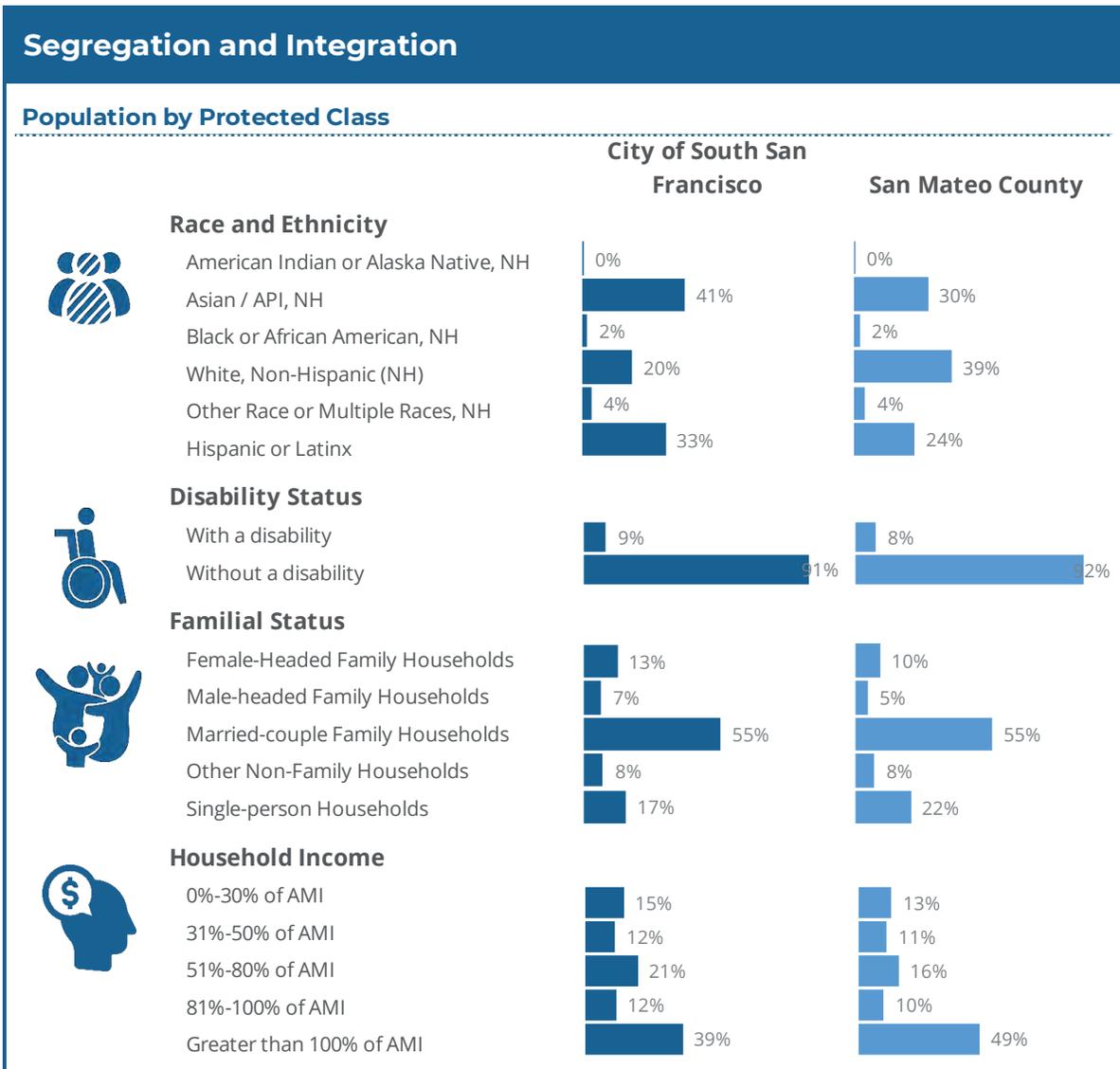
Disability status. The **share of the population living with at least one disability is 9% in the City of South San Francisco** compared to 8% in San Mateo County (Figure II-13). There are a handful of census tracts dispersed throughout the city that have a 10% to 20% share of the population living with a disability (Figure II-14). These census tracts are mostly concentrated in the east and southern portions of the city. Geographic concentrations of people living with a disability may indicate **increased access to services, amenities, and transportation that support this population.**

Familial Status. The City of South San Francisco is home to **less single-person households** than the county with 17% of households compared to only 22% in the County (Figure II-16). Collectively, there are a **greater number of married-couple families and families with children in the city** (Figure II-17 and Figure II-18).

Familial status can indicate specific housing needs and preferences. A larger number of married families and larger households indicates a need for three to four bedroom units, both for the rental and for sale market.

Over 70% of married couple households and a slim majority of residents living alone live in owner occupied housing (Figure II-19). **The number of housing units available by number of bedrooms and tenure is generally consistent with the familial status of the households that live in the City of South San Francisco** (Figure II-16 and Figure II-20). Compared to the county, the City of South San Francisco has a greater proportion of family households and smaller proportion of single person households—which is reflected in the number of bedrooms and tenure of the housing stock in the city (Figure II-19 and Figure 20). The distribution of households by family type are mapped at the census tract levels in Figures 21, 22, 23, and 24.

Household income. The household income distribution by percent of area median income (AMI) in the City of South San Francisco is somewhat similar to the county (Figure II-25). However, South San Francisco has a smaller proportion of households making more than 100% AMI (39% compared to 49% countywide). There are several census block groups in the city that have median incomes below the 2020 state median income of \$87,100, but the majority of block groups have median incomes well above that (Figure II-26 and Figure II-27). **Poverty rates are highest in the City of South San Francisco—between 10% and 20%— in census tracts along the San Francisco Bay and south of Colma and San Bruno Mountain State Park** (Figure II-28).



Racially or ethnically concentrated areas of poverty and affluence. Racially Concentrated Area of Poverty or an Ethnically Concentrated Area of Poverty (R/ECAP) and Racially Concentrated Areas of Affluence (RCAAs) represent opposing ends of the segregation spectrum from racially or ethnically segregated areas with high poverty

rates to affluent predominantly White neighborhoods. Historically, HUD has paid particular attention to R/ECAPs as a focus of policy and obligations to AFFH. Recent research out of the University of Minnesota Humphrey School of Public Affairs argues for the inclusion of RCAAs to acknowledge current and past policies that created and perpetuate these areas of high opportunity and exclusion.¹⁴

It is important to note that R/ECAPs and RCAAs are not areas of focus because of racial and ethnic concentrations alone. This study recognizes that racial and ethnic clusters can be a part of fair housing choice if they occur in a non-discriminatory market. Rather, R/ECAPs are meant to identify areas where residents may have historically faced discrimination and continue to be challenged by limited economic opportunity, and conversely, RCAAs are meant to identify areas of particular advantage and exclusion.

R/ECAPs

HCD and HUD's definition of a Racially/Ethnically Concentrated Area of Poverty is:

- A census tract that has a non-White population of 50 percent or more (majority-minority) or, for non-urban areas, 20 percent, AND a poverty rate of 40 percent or more; OR
- A census tract that has a non-white population of 50 percent or more (majority-minority) AND the poverty rate is three times the average tract poverty rate for the County, whichever is lower.

Source: California Department of Housing and Community Development Guidance, 2021.

For this study, the poverty threshold used to qualify a tract as an R/ECAP was three times the average census tract poverty rate countywide—or 19.1%. In addition to R/ECAPs that meet the HUD threshold, this study includes edge or emerging R/ECAPs which hit two thirds of the HUD defined threshold for poverty—emerging R/ECAPs in San Mateo County have two times the average tract poverty rate for the county (12.8%).

In 2010 there were three Census tracts that qualified as R/ECAPs (19.4% poverty rate) in the county and 11 that qualified as edge R/ECAPs (13% poverty rate). None of the R/ECAPs were located in the City of South San Francisco in 2010 (Figure II-29).

In 2019 there are two Census tracts that qualify as R/ECAPs (19.1% poverty rate) in the county and 14 that qualify as edge R/ECAPs (12.8% poverty rate). None of the R/ECAPs were located in the City of South San Francisco in 2019 (Figure II-30). However, **one of the 2019**

¹⁴ Goetz, E. G., Damiano, A., & Williams, R. A. (2019). Racially Concentrated Areas of Affluence: A Preliminary Investigation. *Cityscape: A Journal of Policy Development and Research*, 21(1), 99-124

edge R/ECAPs is located in the City of South San Francisco—which means it is majority minority and has a poverty rate two times higher than the countywide census tract average. This tract is located along Highway 101 and the San Francisco Bay and has a concentration of Hispanic households.

[PLACEHOLDER] RCAAs.[ABAG data on RCAAs was not available at the time this report was prepared] HCD’s definition of a Racially Concentrated Area of Affluence is:

- A census tract that has a percentage of total white population that is 1.25 times higher than the average percentage of total white population in the given COG region, and a median income that was 2 times higher than the COG AMI.

SECTION III. Access to Opportunity

This section discusses disparities in access to opportunity among protected classes including access to quality education, employment, transportation, and environment.

Access to Opportunity

“**Access to opportunity** is a concept to approximate place-based characteristics linked to critical life outcomes. Access to opportunity oftentimes means both improving the quality of life for residents of low-income communities, as well as supporting mobility and access to ‘high resource’ neighborhoods. This encompasses education, employment, economic development, safe and decent housing, low rates of violent crime, transportation, and other opportunities, including recreation, food and healthy environment (air, water, safe neighborhood, safety from environmental hazards, social services, and cultural institutions).”

Source: California Department of Housing and Community Development Guidance, 2021, page 34.

Local knowledge: resident survey questions about access to opportunity.

Residents were asked about several resources that would improve their living situation in the survey conducted to support this AFFH. When asked what type of help they need to **improve their housing security**, top answers were:

- Help me with a down payment/purchase (31%);
- Help me get a loan to buy a house (23%); and
- Help me pay rent each month (13%).

When asked what type of help they need to **improve their neighborhood**, top answers were:

- Better lighting (38%);
- Reduce crime (29%); and
- Improve street crossings (24%).

When asked what type of help they need to **improve their health**, top answers were:

- Make it easier to exercise (41%);
- More healthy food (35%); and
- More playgrounds for children (23%).

When asked what type of help they need to **improve their job situation**, top answers were:

- Increase wages (41%);
- Find a job near my apartment/house (15%); and
- Help paying for college (15%).

When asked what type of help they need to **improve children's education**, top answers were:

- Have more activities after school (29%);
- Better school facilities (25%); and
- Stop bullying/crime/drug use at school (25%).

The California Tax Credit Allocation Committee (TCAC) in collaboration with HCD developed a series of opportunity maps that help to identify areas of the community with good or poor access to opportunity for residents. These maps were developed to align funding allocations with the goal of improving outcomes for low income residents—particularly children.

The opportunity maps highlight areas of highest resource, high resource, moderate resource, moderate resource (rapidly changing), low resource and high segregation and poverty. TCAC provides opportunity maps for access to opportunity in quality education, employment, transportation, and environment. Opportunity scores are presented on a scale from zero to one and the higher the number, the more positive the outcomes.

Education. TCAC's education score is based on math proficiency, reading proficiency, high school graduation rates, and the student poverty rate. According to TCAC's educational opportunity map, most Census tracts in the City of South San Francisco score between 0.25 and 0.5—opportunity scores are presented on a scale from zero to one and the higher the number, the more positive the outcomes (Figure III-1). However, there are a few Census tracts **adjacent to Sign Hill Park** that have scores of less than 0.25—meaning they **have lower education scores compared to the rest of the city**. This area also has lower economic opportunity scores and a greater share of minority households compared to the rest of the city.

The City of South San Francisco is served by the South San Francisco Unified District. Serving K-12 students, South San Francisco Union experienced a decrease in enrollment by 12% from 2010 to 2020. The **district also lost students during the COVID pandemic**.

South San Francisco Union enrollment by race and ethnicity differs from the countywide distribution. South San Francisco Unified has a greater proportion of Filipino (23% compared to 8%) and Hispanic students (48% compared to 38% countywide) and a smaller proportion of Asian (14% compared to 17% countywide), non-Hispanic White (6% compared to 26%), and Other/Multiple race students (6% compared to 8%).

The South San Francisco Unified District has a slightly higher share of English learners (21% compared to 20% countywide) and students who qualify for reduced lunch (34% compared to 29% countywide). One percent of the district's students experience homelessness. Overall, **South San Francisco Unified district is more diverse than the countywide average**.

Many high schoolers in the county met admission standards for a University of California (UC) or California State University (CSU) school. Of the high school districts in San Mateo County, South San Francisco Unified had the lowest rate of graduates who met such admission standards at 41%. **Hispanic students in the South San Francisco Unified district were less likely to meet the admission standards** with a rate of 27%.

South San Francisco Unified had one of the highest dropout rates in the county at 9%, with White (12%) and Hispanic (11%) students accounting for the highest rates.

Employment. The top three industries by number of jobs in the City of South San Francisco include **manufacturing and wholesale, transportation and utilities, and professional and managerial services** (Figure III-2 and Figure III-3). The City of South San Francisco is a major employment center with a higher job to household ratio when compared to the county at 3.24 and 1.59 respectively—which means there are more employment opportunities per household in the City of South San Francisco (Figure III-4 and Figure III-5). The city also has a higher unemployment rate of 7% compared to the county at 6.6% (Figure III-6).

TCAC's economic opportunity score is comprised of poverty, adult educational attainment, employment, job proximity, and median home value. The western portions of the City of

South San Francisco score more than 0.50 for economic opportunity, whereas tracts in the eastern portion, adjacent to Highway 101, score between 0.25 and 0.5. These tracts have the **lowest economic opportunity scores** in the city (Figure III-7).

HUD's job proximity index shows the **City of South San Francisco is in relatively close proximity to jobs** (Figure III-8), with a majority of the city scoring above 80—on a scale from zero to 100 where 100 is the closest proximity to jobs. These census tracts are directly adjacent to Highway 101. However, as you move further west in the city, job proximity scores progressively decline.

Transportation. [TCAC's transportation opportunity score and maps were not available at the time of this report] This section provides a summary of the transportation system that serves the broader region including emerging trends and data relevant to transportation access throughout the county. The San Mateo County Transit District acts as the administrative body for transit and transportation programs in the county including SamTrans and the Caltrain commuter rail. SamTrans provides bus services in San Mateo County, including Redi-Wheels paratransit service.

In 2018, the Metropolitan Transportation Commission (MTC), which covers the entire Bay Area, adopted a coordinated public transit and human services transportation plan. While developing the coordinated plan, the MTC conducted extensive community outreach about transportation within the area. That plan—which was developed by assessing the effectiveness of how well seniors, persons with disabilities, veterans, and people with low incomes are served—was reviewed to determine gaps in services in South San Francisco and the county overall. Below is a summary of comments relevant to San Mateo County.

“San Mateo's PCC and County Health System, as well as the Peninsula Family Service Agency provided feedback. The most common themes expressed had to do with pedestrian and bicycle needs at specific locations throughout the county, though some covered more general comments such as parked cars blocking sidewalk right-of-way and a desire for bike lanes to accommodate motorized scooters and wheelchairs. Transportation information, emerging mobility providers, and transit fares were other common themes.

While some comments related to the use of car share, transportation network companies (TNCs), or autonomous vehicles as potential solutions, other comments called for the increased accessibility and affordability of these services in the meantime.”¹⁵

A partnership between the World Institute on Disability and the MTC created the research and community engagement project TRACS Transportation Resilience, Accessibility & Climate Sustainability). The project's overall goal is to, “stimulate connection and

¹⁵ https://mtc.ca.gov/sites/default/files/MTC_Coordinated_Plan.pdf

communication between the community of seniors and people with disabilities together with the transportation system— the agencies in the region local to the San Francisco Bay, served by MTC.”¹⁶ TRACS highlights that improving accessibility requires engagement for the community because there are no “watch-dog” systems in place to hold agencies accountable.

As part of the TRACS outreach process, respondents were asked to share their compliments or good experiences with MTC transit. One respondent who had used multiple services said, **“it is my sense that SamTrans is the best Bay Area transit provider in terms of overall disability accommodation.”**

The San Mateo County Transit District updated their Mobility Plan for Older Adults and People with Disabilities in 2018. According to the district, the **county’s senior population is expected to grow more than 70% over the next 20 years and the district is experiencing unprecedented increases in paratransit ridership.** The plan is targeted at developing effective mobility programs for residents with disabilities and older adults including viable alternatives to paratransit, partnerships, and leveraging funding sources.¹⁷

MTC also launched Clipper START—an 18 month pilot project— in 2020 which provides fare discounts on single transit rides for riders whose household income is no more than double the federal poverty level.¹⁸

Environment. TCAC’s opportunity areas environmental scores are based on the CalEnviroScreen 3.0 indicators, which identify areas disproportionately vulnerable to pollution sources such as ozone, PM2.5, diesel PM, pesticides, toxic release, traffic, cleanup sites, groundwater threats, hazardous waste, impaired water bodies, and solid waste sites.

Generally, the City of South San Francisco **scores poorly on environmental outcomes.** Census tracts surrounding Highway 101 have the lowest environmental scores in the city— primarily due to groundwater threats, hazardous waste, traffic noise and cleanups (Figure III-9 and Figure III-10). However, the **city scores moderately well on the California Healthy Places Index (HPI)** developed by the Public Health Alliance of Southern California (PHASC) (Figure III-11)¹⁹. Census tracts west of El Camino Real have the highest scores in

¹⁶ <https://wid.org/transportation-accessibility/>

¹⁷

https://www.samtrans.com/Planning/Planning_and_Research/Mobility_Plan_for_Older_Adults_and_People_with_Disabilities.html

¹⁸ <https://mtc.ca.gov/planning/transportation/access-equity-mobility/clipperr-startsm>

¹⁹ Specific environmental issues listed are sourced from: <https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-40>

the city while the two census tracts with the lowest scores are situated west of Highway 101 and north of 1st Lane.

The HPI includes 25 community characteristics in eight categories including economic, social, education, transportation, neighborhood, housing, clean environment, and healthcare.²⁰

Disparities in access to opportunity. Data show that Hispanic residents are more likely to live in low resource areas compared to non-Hispanic White residents (Figure III-12). While 60% of Hispanic residents live in low resource areas, only 12% live in high resources areas. Conversely, nearly 70% of the population living in high resource areas are Asian residents compared to just 40% in moderate resource areas. **Non-Hispanic White and Other/Multiple race residents are more likely to live in moderate resource areas.** The share of the population with Limited English Proficiency (LEP) is 9% compared to 7% in the county (Figure III-13).

TCAC's composite opportunity score for the City of South San Francisco shows census tracts west of Highway 280 and west of Sign Hill Park fall within high resource areas. The majority of the western portion of the city falls within moderate resource areas while the areas adjacent to Highway 101 fall within low resource areas (Figure III-14). The Social Vulnerability Index (SVI) provided by the CDC—which ranks census tracts based on their ability to respond to a disaster—includes four themes of socioeconomic status, household composition, race or ethnicity, and housing and transportation. Again, **the low resource areas in the eastern portion of the city are most vulnerable according to the SVI** (Figure III-15).

The areas designated as low resource and facing the greatest vulnerability in the City of South San Francisco are also designated as disadvantaged communities, which are defined under SB 535 as, “the top 25% scoring areas from CalEnviroScreen along with other areas with high amounts of pollution and low populations.”²¹

Disparities specific to the population living with a disability. Nine percent of the population in the City of South San Francisco are living with at least one disability, compared to 8% in the county (Figure III-17). The most common disabilities in the city are ambulatory (4.8%), independent living (4.5%), and cognitive (2.9%) (Figure III-18).

Of residents with a disability responding to the resident survey, 32% said that their home does not meet the needs of their household member.

²⁰ <https://healthyplacesindex.org/about/>

²¹ <https://oehha.ca.gov/calenviroscreen/sb535>

Disability

“Disability types include hearing difficulty, vision difficulty, cognitive difficulty, ambulatory difficulty, self-care difficulty, and independent living difficulty.”

Source: California Department of Housing and Community Development Guidance, 2021, page 36.

For the population 65 and over the share of the population with an ambulatory or independent living difficulty increases (Figure III-19). As mentioned above under access to transportation, San Mateo County is rapidly aging, therefore this population with a disability is likely to increase.

Unemployment is disproportionately high among residents living with a disability with an unemployment rate of 13%, compared with 3% for residents without a disability in the City of South San Francisco—particularly when compared to the county where the disparity is not as high (Figure III-20). **Countywide, the unemployment rate for residents with a disability is 4%, compared to 3% for residents without a disability.** High unemployment rates among this population points to a need for increased services and resources to connect this population with employment opportunities.

Residents living with a disability are concentrated geographically in the eastern and southern areas of the city, primarily along the Highway 101 corridor (Figure III-21). This is likely due to increased transportation access and access to support services.

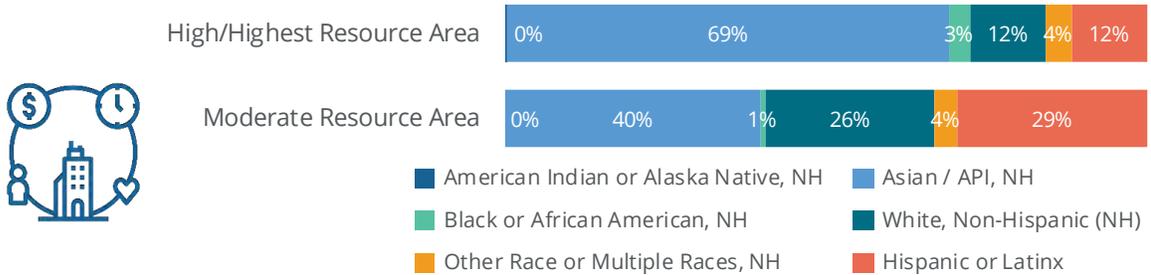
Access to Opportunity

Regional Access

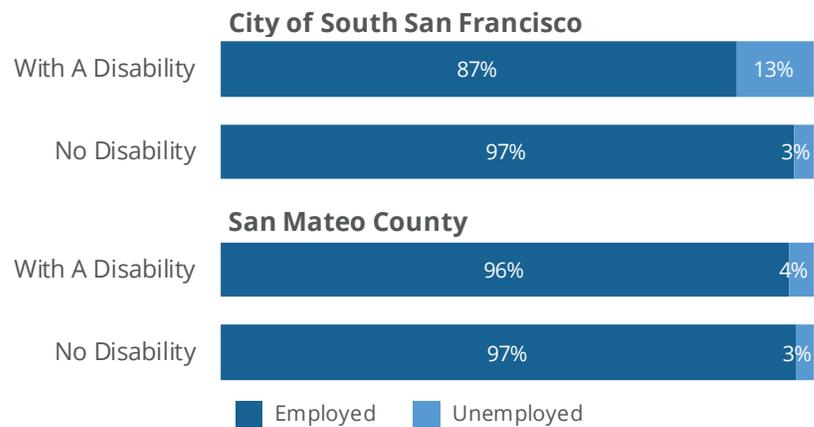


	City of South San Francisco	San Mateo County
Jobs to Household Ratio	3.24	1.59
Unemployment Rate	7%	6%
LEP Population	9%	7%

Share of Population by Race in Resource Areas in the City of South San Francisco



Employment by Disability Status



SECTION IV. Disparate Housing Needs

This section discusses disparate housing needs for protected classes including cost burden and severe cost burden, overcrowding, substandard housing conditions, homelessness, displacement, and other considerations.

Disproportionate Housing Needs

“Disproportionate housing needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions.”

Source: California Department of Housing and Community Development Guidance, 2021, page 39.

Housing needs. Population growth in the City of South San Francisco has generally been in line with the county, albeit at a slower pace. Population growth slowed from 2019 to 2020 in San Mateo County, likely due to the emergence of the COVID-19 pandemic. However, **the City of South San Francisco gained population over that same period of time** (Figure IV-1).

Since 2015, **the housing permitted to accommodate growth has largely been priced for above moderate income households** with 834 units permitted for above moderate income households compared to 58 permits for moderate income households; 5 permits for low income households; and 80 permitted for very low income households (Figure IV-2). The Housing Needs Data Report for the City of South San Francisco indicates new construction has not kept pace with demand throughout the Bay Area, “resulting in longer commutes, increasing prices, and exacerbating issues of displacement and homelessness.”²²

The variety of housing types available in the city in 2020 are predominantly single family (71%) and medium to large scale multifamily (21%). From 2010 to 2020, the multifamily inventory increased more than single family, however, the city has a greater share of detached single family housing compared to other communities in the region.²³

²² Housing Needs Data Report: South San Francisco, ABAG/MTC Staff and Baird + Driskell Community Planning, 2021.

²³ Housing Needs Data Report: South San Francisco, ABAG/MTC Staff and Baird + Driskell Community Planning, 2021.

Over 70% of the housing inventory in the City of South San Francisco was constructed from 1940 to 1979 (Figure IV-3). As such, the city's units are older, lack energy efficiency, could be costly to adapt for disability accessibility, and may have deferred maintenance if households cannot afford to make improvements.

Compared to San Mateo County, the city's owner occupied housing market has a similar share of units priced between \$1 and \$1.5 million—22% of units in the city fall within this price range compared to 23% in the county (Figure IV-4). Conversely, units priced above \$2 million make up a significantly smaller proportion of the city's housing stock compared to the county with 1% and 19% respectively. According to the Zillow home value index, home prices have experienced remarkable growth in both the city and county (Figure IV-5).

Rents have increased at a slower pace compared to the for sale market—however, median rents increased more rapidly from 2016 to 2019 (Figure IV-7). Rent increases have likely been dampened by the COVID-19 pandemic. Compared to the county, the **City of South San Francisco has fewer luxury rental units**—13% of units rent for more than \$3,000 in the city compared to 22% in the county (Figure IV-6). Housing price trends indicates the City of South San Francisco is relatively affordable compared to other areas of the county.

Cost burden and severe cost burden. Over half of all renter households in the City of South San Francisco are cost burdened—spending more than 30% of their gross income on housing costs—and approximately one in five are extremely cost burdened—spending more than 50% of their gross income on housing costs (Figure IV-9). Cost burdened households have less money to spend on other essentials like groceries, transportation, education, healthcare, and childcare. Extremely cost burdened households are considered at risk for homelessness.

A slightly smaller portion of households in the City of South San Francisco (36%) struggle with cost burden compared to the county (37%) (Figure IV-8). Lower income households are more likely to experience housing cost burden. Nearly two out of every three households earning less than 30% AMI—considered extremely low income households—are severely cost burdened. No households earning more than 100% of AMI are severely cost burdened (Figure IV-10).

There are **disparities in housing cost burden in the City of South San Francisco by race and ethnicity and family size**. American Indian or Alaskan Native (100%), Other/Multiple Race (57%), and Black or African American households (50%) experience the highest rates of cost burden in the city. Non-Hispanic White (30%) and Asian households (32%) experience the lowest cost burden (Figure IV-11).

Large family households—considered households with five or more persons—experience less cost burden at a rate of 29% compared to all other households at 37% (Figure IV-12). Cost burdened households are primarily concentrated in the Sign Hill Park area (Figure IV-13 and Figure IV-14).

Overcrowding. The vast majority of households (92%) in the City of South San Francisco are not overcrowded—indicated by more than one occupant per room (Figure IV-15).

The resident survey shows higher needs: 21% of respondents said that their house or apartment isn't big enough for their family members.

Racial and ethnic minorities are more likely than non-Hispanic White households to experience overcrowding. Other races (18% of households), Hispanic households (15%), and Asian households (9%) experience the highest rates of overcrowding (Figure IV-17). Households earning between 31-50% AMI have the highest rates of overcrowding in the city (Figure IV-18).

Geographically, overcrowded households are concentrated in areas west of Highway 101, south of Miller Avenue and east of Maple Avenue—the same areas designated as low resource and more likely to experience high social vulnerability (Figure IV-19).

Substandard housing. Data on housing condition are very limited, with the most consistent data available across jurisdictions found in the American Community Survey (ACS)—which captures units in substandard condition as self-reported in Census surveys. In the City of South San Francisco, renter households are also more likely to have substandard kitchen and plumbing facilities compared to owner households. Generally, a low share of households are lacking kitchen or plumbing. For renters, 1.3% are lacking kitchen facilities while nearly one percent are lacking plumbing. For owners, less than one percent are lacking either kitchen or plumbing facilities (Figure IV-20).

Homelessness. In 2019, 1,512 people were experiencing homelessness in the county, 40% of people were in emergency or transitional shelter while the remaining 60% were unsheltered. The majority of unsheltered people experiencing homelessness were in households without children. The majority of people in transitional housing were in households with children (Figure IV-21).

People who identify as American Indian or Alaskan Native (6% homeless, less than 1% general population), Black (13%, 2%), White (67%, 51%), and Hispanic (38%, 28%) are overrepresented in the homeless population compared to their share of the general population (Figure IV-22 and Figure IV-23). People struggling with chronic substance abuse (112 people), severe mental illness (305), and domestic violence (127) represent a substantial share of the homeless population in 2019 (Figure IV-24).

Displacement. Owner households generally experience a greater amount of housing stability whereas renter households are more mobile (i.e., move more frequently). Households in the city were less likely to have moved in the past year compared to households in the county (8% compared to 12% in the county) (Figure IV-25 and Figure IV-26).

In the City of South San Francisco **12% of income assisted rental units are at high or very high risk for displacement**, a total of 74 out of 614 total units in the city. In San Mateo County, 417 units are at risk—8% of the total assisted housing units in the county (Figure IV-27).

Displacement Sensitive Communities

“According to the Urban Displacement Project, communities were designated sensitive if they met the following criteria:

- They currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost. Vulnerability is defined as:
 - Share of very low income residents is above 20%, 2017
 - AND
 - The tract meets two of the following criteria:
 - Share of renters is above 40%, 2017
 - Share of people of color is above 50%, 2017
 - Share of very low-income households (50% AMI or below) that are severely rent burdened households is above the county median, 2017
 - They or areas in close proximity have been experiencing displacement pressures. Displacement pressure is defined as:
 - Percent change in rent above county median for rent increases, 2012-2017

OR

- Difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap), 2017”

Source: <https://www.sensitivecommunities.org/>.

The resident survey conducted for this study found that 12% of respondents in the City of South San Francisco have been displaced in the past 5 years. The top reason for displacement was *“Rent increased more than I could pay”* (42%).

According to the Urban Displacement Project, almost every Census tract in the city is vulnerable to displacement—**the only census tract not vulnerable is located in the far**

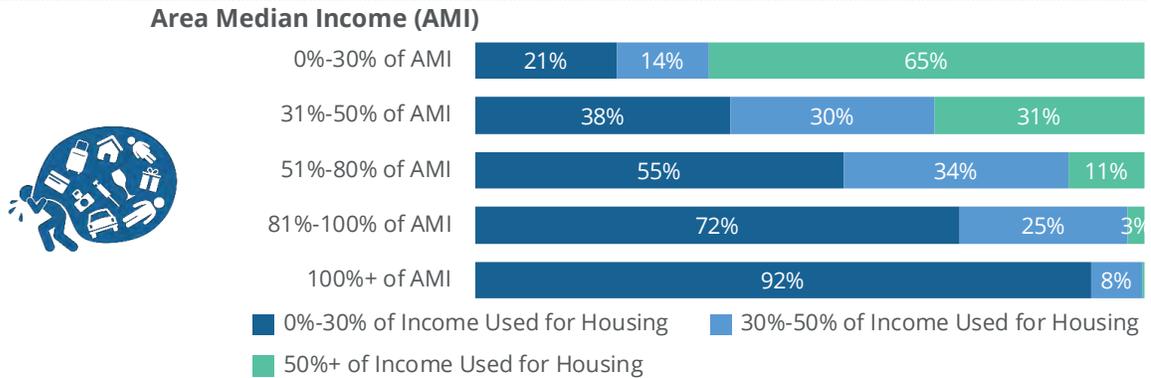
northwest area of the city, just east of Interstate 280 (Figure IV-28). Additionally, **a substantial portion of the city is included in the Special Flood Hazard Areas determined by the Federal Emergency Management Agency (FEMA) as having a 1% chance of flooding annually** (Figure IV-29, IV-30 and IV-31). Geospatially, the southern area of the city surrounding Highway 101 is the largest portion of the city at risk.

Access to mortgage loans. Disparities by race and ethnicity are also prevalent for home mortgage applications, particularly in denial rates (Figure IV-32). **American Indian or Alaska Native (33% denial rate) and Hispanic households (27%) had the highest denial rates for mortgage loan** applications in 2018 and 2019. Conversely, Black (13%) and White households (20%) have the lowest denial rates during the same time (Figure IV-33).

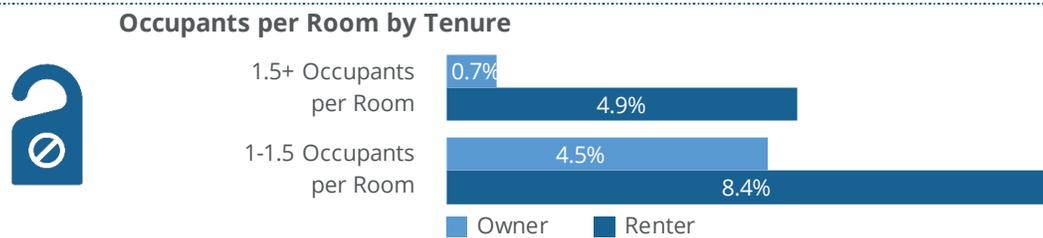
Zoning and land use.

Disproportionate Housing Needs

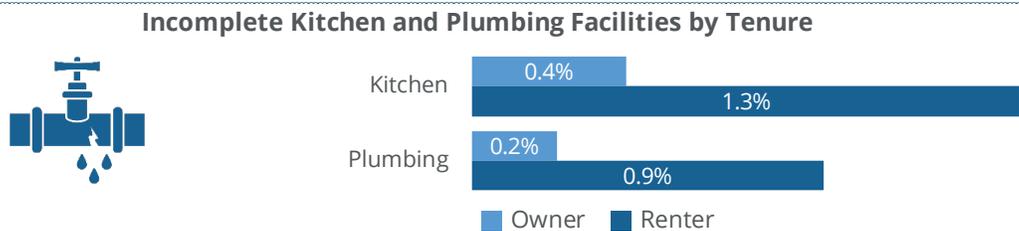
Cost Burden, City of South San Francisco, 2019



Overcrowding, City of South San Francisco, 2019



Substandard Housing, City of South San Francisco, 2019



Homelessness, San Mateo County, 2019

Race and Ethnicity	Share of Homeless Population	Share of Overall Population
American Indian or Alaska Native	6%	0%
Asian / API	6%	30%
Black or African American	13%	2%
White	67%	51%
Other Race or Multiple Races	8%	17%

Displacement, 2020

Assisted Units at High or Very High Risk of Displacement	South San Francisco	San Mateo County
Number of Units	74	417
% of Assisted Units	12%	8%

Placeholder for Site Inventory Analysis

AB 686 requires an analysis of sites identified to meet RHNA obligations for their ability to affirmatively further fair housing.

Once sites are identified, the analysis will be placed here and will consist of:

- Map of identified sites by lower income, moderate income, and above moderate income units;
- Identification of sites within or proximity to R/ECAPs and edge R/ECAPs and/or low income/poverty concentrations;
- Proportion of low and very low income units located in that area, as well as concentrations of Housing Choice Vouchers,
- How the distribution of lower, moderate, and above moderate income units—and the share located in low, moderate, and high resourced areas—will change with proposed site inventory development;
- Proximity to:
 - High proficiency K-12 education institutions;
 - High-resourced areas/positive economic outcome areas;
 - Low social vulnerability;
 - Good jobs proximity;
 - Access to transportation;
 - Healthy places; and
 - Flood hazards.

**APPENDIX 6.2 SOUTH SAN FRANCISCO AFFH MAP AND DATA
PACKET**

Appendix 6.2

Fair Housing Map and Data Packet

SECTION I. Fair Housing Enforcement and Outreach Capacity

Figure I-1.

Fair Housing Assistance Organizations, San Mateo County

Name	Service Area	Address	Phone	Website
Project Sentinel	Northern California	1490 El Camino Real, Santa Clara, CA 95050	(800) 339-6043	https://www.housing.org/
Legal Aid Society of San Mateo County	San Mateo County	330 Twin Dolphin Drive, Suite 123, Redwood City, CA 94065	(650) 558-0915	https://www.legalaidsmc.org/housing-resources
Community Legal Services of East Palo Alto	East Palo Alto, Menlo Park, Burlingame, Mountain View, Redwood City, and San Francisco	1861 Bay Road, East Palo Alto, CA 94303	(650)-326-6440	https://clsepa.org/services/#housing

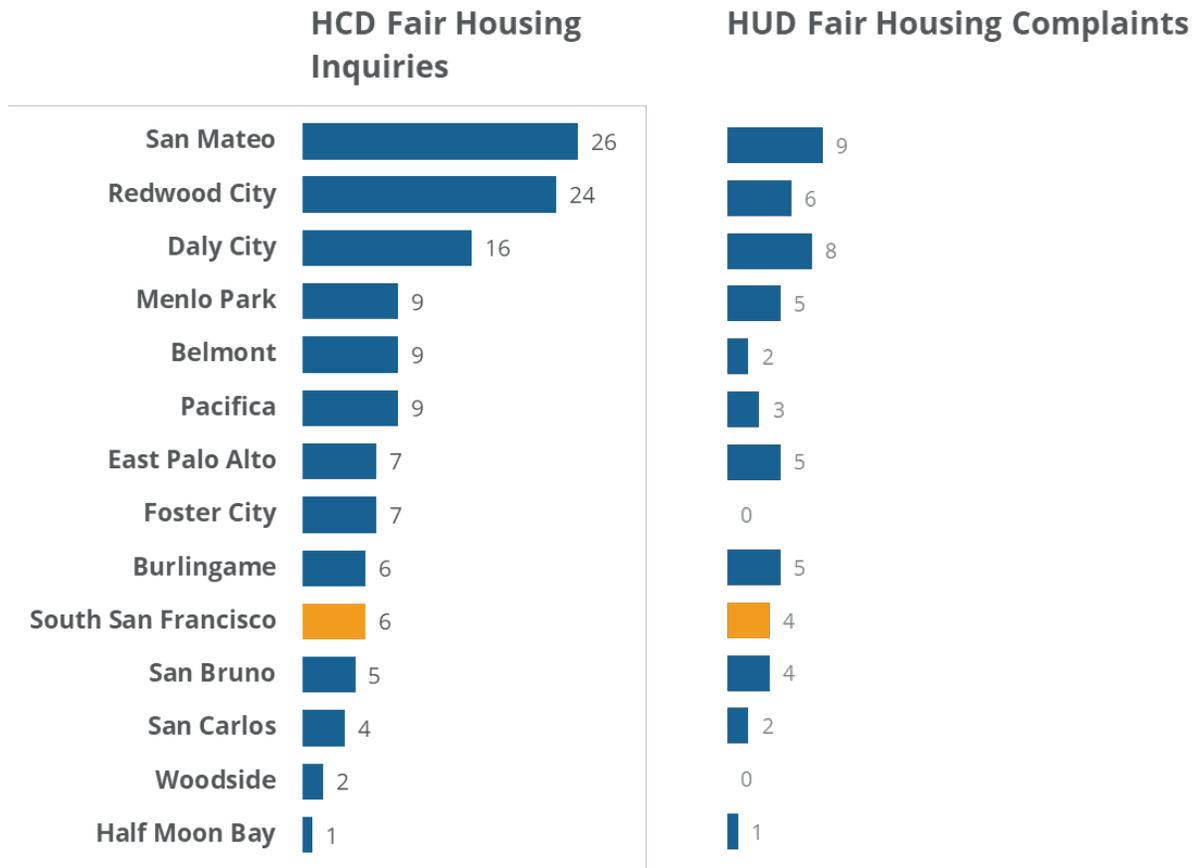
Source: Organization Websites

**Figure I-2.
Fair Housing
Complaints Filed
with HUD by
Basis, San Mateo
County, 2017-
2021**

Source:
HUD

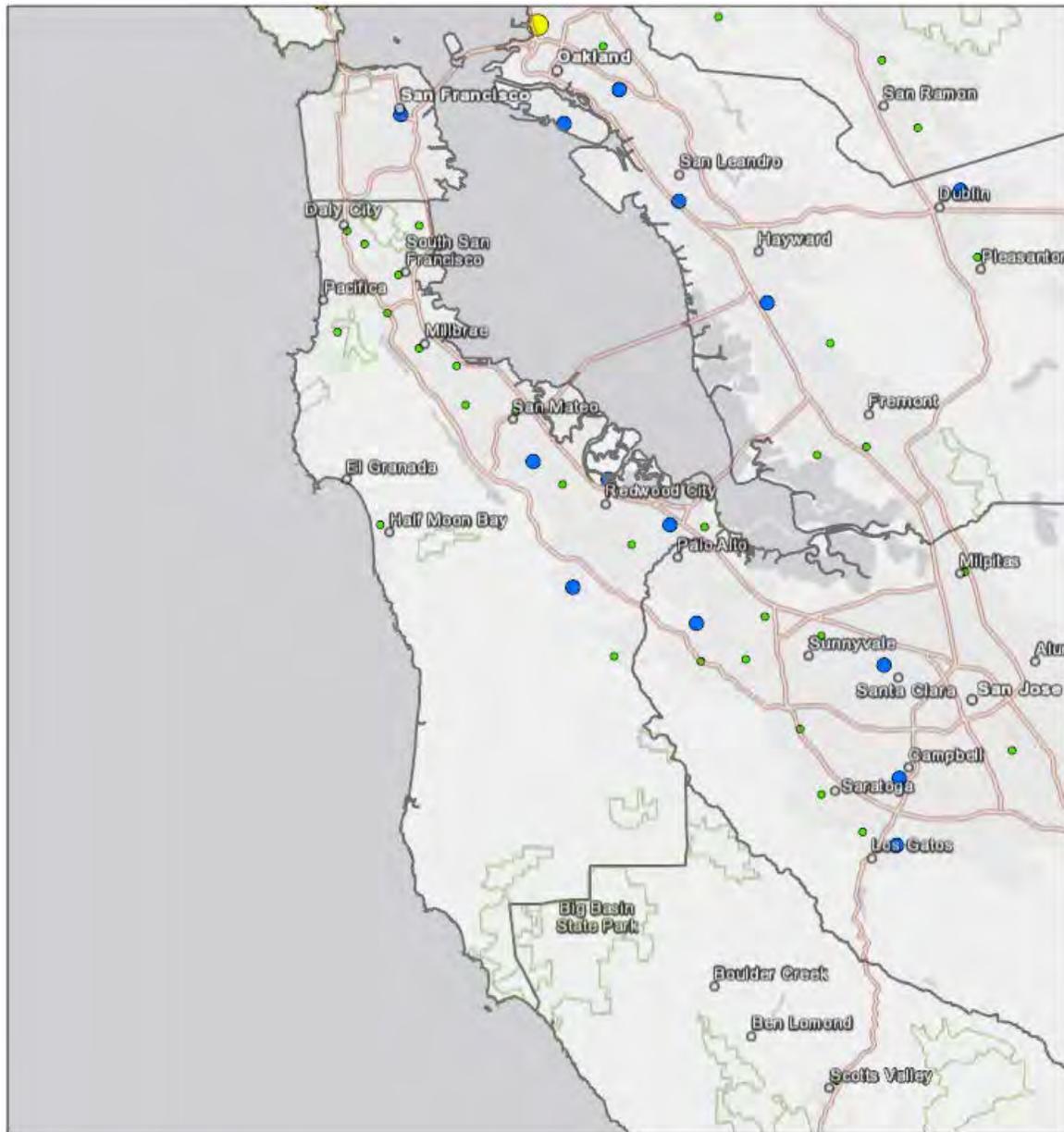
	2017	2018	2019	2020	2021	2017-2021 Total	
						Cases	% of Total
Disability	8	9	3	9	3	32	56%
Race	3	5	2	1		11	19%
Familial Status	4	3			1	8	14%
National Origin	2				1	3	5%
Religion		1		1		2	4%
Sex					1	1	2%
Total cases	17	18	5	11	6	57	100%

Figure I-3.
HCD Fair Housing Inquiries (2013- 2021) and HUD Fair Housing Complaints (2017- 2021)



Source: Organization Websites

Figure I-4.
FHEO Inquiries by City to HCD, San Mateo County, 2013-2021

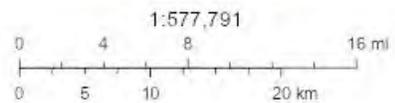


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County Boundaries

(R) FHEO Inquiries by City (HUD, 2013-2021)

- < .25 Inquiries
- < .5 Inquiries
- < 1 Inquiry



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 CA HCD

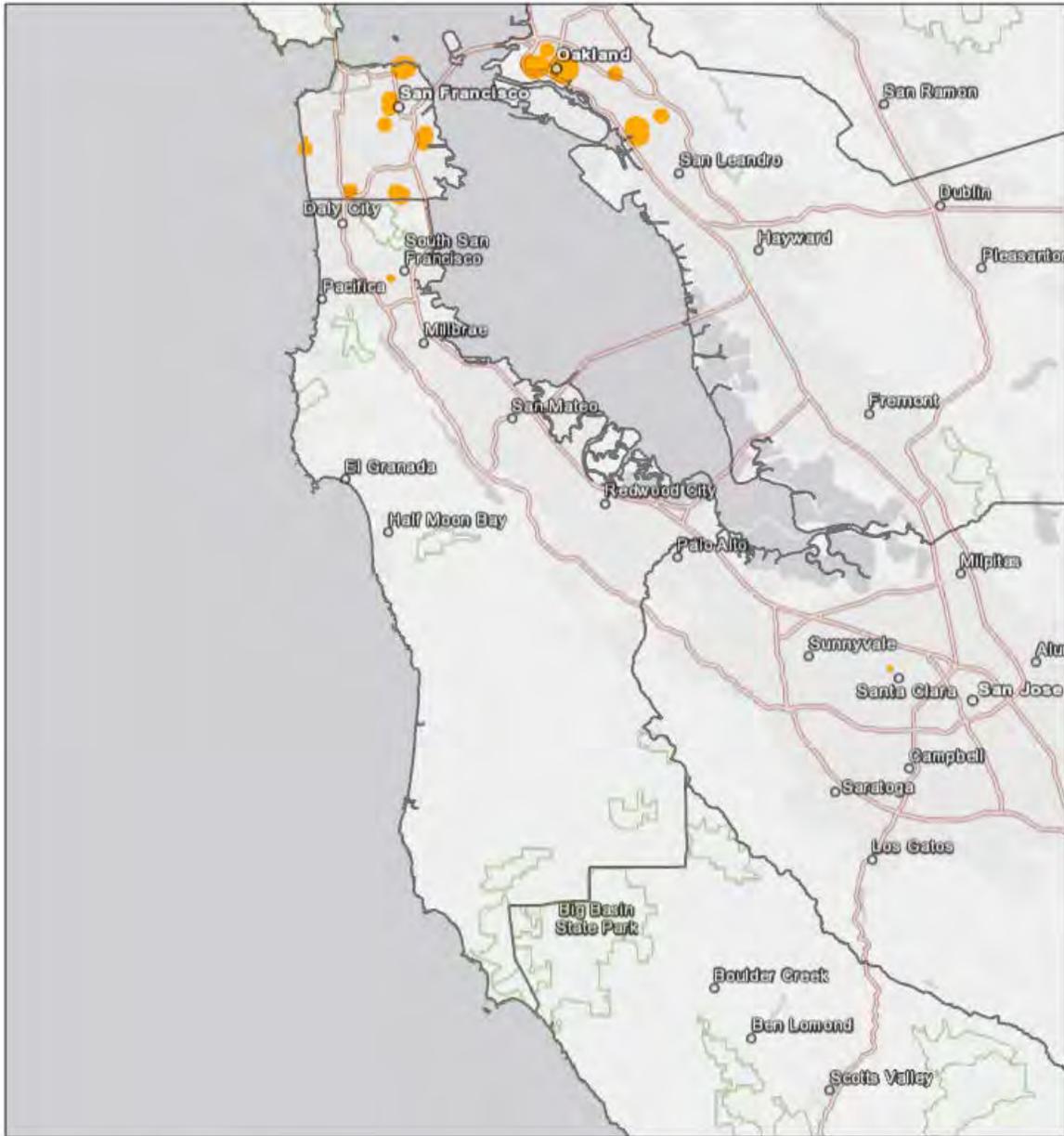
Source: California Department of Housing and Community Development AFFH Data Viewer

**Figure I-5.
Fair Housing Inquiries by Bias, January 2013-March 2021**

Jurisdiction	Disability	Race	Familial Status	National Origin	Religion	Sex	Color	None Cited	Total
Atherton	0	0	0	0	0	0	0	0	0
Belmont	2	0	1	0	0	0	0	6	9
Brisbane	0	0	0	0	0	0	0	0	0
Burlingame	3	0	2	0	0	0	0	1	6
Colma	0	0	0	0	0	0	0	0	0
Daly City	1	2	1	3	0	0	0	9	16
East Palo Alto	1	1	0	0	0	0	0	5	7
Foster City	4	0	0	0	0	0	0	3	7
Half Moon Bay	0	0	0	0	0	0	0	1	1
Hillsborough	0	0	0	0	0	0	0	0	0
Menlo Park	3	0	0	0	0	1	0	5	9
Millbrae	0	0	0	0	0	0	0	0	0
Pacifica	3	0	0	1	0	1	0	4	9
Portola Valley	0	0	0	0	0	0	0	0	0
Redwood City	5	1	1	1	0	1	0	15	24
San Bruno	0	0	0	0	0	0	0	5	5
San Carlos	1	0	1	0	0	0	0	2	4
San Mateo	4	2	2	2	0	0	0	16	26
South San Francisco	0	0	0	1	0	0	0	5	6
Woodside	0	0	0	0	0	0	0	2	2

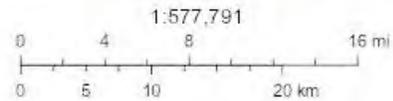
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure I-6.
Public Housing Buildings, San Mateo County



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- County Boundaries
- 8 - 35 Units
- (R) Public Housing Buildings 36 - 89 Units
- ≤ 7 Units 90 - 160 Units

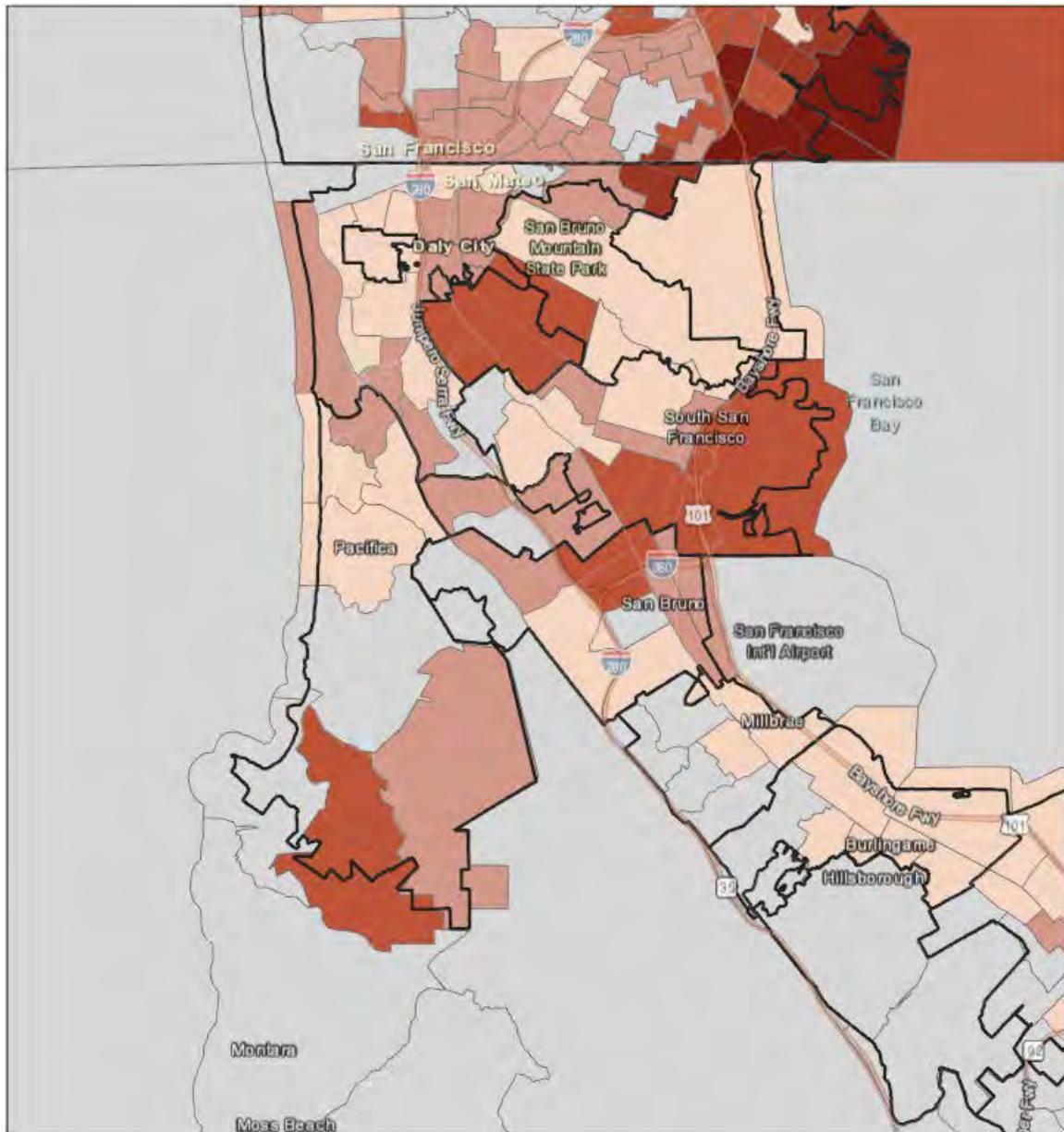


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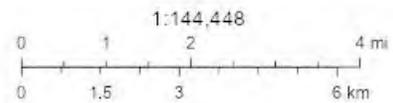
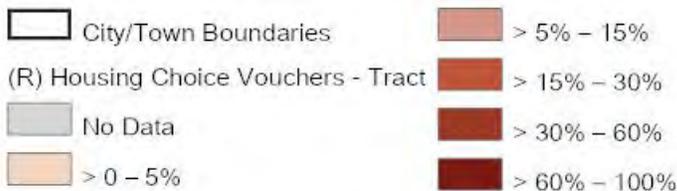
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Source: California Department of Housing and Community Development AFFH Data Viewer

Figure I-7.
Housing Choice Vouchers by Census Tract



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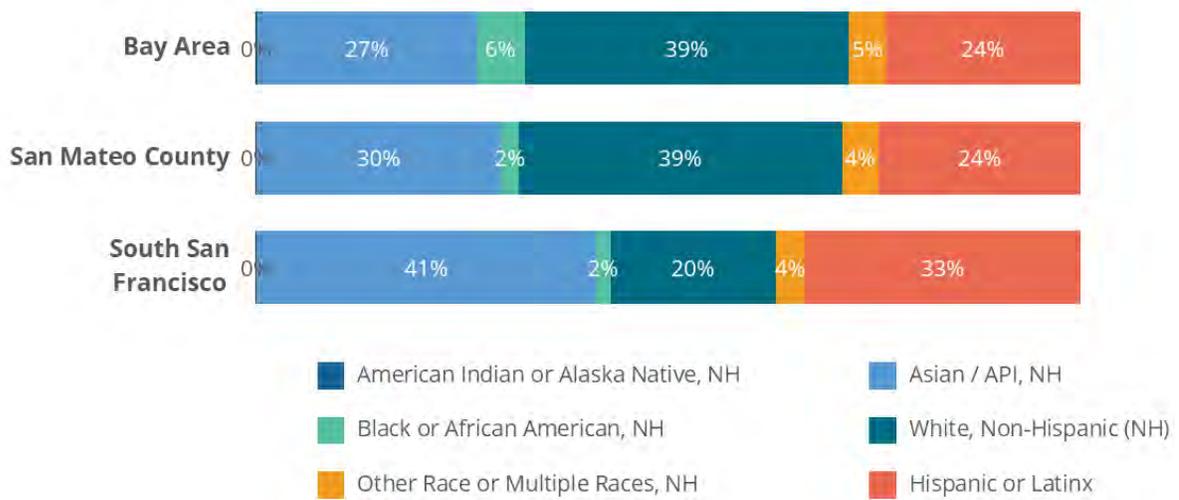
Source: California Department of Housing and Community Development AFFH Data Viewer

SECTION II. Integration and Segregation

Race and ethnicity.

Figure II-1.

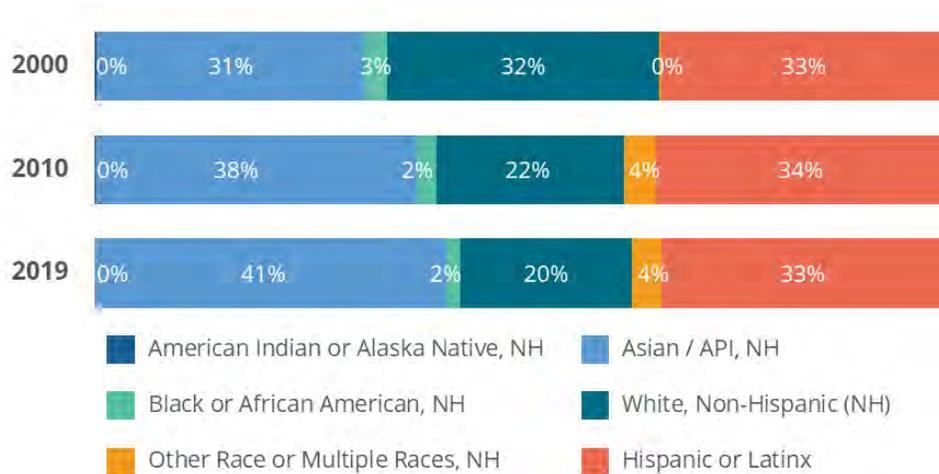
Population by Race and Ethnicity, 2019



Source: ABAG Housing Needs Data Workbook

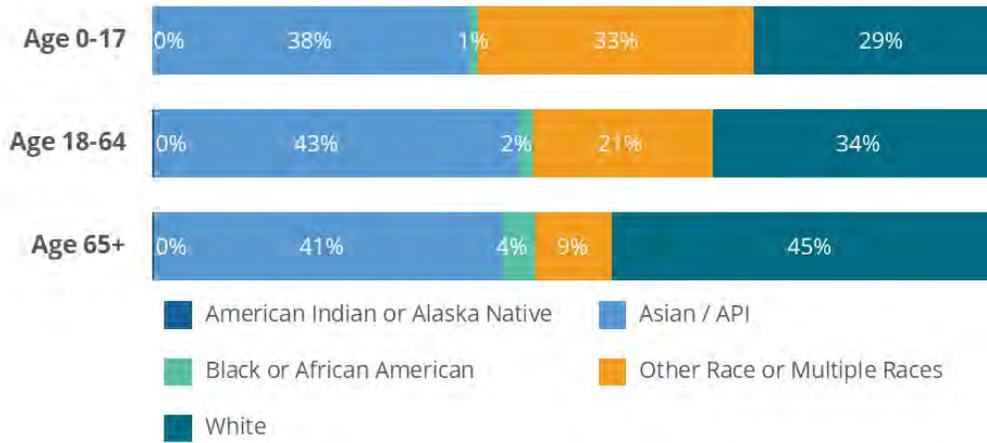
Figure II-2.

Population by Race and Ethnicity, City of South San Francisco, 2000-2019



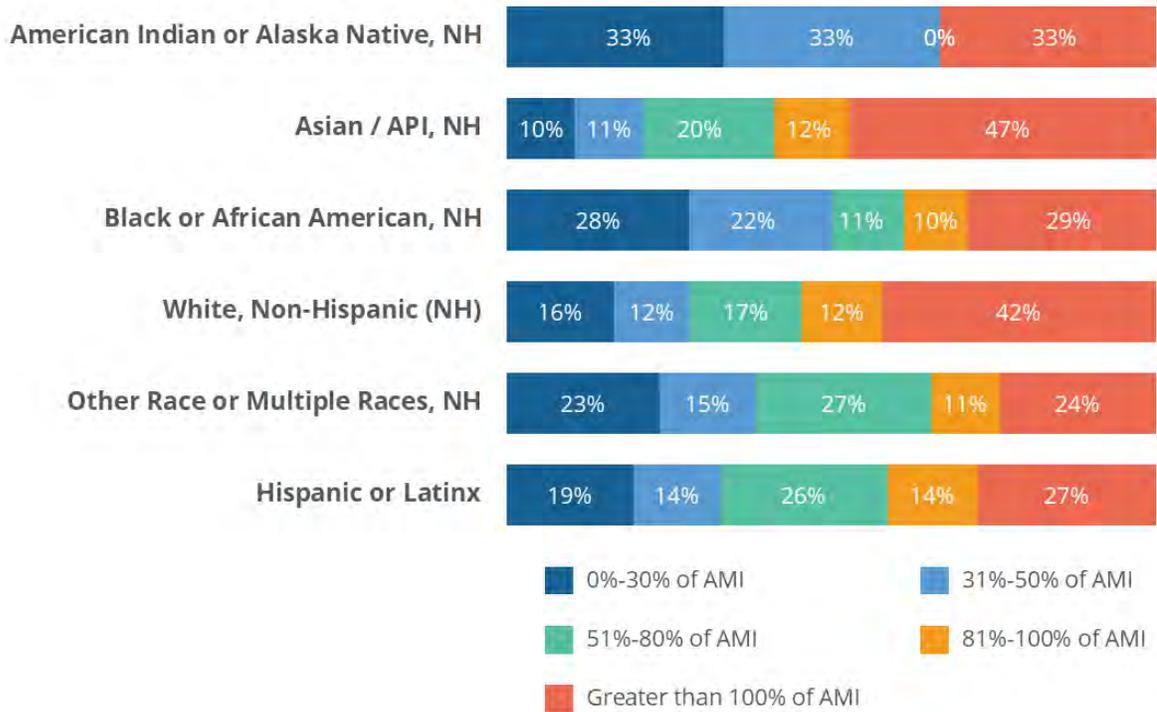
Source: ABAG Housing Needs Data Workbook

Figure II-3.
Senior and Youth Population by Race, City of South San Francisco, 2000-2019



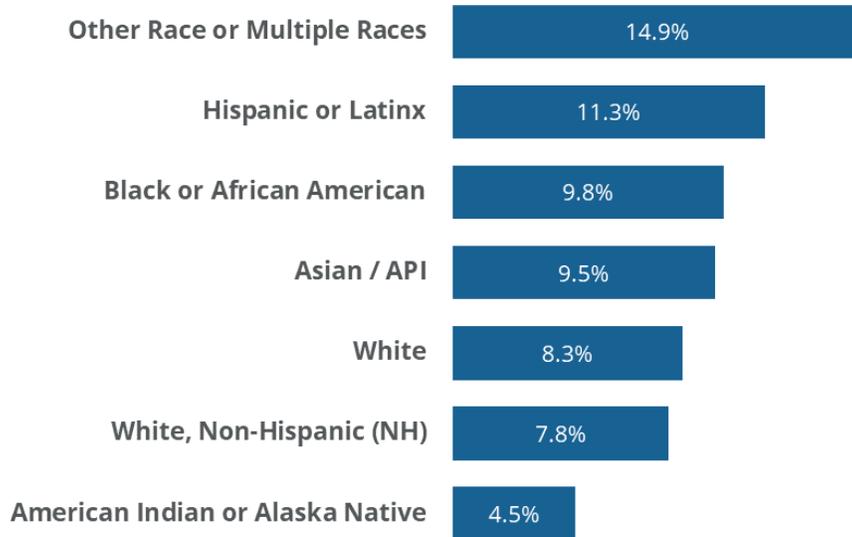
Source: ABAG Housing Needs Data Workbook

Figure II-4.
Area Median Income by Race and Ethnicity, City of South San Francisco, 2019



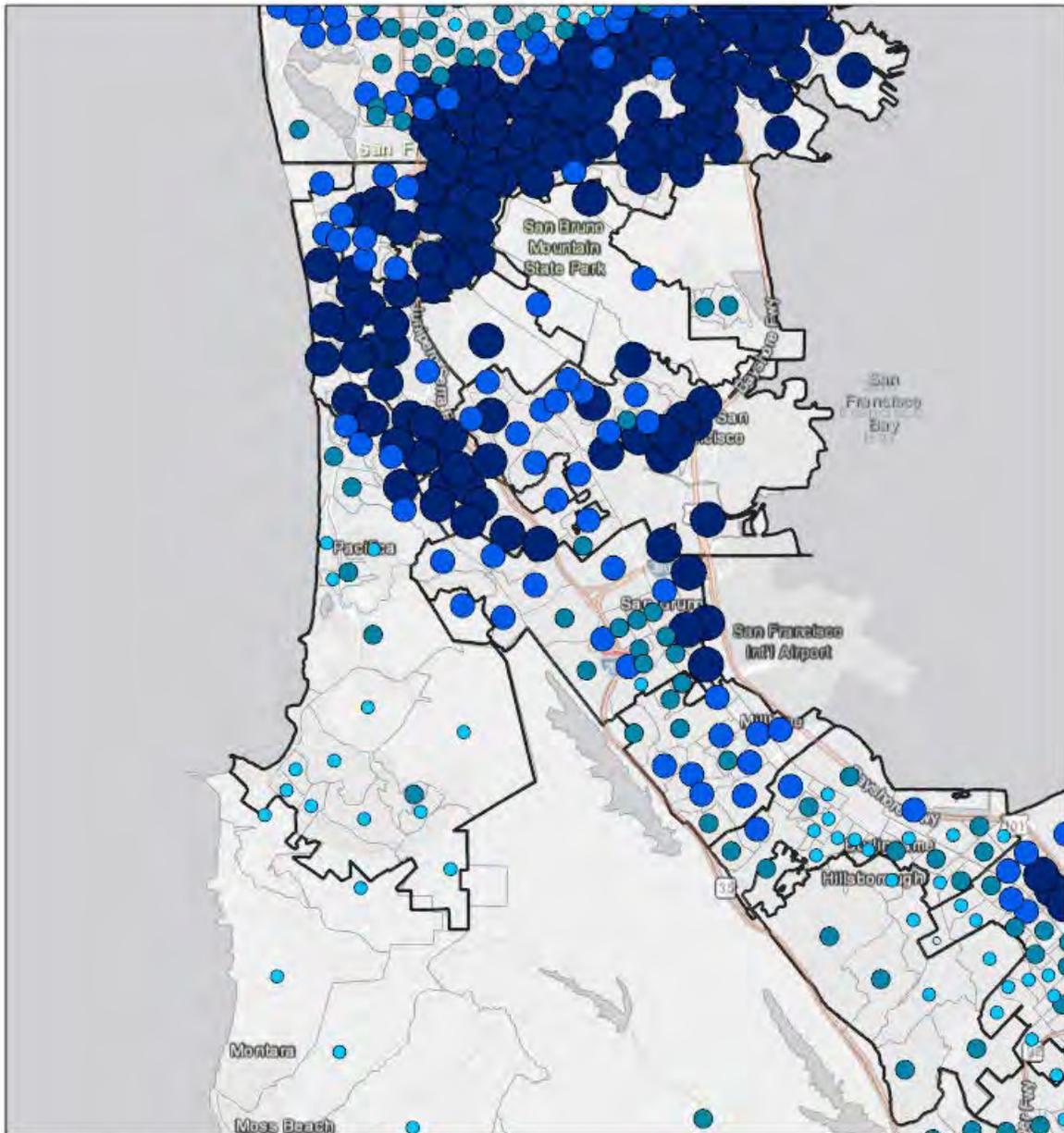
Source: ABAG Housing Needs Data Workbook

Figure II-5.
Poverty Rate by Race and Ethnicity, City of South San Francisco, 2019



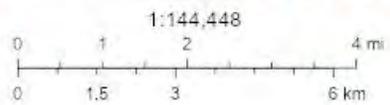
Source: ABAG Housing Needs Data Workbook

Figure II-6.
% Non-White Population by Census Block Groups, 2018



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- City/Town Boundaries
- (R) Racial Demographics (2018) - Block Group - Graduated Dots
 - 0 - 20%
 - 20% - 40%
 - 40% - 60%
 - 60% - 80%
 - 80% - 100%

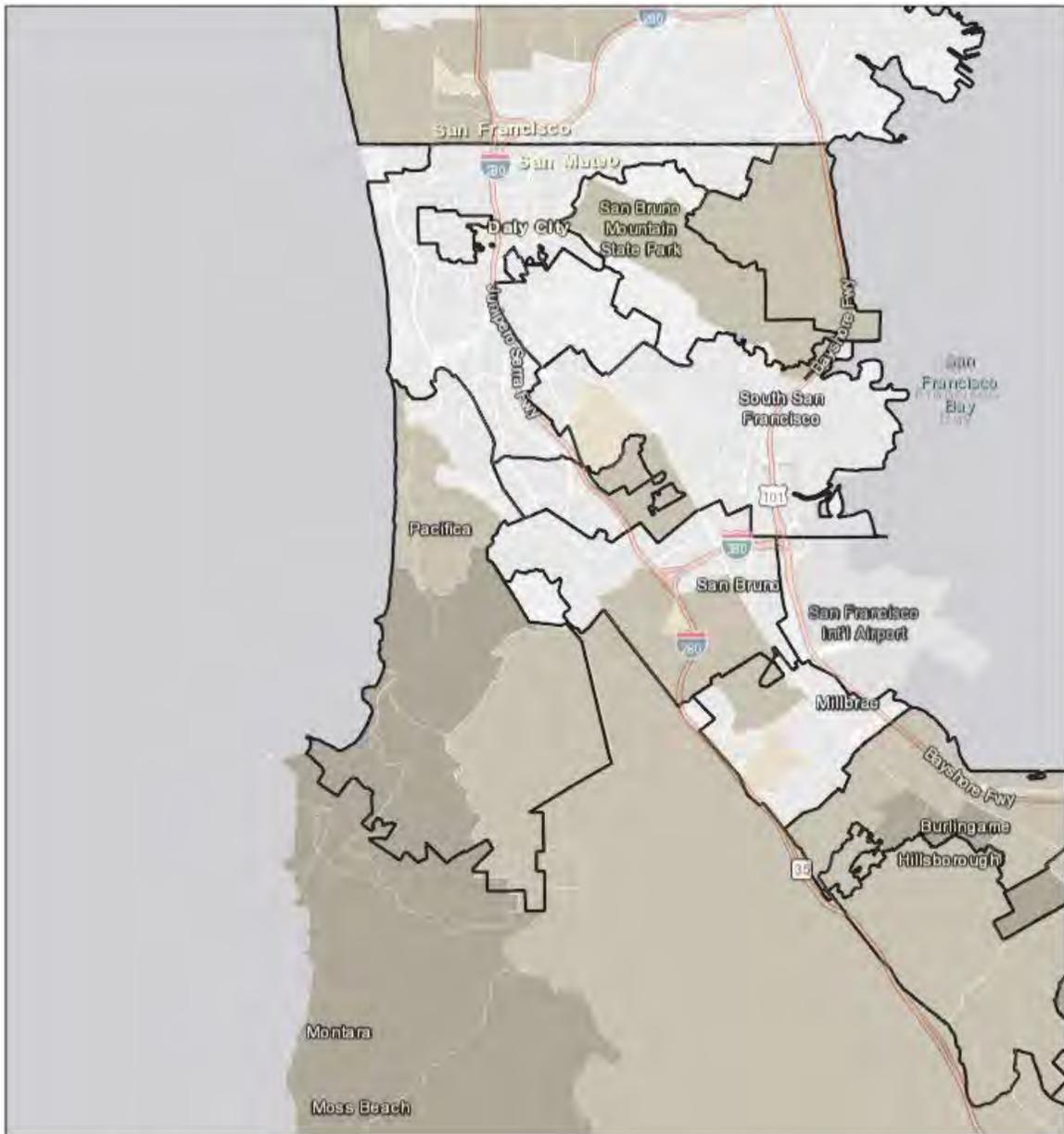


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Source: California Department of Housing and Community Development AFFH Data Viewer

**Figure II-7.
White Majority Census Tracts**

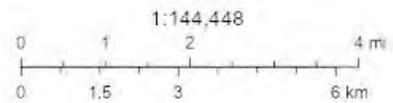


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City/Town Boundaries

(R) Predominant Population - White Majority Tracts

- Slim (gap < 10%)
- Sizeable (gap 10% - 50%)
- Predominant (gap > 50%)

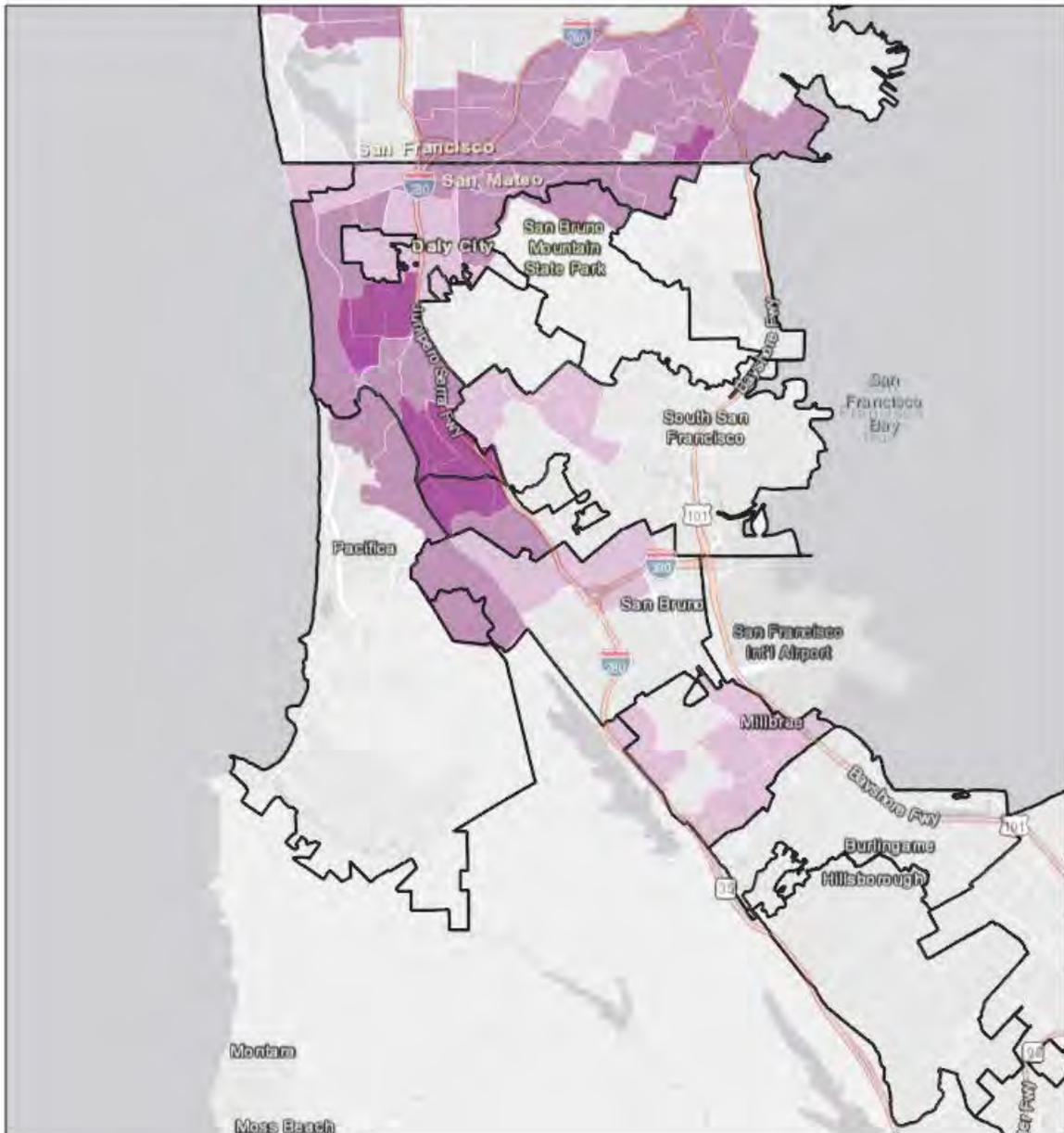


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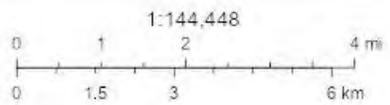
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure II-8.
Asian Majority Census Tracts



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-  City/Town Boundaries
- (R) Predominant Population - Asian Majority Tracts
 -  Slim (gap < 10%)
 -  Sizeable (gap 10% - 50%)
 -  Predominant (gap > 50%)

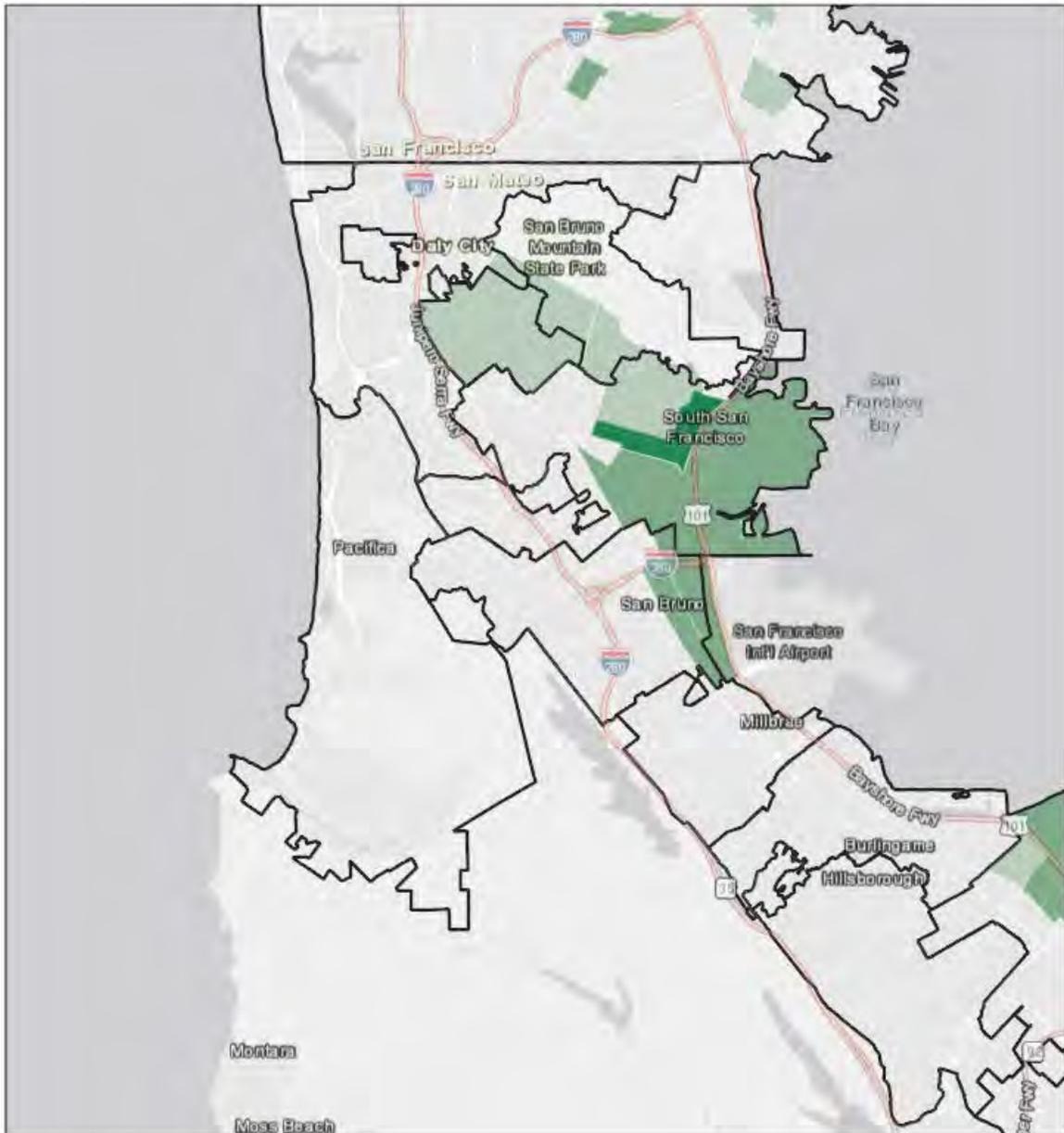


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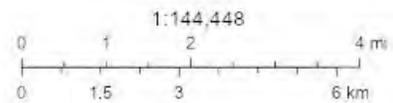
Source: California Department of Housing and Community Development AFFH Data Viewer

**Figure II-9.
Hispanic Majority Census Tracts**



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- City/Town Boundaries
- (R) Predominant Population - Hispanic Majority Tracts
 - Slim (gap < 10%)
 - Sizeable (gap 10% – 50%)
 - Predominant (gap > 50%)

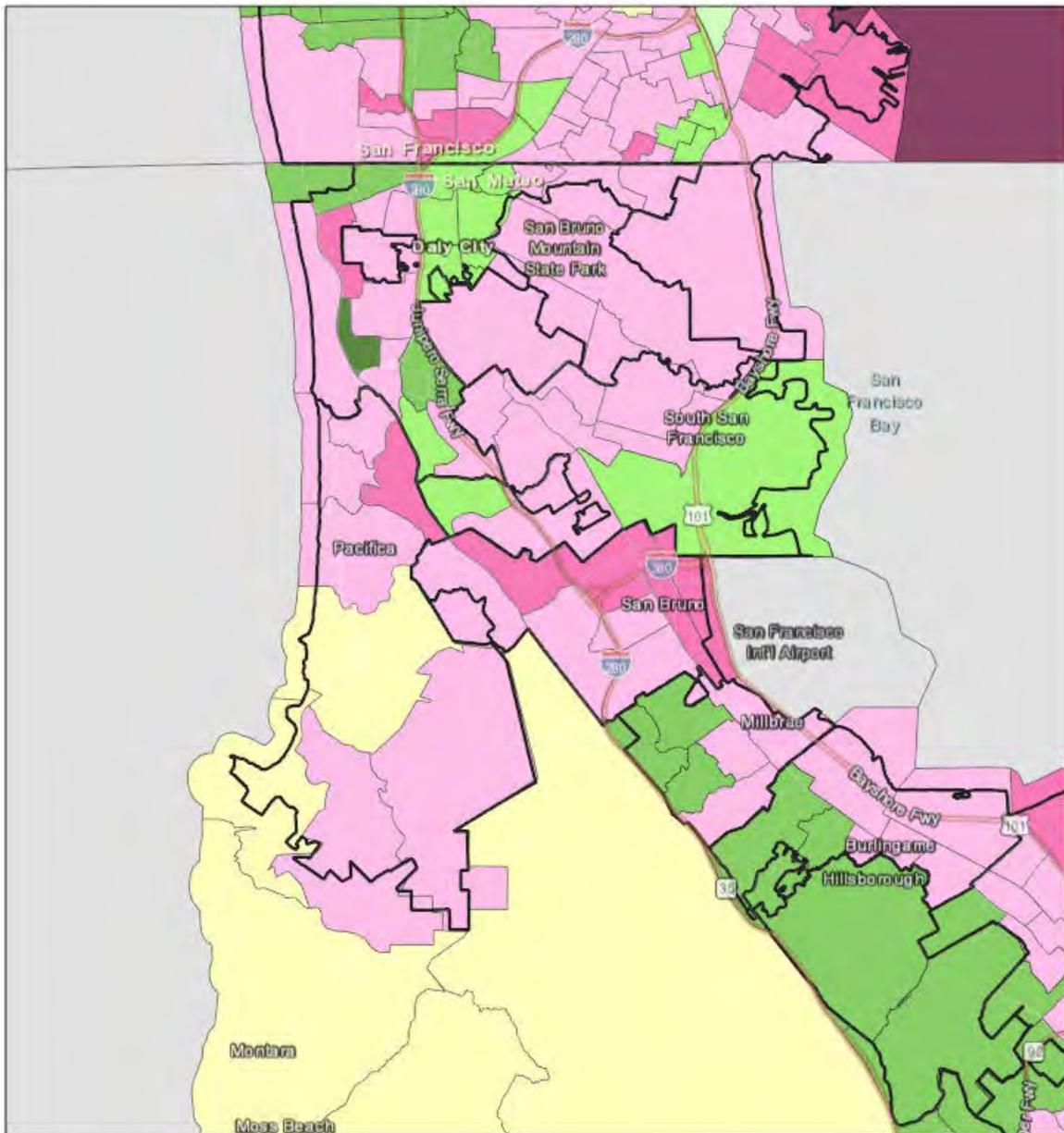


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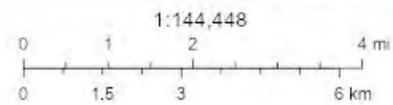
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure II-10.
Neighborhood Segregation by Census Tract, 2019



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- City/Town Boundaries
- Latinx-White
- 3 Group Mix
- Asian-Black
- 4 Group Mix
- Asian-Latinx
- Asian-White
- Mostly Asian
- Unpopulated Tract



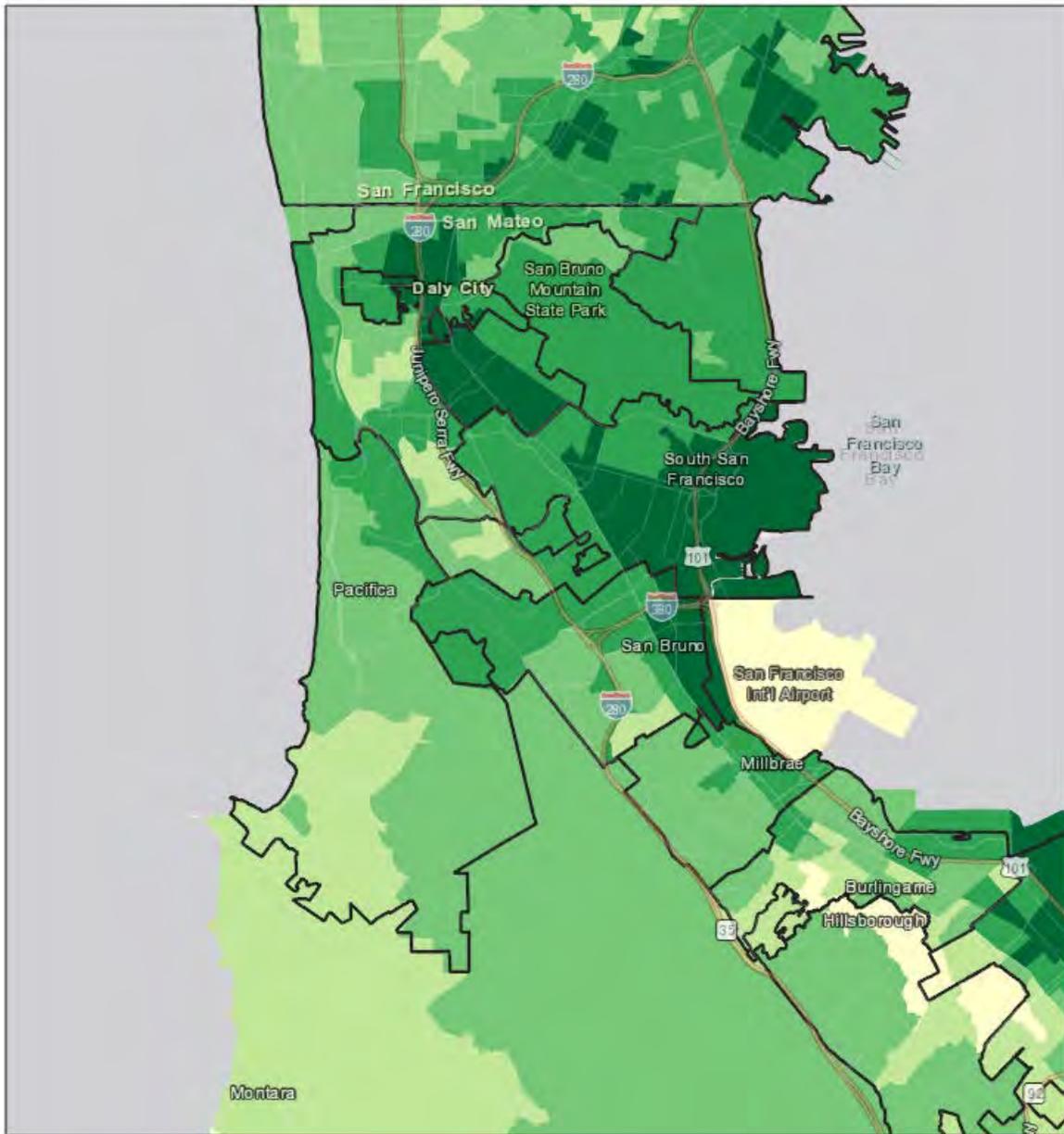
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Source: California Department of Housing and Community Development AFFH Data Viewer

Figure II-11.
Diversity Index by Block Group, 2010



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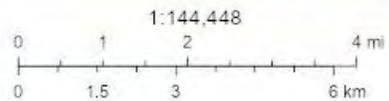
City/Town Boundaries

(A) Diversity Index (2010) - Block Group

Lower Diversity



Higher Diversity

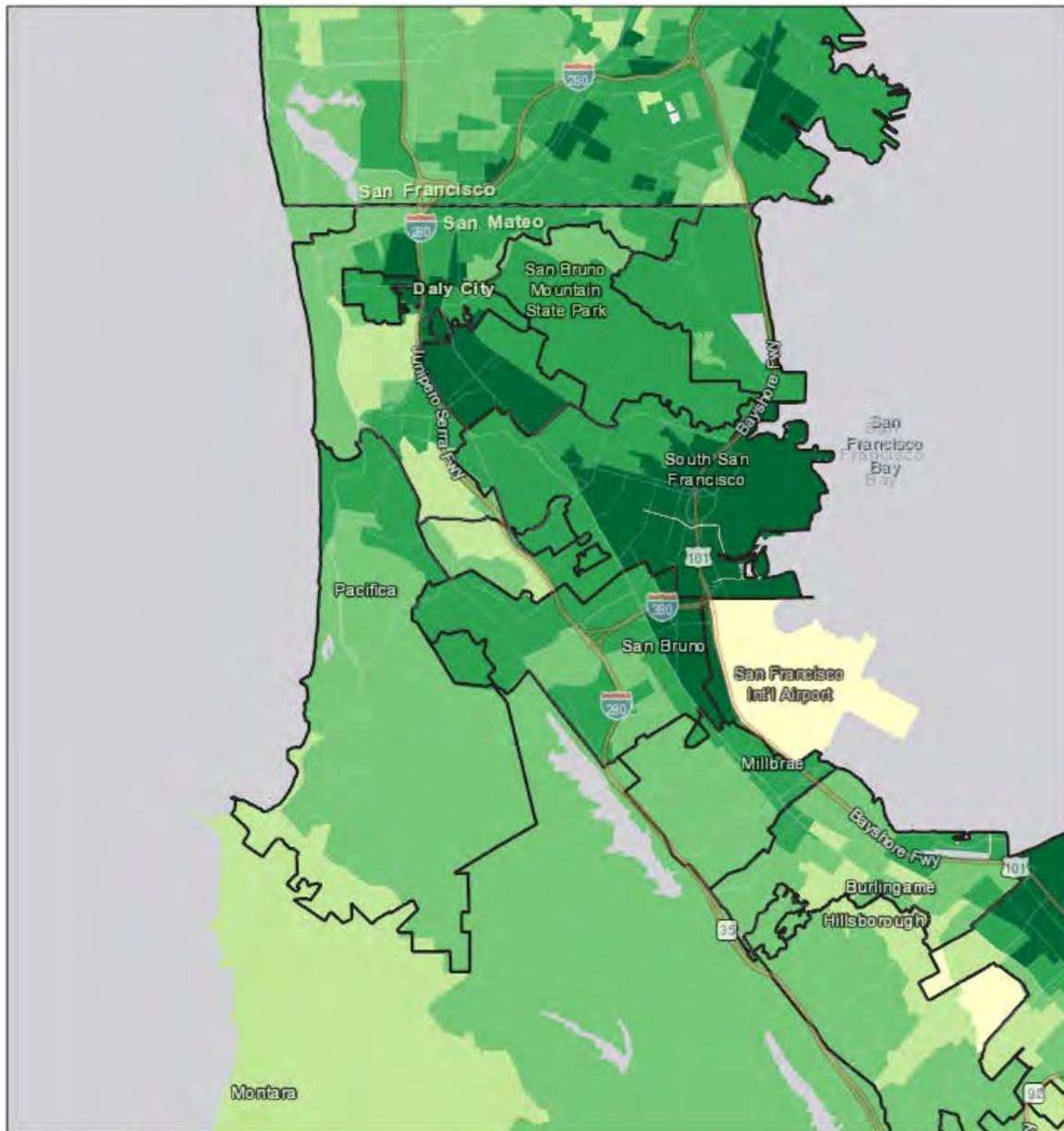


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Source: California Department of Housing and Community Development AFFH Data Viewer

Figure II-12.
Diversity Index by Block Group, 2018



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City/Town Boundaries	55 - 70
(A) Diversity Index (2018) - Block Group	70 - 85
Lower Diversity	Higher Diversity
40 - 55	

1:144,448

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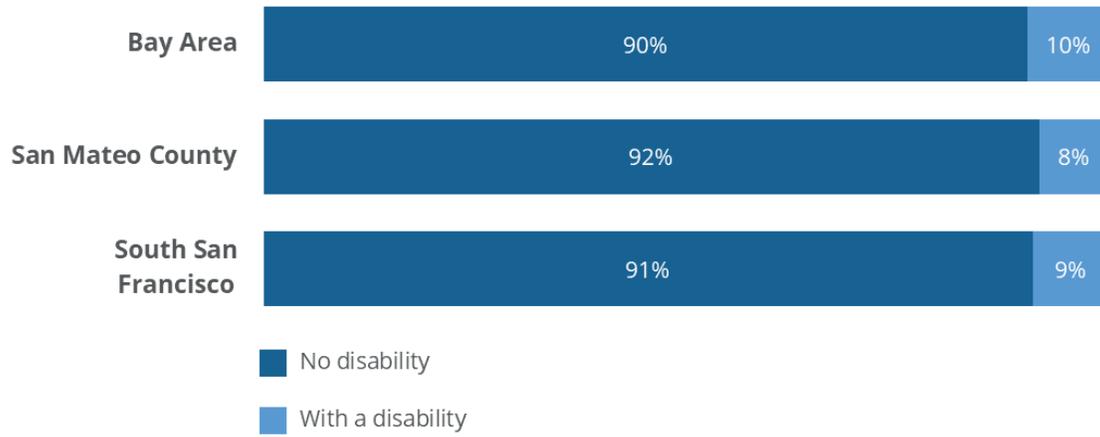
County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021. CA HCD

Source: California Department of Housing and Community Development AFFH Data Viewer

Disability status.

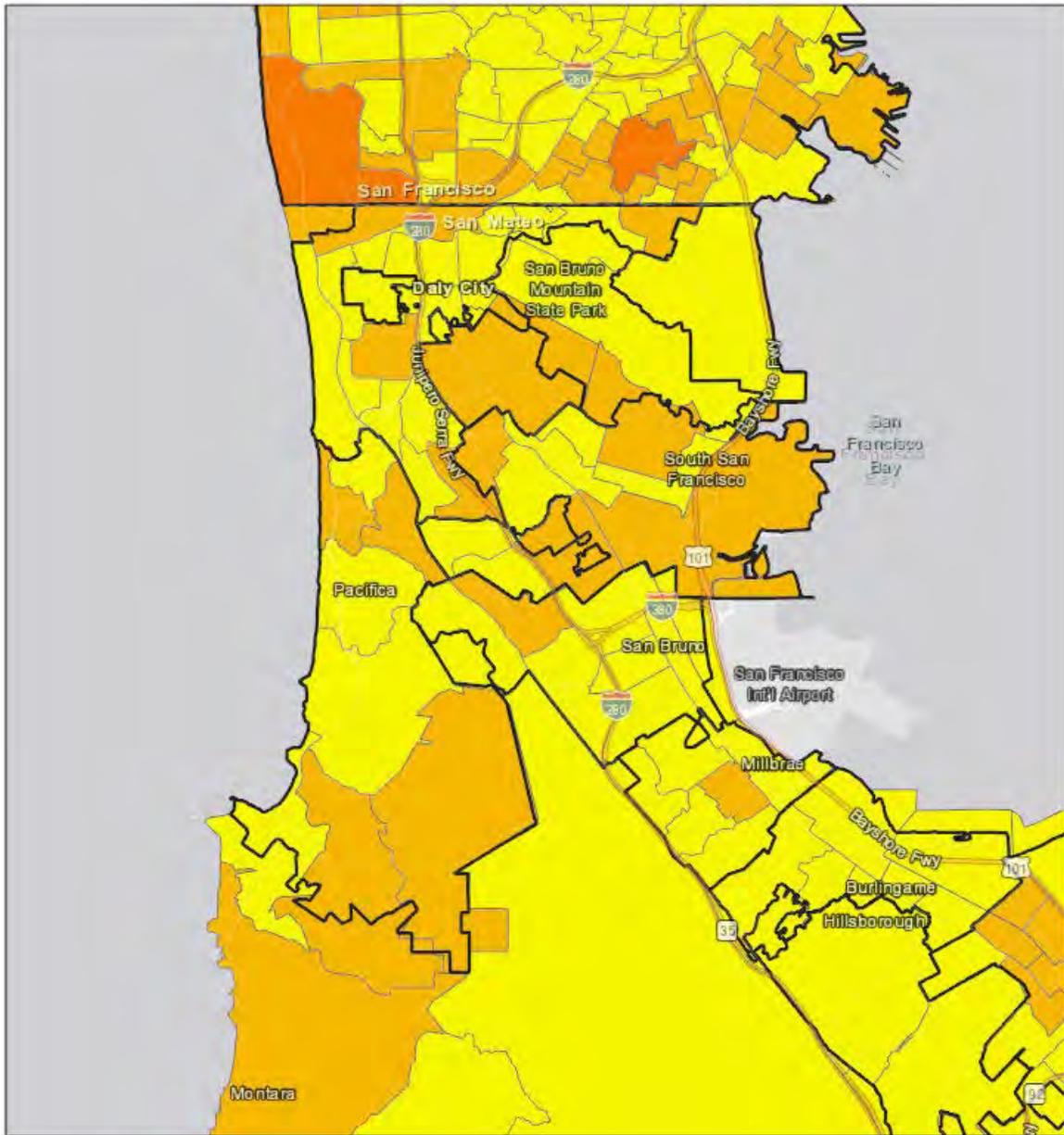
Figure II-13.

Share of Population by Disability Status, 2019



Source: ABAG Housing Needs Data Workbook

Figure II-14.
% of Population with a Disability by Census Tract, 2019

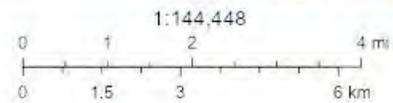


10/22/2021, 4:03:58 PM

City/Town Boundaries

(R) Population with a Disability (ACS, 2015 - 2019) - Tract

- < 10%
- 10% - 20%
- 20% - 30%



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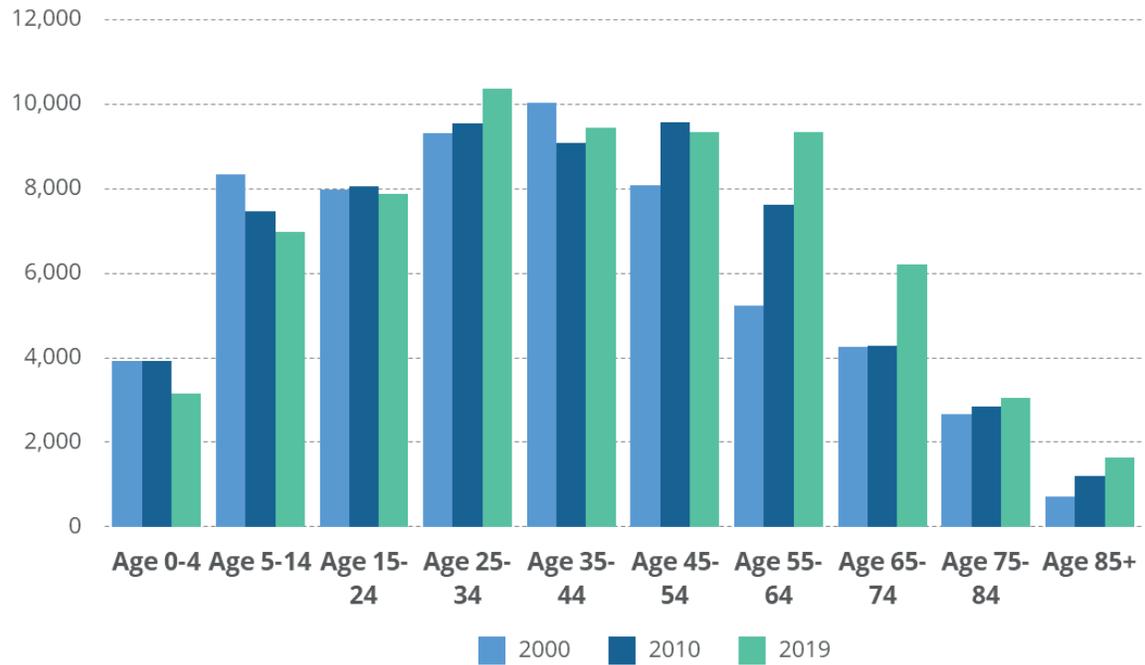
County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021 | HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021. CA HCD

Source: California Department of Housing and Community Development AFFH Data Viewer

Familial status.

Figure II-15.

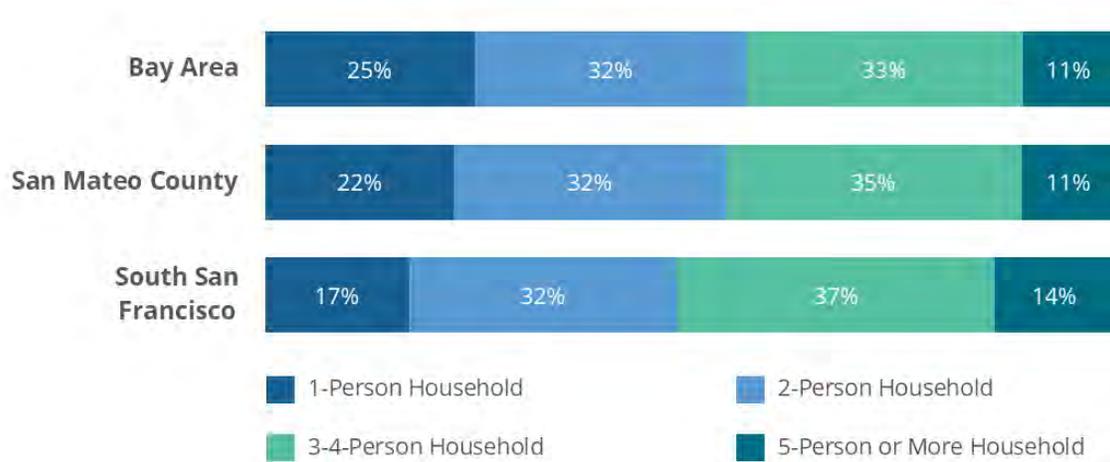
Age Distribution, City of South San Francisco, 2000-2019



Source: ABAG Housing Needs Data Workbook

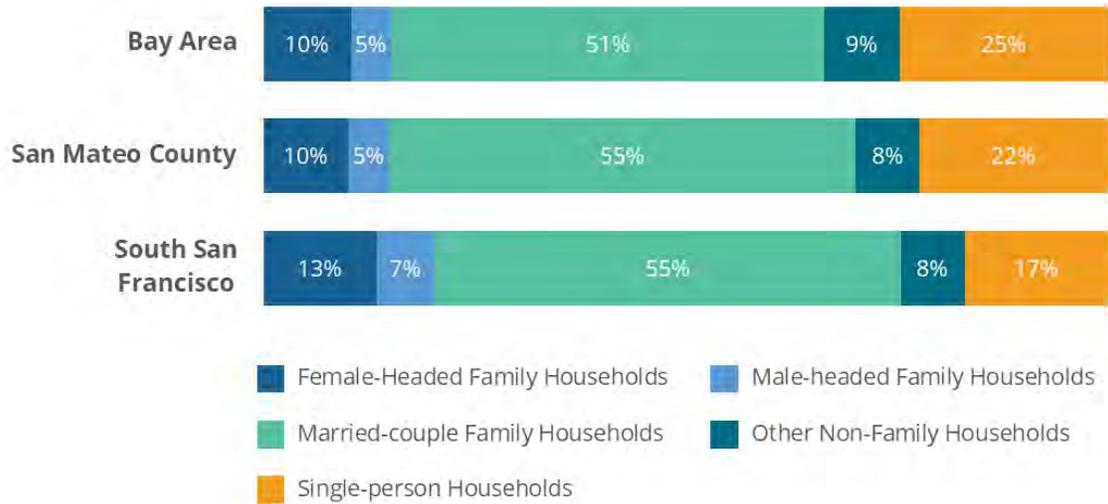
Figure II-16.

Share of Households by Size, 2019



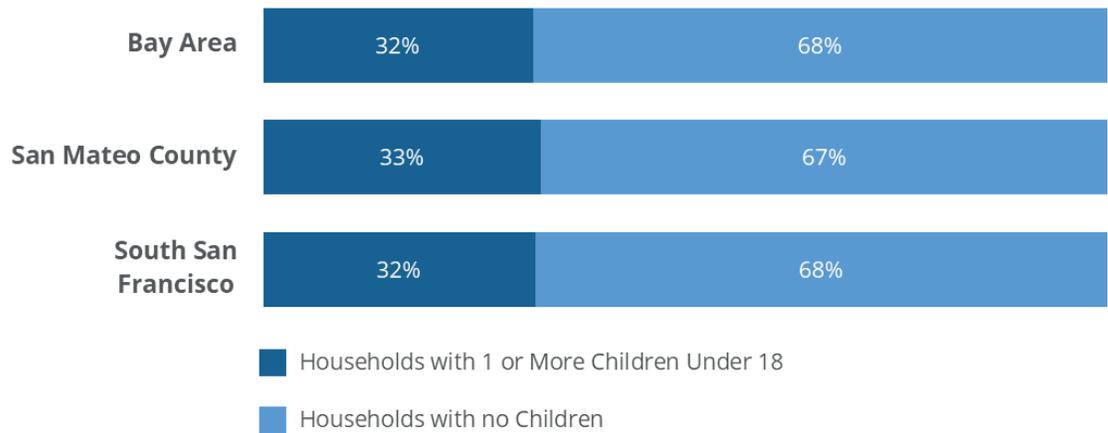
Source: ABAG Housing Needs Data Workbook

Figure II-17.
Share of Households by Type, 2019



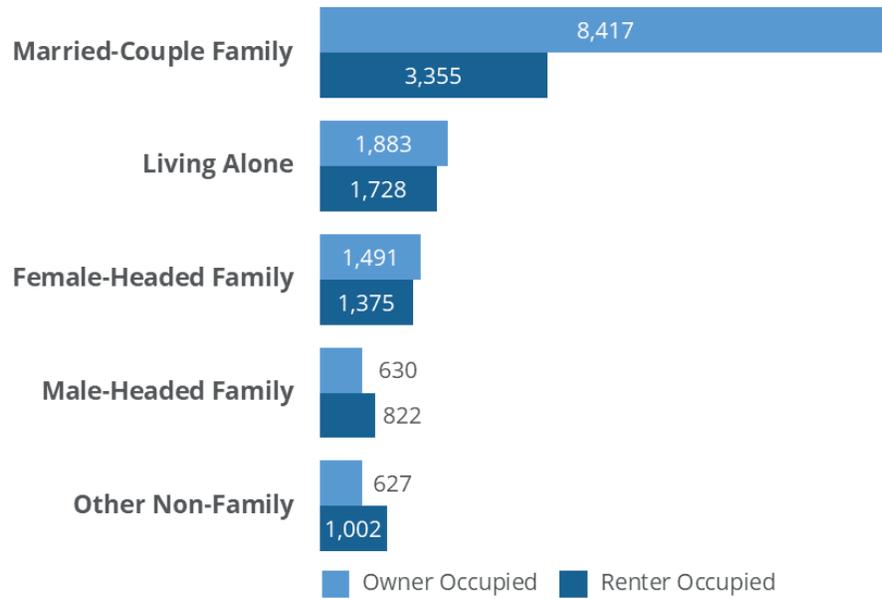
Source: ABAG Housing Needs Data Workbook

Figure II-18.
Share of Households by Presence of Children (Less than 18 years old), 2019



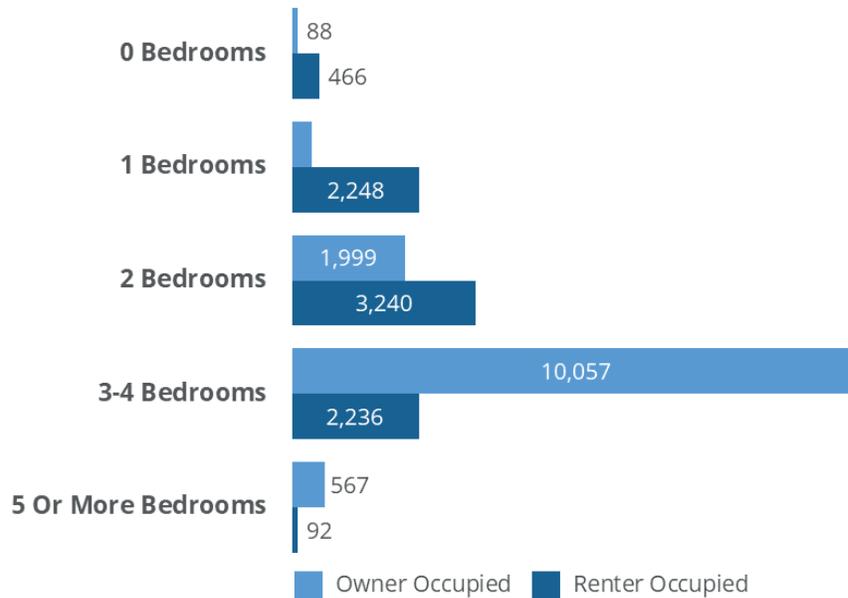
Source: ABAG Housing Needs Data Workbook

Figure II-19.
Housing Type by Tenure, City of South San Francisco, 2019



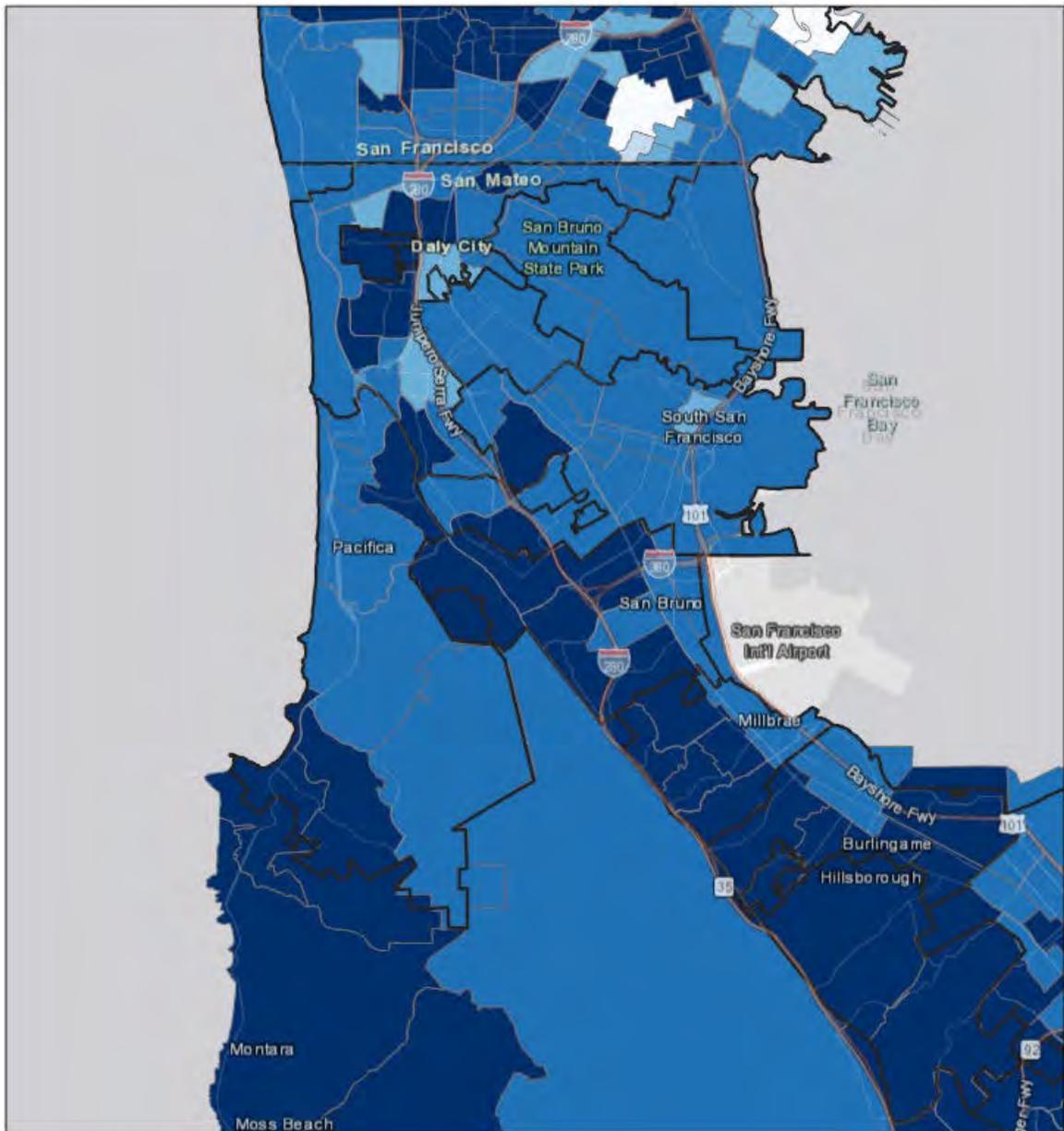
Source: ABAG Housing Needs Data Workbook

Figure II-20.
Housing Units by Number of Bedrooms and Tenure, City of South San Francisco, 2019



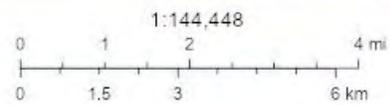
Source: ABAG Housing Needs Data Workbook

Figure II-21.
% of Children in Married Couple Households by Census Tract, 2019



10/22/2021, 3:36:41 PM

City/Town Boundaries
 (R) Percent of Children in Married - Couple Households (ACS, 2015-2019) - Tract
 < 20%
 20% - 40%
 40% - 60%
 60% - 80%
 > 80%



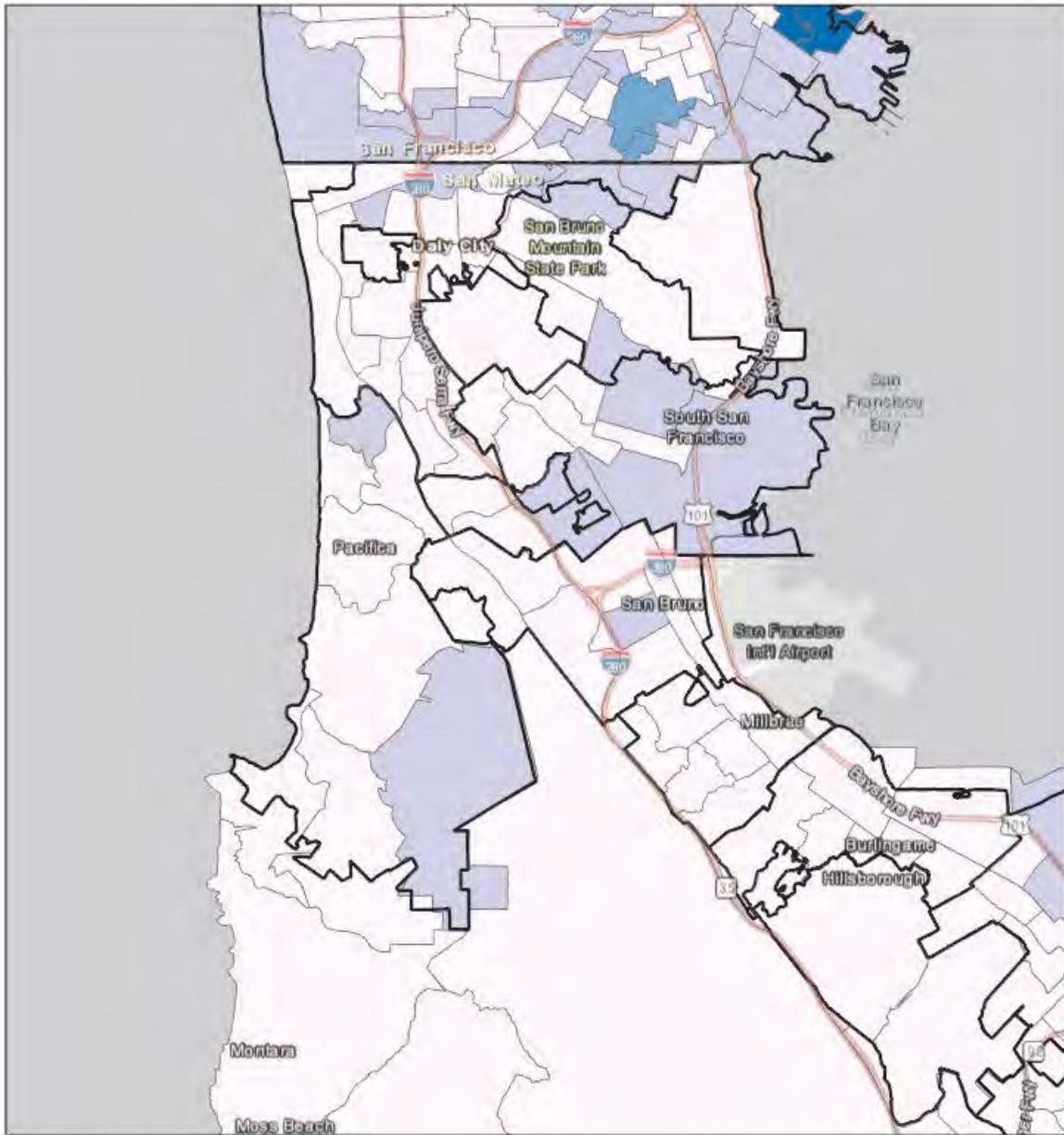
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CA_HCD

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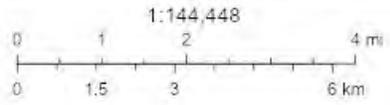
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure II-22. [legend missing in HCD provided map]
% Households with Single Female with Children by Census Tract, 2019



10/22/2021, 3:26:16 PM

City/Town Boundaries

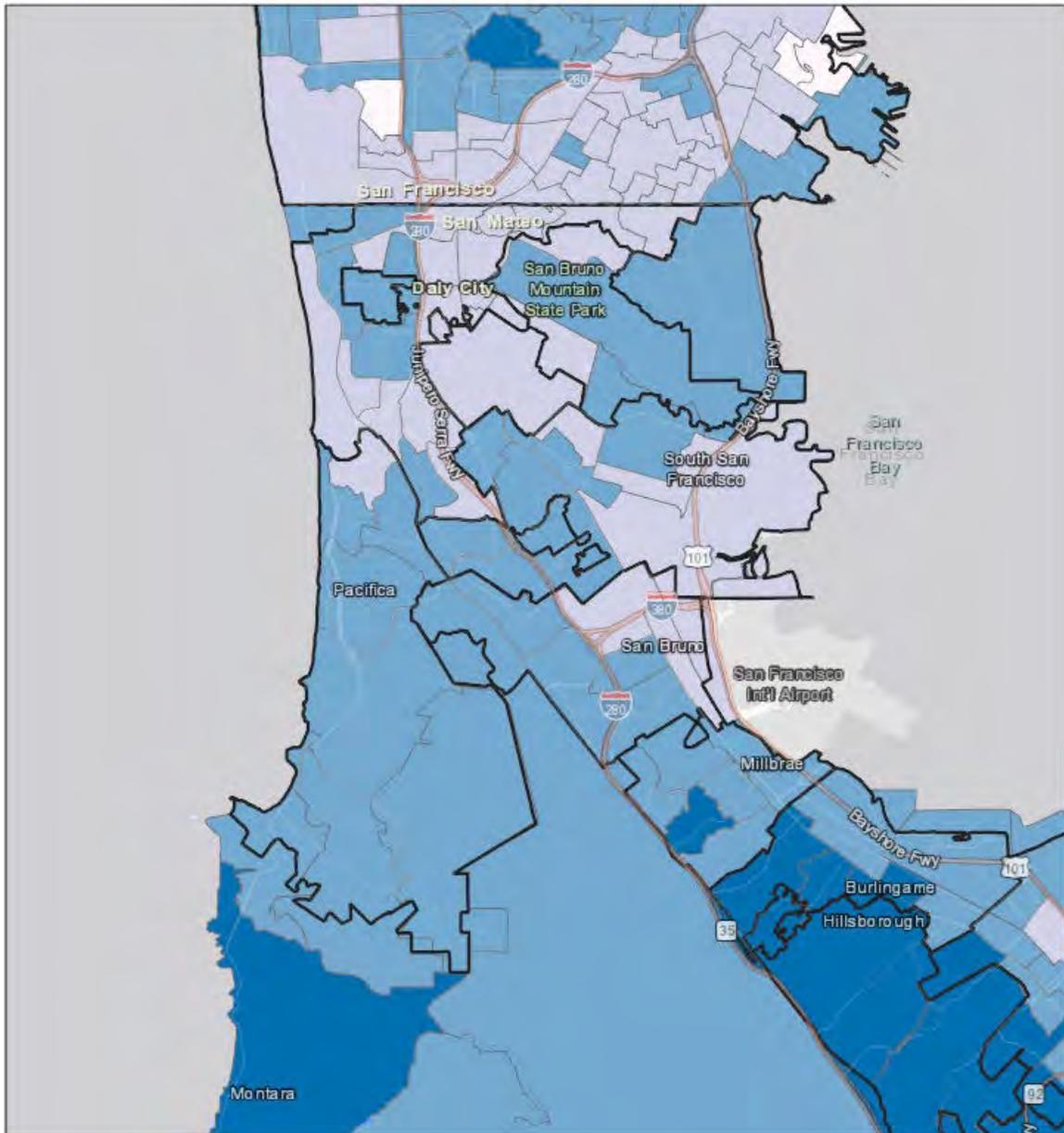


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County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021 | HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021

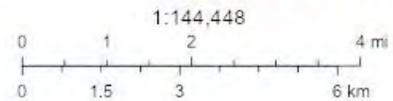
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure II-23. **[legend missing in HCD provided map]**
 % of Married Couple Households by Census Tract, 2019



10/22/2021, 3:52:58 PM

City/Town Boundaries

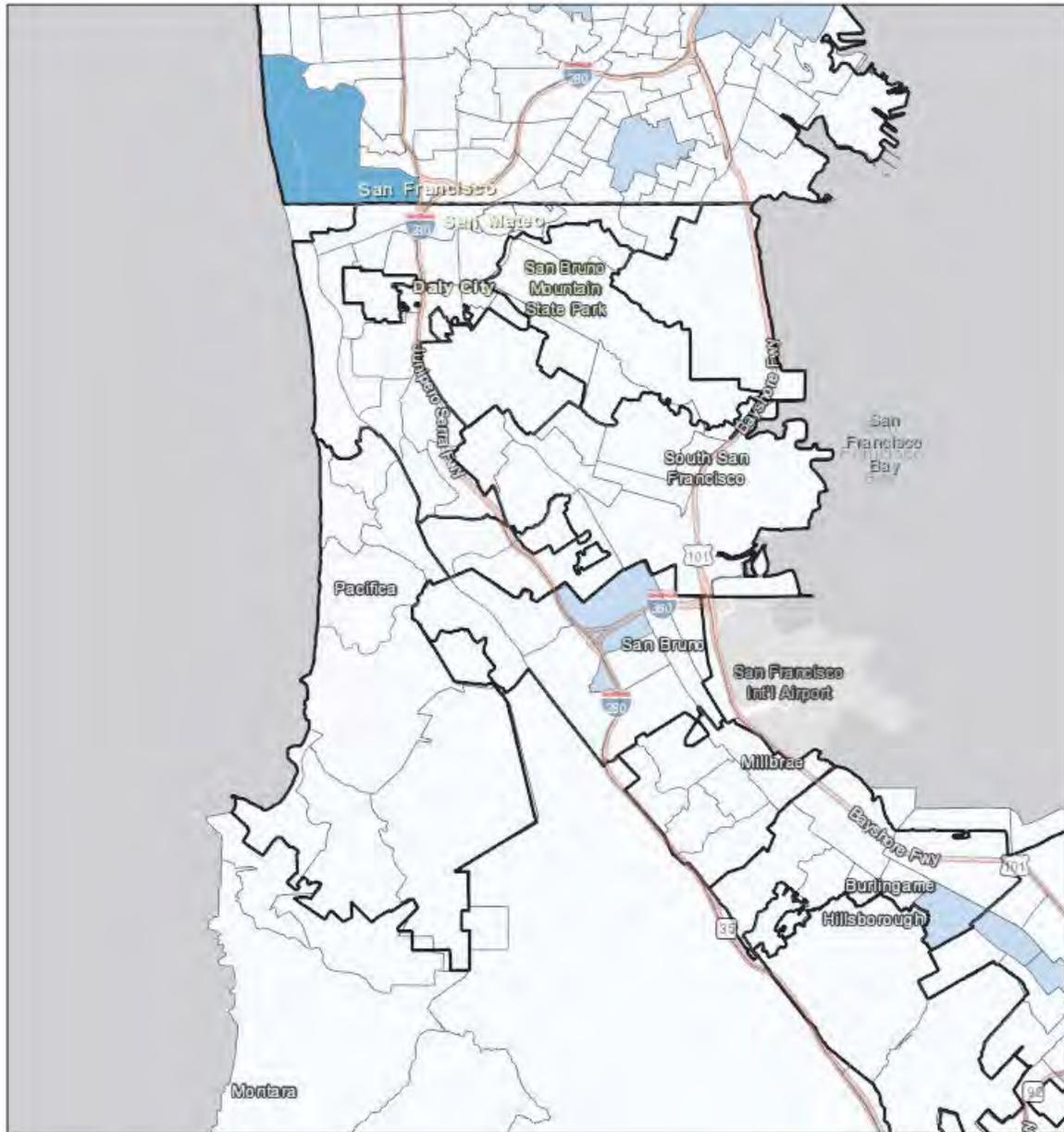


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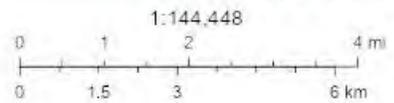
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure II-24. [legend missing in HCD provided map]
% of Adults Living Alone by Census Tract, 2019



10/22/2021, 3:28:42 PM

City/Town Boundaries



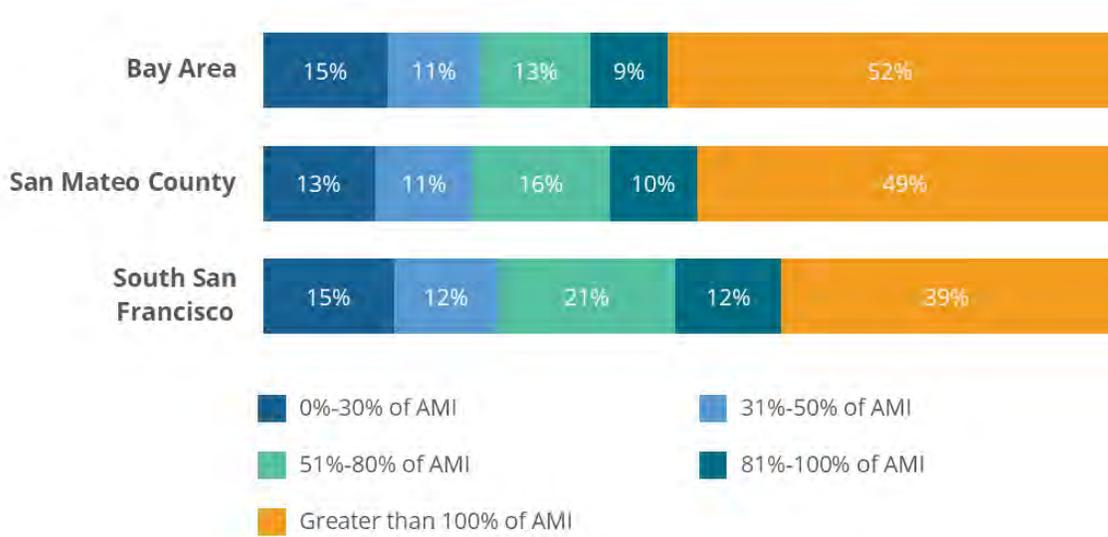
County of San Mateo, California; Bureau of Land Management; Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, contributors, and the GIS user community.

Source: California Department of Housing and Community Development AFFH Data Viewer

Household income.

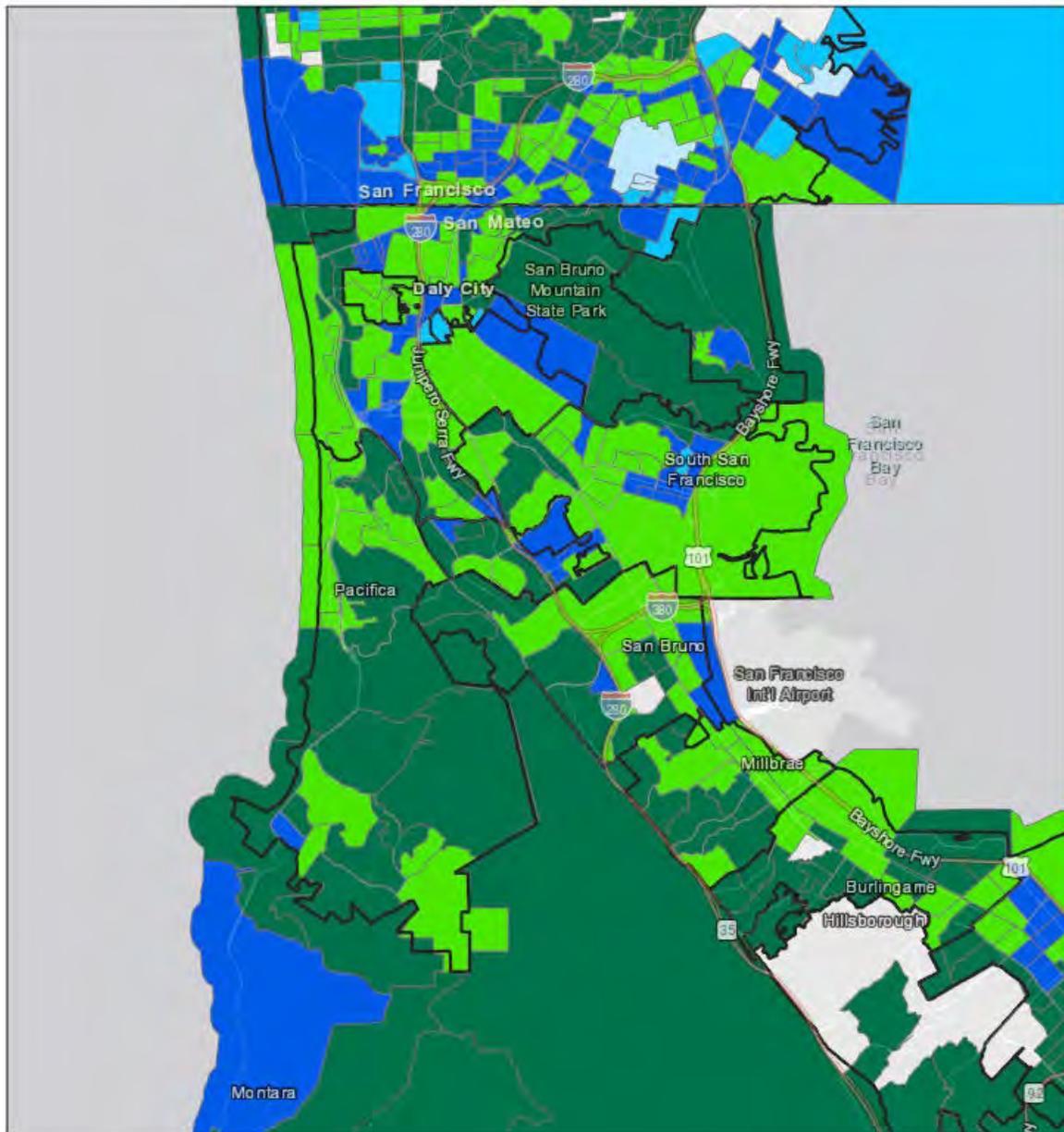
Figure II-25.

Share of Households by Area Median Income (AMI), 2019



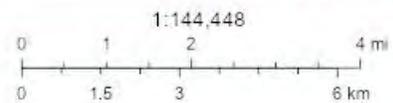
Source: ABAG Housing Needs Data Workbook

Figure II-26.
Median Household Income by Block Group, 2019



10/22/2021, 3:59:30 PM

-  City/Town Boundaries
- (R) Median Income (ACS, 2015-2019) - Block Group
-  < \$30,000
-  < \$55,000
-  < \$87,100 (HCD 2020 State Median Income)
-  < \$125,000
-  Greater than \$125,000

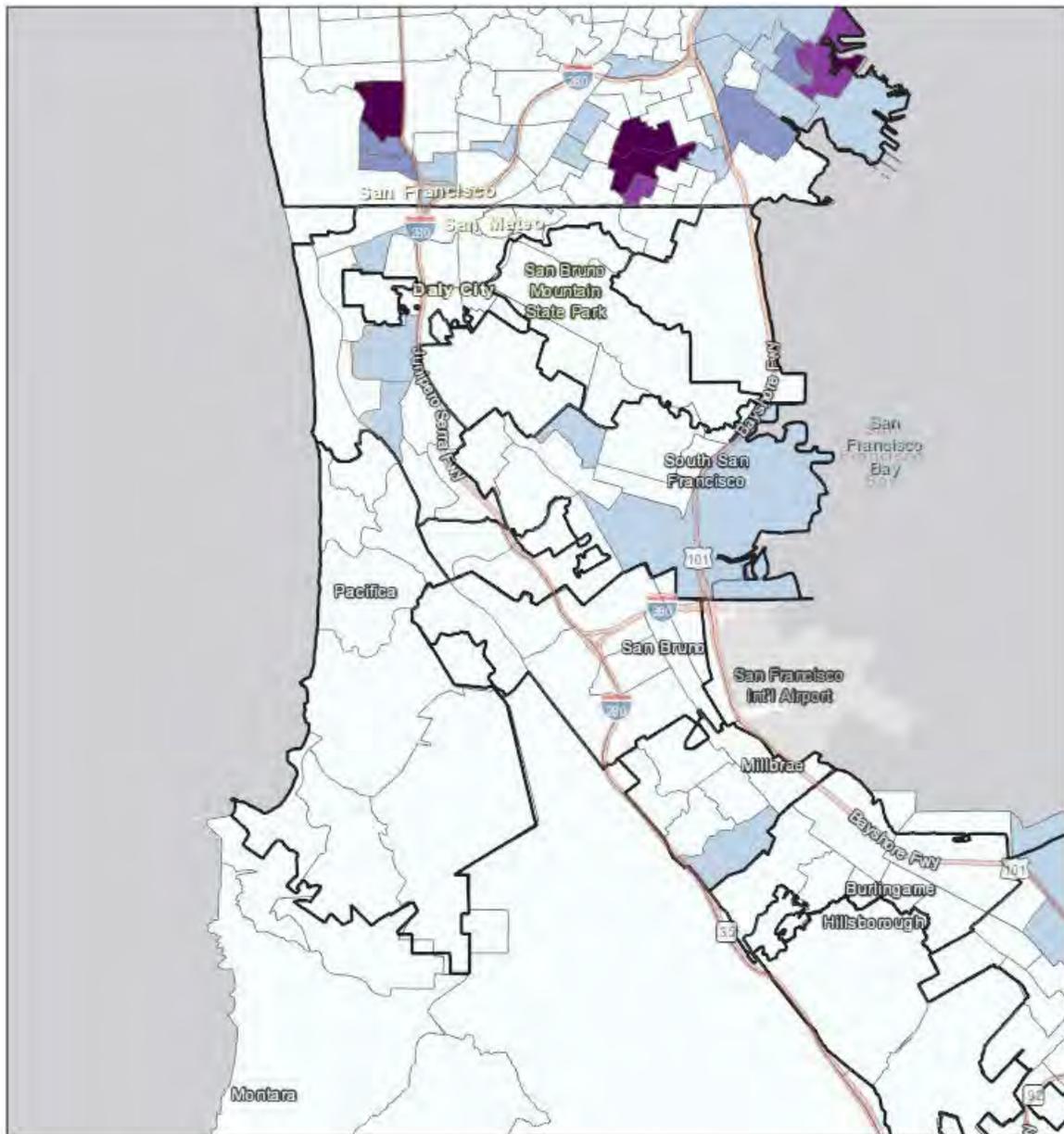


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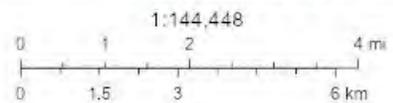
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure II-28.
Poverty Status by Census Tract, 2019



10/22/2021, 4:06:54 PM

City/Town Boundaries	20% - 30%
(R) Poverty Status (ACS, 2015 - 2019) - Tract	30% - 40%
< 10%	> 40%
10% - 20%	

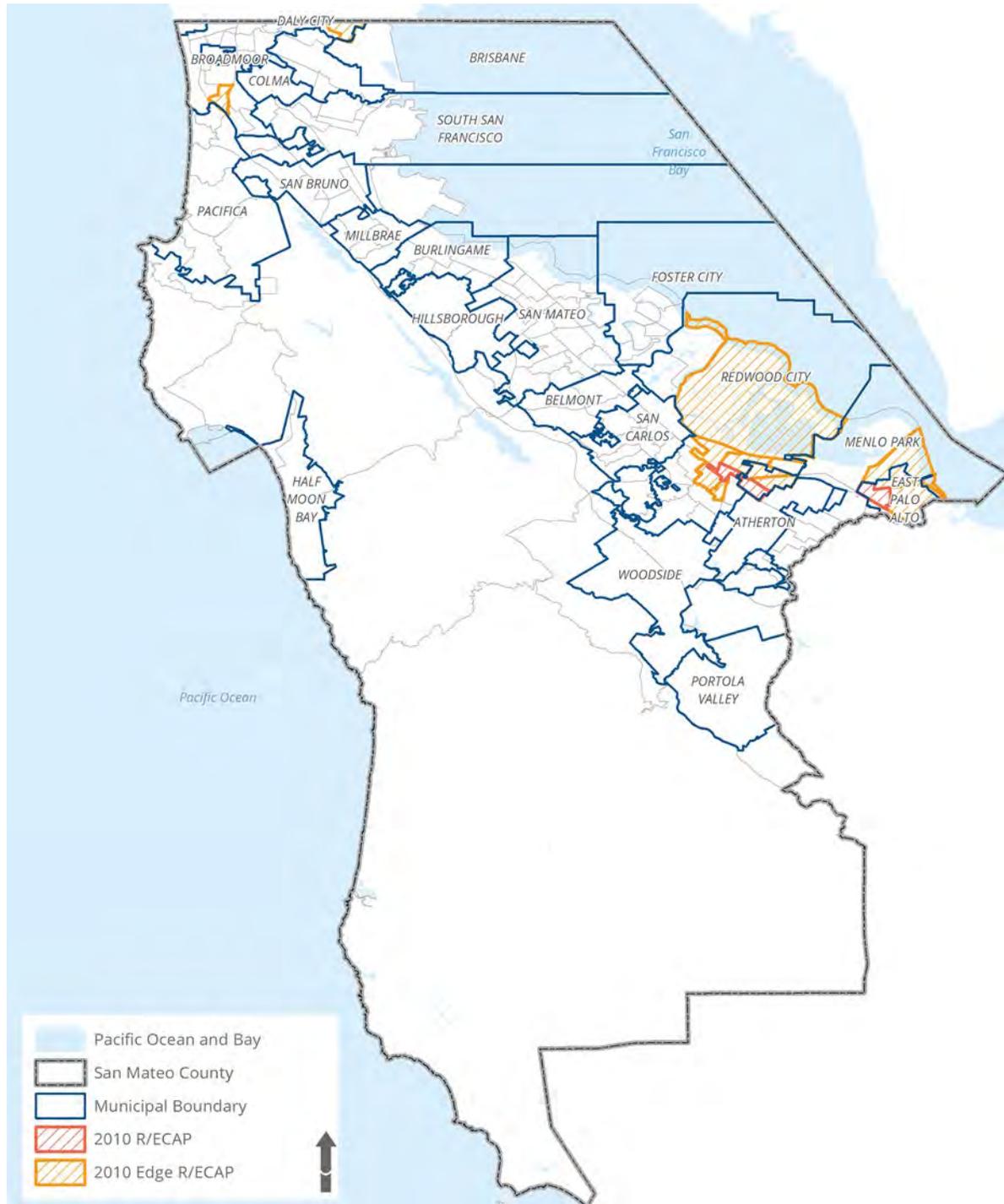


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County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, CA HCD

Source: California Department of Housing and Community Development AFFH Data Viewer

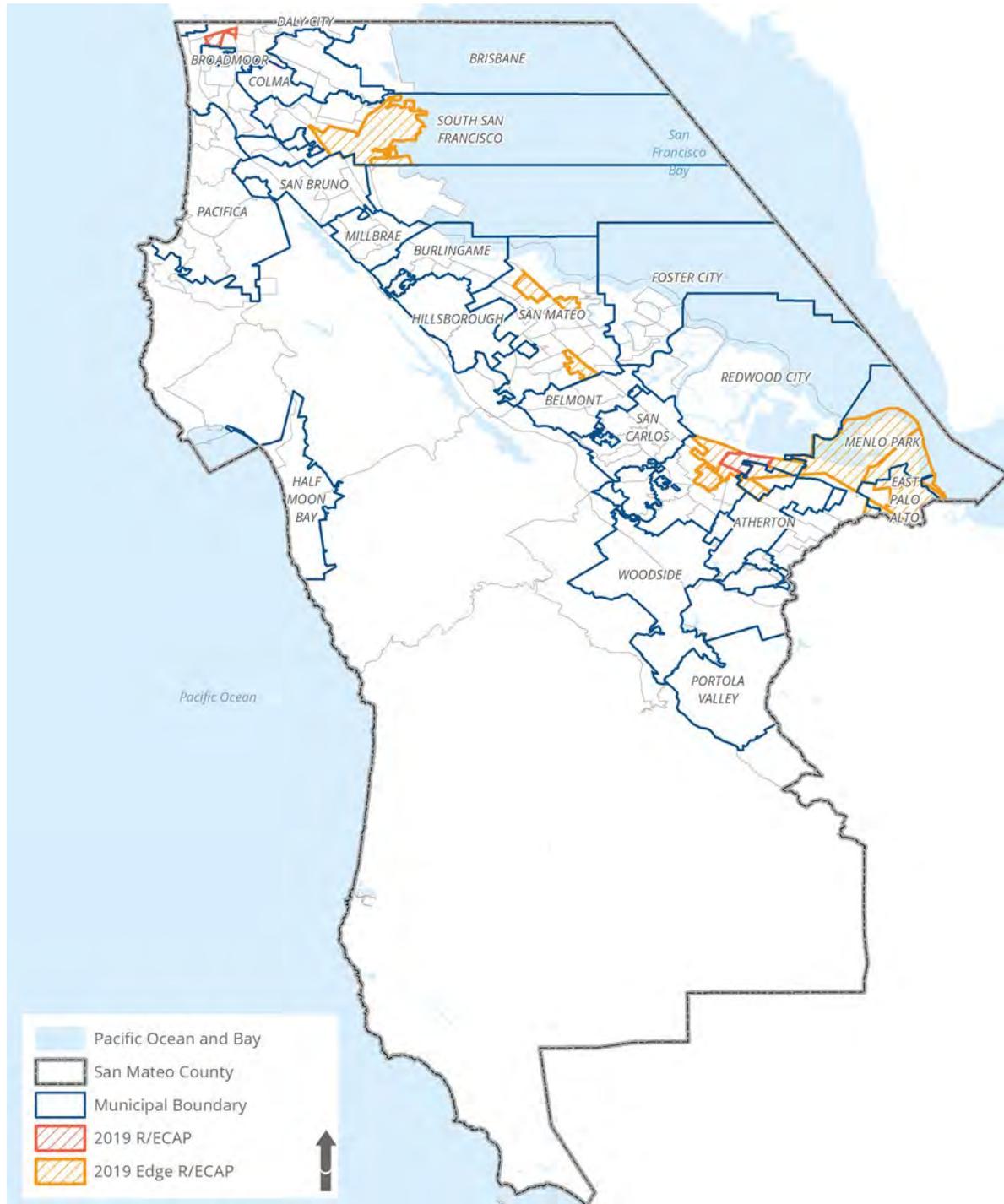
**Figure II-29.
R/ECAPs and Edge R/ECAPs, 2010**



Note: R/ECAPs are census tracts that have a non-white population of 50 percent or more (majority-minority) AND the poverty rate is three times the average tract poverty rate for the County (19.4% in 2010). Edge R/ECAPs are census tracts that have a non-white population of 50 percent or more (majority-minority) AND the poverty rate is two times the average tract poverty rate for the County (13% in 2010).

Source: California Department of Housing and Community Development AFFH Data Viewer

Figure II-30.
R/ECAPs and Edge R/ECAPs, 2019

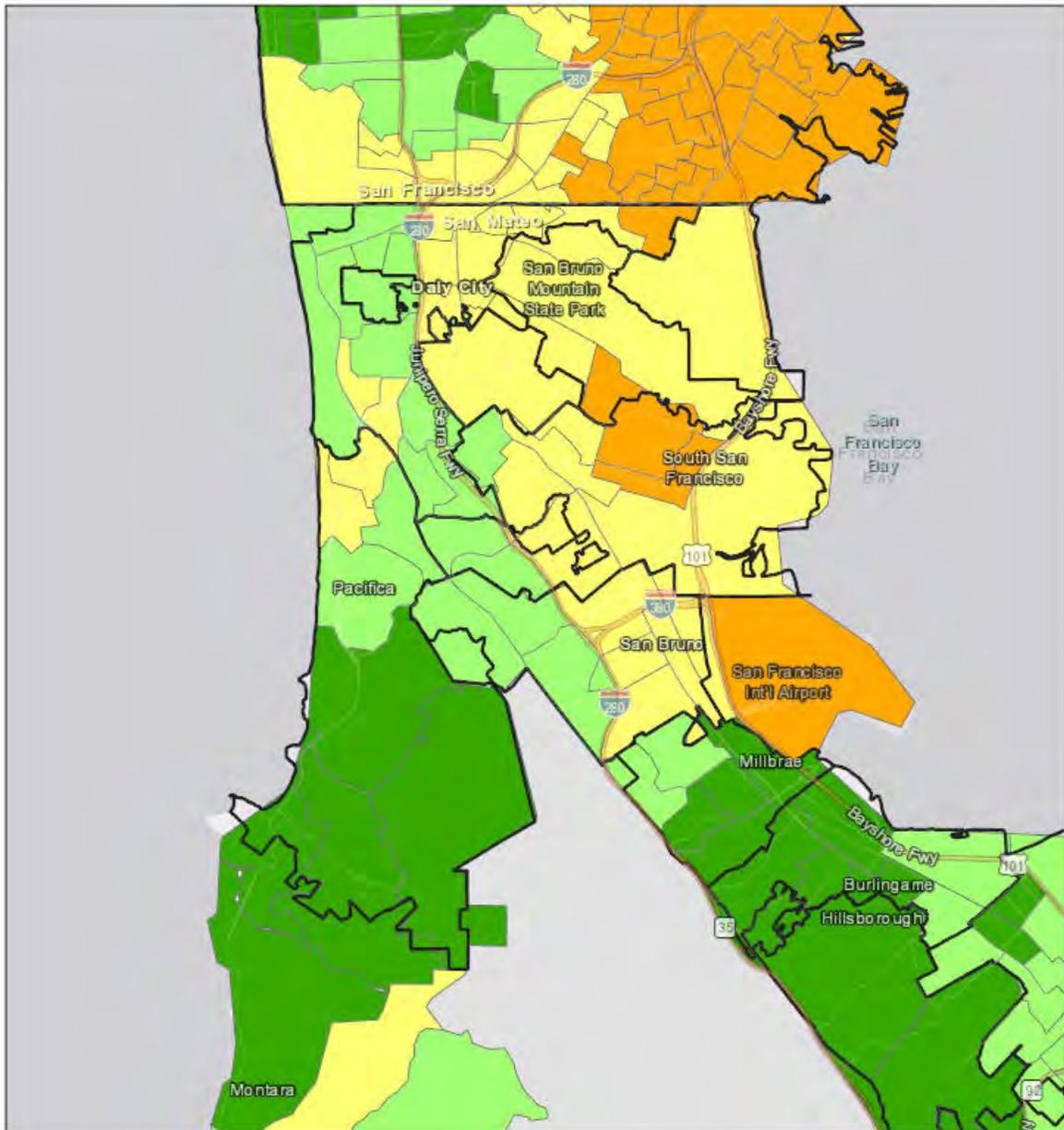


Note: R/ECAPs are census tracts that have a non-white population of 50 percent or more (majority-minority) AND the poverty rate is three times the average tract poverty rate for the County (19.1% in 2010). Edge R/ECAPs are census tracts that have a non-white population of 50 percent or more (majority-minority) AND the poverty rate is two times the average tract poverty rate for the County (12.8% in 2019).

Source: California Department of Housing and Community Development AFFH Data Viewer

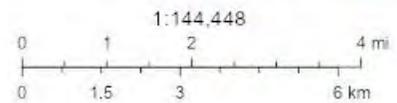
SECTION III. Access to Opportunity Education

Figure III-1.
TCAC Opportunity Areas Education Score by Census Tract, 2021



10/22/2021, 5:34:46 PM

- City/Town Boundaries
- (R) TCAC Opportunity Areas (2021) - Education Score -Tract
- < 0.25 (Less Positive Education Outcomes)
- 0.25 - 0.50
- 0.50 - 0.75
- > 0.75 (More Positive Education Outcomes)
- No Data



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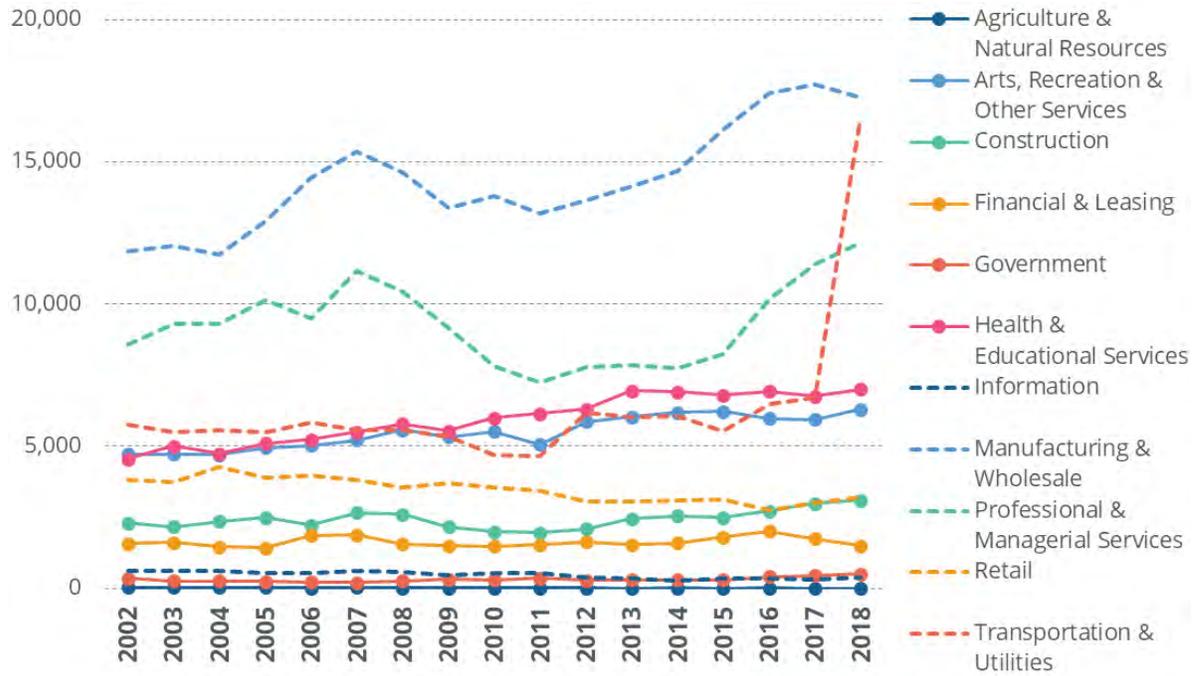
County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census (PlaceWorks 2021, CA HCD

Source: California Department of Housing and Community Development AFFH Data Viewer

Employment

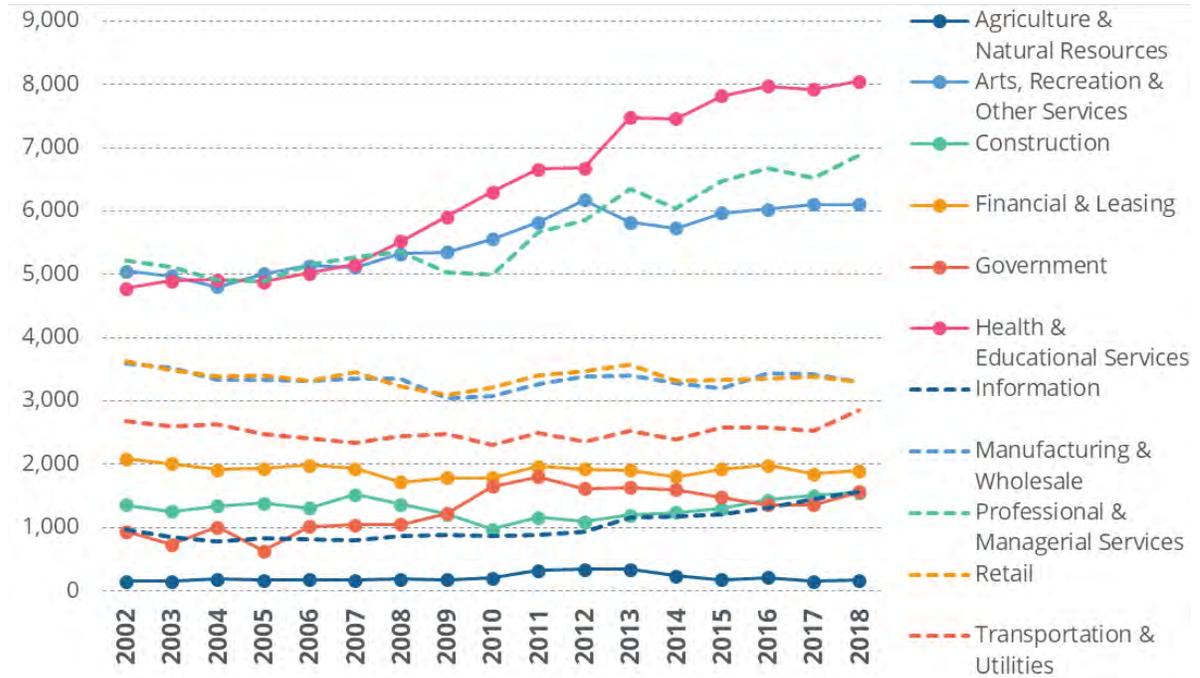
Figure III-2.

Jobs by Industry, City of South San Francisco, 2002-2018



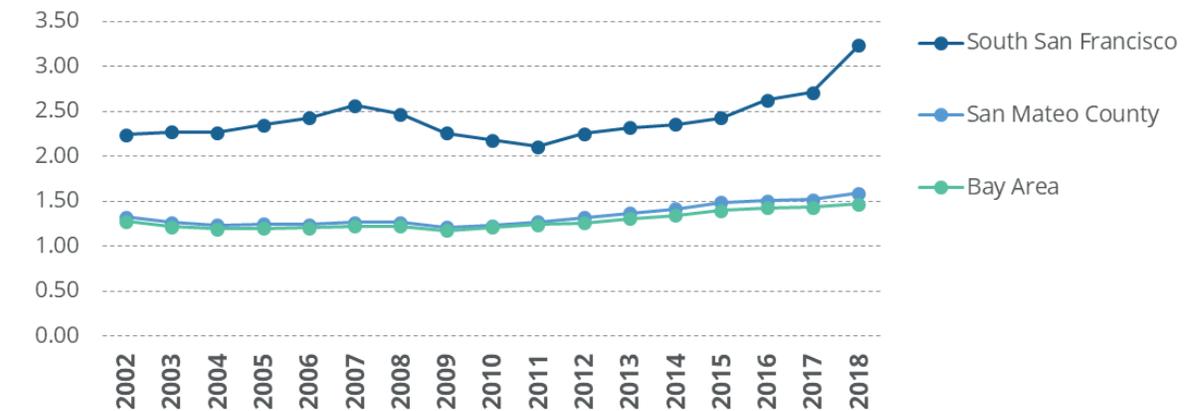
Source: ABAG Housing Needs Data Workbook

Figure III-3.
Job Holders by Industry, City of South San Francisco, 2002-2018



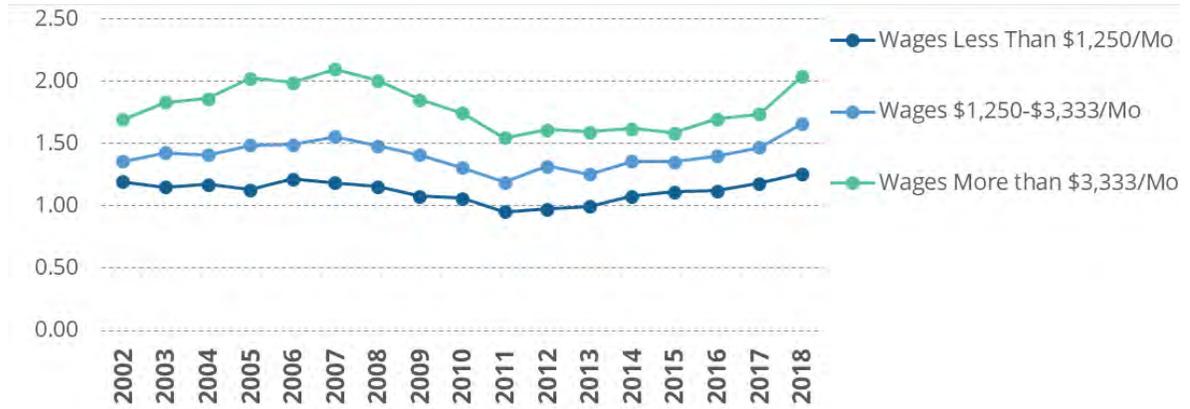
Source: ABAG Housing Needs Data Workbook

Figure III-4.
Jobs to Household Ratio, City of South San Francisco, 2002-2018



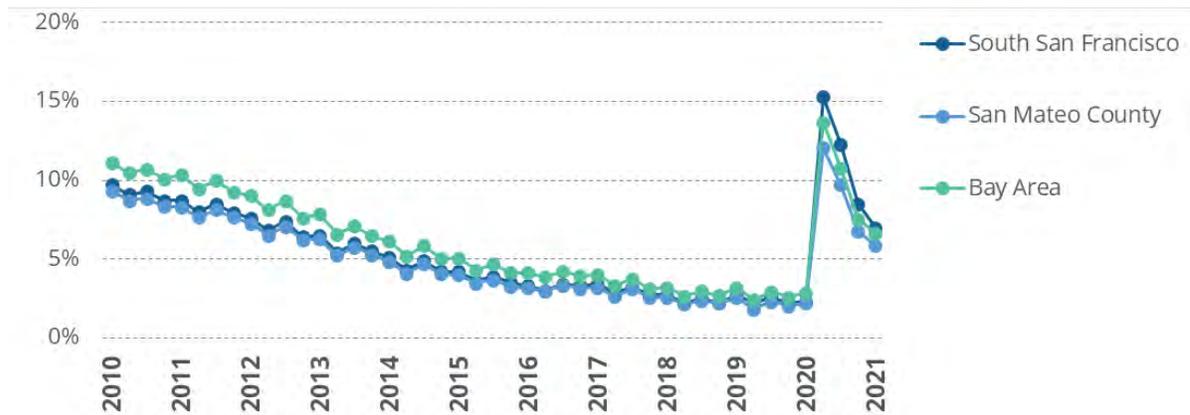
Source: ABAG Housing Needs Data Workbook

Figure III-5.
Jobs to Worker Ratio by Wage, City of South San Francisco, 2002-2018



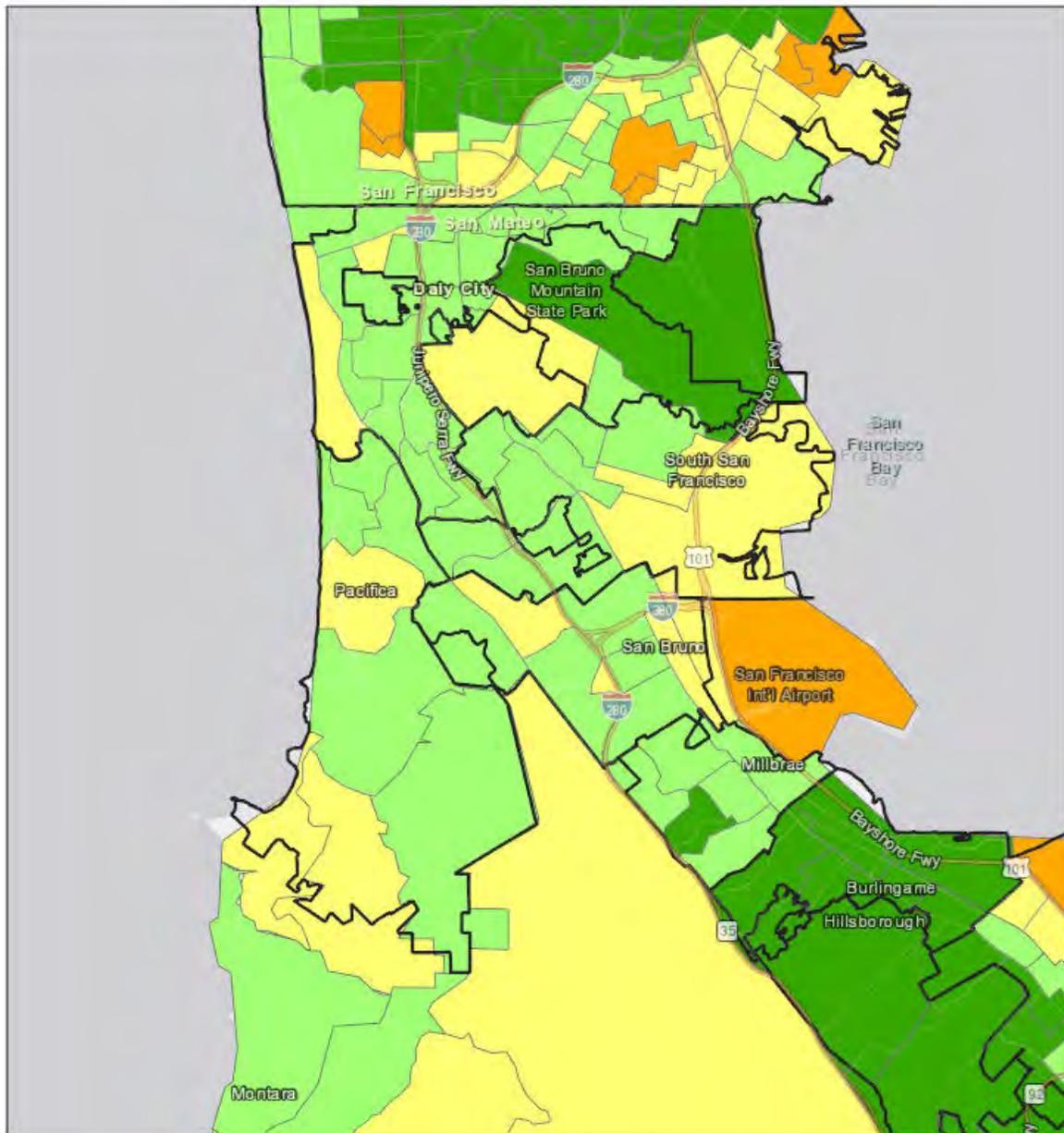
Source: ABAG Housing Needs Data Workbook

Figure III-6.
Unemployment Rate, 2010-2021



Source: ABAG Housing Needs Data Workbook

Figure III-7.
TCAC Opportunity Areas Economic Score by Census Tract, 2021



10/22/2021, 5:32:18 PM

City/Town Boundaries

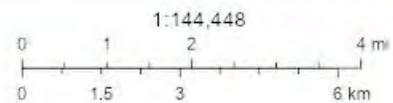
(R) TCAC Opportunity Areas (2021) - Economic Score - Tract

< 0.25 (Less Positive Economic Outcome)

0.25 - 0.50

0.50 - 0.75

> 0.75 (More Positive Economic Outcome)

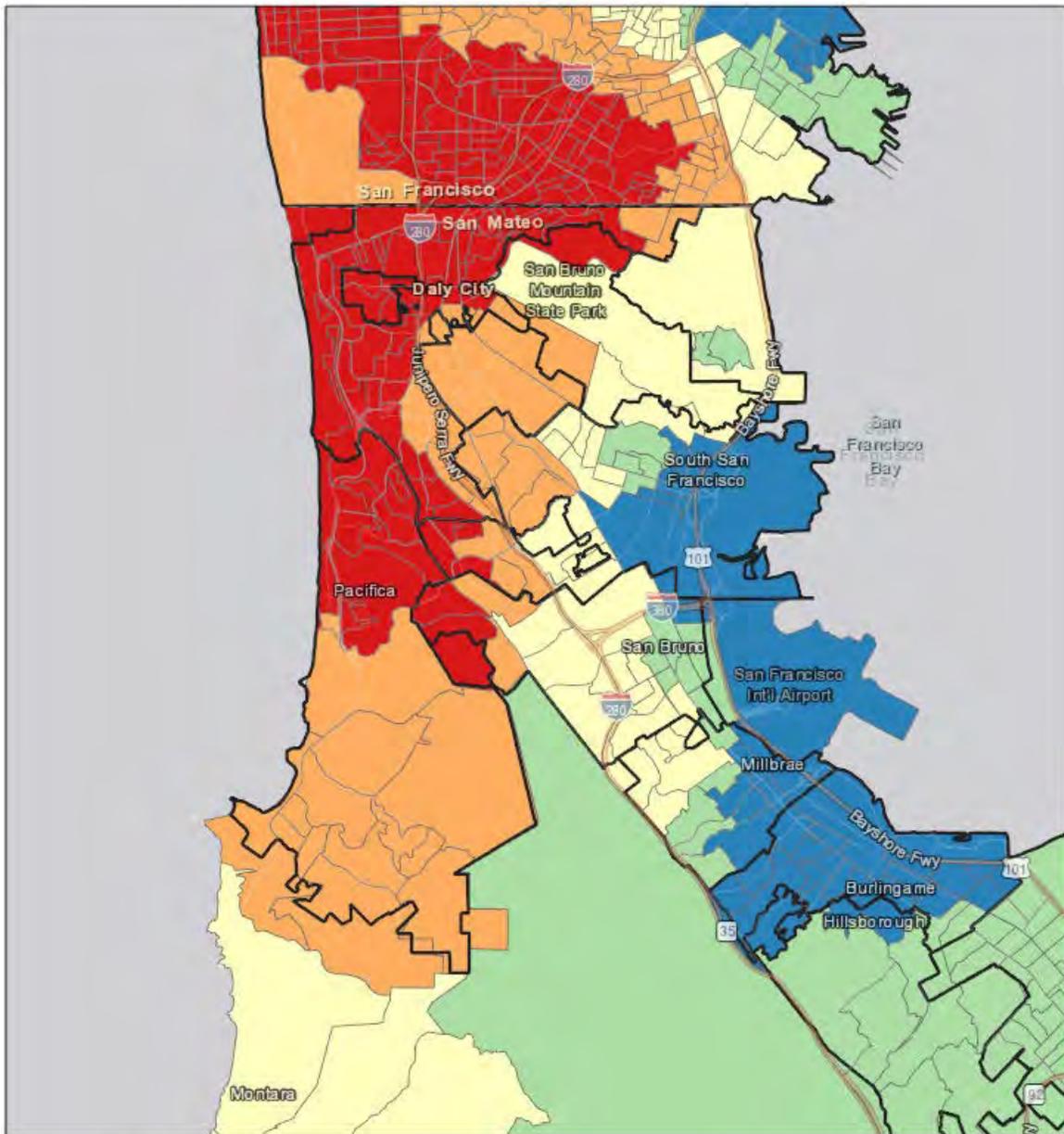


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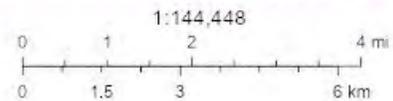
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure III-8.
Jobs Proximity Index by Block Group, 2017



10/22/2021, 5:40:06 PM

- City/Town Boundaries
- (A) Jobs Proximity Index (HUD, 2014 - 2017) - Block Group
- < 20 (Furthest Proximity)
- 20 - 40
- 40 - 60
- 60 - 80
- > 80 (Closest Proximity)



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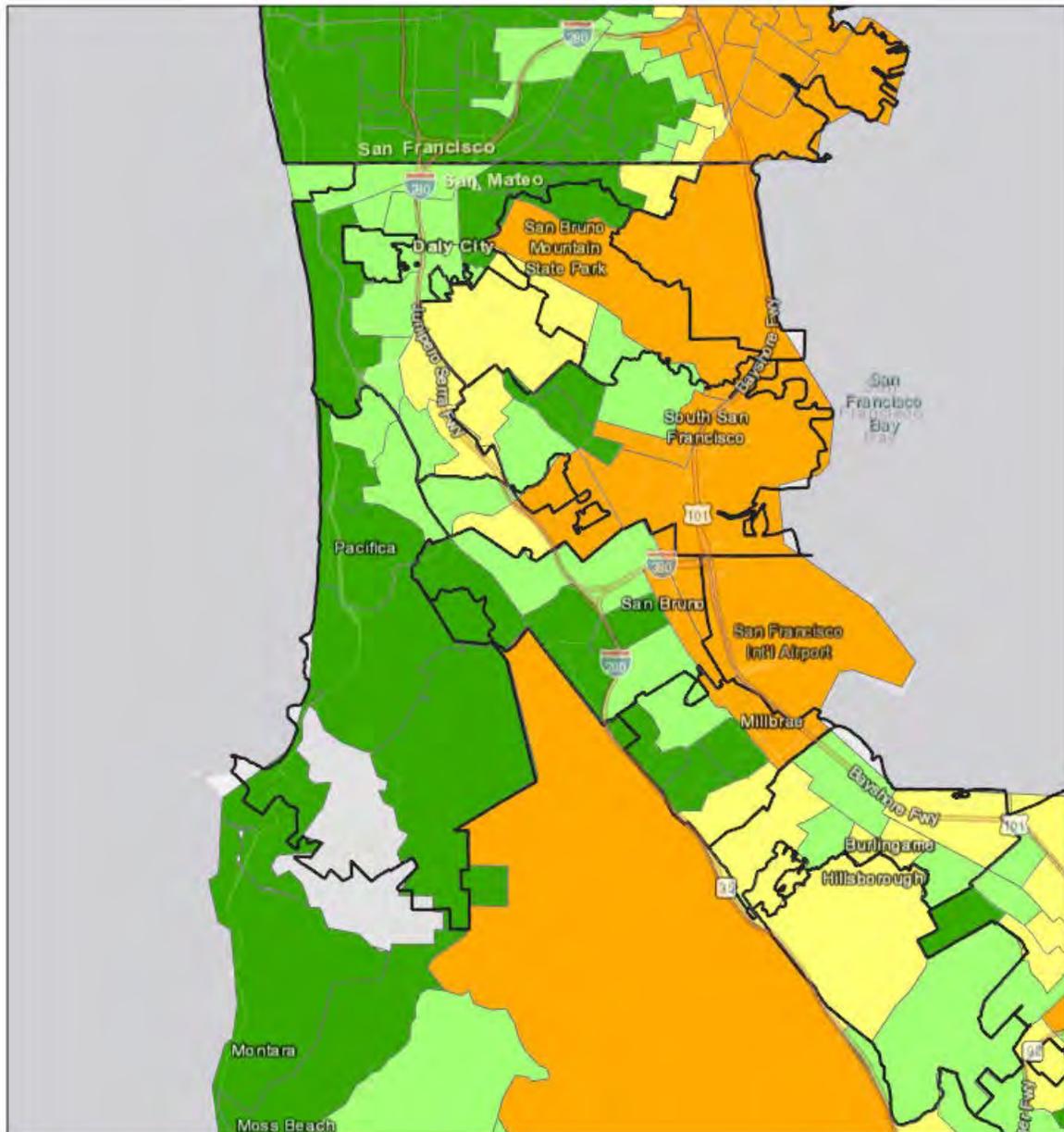
Source: California Department of Housing and Community Development AFFH Data Viewer

Transportation

[TCAC's transportation opportunity score and maps were not available at the time of this report]

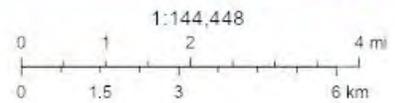
Environment

Figure III-9.
TCAC Opportunity Areas Environmental Score by Census Tract, 2021



10/22/2021, 5:37:10 PM

- City/Town Boundaries
- (R) TCAC Opportunity Areas (2021) - Environmental Score -Tract
- < .25 (Less Positive Environmental Outcomes)
- .25 - .50
- .50 - .75
- .75 - 1 (More Positive Environmental Outcomes)
- No Data

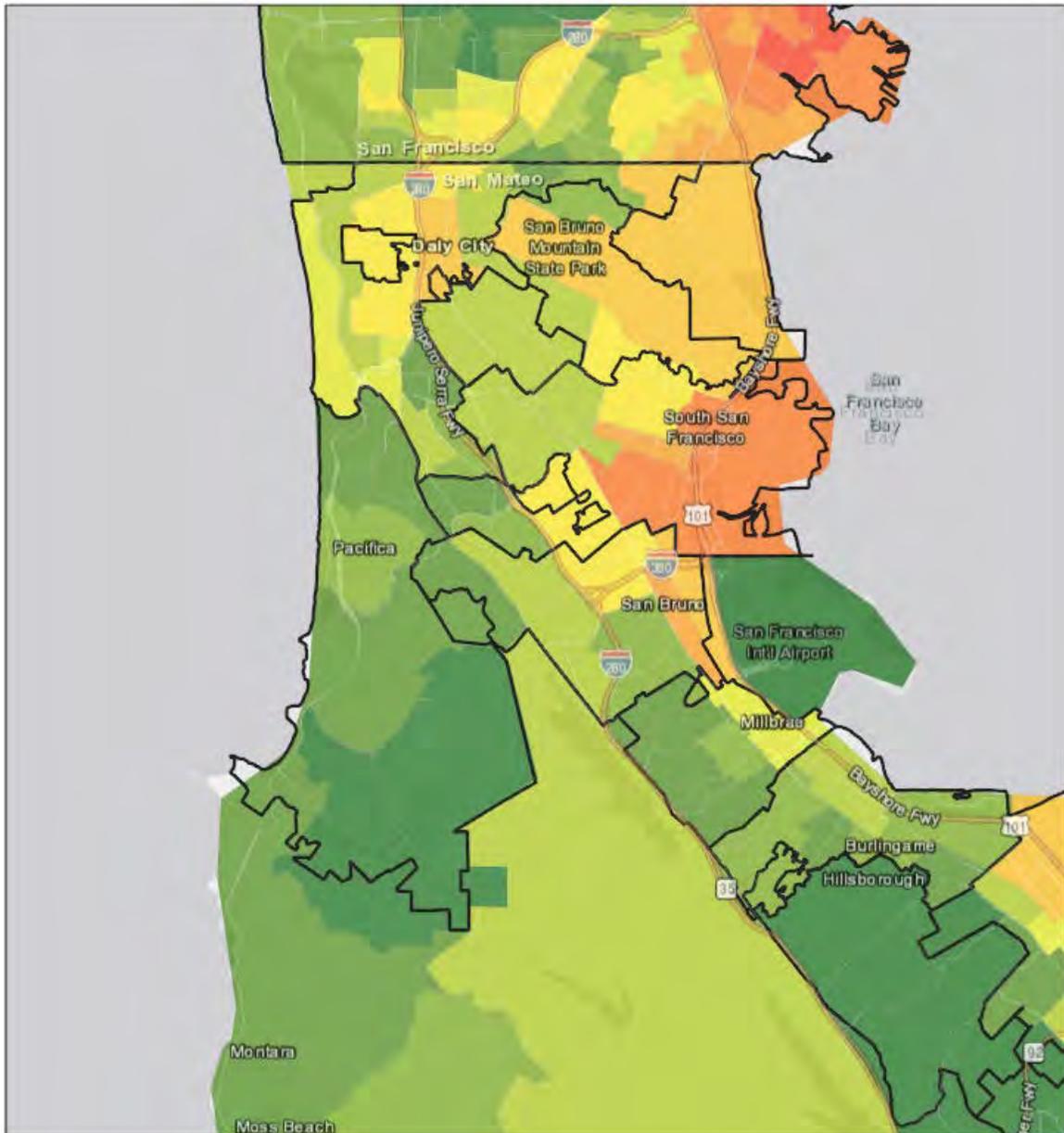


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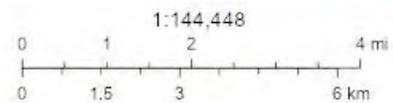
County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, CA HCD

Source: California Department of Housing and Community Development AFFH Data Viewer

Figure III-10.
CalEnviroScreen by Census Tract, 2021



10/22/2021, 4:54:07 PM

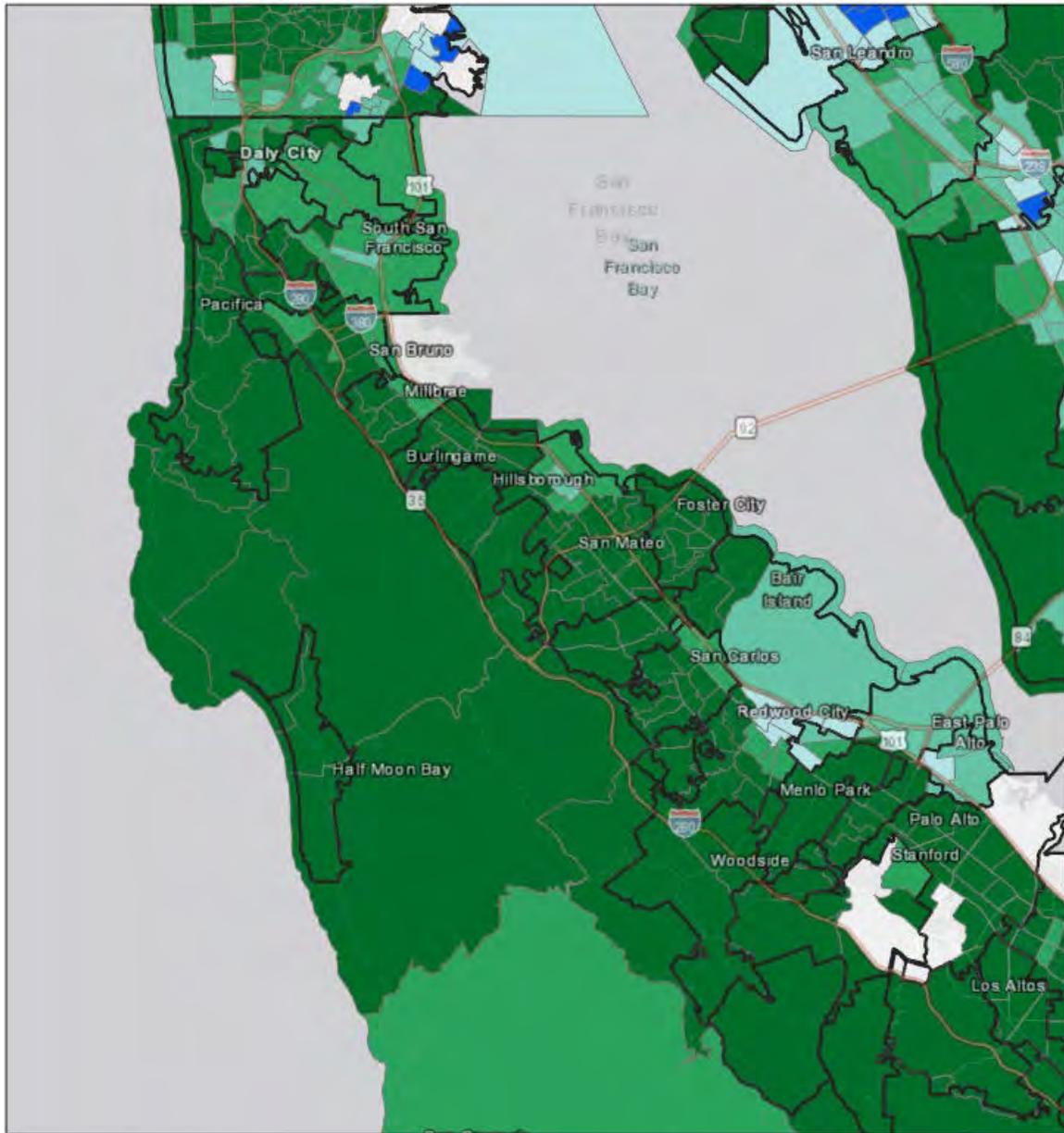


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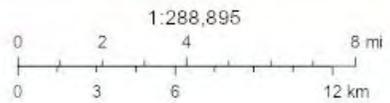
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure III-11.
Healthy Places Index by Census Tract, 2021



10/4/2021, 3:07:40 PM

-  City/Town Boundaries
- (A) Healthy Places Index (PHASC, 2021) - Tract
-  < 20%
-  20% - 40%
-  40% - 60%
-  60% - 80%
-  80% - 100%



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CA HCD

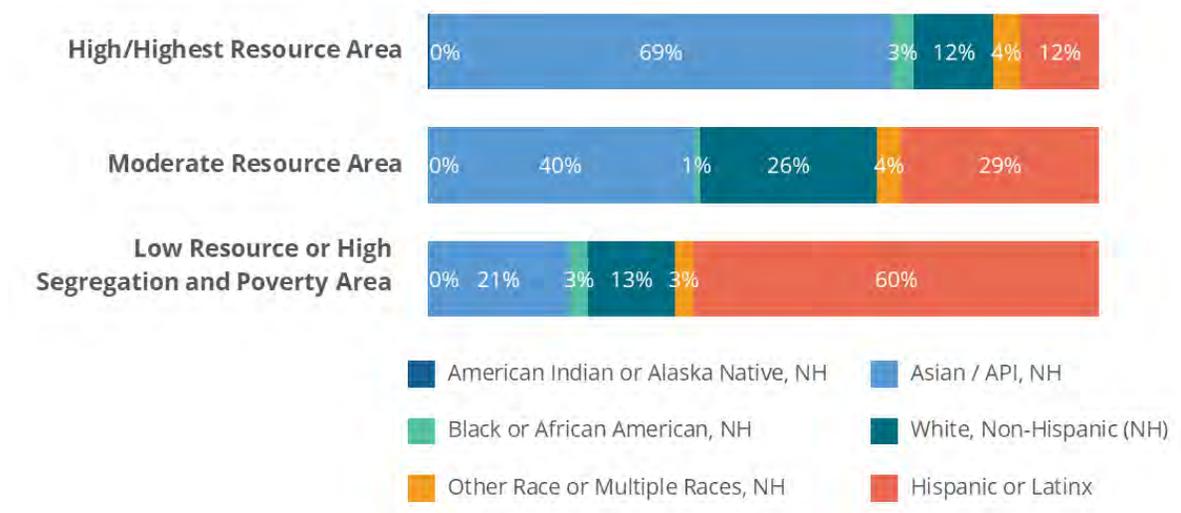
County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021,

Source: California Department of Housing and Community Development AFFH Data Viewer

Patterns in disparities in access to opportunity.

Figure III-12.

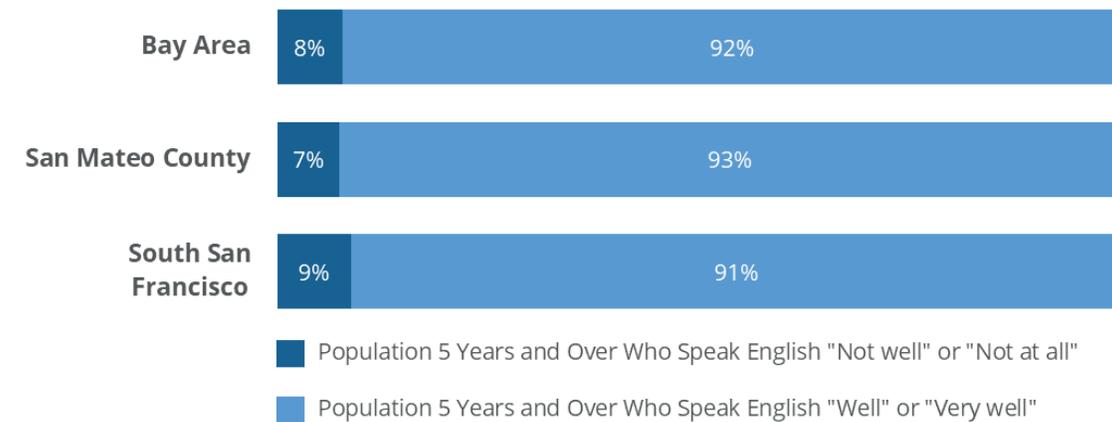
Population Living in Moderate and High Resource Areas by Race and Ethnicity, City of South San Francisco, 2019



Source: ABAG Housing Needs Data Workbook

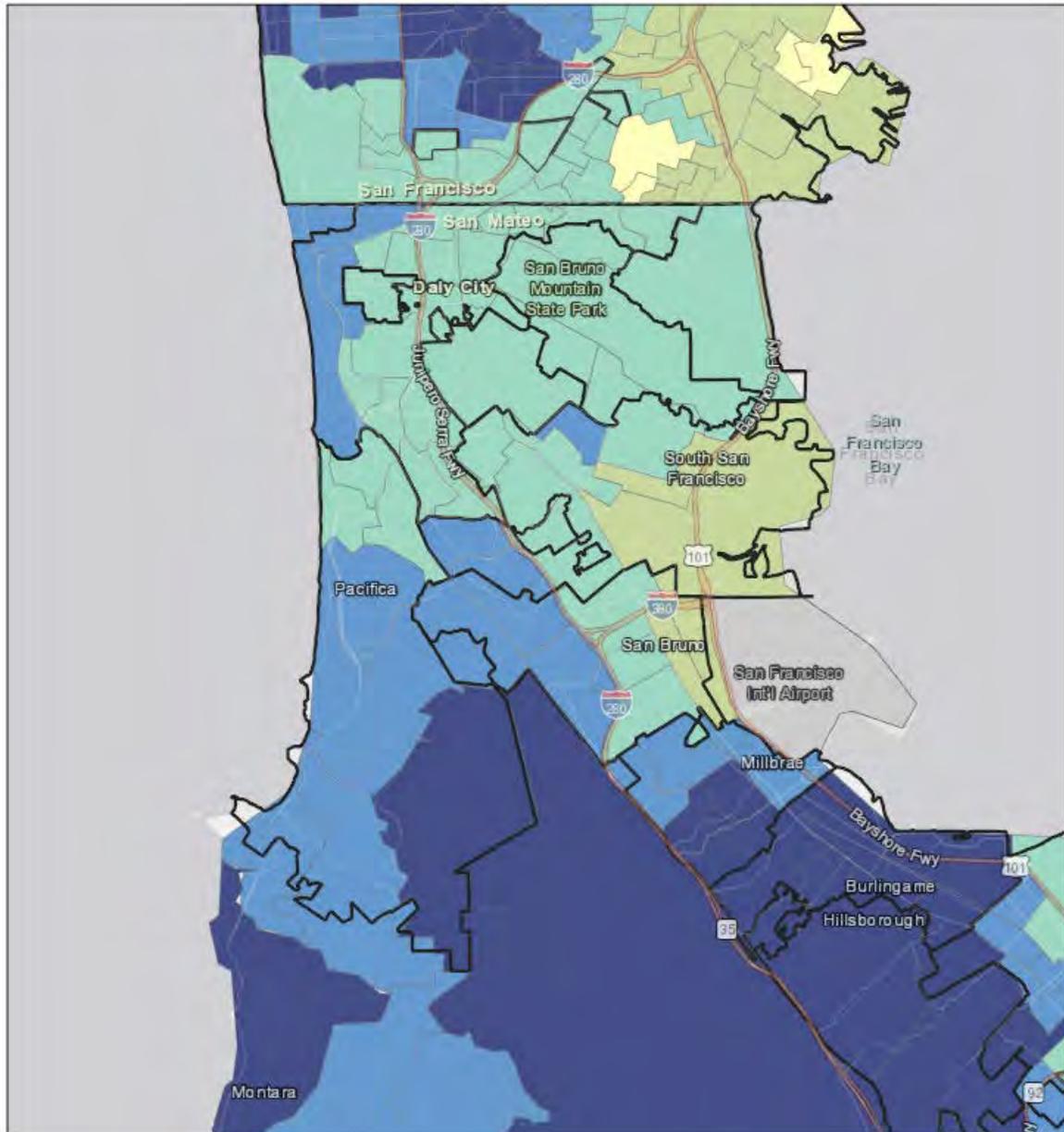
Figure III-13.

Population with Limited English Proficiency, City of South San Francisco, 2019



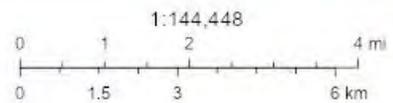
Source: ABAG Housing Needs Data Workbook

Figure III-14.
TCAC Opportunity Areas Composite Score by Census Tract, 2021



10/22/2021, 5:29:59 PM

- City/Town Boundaries
- (R) TCAC Opportunity Areas (2021) - Composite Score - Tract
- Highest Resource
- High Resource
- Moderate Resource (Rapidly Changing)
- Moderate Resource
- Low Resource

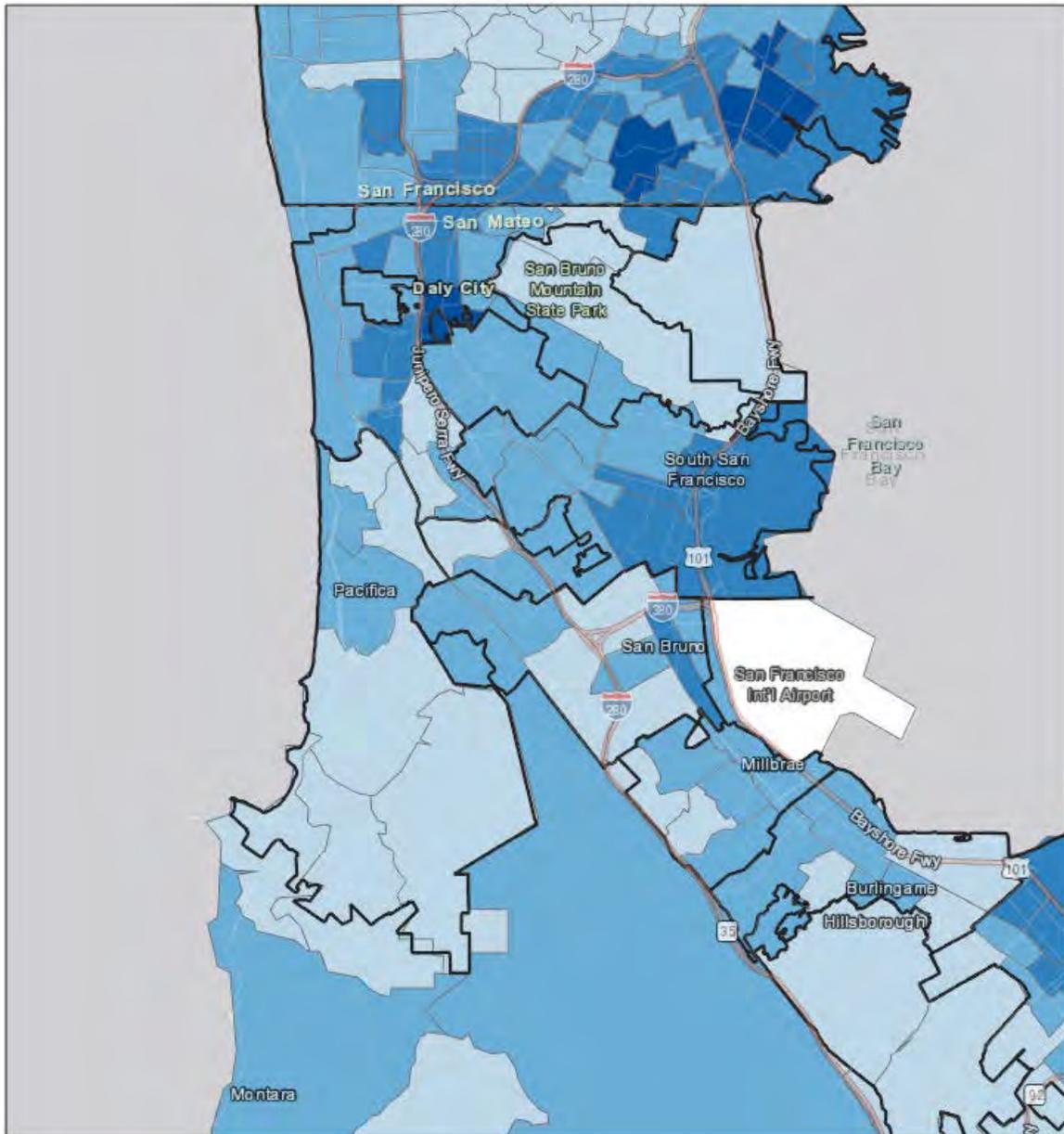


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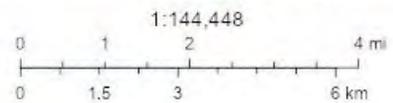
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure III-15.
Social Vulnerability Index by Census Tract, 2018



10/22/2021, 5:43:33 PM

- City/Town Boundaries
- (A) Social Vulnerability Index (CDC, 2018) - Tract
- No Data
- Lower Vulnerability
- Higher Vulnerability
- Higher Vulnerability

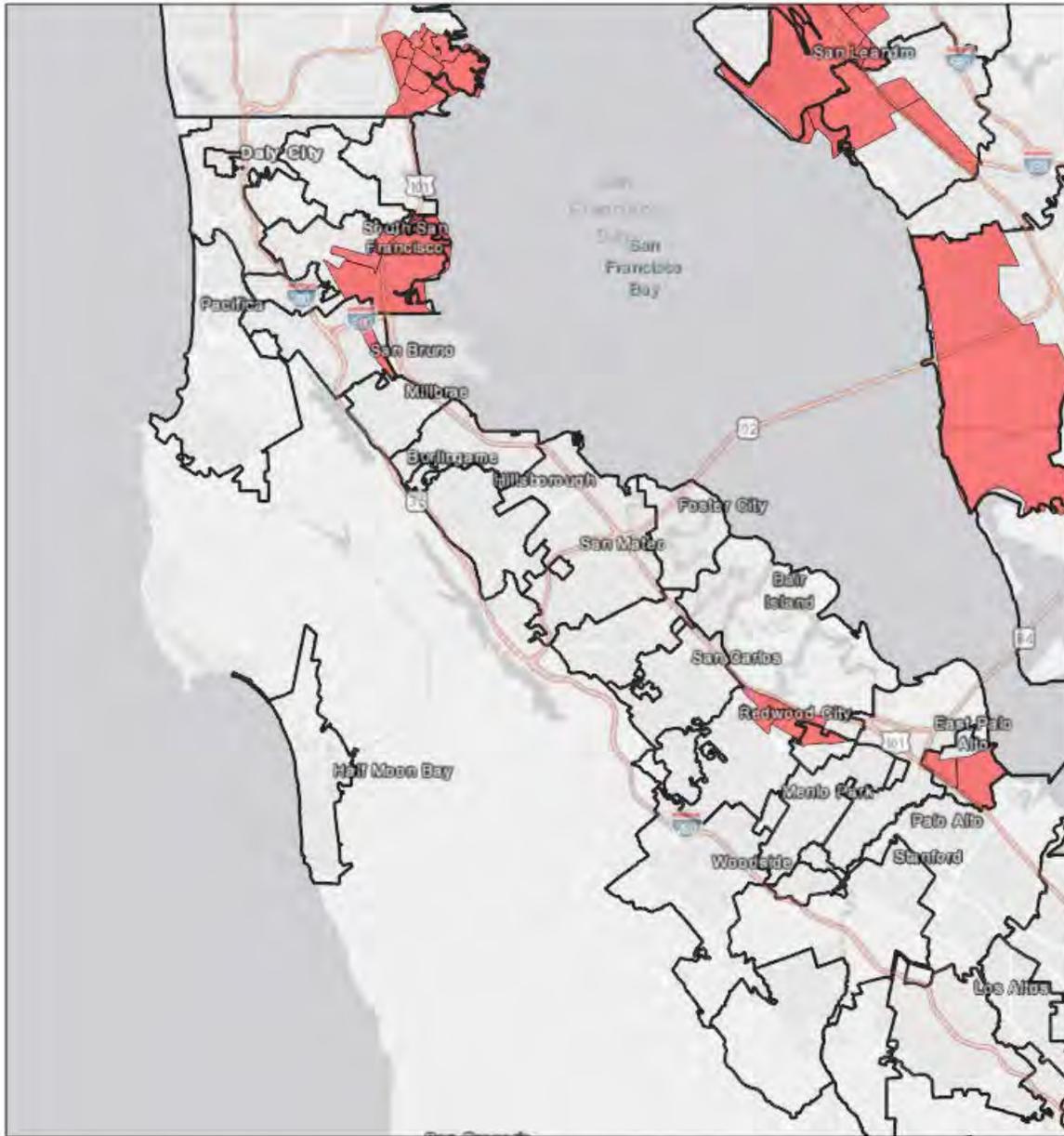


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County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021

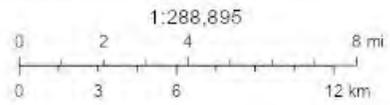
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure III-16.
SB 535 Disadvantaged Communities



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- City/Town Boundaries
- (A) SB 535 Disadvantaged Communities



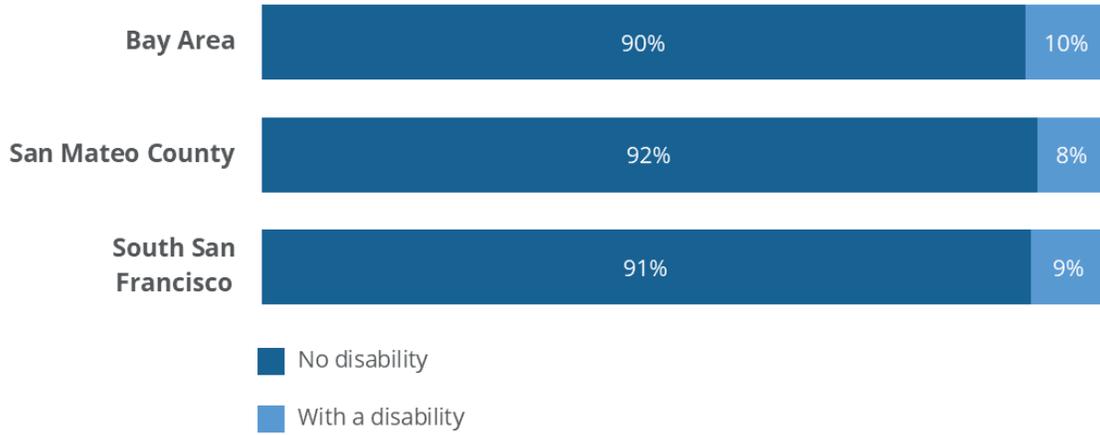
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Source: California Department of Housing and Community Development AFFH Data Viewer

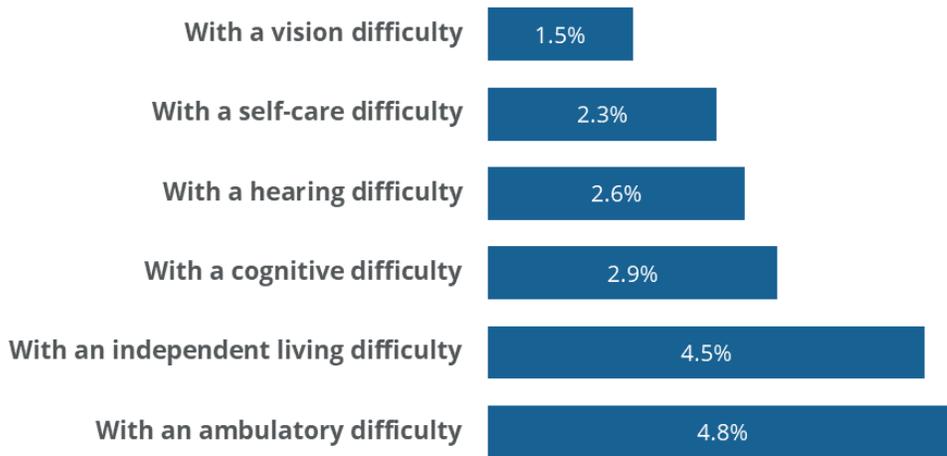
**Disparities in access to opportunity for persons with disabilities.
Figure III-17.**

Population by Disability Status, City of South San Francisco, 2019



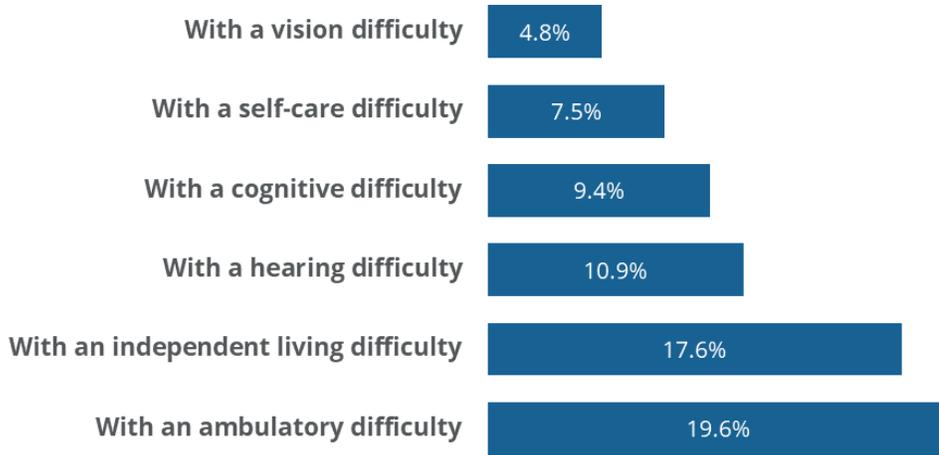
Source: ABAG Housing Needs Data Workbook

**Figure III-18.
Disability by Type for the Non-Institutionalized Population 18 Years and Over, City of South San Francisco, 2019**



Source: ABAG Housing Needs Data Workbook

Figure III-19.
Disability by Type for Seniors (65 years and over), City of South San Francisco, 2019



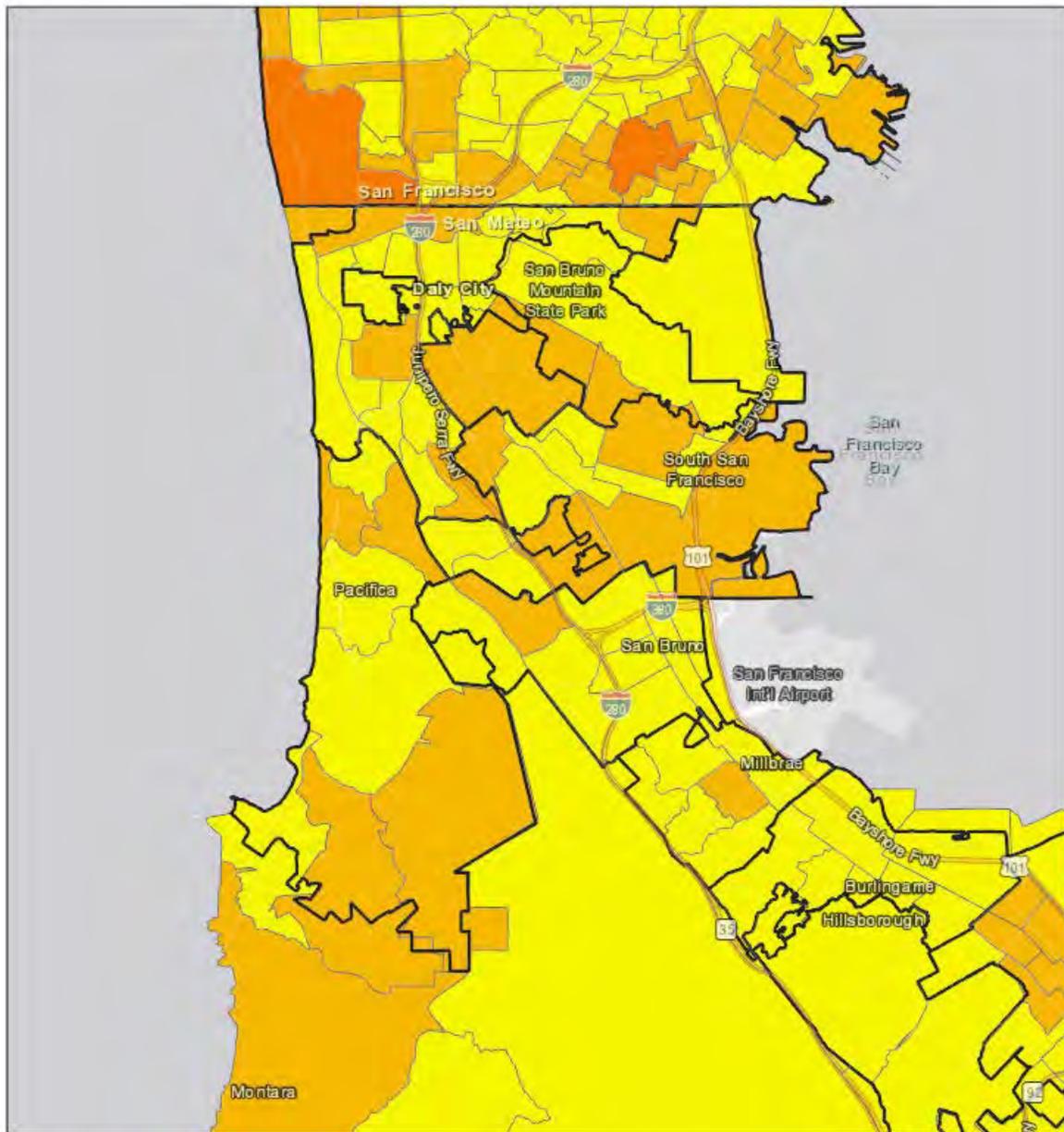
Source: ABAG Housing Needs Data Workbook

Figure III-20.
Employment by Disability Status, City of South San Francisco, 2019



Source: ABAG Housing Needs Data Workbook

Figure III-21.
Share of Population with a Disability by Census Tract, 2019

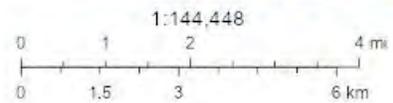


10/22/2021, 4:03:58 PM

City/Town Boundaries

(R) Population with a Disability (ACS, 2015 - 2019) - Tract

- < 10%
- 10% - 20%
- 20% - 30%



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Source: California Department of Housing and Community Development AFFH Data Viewer

Figure III-22 [PLACEHOLDER] San Mateo County Housing Policies and Programs Analysis

San Mateo County Housing Policies and Programs
Compiled by the Association of Bay Area Governments, February 2016 update; revised July 2016 by San Mateo County staff with updates from 21 Elements

Affordable Housing Policies and Programs	Atherton	Belmont	Brisbane	Burlingame	Colma	Daly City	East Palo Alto	Foster City	Half Moon Bay*	Hillsborough	Menlo Park	Millbrae*	Pacifica	Portola Valley*	Redwood City	San Bruno*	San Carlos	San Mateo	South San Francisco	Woodside	San Mateo County		
Reduced Parking Requirements	N	UC	Y	Y	Y	N	Y	Y	N	Y	Y	Y	N	N	Y	UC	Y	Y	Y	N	N		
Streamlined Permitting Process	N	N	Y	N	Y	N	Y	Y	Y	Y	Y	N	N	N	Y	UC	N	N	Y	Y	N	N	
Graduated Density Bonus (parcel assembly)	N	N	Y	N	N	N	N	N	N	N	Y	N	N	N	Y	N	Y	Y	Y	N	N	N	
Form based codes	N	N	Y	N	N	N	N	N	N	N	Y	N	N	N	Y	N	Y	Y	Y	N	N	N	
Mixed Use Zoning	N	Y	Y	Y	N	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	
Housing Overlay Zone	N	N	N	Y	N	N	UC	N	N	N	Y	N	N	N	UC	N	N	N	Y	N	N	N	
Density Bonus Ordinances	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	N	Y	Y	
Inclusionary Below Market Rate Housing Policy	N	N	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	
Condominium Conversion Ordinance	N	Y	Y	Y	N	Y	Y	Y	N	Y	Y	Y	Y	N	N	N	N	N	Y	N	Y	Y	
Just Cause Evictions	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Rent Stabilization	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Acquisition/Rehabilitation/ Conversion Program	N	Y	Y	N	N	Y	N	Y	N	N	N	N	N	N	Y	Y	Y	Y	Y	N	N	N	
Preservation of Mobile Homes (Rent Stabilization ordinance)	N	N	Y	N	N	N	Y	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	Y	
SRO Preservation Ordinances	N	N	Y	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	Y	N	Y	N	N	
Homeowner Rehabilitation program	N	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N	N	Y	Y	Y	N	Y	Y	Y	Y	
Other Anti-Displacement Strategies	N	N	N	N	N	N	Y	Y	Y	N	Y	Y	N	N	N	N	N	N	Y	N	N	Y	
Reduced Fees or Waivers	N	N	Y	N	N	Y	UC	Y	N	Y	N	N	N	Y	Y	Y	N	N	Y	N	Y	Y	
General Fund Allocation Incl. former RDA "Boomerang" Funds	N	N	Y	N	N	N	Y	N	N	N	N	N	N	N	N	N	UC	N	N	N	N	N	
In-Lieu Fees (Inclusionary Zoning)	N	N	N	UC	N	Y	Y	N	N	N	Y	Y	Y	Y	Y	Y	Y	N	N	N	Y	Y	
Housing Development Impact Fee	N	UC	Y	UC	UC	Y	Y	N	N	N	Y	N	N	Y	Y	UC	Y	Y	N	N	N	Y	
Commercial Development Impact Fee	N	UC	N	UC	N	N	Y	N	N	N	Y	N	N	N	Y	UC	UC	UC	UC	UC	N	Y	
Other taxes or fees dedicated to housing	N	N	N	N	N	Y	Y	N	N	N	N	N	N	N	N	Y	Y	N	N	N	N	N	
Locally Funded Homebuyer Assistance Programs	N	Y	Y	N	N	N	UC	Y	N	N	Y	N	N	N	Y	N	N	N	N	N	N	N	
Tenant-Based Assistance	N	N	N	N	N	Y	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Home sharing programs	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	N	N	Y	N	Y	Y	Y	
Has Public Housing? (Y/N)	N	N	N	N	N/A	Y	N	N	N/A	N	N	N/A	N	N/A	N	N/A	N	N	N/A	N	N/A	N	Y
Has Group Homes? (Y/N)	Y	N	Y	Y	N/A	Y	Y	Y	N/A	Y	Y	N/A	N	N/A	Y	N/A	Y	Y	N/A	N	Y	Y	
Has a Second Unit Ordinance? (Y/N)	Y	N	Y	Y	N/A	Y	Y	Y	N/A	Y	Y	N/A	N	N/A	Y	N/A	N	Y	N/A	N	Y	Y	
Has Emergency Shelters? (Y/N)	N	N	N	N	N/A	N	Y	Y	N/A	Y	Y	N/A	N	N/A	Y	N/A	N	Y	N/A	N	Y	Y	
Has Affordable Housing Complexes? (Y/N)	N	N	Y	N	N/A	Y	Y	N	N/A	N	Y	N/A	Y	N/A	Y	N/A	Y	Y	N/A	N	Y	Y	

ABAG tracked thirty housing policy and program types that represent the most prevalent and important strategies for fostering development of both market rate and affordable housing units. ABAG Staff compiled a summary of policies adopted by each jurisdiction based on the jurisdiction's certified 2007-2014 housing element, and sent the summary to local staff for verification. We have indicated instances in which we were not able to verify or obtain information:

- Legend:**
Y: The policy or program is currently in effect in the jurisdiction
N: The policy or program is not in effect in the jurisdiction
UC: The policy or program is currently under consideration by the jurisdiction
N/A: Indicates information was unavailable for jurisdiction

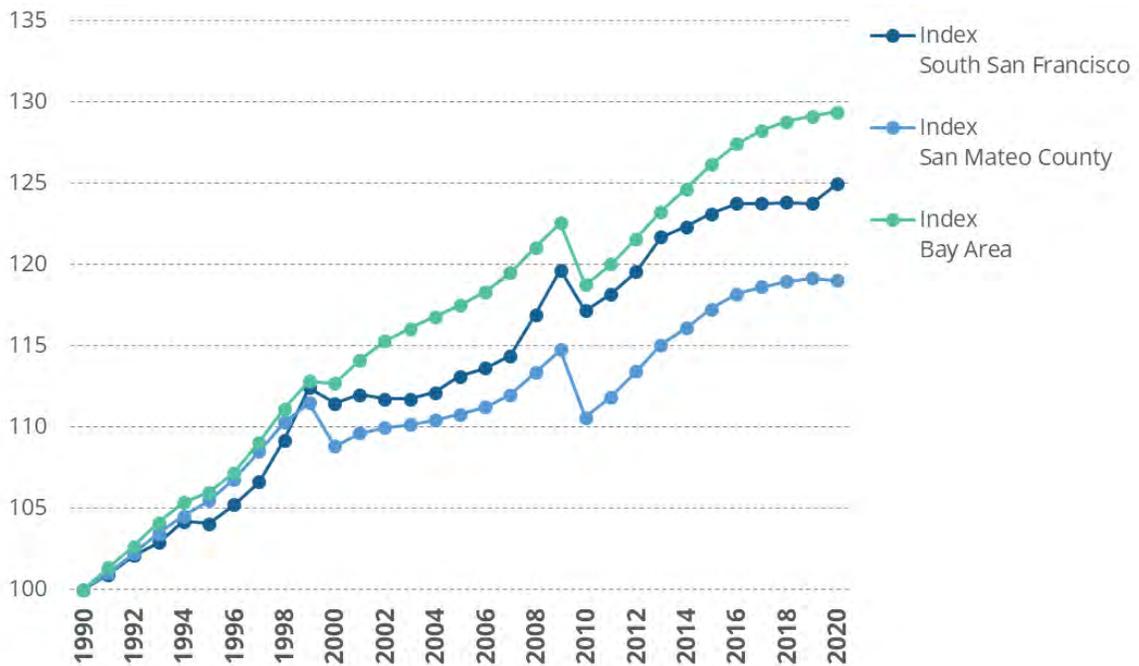
Source: ABAG.

SECTION IV. Disproportionate Housing Needs

Housing needs.

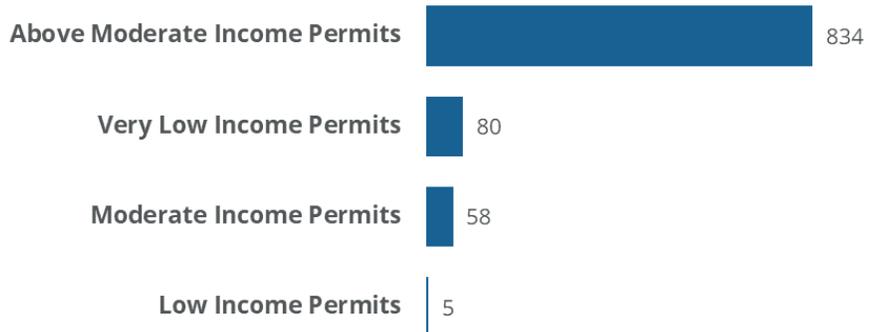
Figure IV-1.

Population Indexed to 1990



Source: ABAG Housing Needs Data Workbook

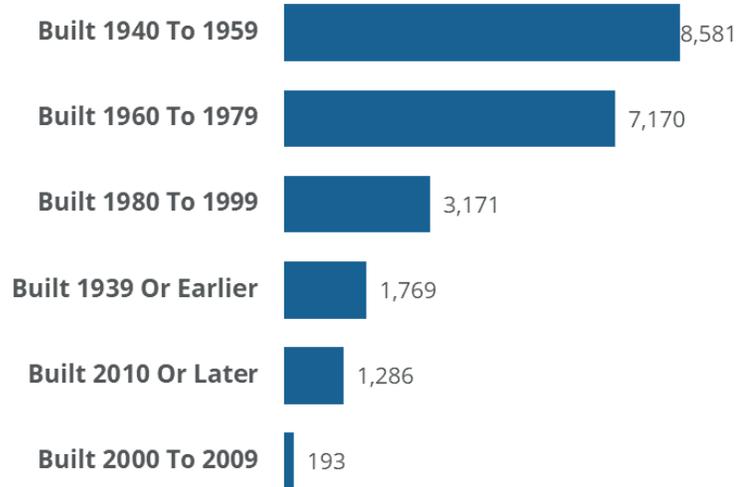
Figure IV-2.
Housing Permits Issued by Income Group, City of South San Francisco, 2015-2019



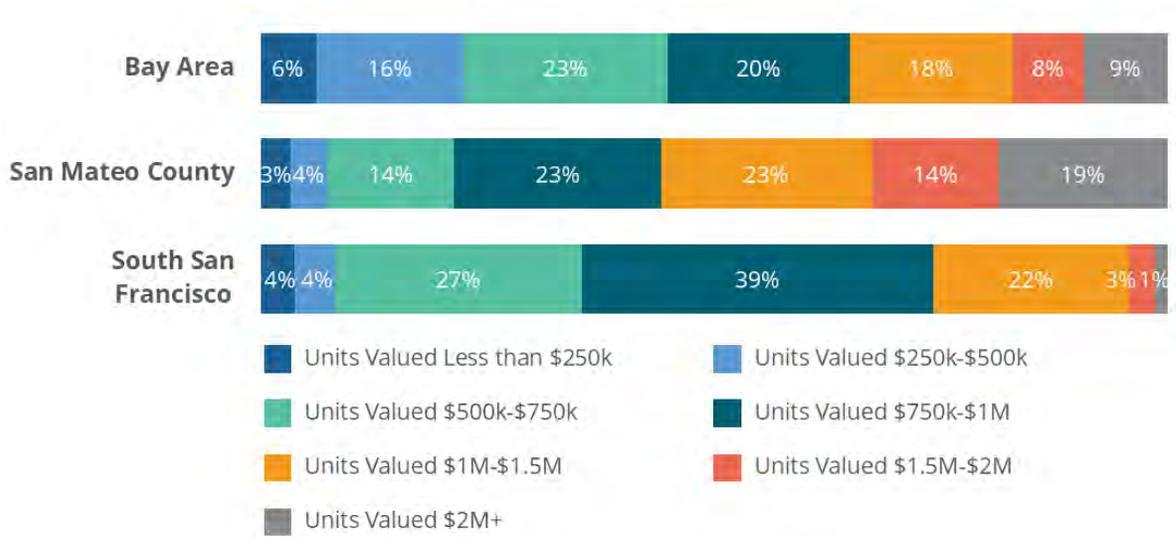
Source:
ABAG Housing Needs Data
Workbook

**Figure IV-3.
Housing Units by Year
Built, City of South San
Francisco**

Source:
ABAG Housing Needs Data Workbook

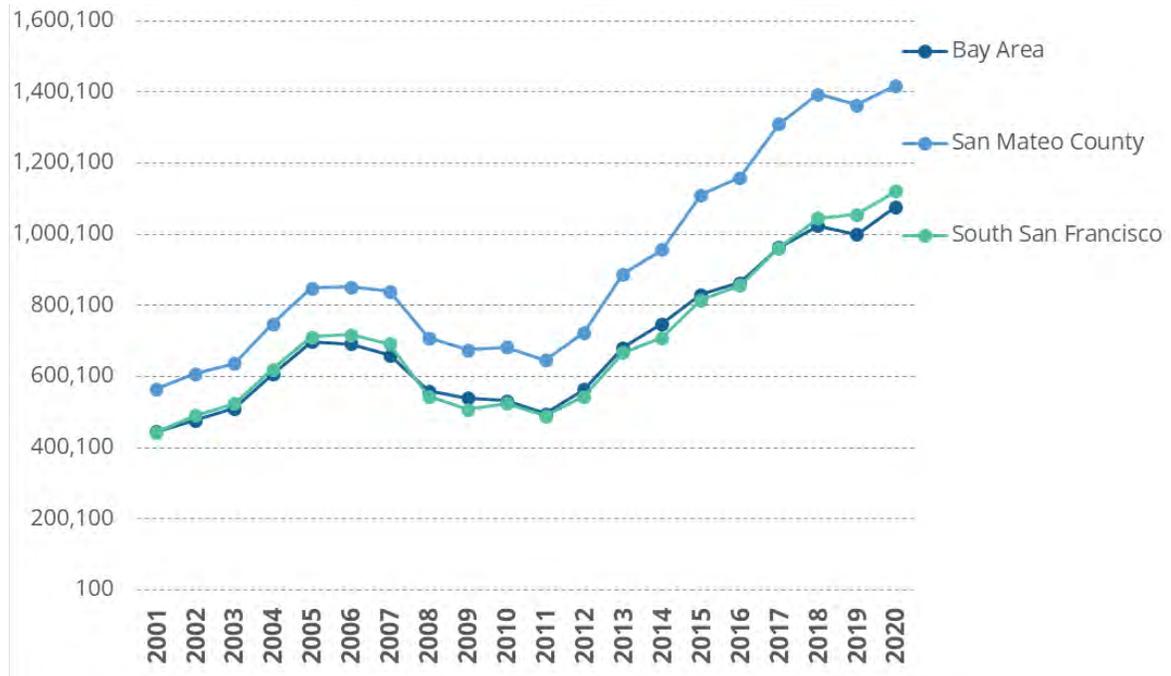


**Figure IV-4.
Distribution of Home Value for Owner Occupied Units, 2019**



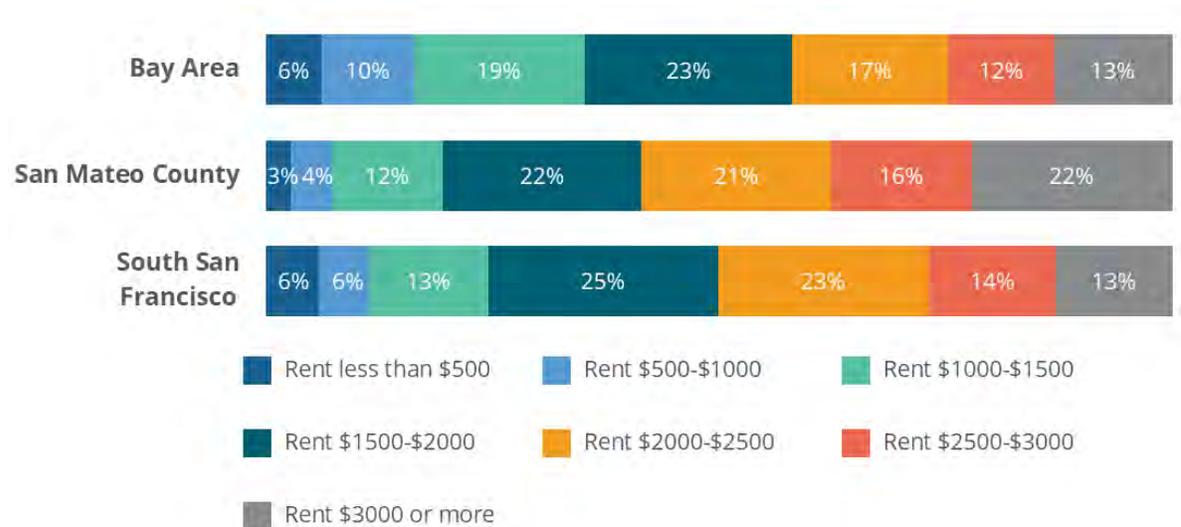
Source: ABAG Housing Needs Data Workbook

Figure IV-5.
Zillow Home Value Index, 2001-2020



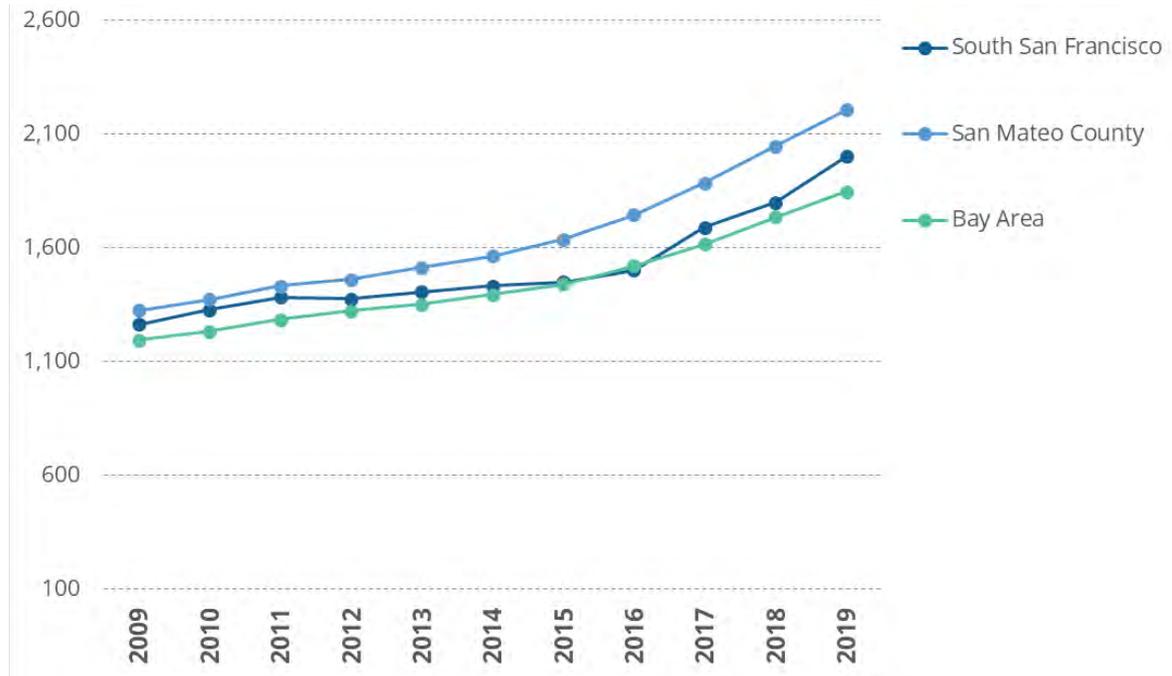
Source: ABAG Housing Needs Data Workbook

Figure IV-6.
Distribution of Contract Rents for Renter Occupied Units, 2019



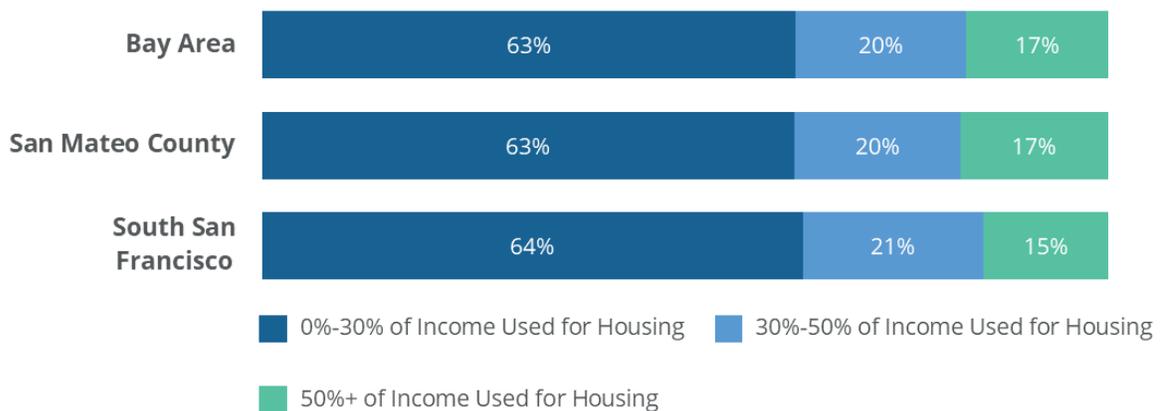
Source: ABAG Housing Needs Data Workbook

Figure IV-7.
Median Contract Rent, 2009-2019



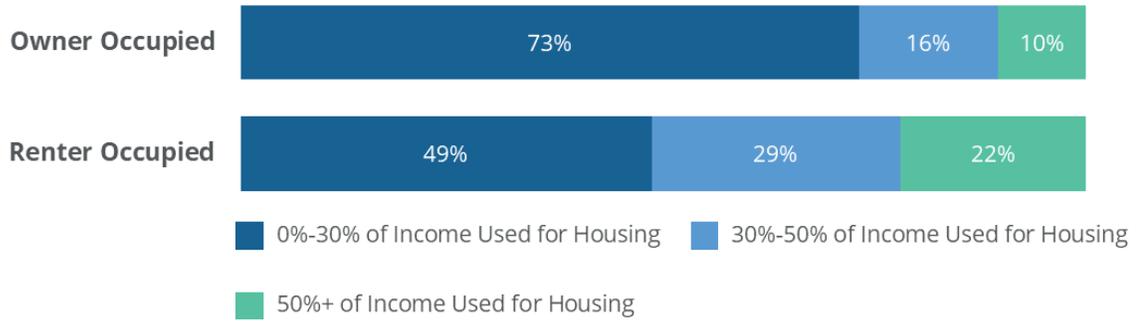
Source: ABAG Housing Needs Data Workbook

Cost burden and severe cost burden.
Figure IV-8.
Overpayment (Cost Burden) by Jurisdiction, 2019



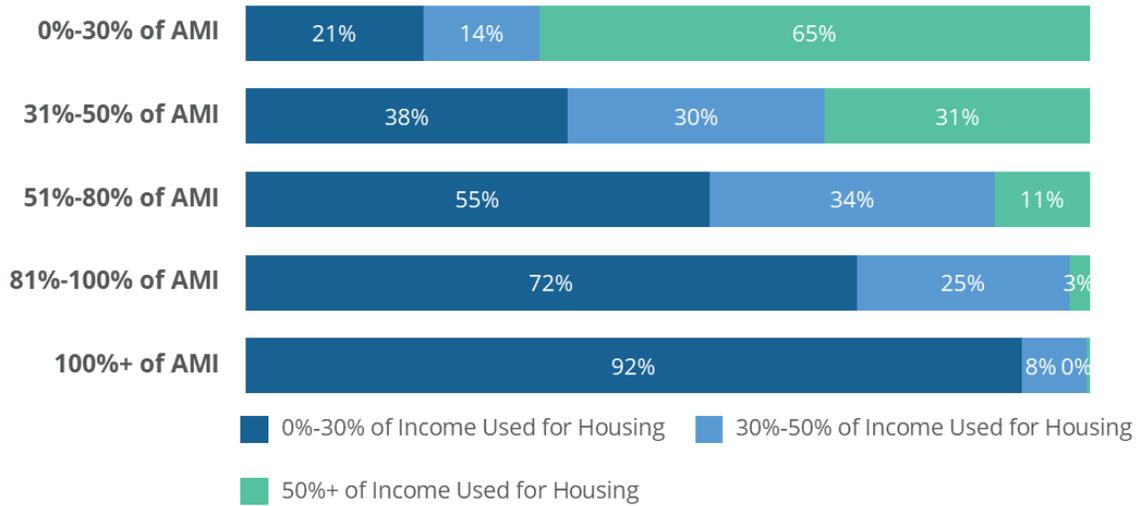
Source: ABAG Housing Needs Data Workbook

Figure IV-9.
Overpayment (Cost Burden) by Tenure, City of South San Francisco, 2019



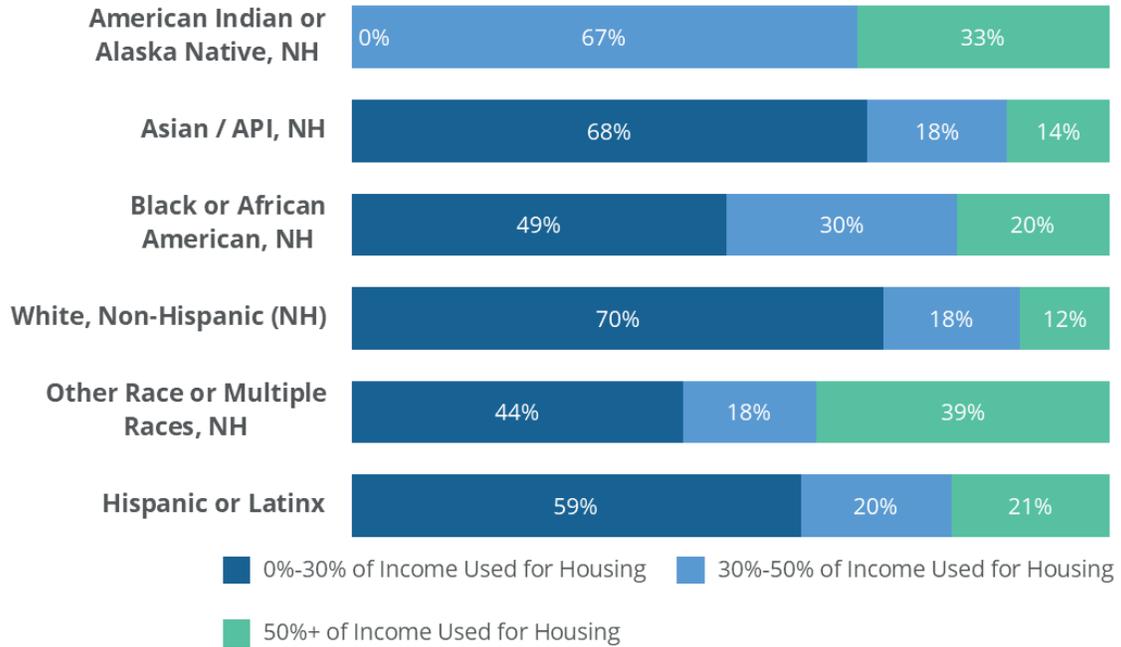
Source: ABAG Housing Needs Data Workbook

Figure IV-10.
Overpayment (Cost Burden) by Area Median Income (AMI), City of South San Francisco, 2019



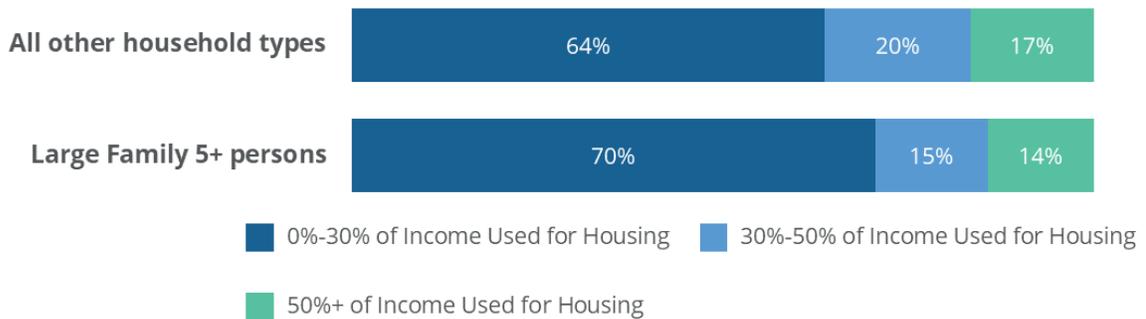
Source: ABAG Housing Needs Data Workbook

Figure IV-11.
Overpayment (Cost Burden) by Race and Ethnicity, City of South San Francisco, 2019



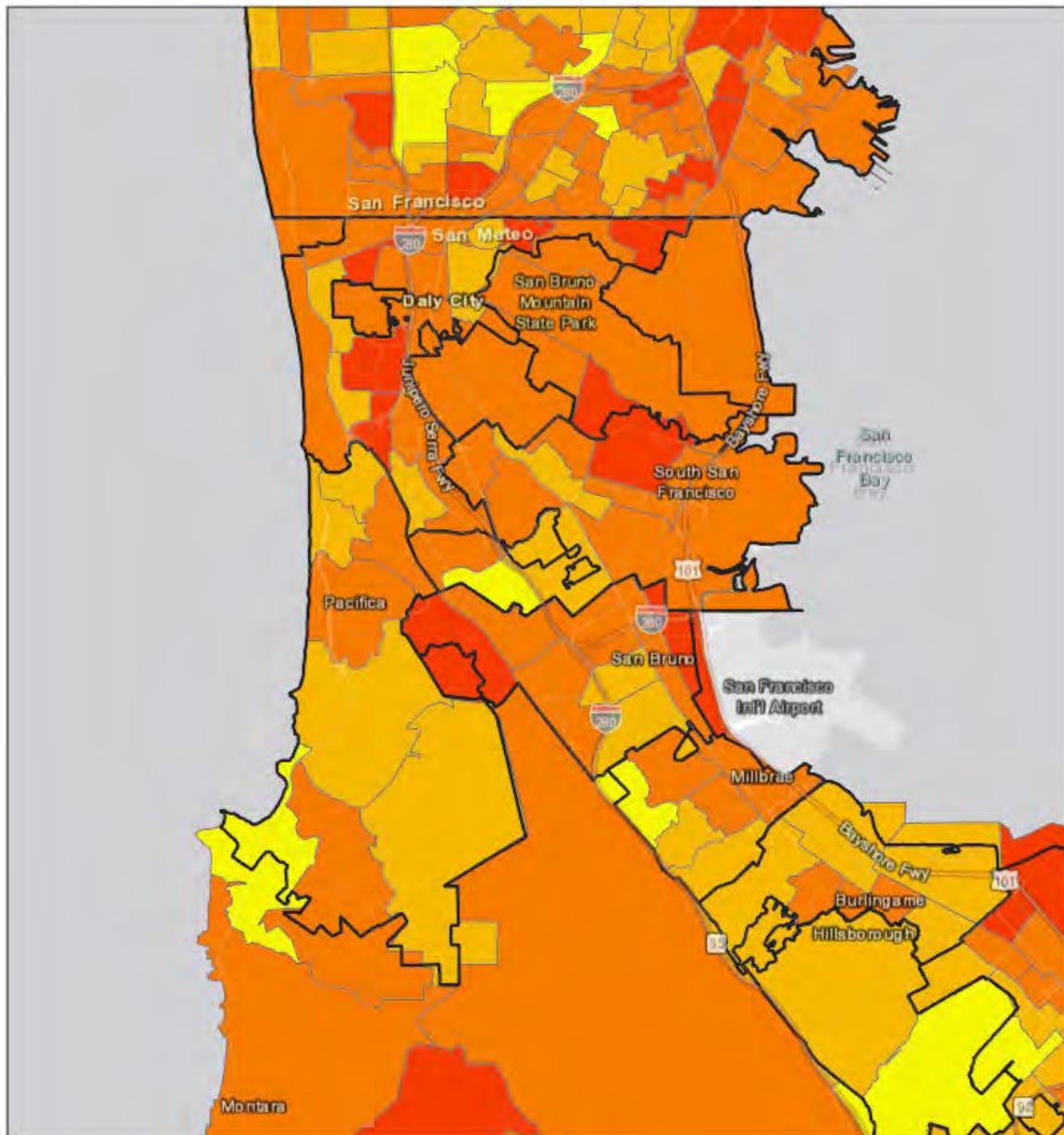
Source: ABAG Housing Needs Data Workbook

Figure IV-12.
Overpayment (Cost Burden) by Family Size, City of South San Francisco, 2019



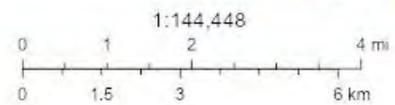
Source: ABAG Housing Needs Data Workbook

Figure IV-13.
Overpayment (Cost Burden) for Renter Households by Census Tract, 2019



10/25/2021, 8:28:43 AM

-  City/Town Boundaries
- (R) Overpayment by Renters (ACS, 2015 - 2019) - Tract
-  < 20%
-  20% - 40%
-  40% - 60%
-  60% - 80%

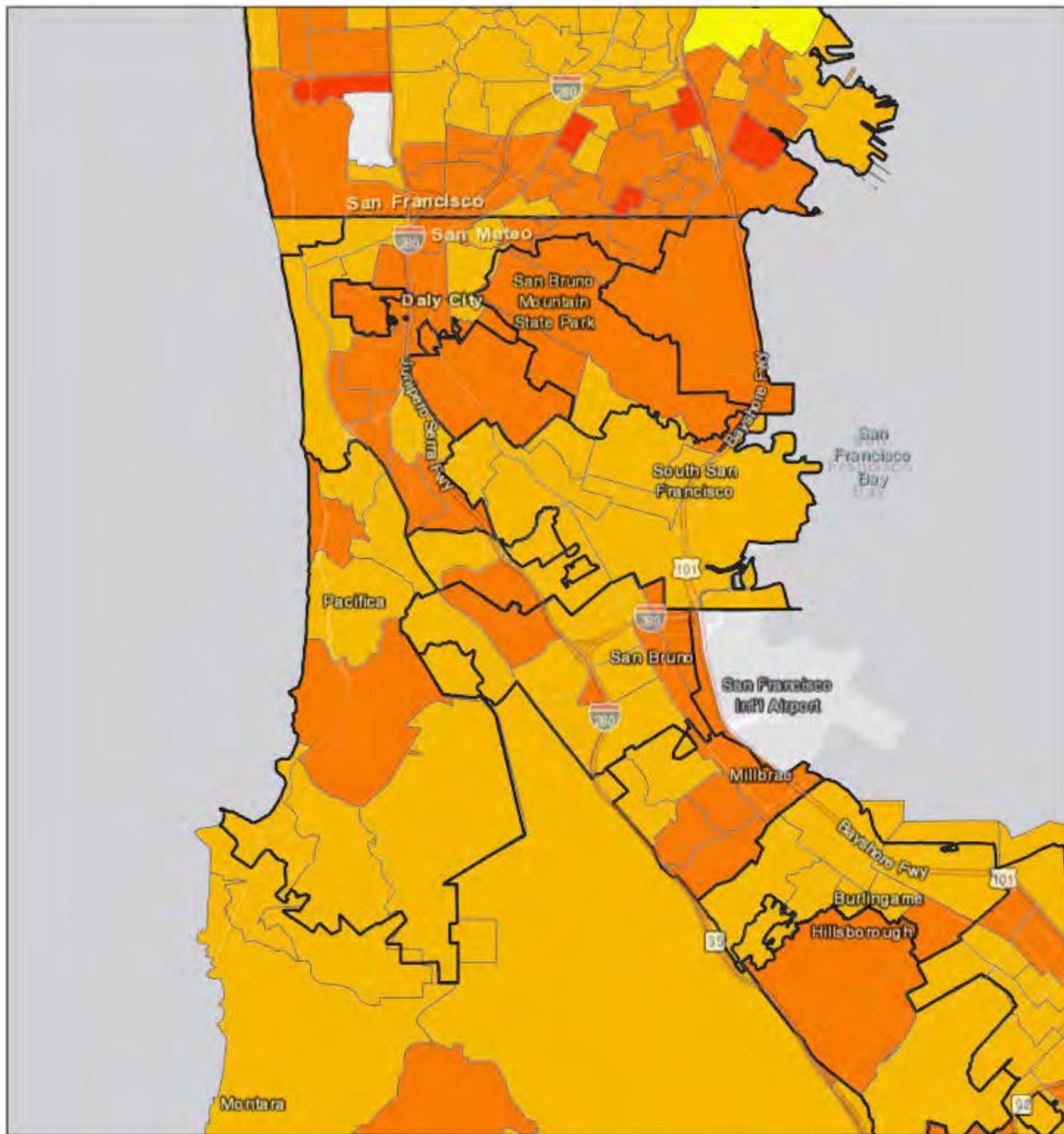


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Source: California Department of Housing and Community Development AFFH Data Viewer

Figure IV-14.
Overpayment (Cost Burden) for Owner Households by Census Tract, 2019

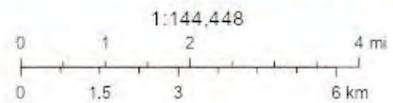


10/25/2021, 8:26:17 AM

City/Town Boundaries

(R) Overpayment by Home Owners (ACS, 2015 - 2019) - Tract

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%



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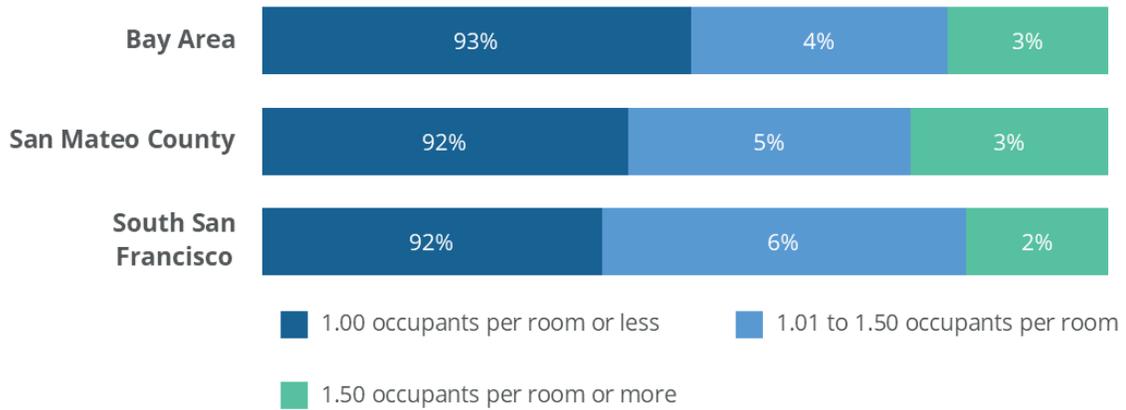
County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, CA HCD

Source: California Department of Housing and Community Development AFFH Data Viewer

Overcrowding.

Figure IV-15.

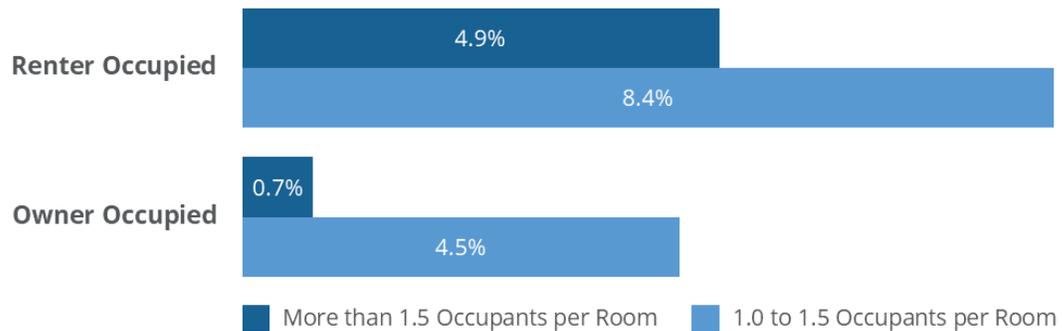
Occupants per Room by Jurisdiction, 2019



Source: ABAG Housing Needs Data Workbook

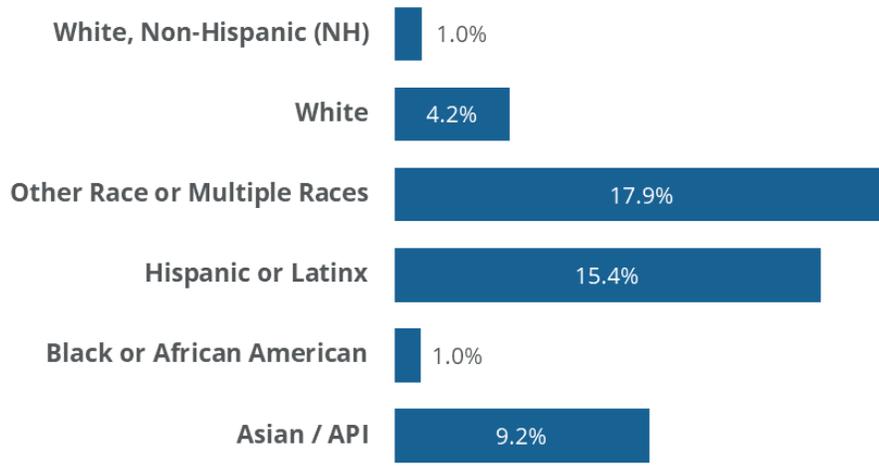
Figure IV-16.

Occupants per Room by Tenure, City of South San Francisco, 2019



Source: ABAG Housing Needs Data Workbook

Figure IV-17.
Overcrowding by Race and Ethnicity, City of South San Francisco, 2019

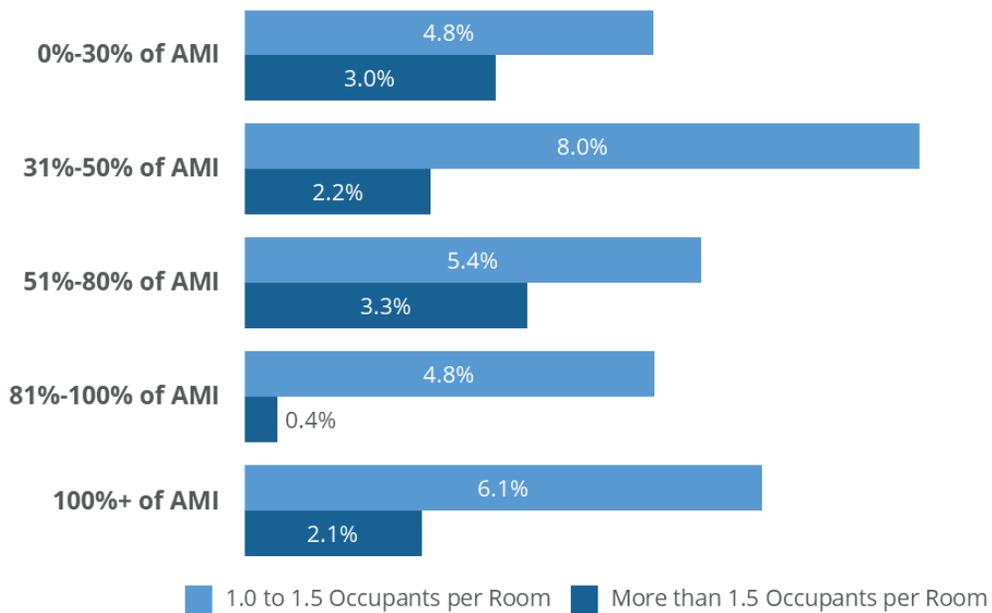


American Indian or Alaska Native

Note: Overcrowding is indicated by more than 1 person per room.

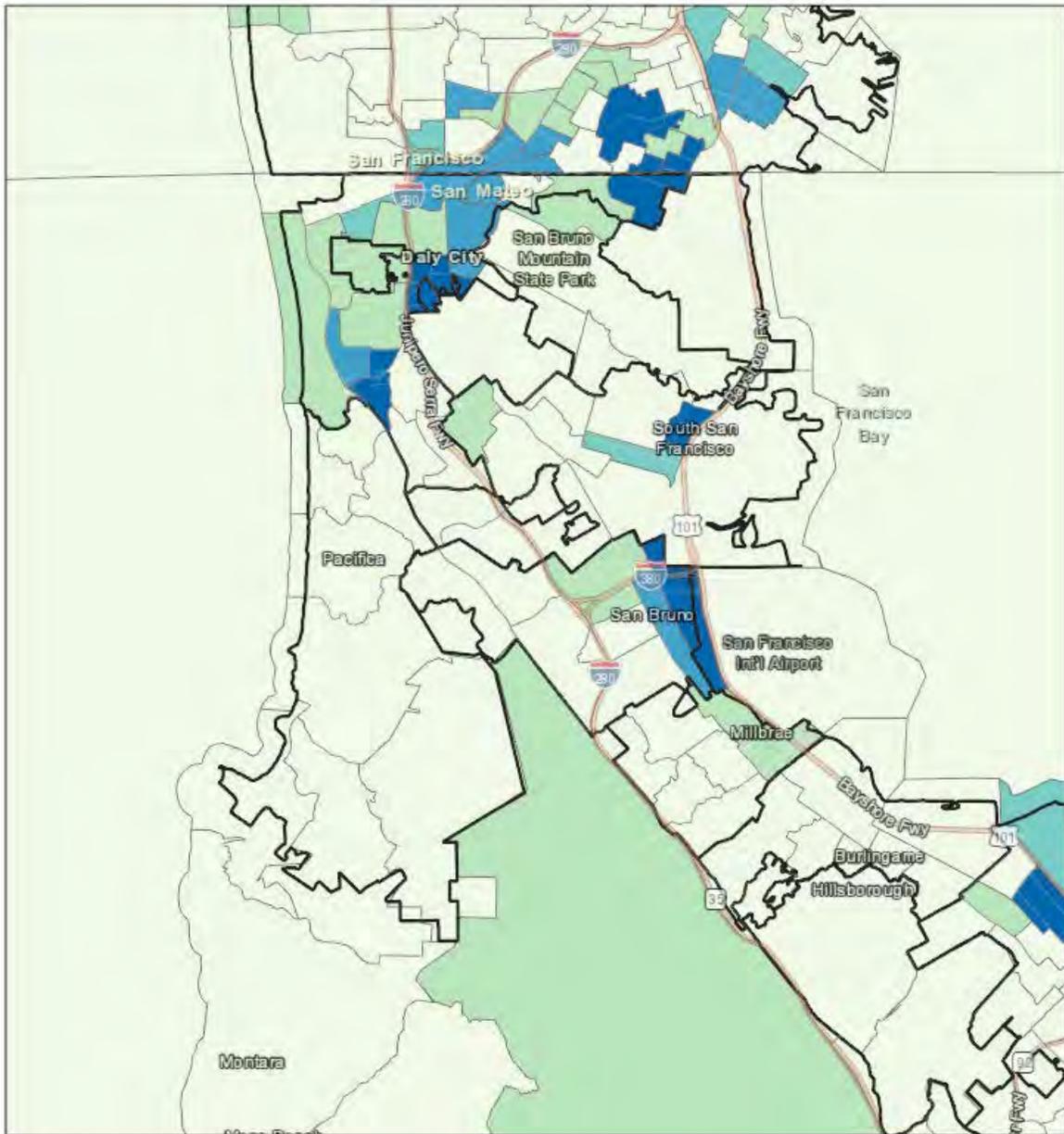
Source: ABAG Housing Needs Data Workbook

Figure IV-18.
Occupants per Room by AMI, City of South San Francisco, 2019

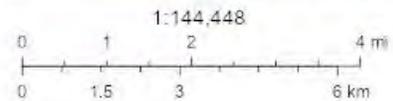
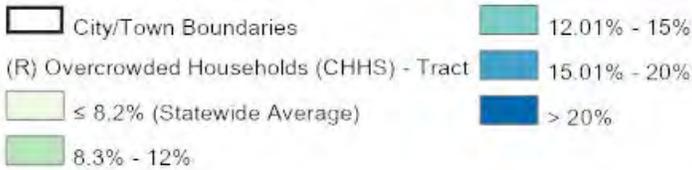


Source: ABAG Housing Needs Data Workbook

Figure IV-19.
Overcrowded Households by Census Tract, 2019



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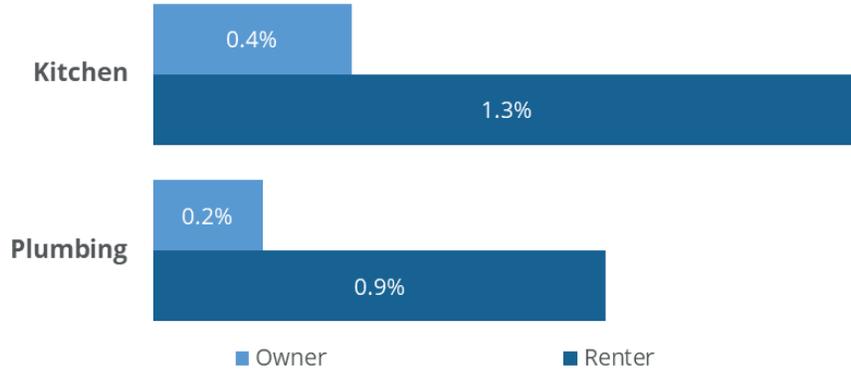
County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021

Source: California Department of Housing and Community Development AFFH Data Viewer

Substandard housing.

Figure IV-20.

Percent of Units Lacking Complete Kitchen and Plumbing Facilities, City of South San Francisco, 2019



Source: ABAG Housing Needs Data Workbook

Homelessness.

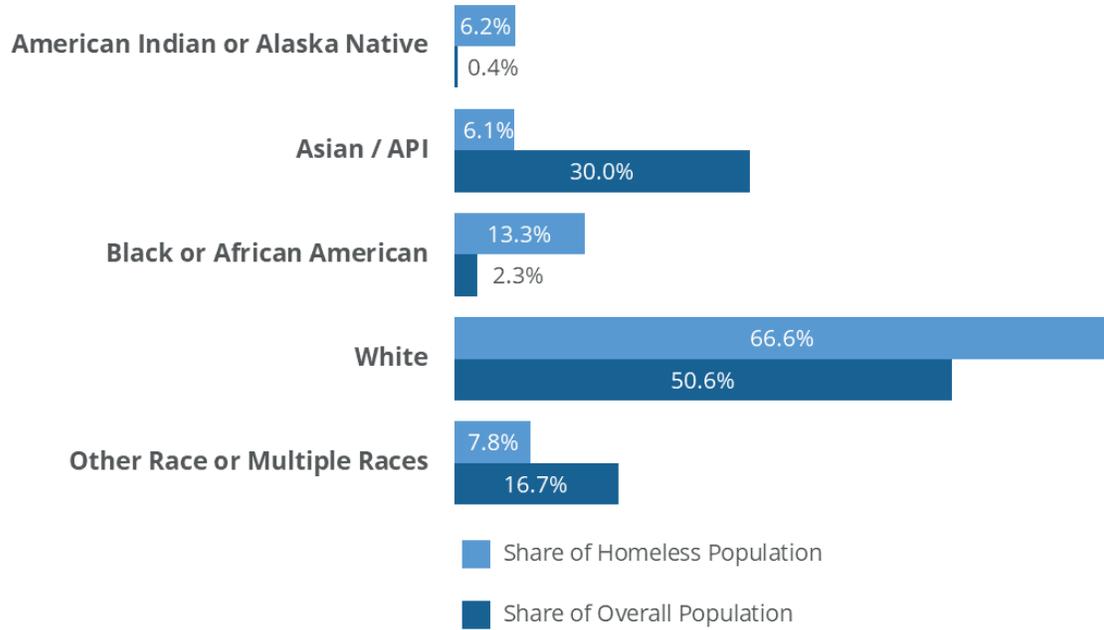
Figure IV-21.

Homelessness by Household Type and Shelter Status, San Mateo County, 2019

	People in Households Solely Children	People in Households with Adults and Children	People in Households Without Children
Sheltered - Emergency Shelter	0	68	198
Sheltered - Transitional Housing	0	271	74
Unsheltered	1	62	838

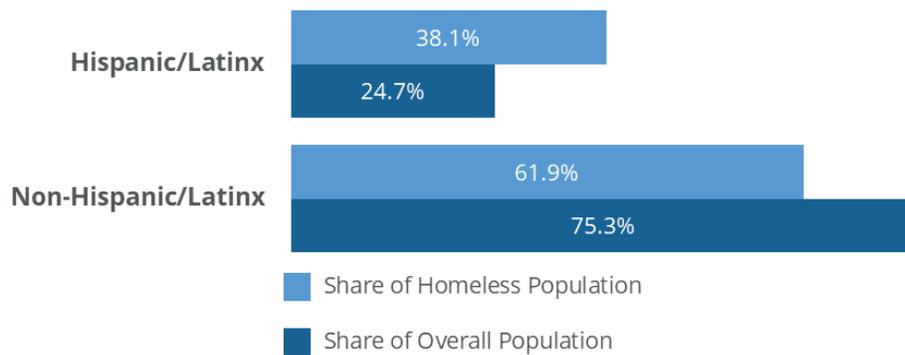
Source:
ABAG Housing Needs Data Workbook

Figure IV-22.
Share of General and Homeless Populations by Race, San Mateo County, 2019



Source: ABAG Housing Needs Data Workbook

Figure IV-23.
Share of General and Homeless Populations by Ethnicity, San Mateo County, 2019



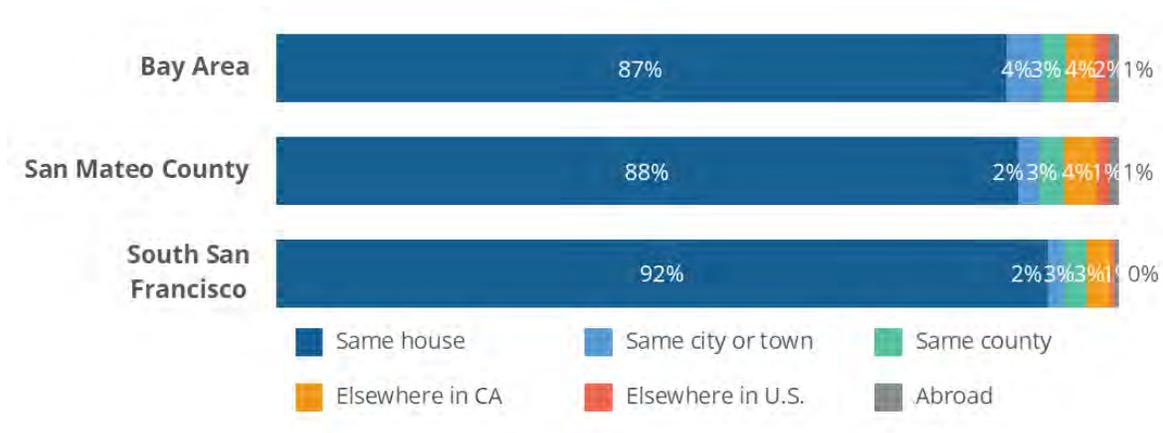
Source: ABAG Housing Needs Data Workbook

Figure IV-24.
Characteristics of the Population Experiencing Homelessness, San Mateo County, 2019

	Chronic Substance Abuse	HIV/AIDS	Severely Mentally Ill	Veterans	Victims of Domestic Violence
Sheltered - Emergency Shelter	46	0	70	31	10
Sheltered - Transitional Housing	46	3	46	4	14
Unsheltered	20	0	189	34	103

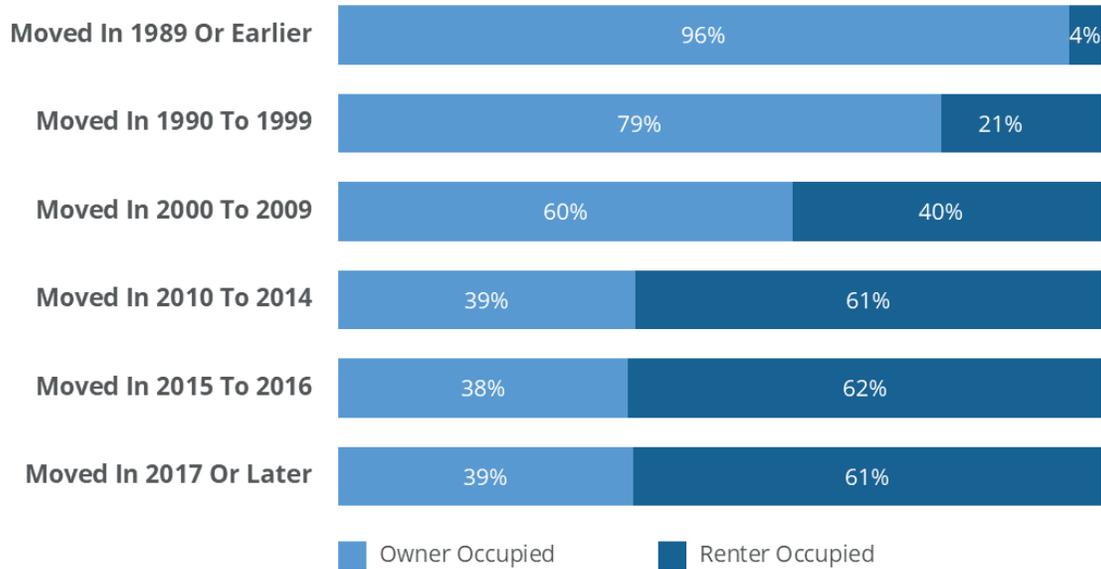
Source: ABAG Housing Needs Data Workbook

Displacement.
Figure IV-25.
Location of Population One Year Ago, City of South San Francisco, 2019



Source: ABAG Housing Needs Data Workbook

Figure IV-26.
Tenure by Year Moved to Current Residence, City of South San Francisco, 2019



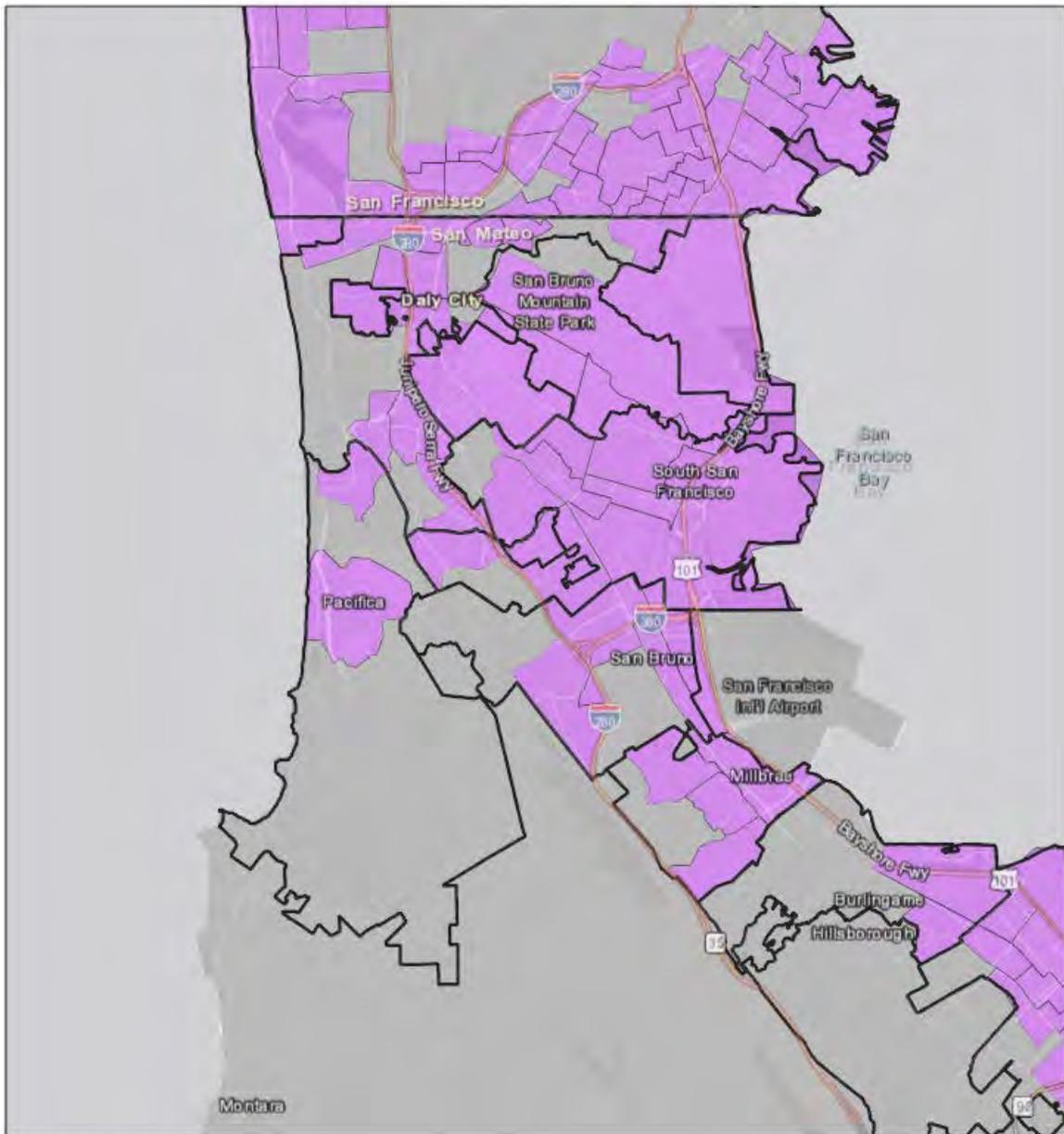
Source: ABAG Housing Needs Data Workbook

Figure IV-27.
Assisted Units at Risk of Conversion, City of South San Francisco, 2019

	Low	Moderate	High	Very High	Total Assisted Units in Database
South San Francisco	540	0	74	0	614
San Mateo County	4,656	191	359	58	5,264
Bay Area	110,177	3,375	1,854	1,053	116,459

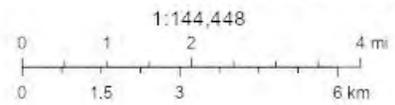
Source: ABAG Housing Needs Data Workbook

Figure IV-28.
Census Tracts Vulnerable to Displacement



10/25/2021, 8:36:42 AM

-  City/Town Boundaries
- (A) Sensitive Communities (UCB, Urban Displacement Project)
-  Vulnerable
-  Other

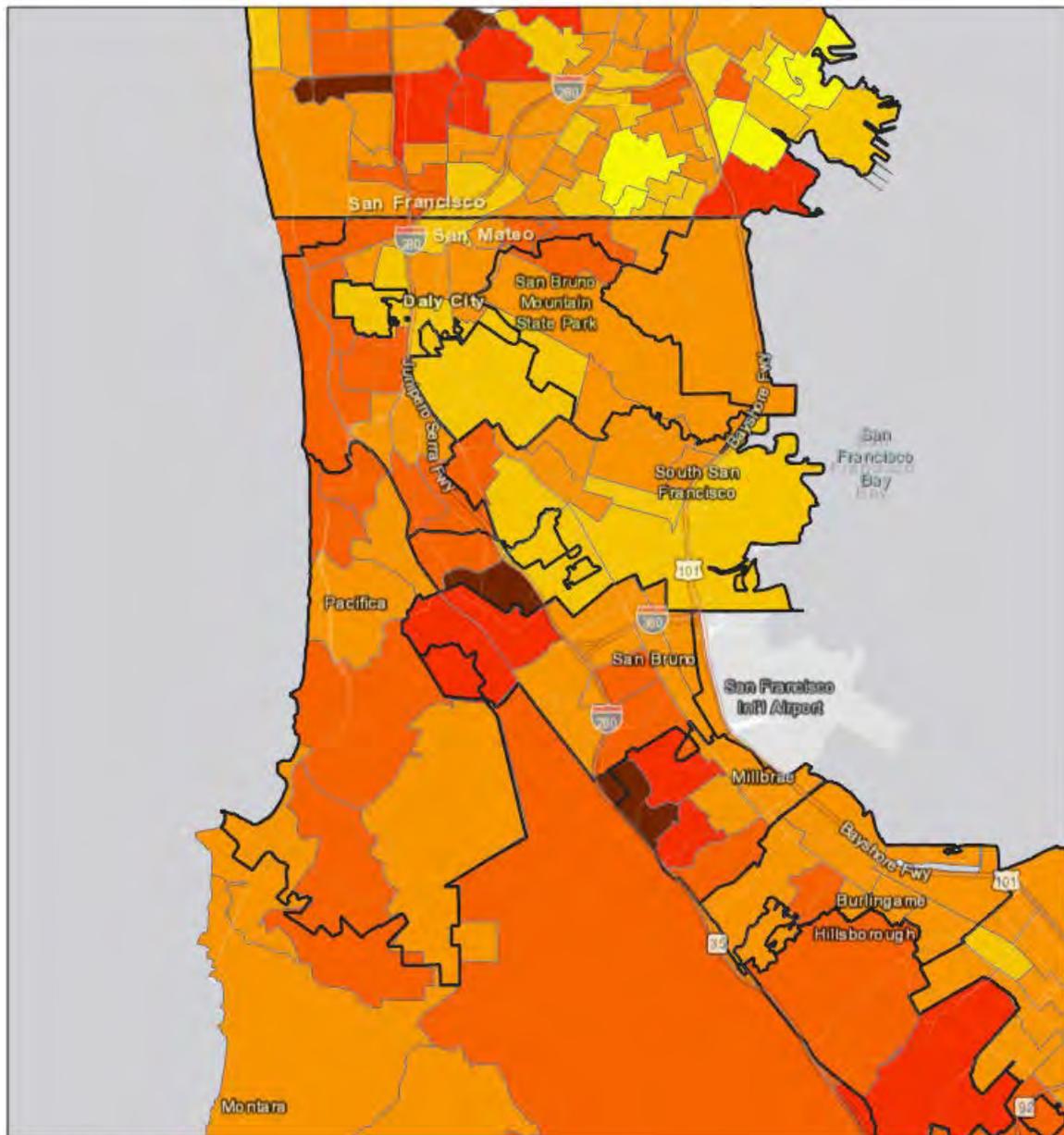


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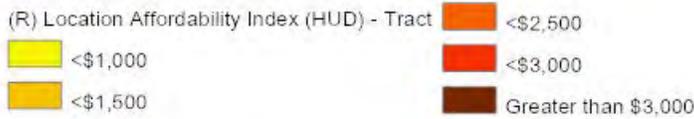
CA HCD
 County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021.

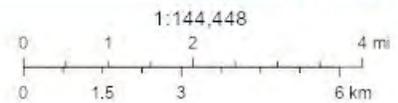
Source: California Department of Housing and Community Development AFFH Data Viewer

Figure IV-29.
Location Affordability Index by Census Tract



10/25/2021, 8:18:13 AM

-  City/Town Boundaries
- 
 -  <\$1,000
 -  <\$1,500
 -  <\$2,000
 -  <\$2,500
 -  <\$3,000
 -  Greater than \$3,000

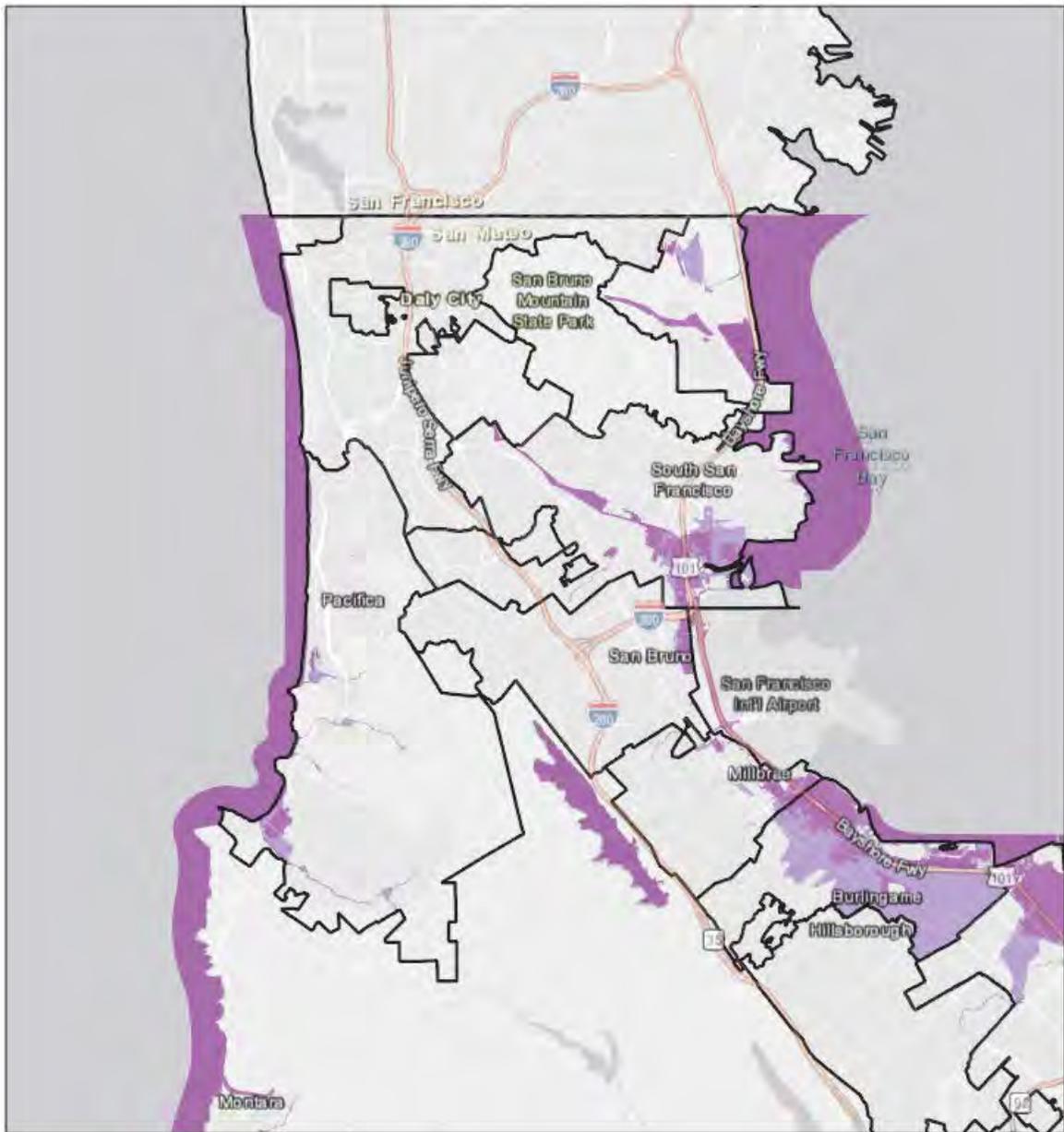


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County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021. CA HCD

Source: California Department of Housing and Community Development AFFH Data Viewer

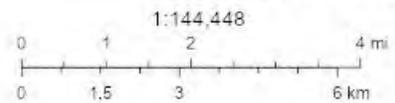
Figure IV-31.
Special Flood Hazard Areas, 2000



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(A) Special Flood Hazard Areas (FEMA, 2020)

- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Regulatory Floodway
- City/Town Boundaries



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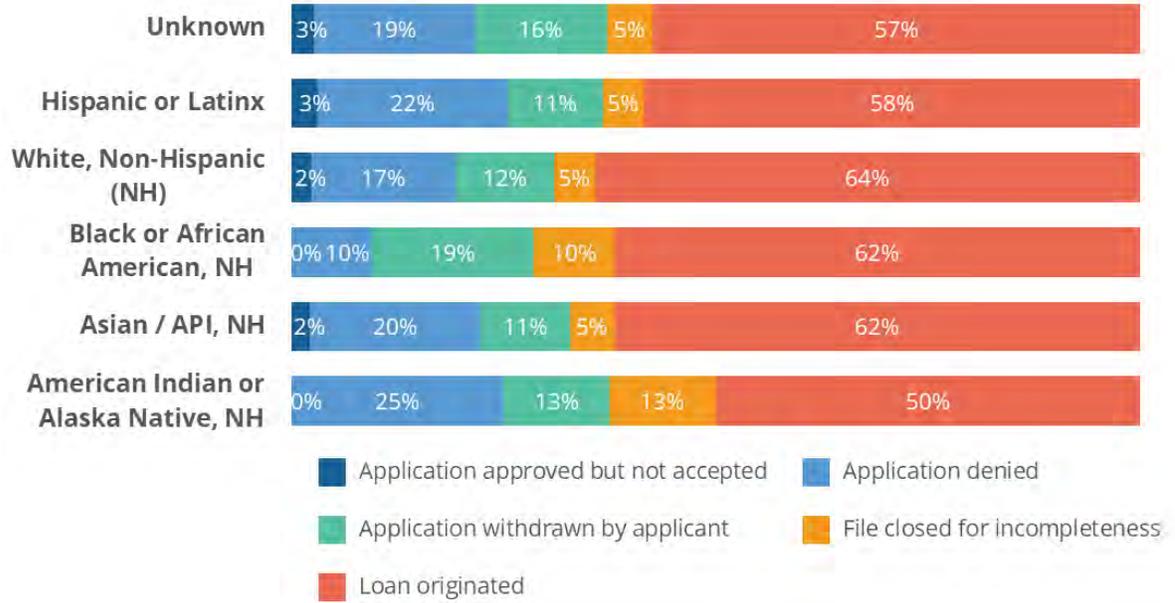
CA HCD
 County of San Mateo, California, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census / PlaceWorks 2021.

Source: California Department of Housing and Community Development AFFH Data Viewer

Other considerations.

Figure IV-32.

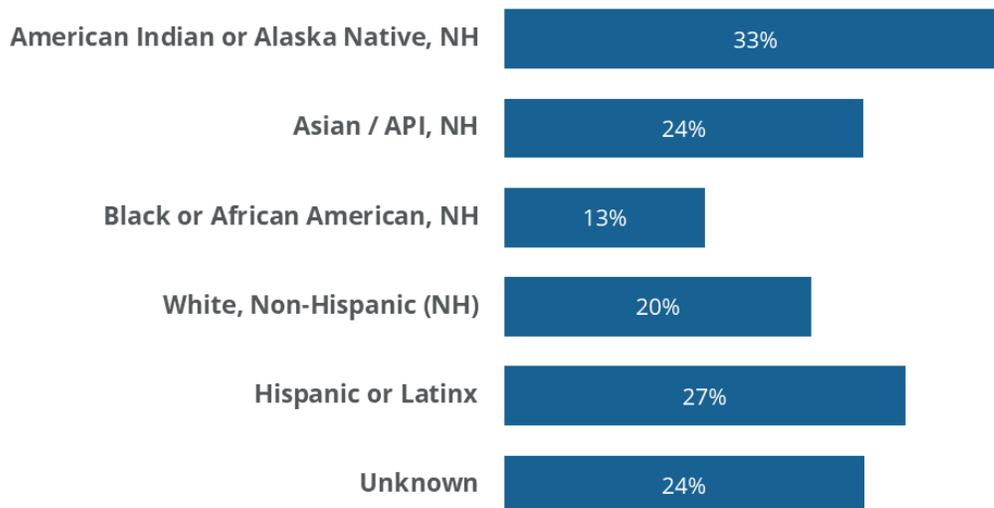
Mortgage Applications by Race and Ethnicity, City of South San Francisco, 2018-2019



Source: ABAG Housing Needs Data Workbook

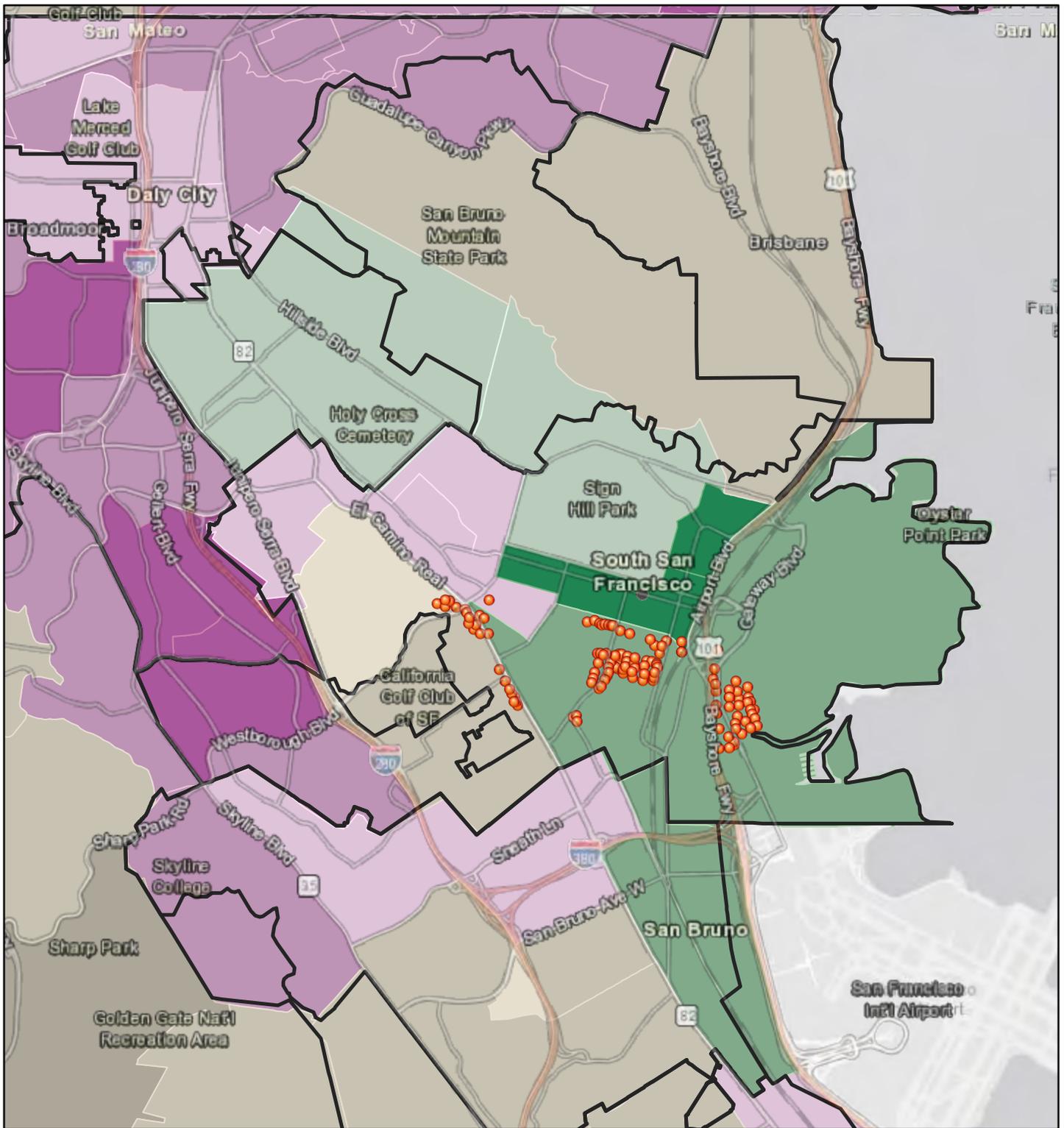
Figure IV-33.

Mortgage Application Denial Rate by Race and Ethnicity, City of South San Francisco, 2018-2019



Source: ABAG Housing Needs Data Workbook

Map 1 Predominant Race



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● Opportunity Sites
 □

(R) Predominant Population - White Majority Tracts

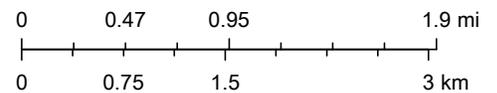
■ Slim (gap < 10%)
 ■ Sizeable (gap 10% – 50%)
 ■ Predominant (gap > 50%)

(R) Predominant Population - Hispanic Majority Tracts

■ Slim (gap < 10%)
 ■ Sizeable (gap 10% – 50%)
 ■ Predominant (gap > 50%)

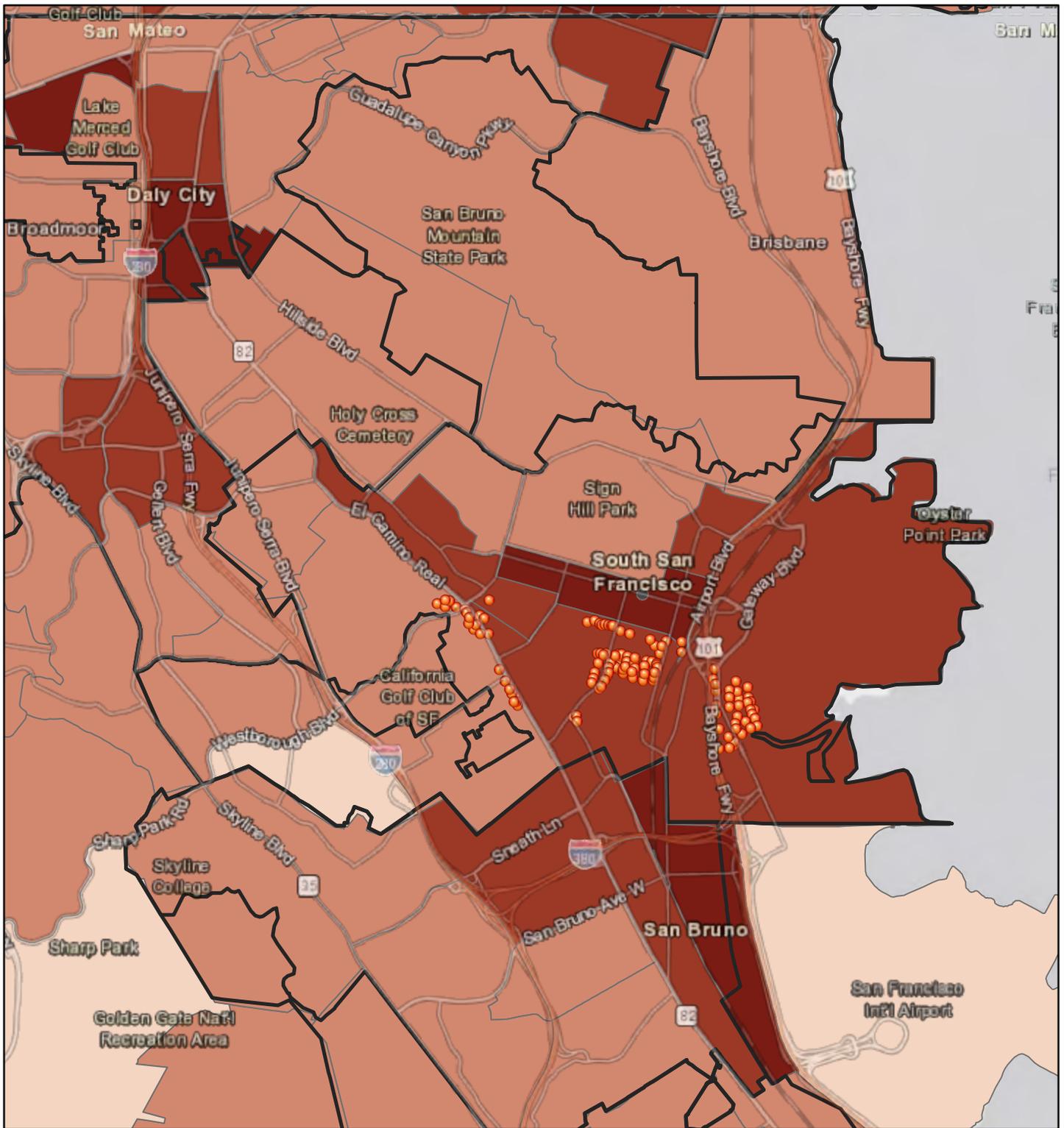
(R) Predominant Population - Asian Majority Tracts

■ Slim (gap < 10%)
 ■ Sizeable (gap 10% – 50%)
 ■ Predominant (gap > 50%)



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Map 2 Low to Moderate Income Population



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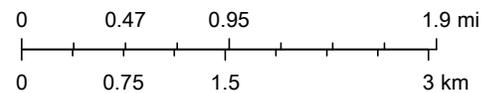
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● SSF Sites_Inventory_Spreadsheet_SSF_Updated_September 2022 -FINAL CSV

▭ City/Town Boundaries

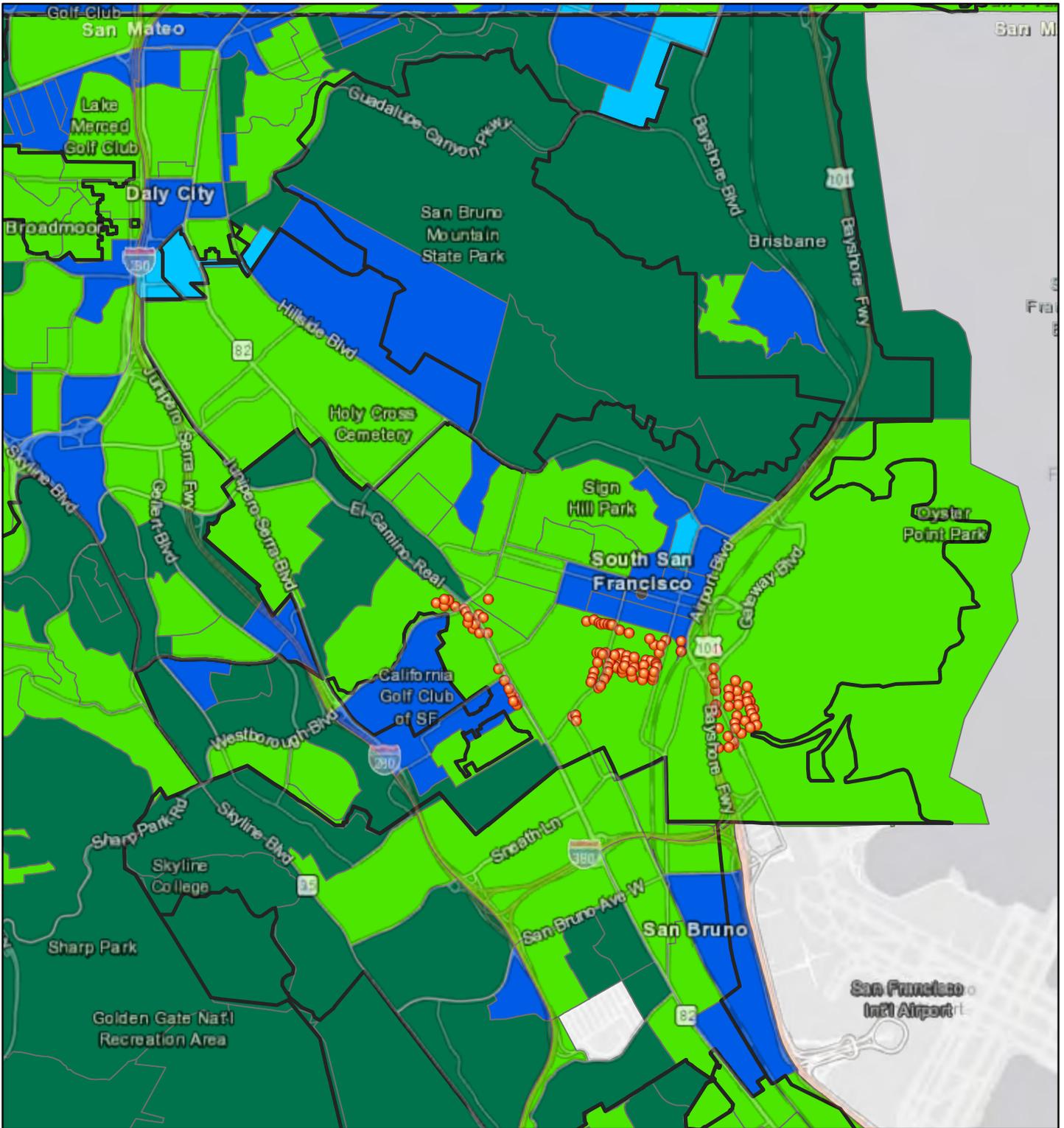
(A) Low to Moderate Income Population (HUD) - Tract

- < 25%
- 25% - 50%
- 50% - 75%
- 75% - 100%



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Map 3 Median Income



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▭ City/Town Boundaries

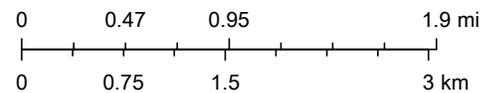
(R) Median Income (ACS, 2015-2019) - Block Group

■ < \$55,000

■ < \$87,100 (HCD 2020 State Median Income)

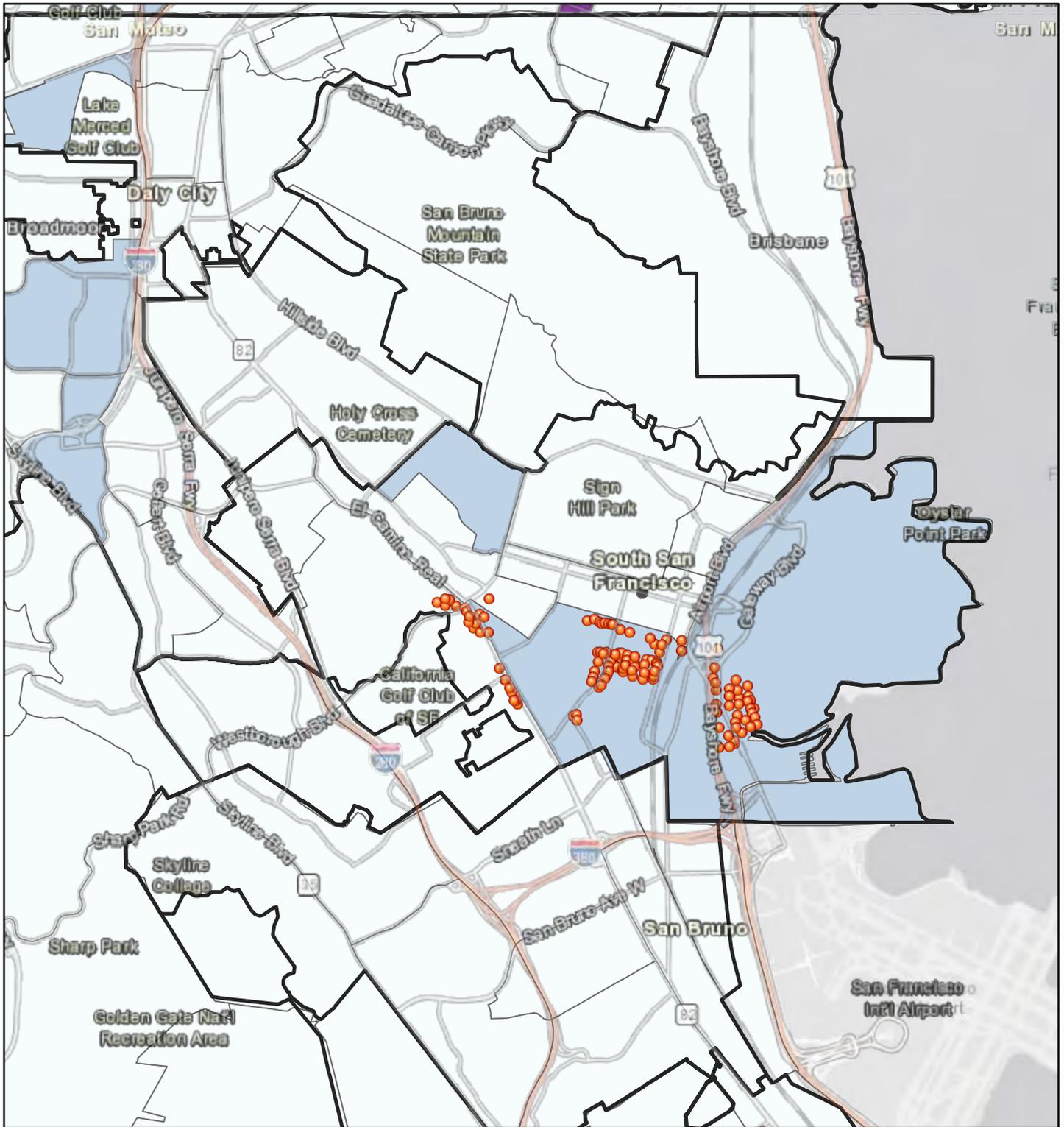
■ < \$125,000

■ Greater than \$125,000



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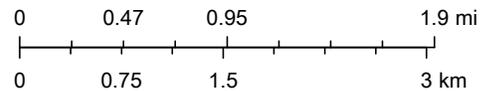
Map 4 Poverty Status



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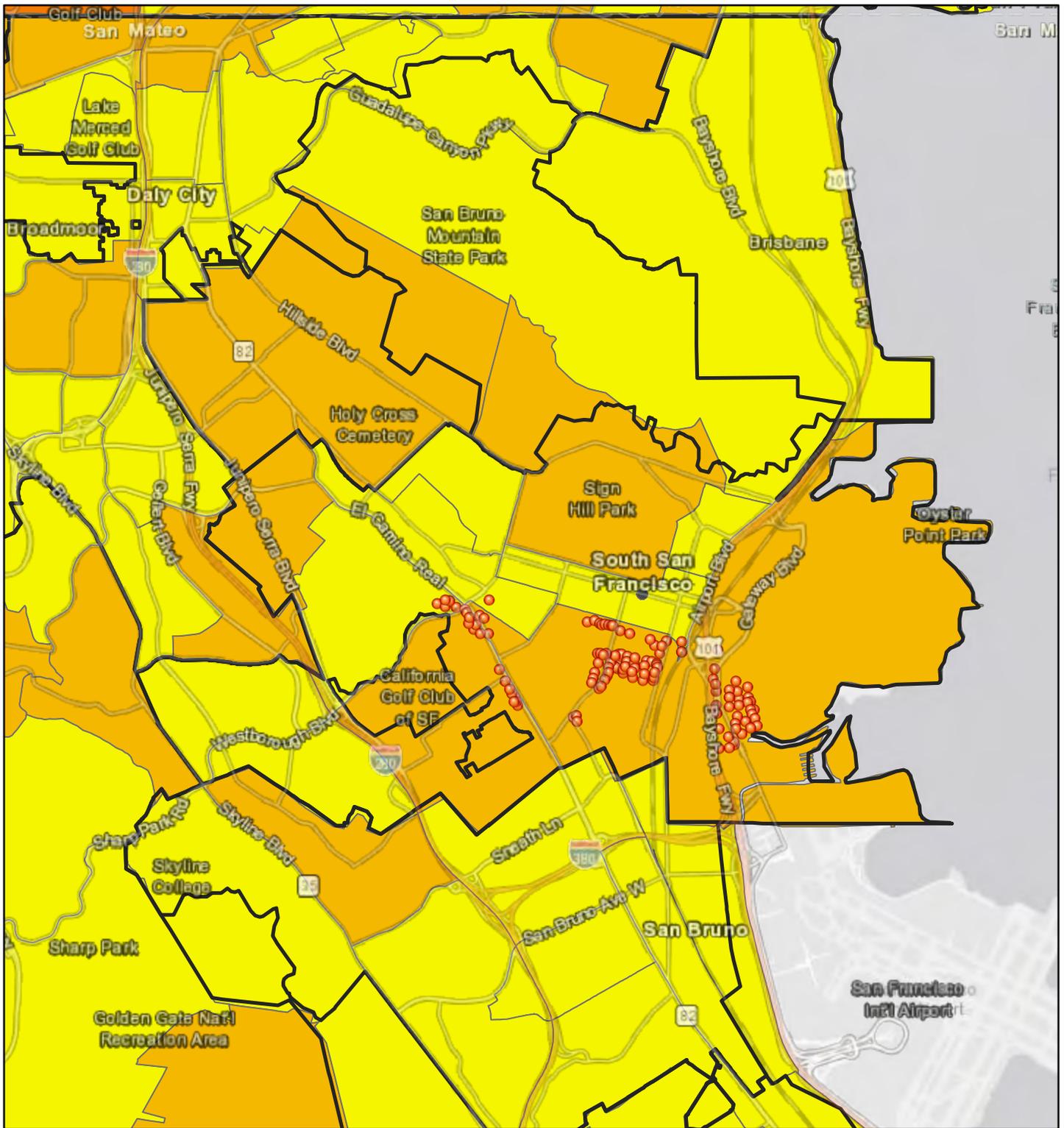
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- SSF Sites_Inventory_Spreadsheet_SSF_Updated_September 2022 -FINAL CSV
- City/Town Boundaries
- (R) Poverty Status (ACS, 2015 - 2019) - Tract
 - < 10%
 - 10% - 20%
 - 30% - 40%



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Map 5 Population with a Disability



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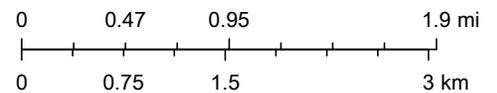
▭ City/Town Boundaries

(R) Population with a Disability (ACS, 2015 - 2019) - Tract

■ < 10%

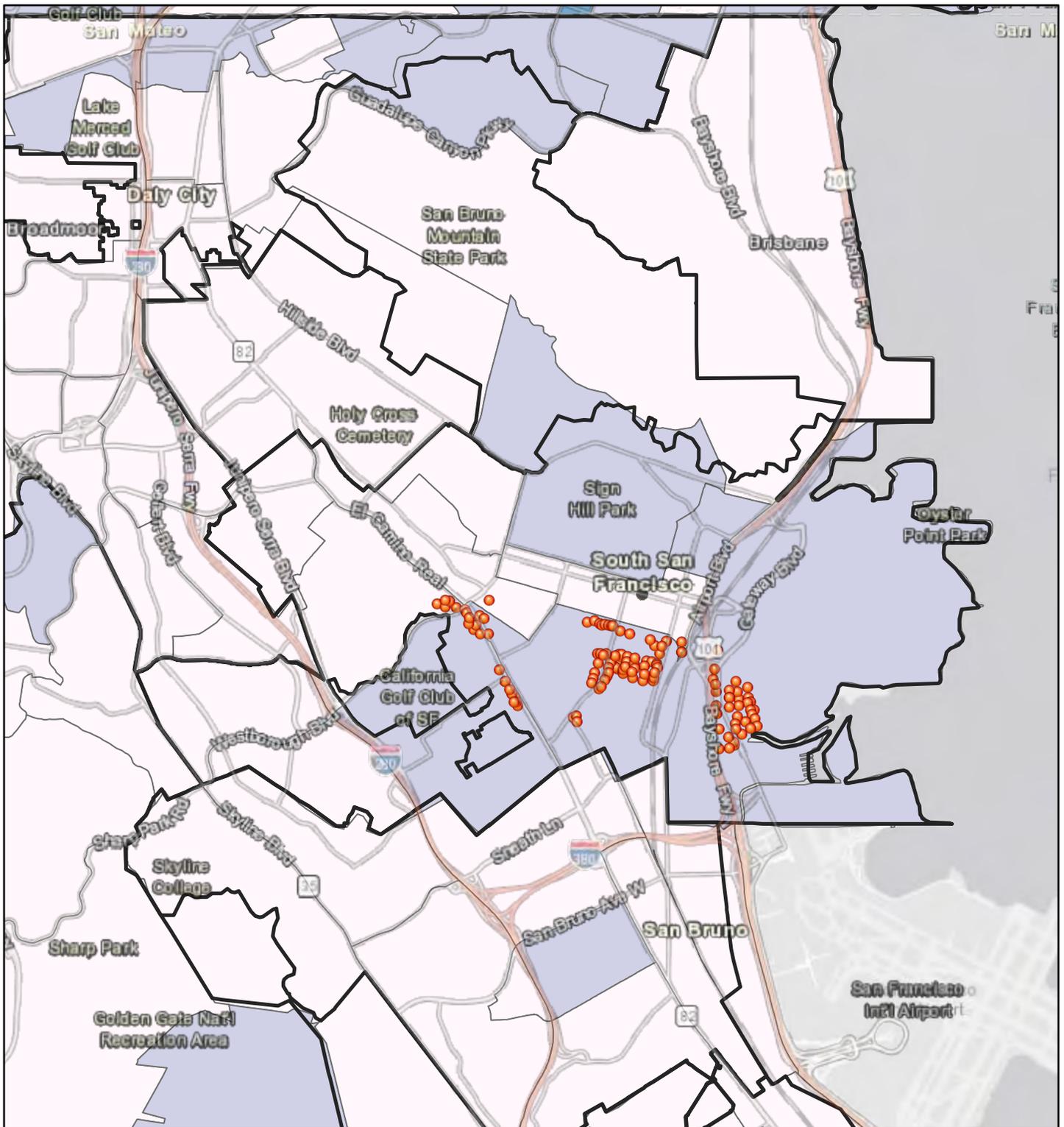
■ 10% - 20%

■ 20% - 30%



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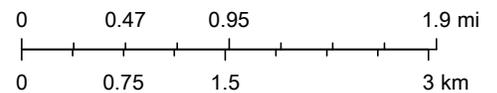
Map 6 Percent of Children in Female Headed Households



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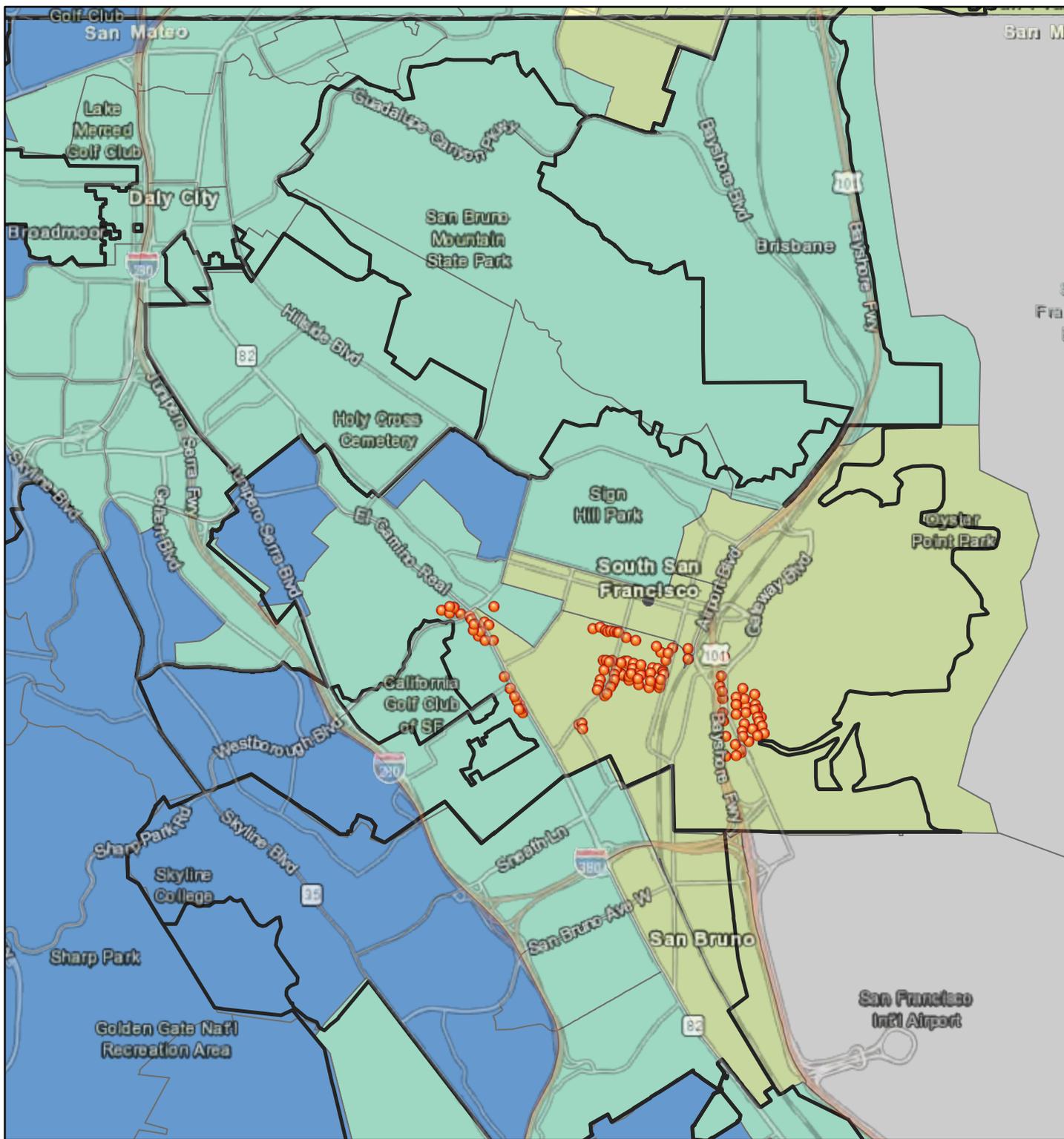
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- SSF Sites_Inventory_Spreadsheet_SSF_Updated_September 2022 -FINAL CSV
- City/Town Boundaries
- (R) Percent of Children in Female Householder, No Spouse/Partner Present Households (ACS, 2015-2019) - Tract
- ≤ 20%
- 20% - 40%
- 40% - 60%



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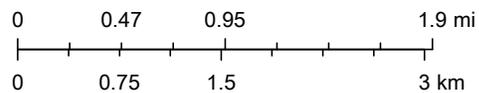
Map 7 TCAC Opportunity Map - Composite Score



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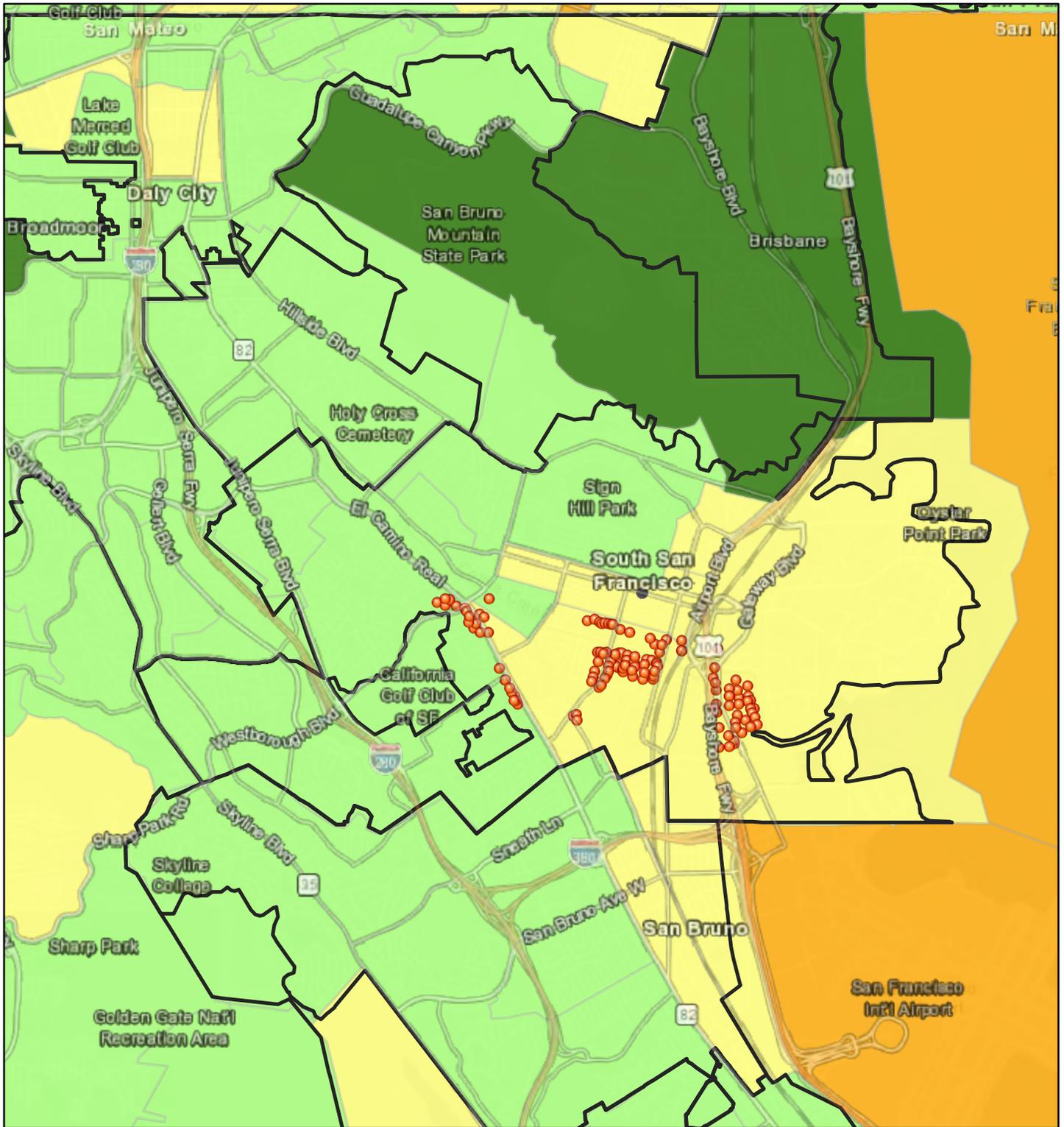
- SSF Sites_Inventory_Spreadsheet_SSF_Updated_September 2022 -FINAL CSV
- City/Town Boundaries
- (R) COG Geography TCAC Opportunity Map 2022 - Composite Score (Tract)
- High Resource
- Moderate Resource
- Low Resource
- High Segregation & Poverty
- Missing/Insufficient Data



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Map 8 TCAC Opportunity Map - Economic Score

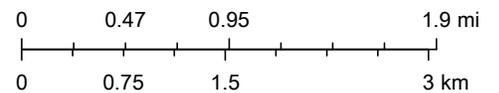


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(R) COG Geography TCAC Opportunity Map 2022 - Economic Score (Tract)

- < 0.25 (Less Positive Economic Outcomes)
- 0.25 – 0.5
- 0.5 – 0.75
- .75 – 1 (More Positive Economic Outcomes)

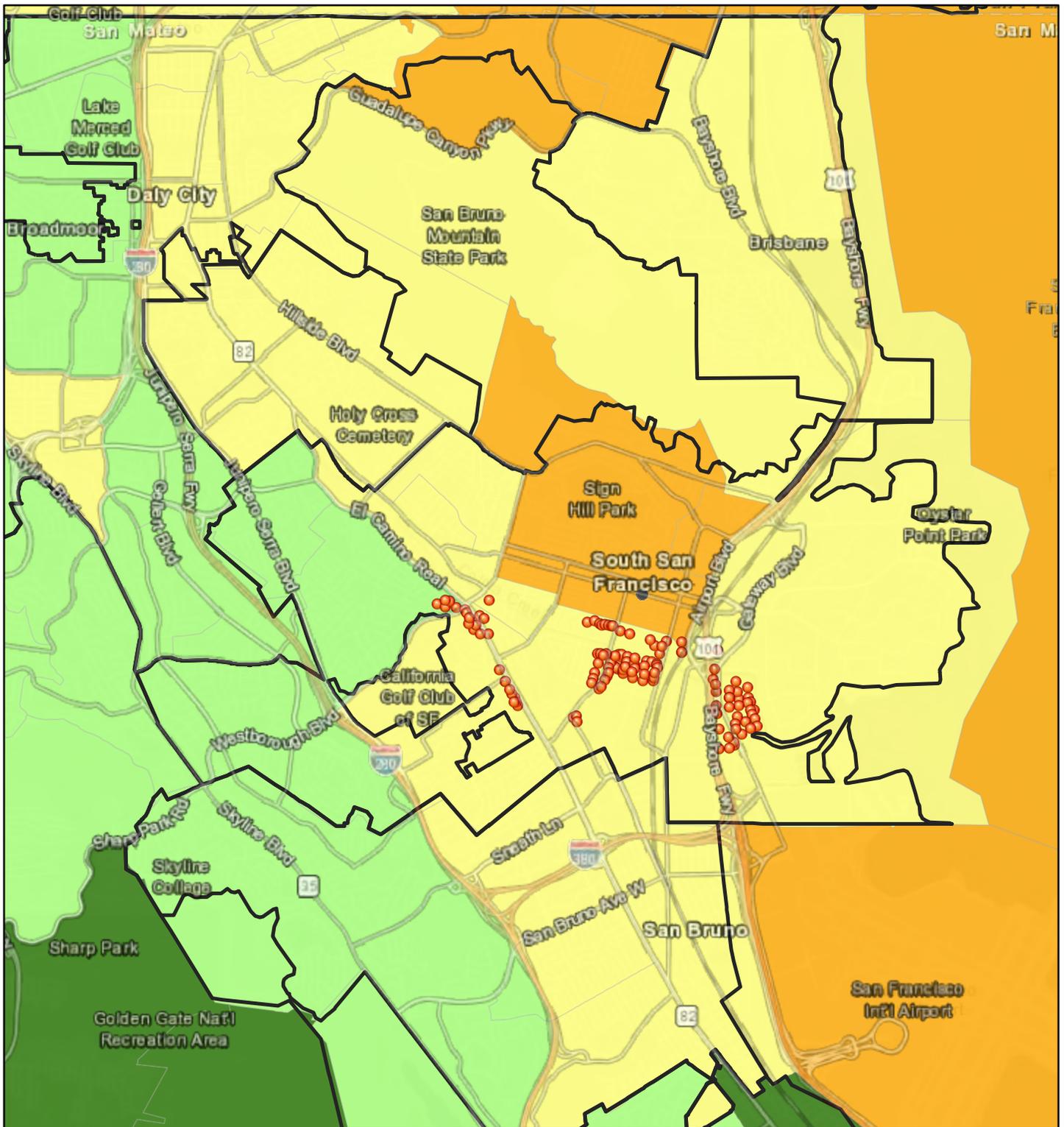


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City/Town Boundaries

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Map 9 TCAC Opportunity Map - Education Score



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▭ City/Town Boundaries

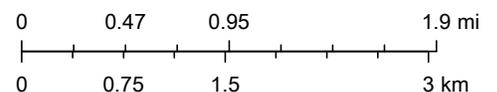
(R) COG Geography TCAC Opportunity Map 2022 - Education Score (Tract)

■ < 0.25 (Less Positive Education Outcomes)

■ .25 – 0.5

■ 0.5 – 0.75

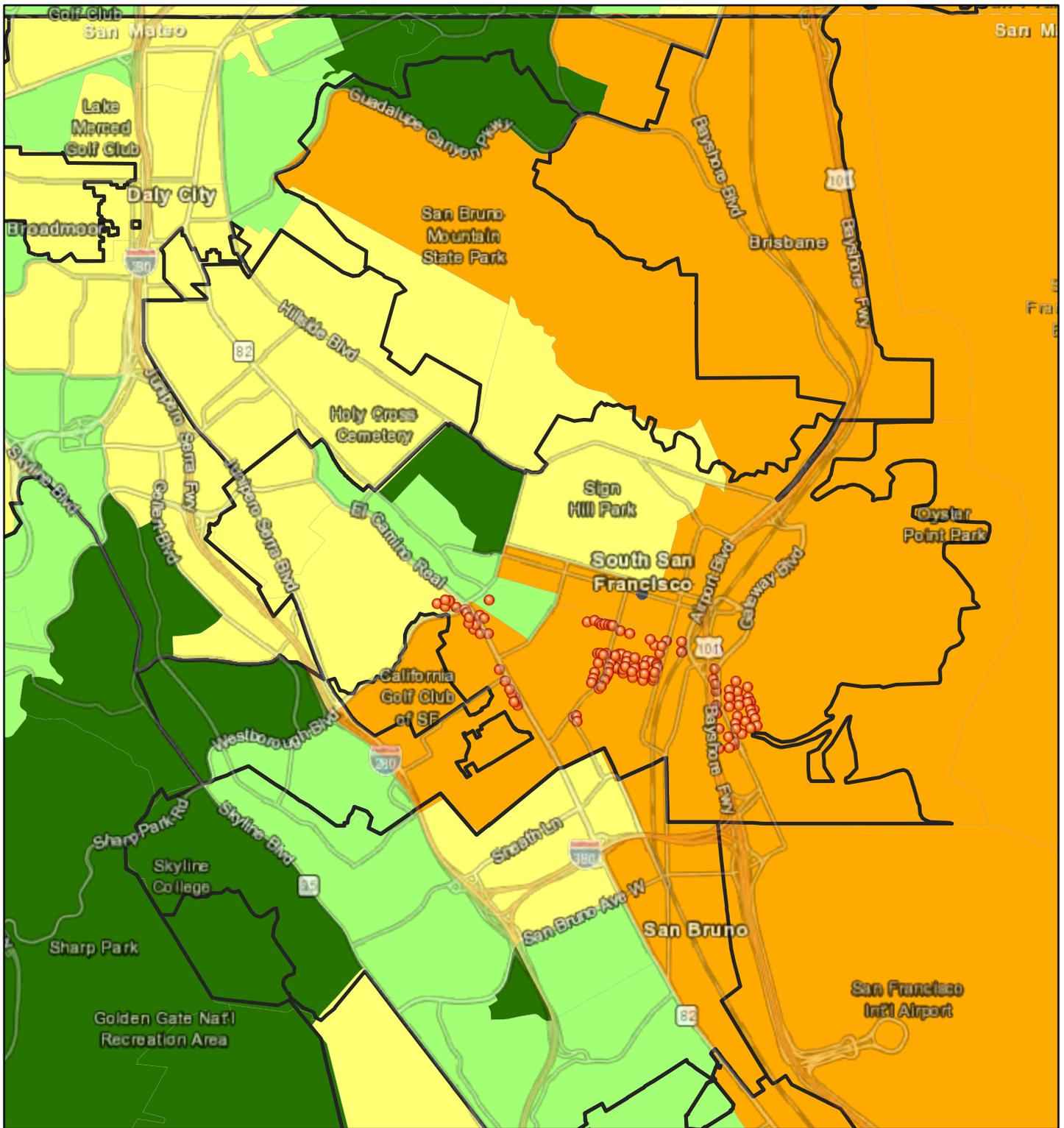
■ .75 – 1 (More Positive Education Outcomes)



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Map 10 TCAC Opportunity Map - Environmental Score



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▭ City/Town Boundaries

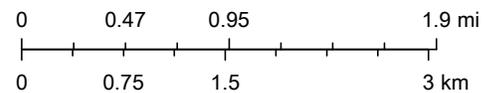
(R) COG Geography TCAC Opportunity Map 2022 - Environmental Score (Tract)

■ < .25 (Less Positive Environmental Outcomes)

■ 0.25 – 0.5

■ 0.5 – 0.75

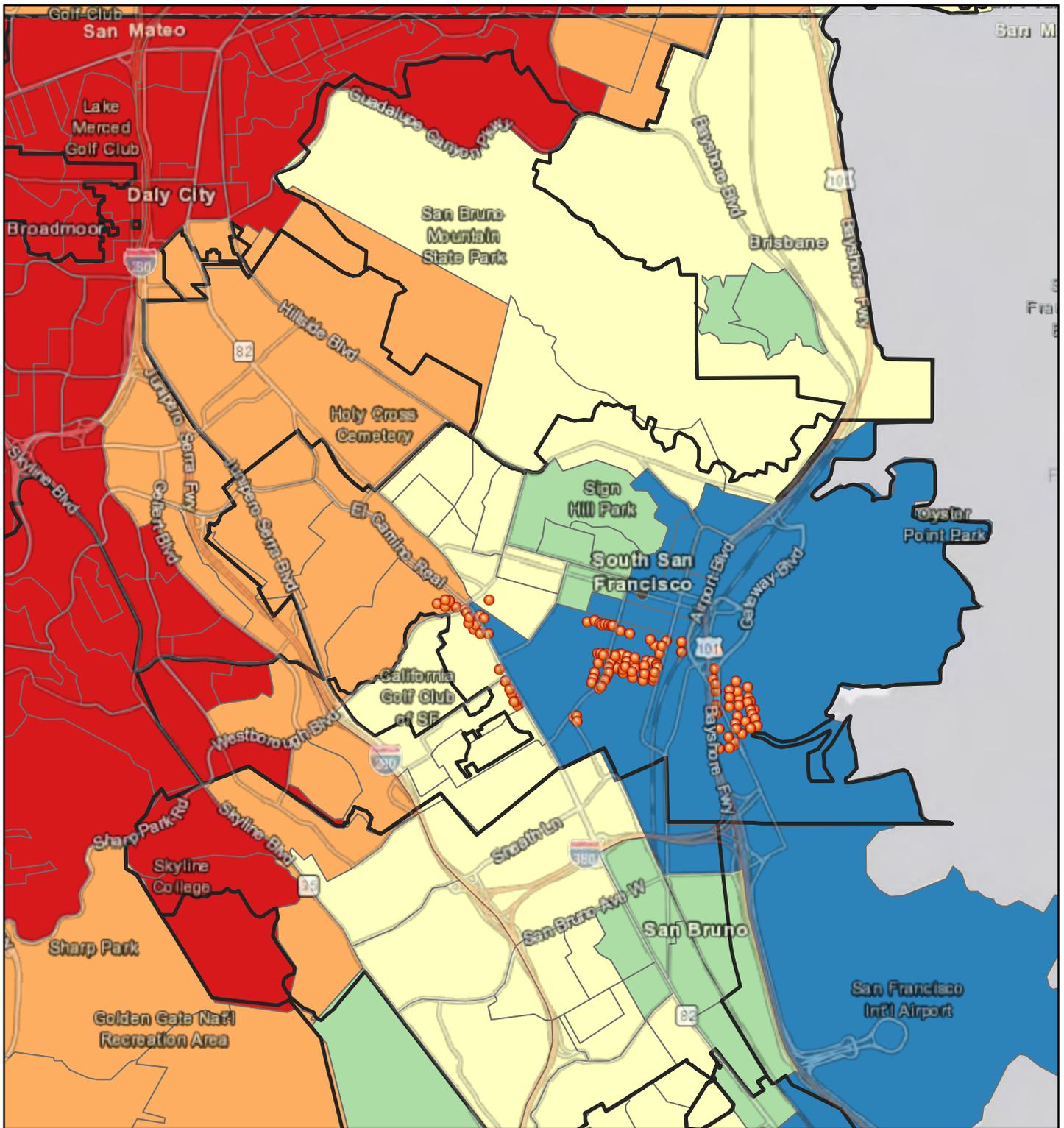
■ .75 – 1 (More Positive Environmental Outcomes)



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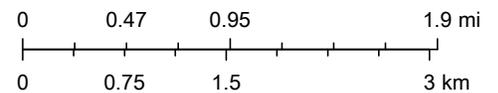
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Map 11 TCAC Opportunity Map - Jobs Proximity Score



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▭ City/Town Boundaries

(A) Jobs Proximity Index (HUD, 2014 - 2017) - Block Group

■ < 20 (Furthest Proximity)

■ 20 - 40

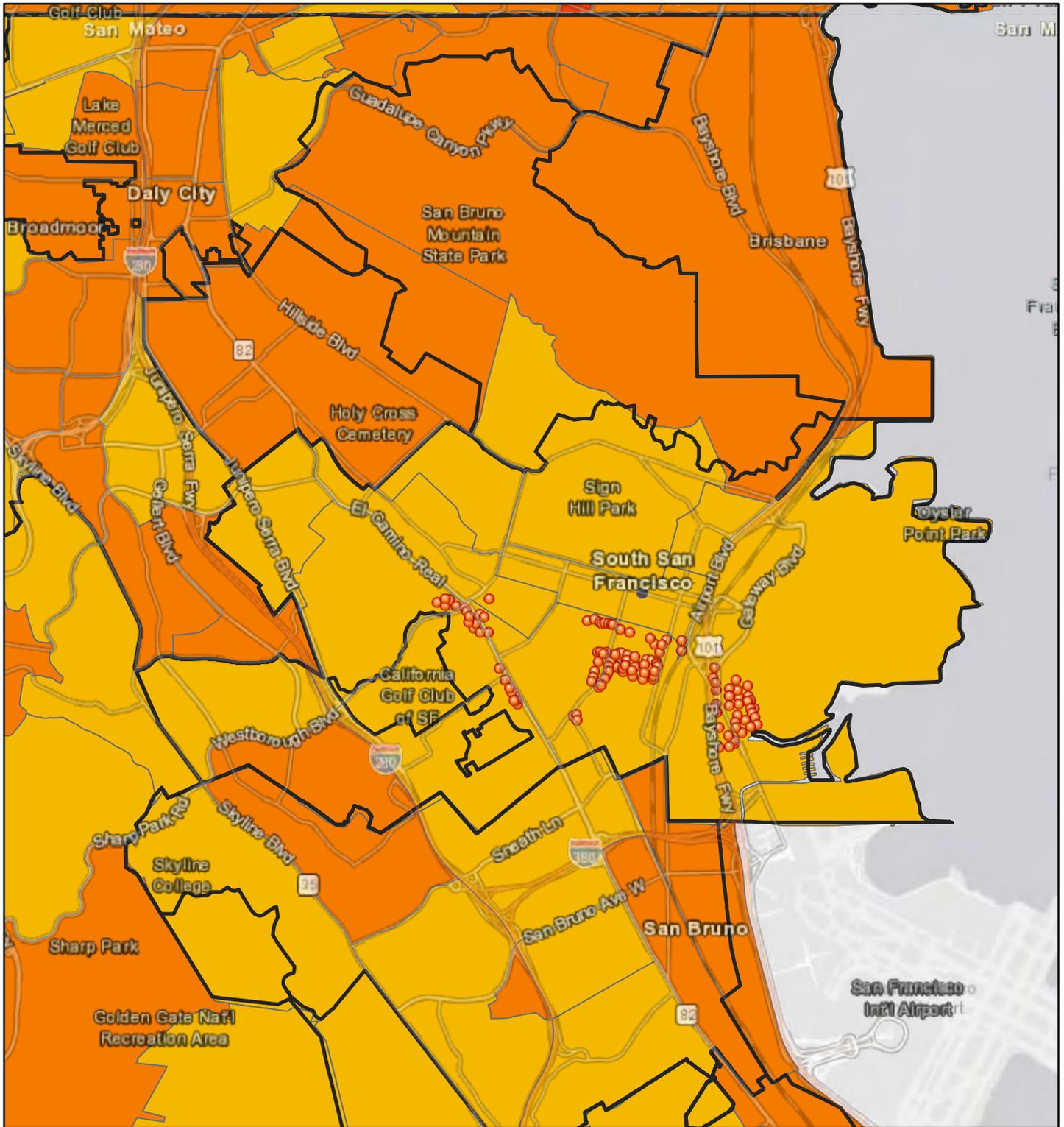
■ 40 - 60

■ 60 - 80

■ > 80 (Closest Proximity)

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Map 12 Overpayment by Homeowners



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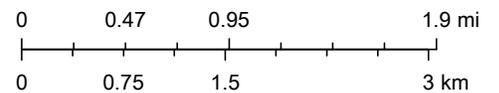
▭ City/Town Boundaries

(R) Overpayment by Home Owners (ACS, 2015 - 2019) - Tract

■ 20% - 40%

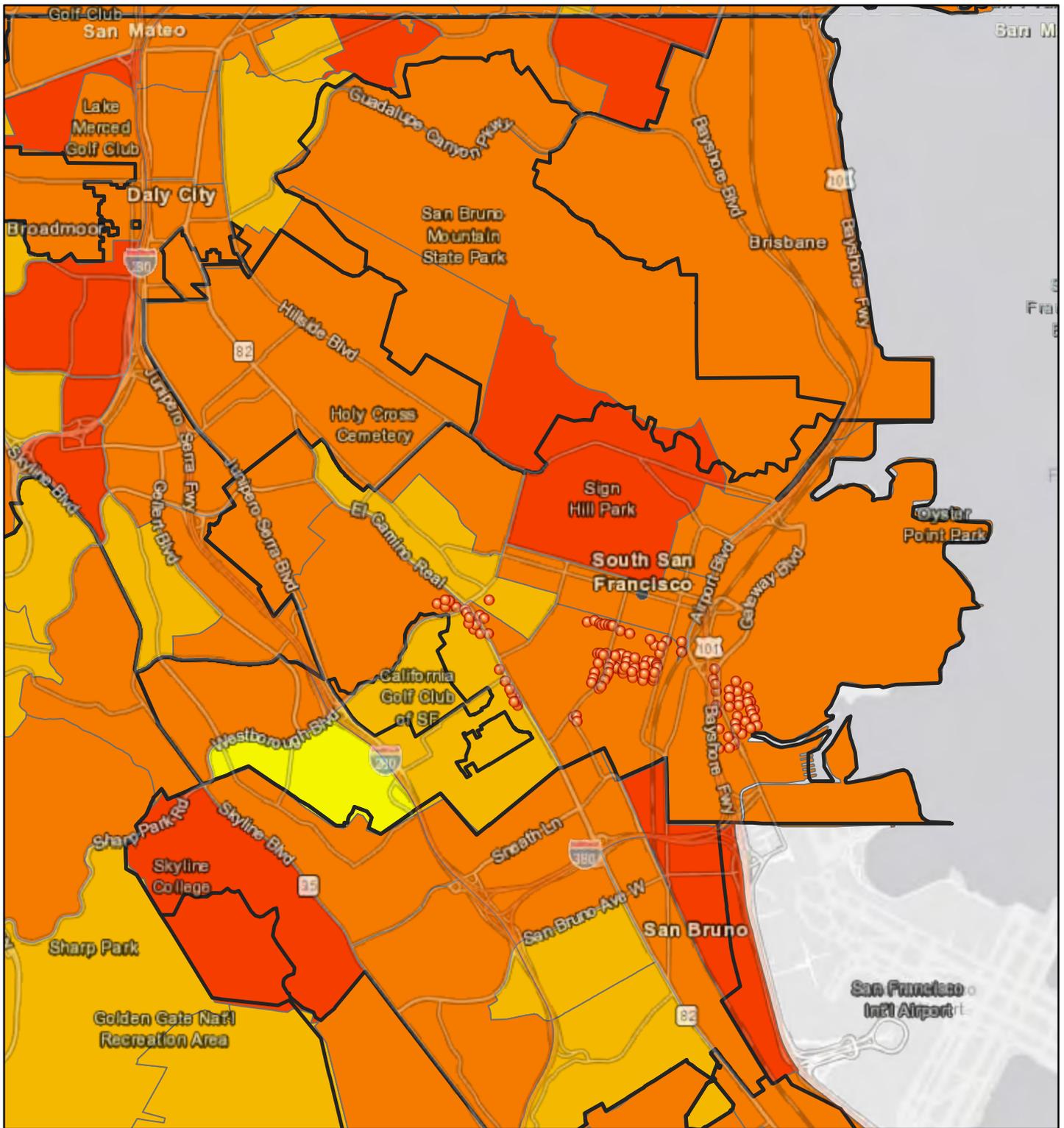
■ 40% - 60%

■ 60% - 80%



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Map 13 Overpayment by Renters



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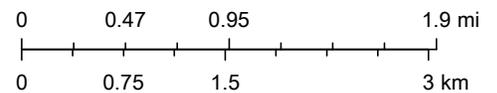
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● SSF Sites_Inventory_Spreadsheet_SSF_Updated_September 2022 -FINAL CSV

▭ City/Town Boundaries

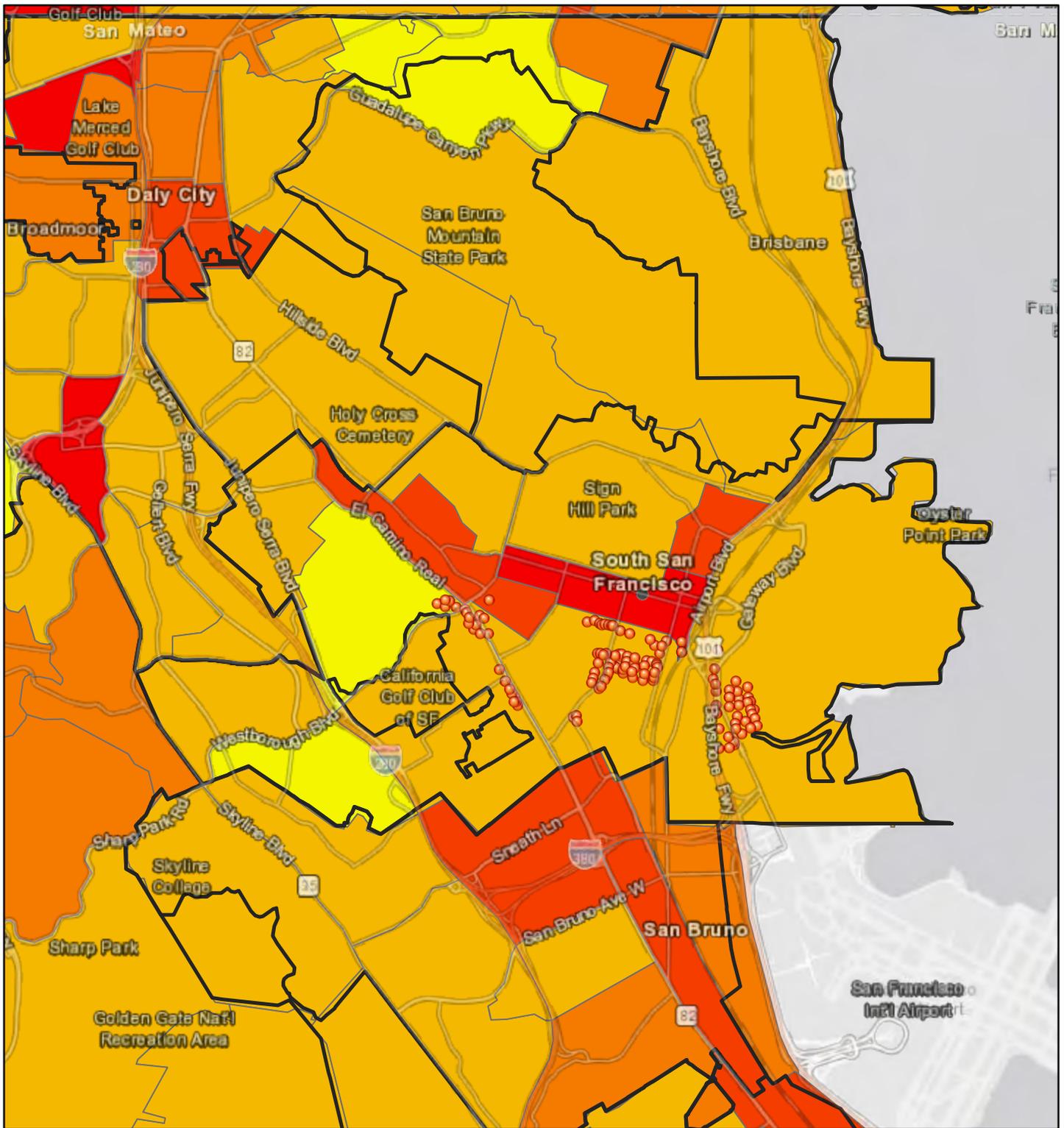
(R) Overpayment by Renters (ACS, 2015 - 2019) - Tract

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%



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Map 14 Percent of Renter Households



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▭ City/Town Boundaries

(R) Percent of households in renter - occupied housing units (HUD) - Tract

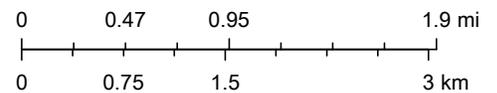
■ ≤ 20 %

■ 20% - 40%

■ 40% - 60%

■ 60% - 80%

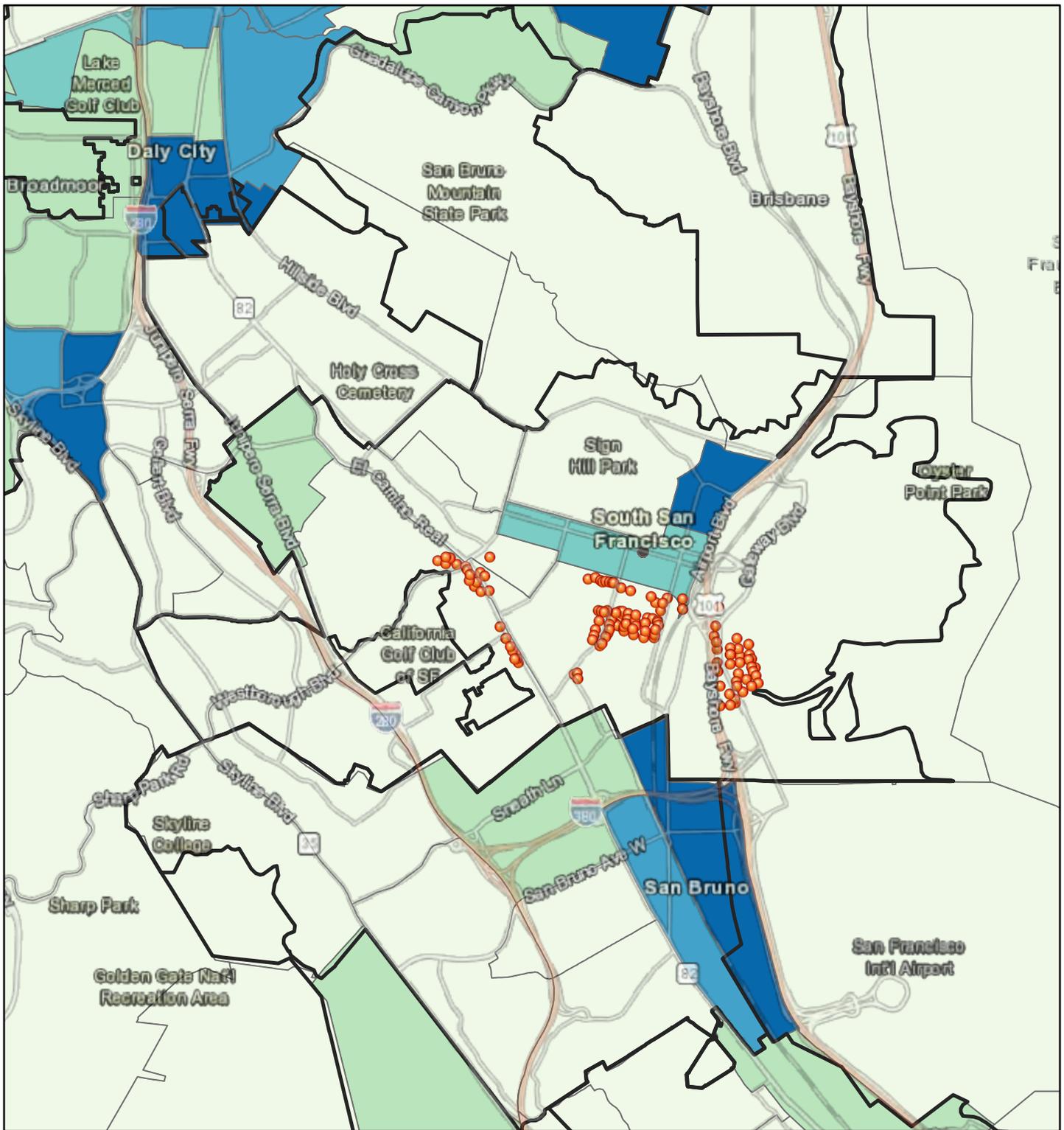
■ > 80%



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CA HCD

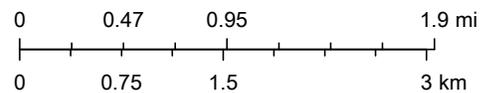
Map 15 Overcrowded Households



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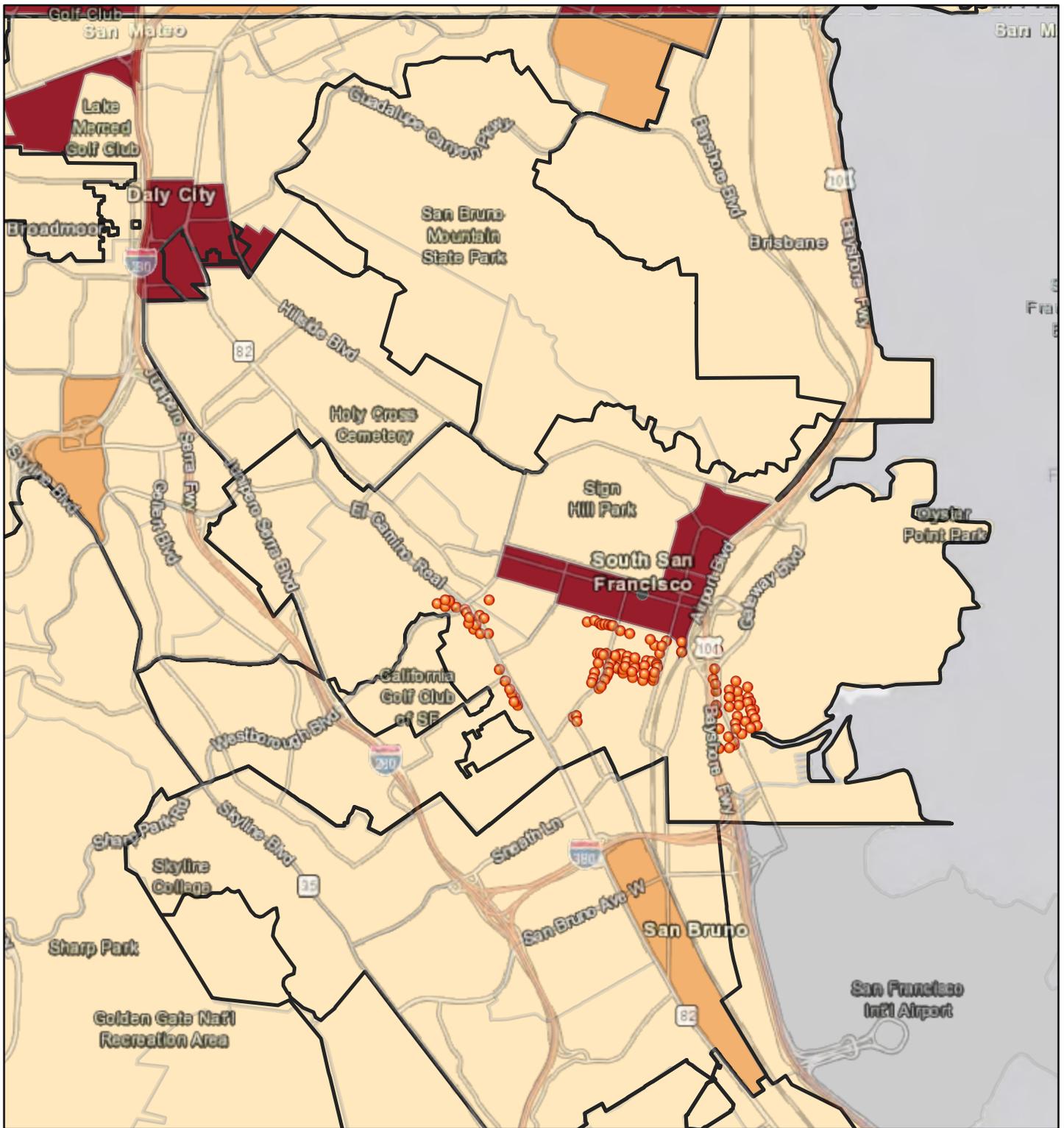
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- SSF Sites_Inventory_Spreadsheet_SSF_Updated_September 2022 -FINAL CSV
- City/Town Boundaries
- (R) Overcrowded Households (CHHS) - Tract
- ≤ 8.2% (Statewide Average)
- 8.3% - 12%
- 12.01% - 15%
- 15.01% - 20%
- > 20%



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Map 16 Estimated Displacement Risk - Overall Displacement

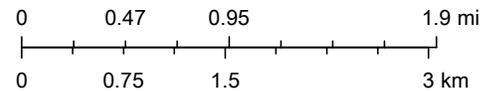


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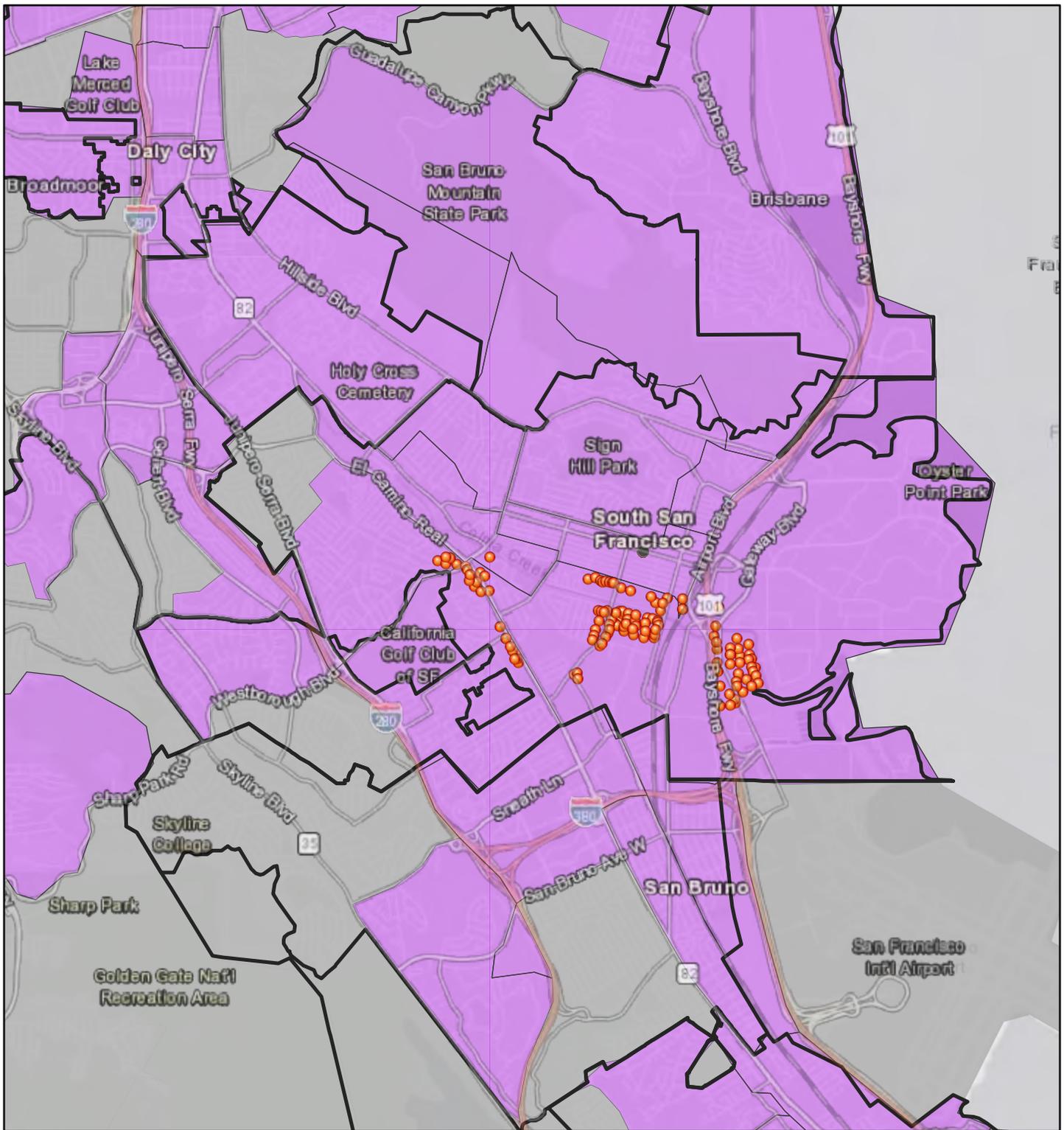
(R) Estimated Displacement Risk - Overall Displacement (UCB, Urban Displacement Project 2022)

- Low Data Quality
- Lower Displacement Risk
- At Risk of Displacement
- 2 Income Groups Displacement
- SSF Sites_Inventory_Spreadsheet_SSF_Updated_September 2022 -FINAL CSV
- City/Town Boundaries



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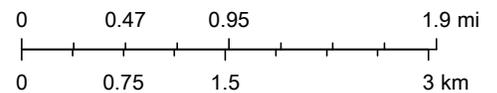
Map 17 Sensitive Communities - Urban Displacement Project



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- SSF Sites_Inventory_Spreadsheet_SSF_Updated_September 2022 -FINAL CSV
- City/Town Boundaries
- (A) Sensitive Communities (UCB, Urban Displacement Project)
- Vulnerable
- Other



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**APPENDIX 6.3 SOUTH SAN FRANCISCO AFFH SEGREGATION REPORT
(UC MERCED)**

Appendix 6.3

South San Francisco AFFH Segregation Report

AFFH SEGREGATION REPORT: SOUTH SAN FRANCISCO

UC Merced Urban Policy Lab and ABAG/MTC Staff

Version of Record: March 06, 15:56:01



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1 INTRODUCTION

The requirement to Affirmatively Further Fair Housing (AFFH) is derived from The Fair Housing Act of 1968, which prohibited discrimination concerning the sale, rental, and financing of housing based on race, color, religion, national origin, or sex—and was later amended to include familial status and disability.¹ The 2015 U.S. Department of Housing and Urban Development (HUD) Rule to Affirmatively Further Fair Housing and California Assembly Bill 686 (2018) mandate that each jurisdiction takes meaningful action to address significant disparities in housing needs and access to opportunity.²³ AB 686 requires that jurisdictions incorporate AFFH into their Housing Elements, which includes inclusive community participation, an assessment of fair housing, a site inventory reflective of AFFH, and the development of goals, policies, and programs to meaningfully address local fair housing issues. ABAG and UC Merced have prepared this report to assist Bay Area jurisdictions with the Assessment of Fair Housing section of the Housing Element.

Assessment of Fair Housing Components

The Assessment of Fair Housing includes five components, which are discussed in detail on pages 22-43 of [HCD's AFFH Guidance Memo](#):

- A: Summary of fair housing enforcement and outreach capacity
- B: Integration and segregation patterns, and trends related to people with protected characteristics
- C: Racially or ethnically concentrated areas of poverty
- D: Disparities in access to opportunity
- E: Disproportionate housing needs, including displacement risk

1.1 Purpose of this Report

This report describes racial and income segregation in Bay Area jurisdictions. Local jurisdiction staff can use the information in this report to help fulfill a portion of the second component of the Assessment of Fair Housing, which requires analysis of integration and segregation patterns and trends related to people with protected characteristics and lower incomes. Jurisdictions will still need to perform a similar analysis for familial status and populations with disability.

This report provides segregation measures for both the local jurisdiction and the region using several indices. For segregation between neighborhoods within a city (intra-city segregation), this report includes isolation indices, dissimilarity indices, and Theil's-H index. The isolation index measures

¹ <https://www.justice.gov/crt/fair-housing-act-2>

² HCD AFFH Guidance Memo

³ The 2015 HUD rule was reversed in 2020 and partially reinstated in 2021.



segregation for a single group, while the dissimilarity index measures segregation between two groups. The Theil's H-Index can be used to measure segregation between all racial or income groups across the city at once. HCD's AFFH guidelines require local jurisdictions to include isolation indices and dissimilarity indices in the Housing Element. Theil's H index is provided in addition to these required measures. For segregation between cities within the Bay Area (inter-city segregation), this report includes dissimilarity indices at the regional level as required by HCD's AFFH guidelines. HCD's AFFH guidelines also require jurisdictions to compare conditions at the local level to the rest of the region; and this report presents the difference in the racial and income composition of a jurisdiction relative to the region as a whole to satisfy the comparison requirement.

1.2 Defining Segregation

Segregation is the separation of different demographic groups into different geographic locations or communities, meaning that groups are unevenly distributed across geographic space. This report examines two spatial forms of segregation: neighborhood level segregation *within* a local jurisdiction and city level segregation *between* jurisdictions in the Bay Area.

Neighborhood level segregation (*within a jurisdiction, or intra-city*): Segregation of race and income groups can occur from neighborhood to neighborhood *within* a city. For example, if a local jurisdiction has a population that is 20% Latinx, but some neighborhoods are 80% Latinx while others have nearly no Latinx residents, that jurisdiction would have segregated neighborhoods.

City level segregation (*between jurisdictions in a region, or inter-city*): Race and income divides also occur *between* jurisdictions in a region. A region could be very diverse with equal numbers of white, Asian, Black, and Latinx residents, but the region could also be highly segregated with each city comprised solely of one racial group.

There are many factors that have contributed to the generation and maintenance of segregation. Historically, racial segregation stemmed from explicit discrimination against people of color, such as restrictive covenants, redlining, and discrimination in mortgage lending. This history includes many overtly discriminatory policies made by federal, state, and local governments (Rothstein 2017). Segregation patterns are also affected by policies that appear race-neutral, such as land use decisions and the regulation of housing development.

Segregation has resulted in vastly unequal access to public goods such as quality schools, neighborhood services and amenities, parks and playgrounds, clean air and water, and public safety (Trounstein 2015). This generational lack of access for many communities, particularly people of color and lower income residents, has often resulted in poor life outcomes, including lower educational attainment, higher morbidity rates, and higher mortality rates (Chetty and Hendren 2018, Ananat 2011, Burch 2014, Cutler and Glaeser 1997, Sampson 2012, Sharkey 2013).

1.3 Segregation Patterns in the Bay Area

Across the San Francisco Bay Area, white residents and above moderate-income residents are significantly more segregated from other racial and income groups (see Appendix 2). The highest levels of racial segregation occur between the Black and white populations. The analysis completed for this report indicates that the amount of racial segregation both *within* Bay Area cities and *across* jurisdictions in the region has decreased since the year 2000. This finding is consistent with recent research from the Othering and Belonging Institute at UC Berkeley, which concluded that “[a]lthough 7

of the 9 Bay Area counties were more segregated in 2020 than they were in either 1980 or 1990, racial residential segregation in the region appears to have peaked around the year 2000 and has generally declined since.”⁴ However, compared to cities in other parts of California, Bay Area jurisdictions have more neighborhood level segregation between residents from different racial groups. Additionally, there is also more racial segregation *between* Bay Area cities compared to other regions in the state.

1.4 Segregation and Land Use

It is difficult to address segregation patterns without an analysis of both historical and existing land use policies that impact segregation patterns. Land use regulations influence what kind of housing is built in a city or neighborhood (Lens and Monkkonen 2016, Pendall 2000). These land use regulations in turn impact demographics: they can be used to affect the number of houses in a community, the number of people who live in the community, the wealth of the people who live in the community, and where within the community they reside (Trounstine 2018). Given disparities in wealth by race and ethnicity, the ability to afford housing in different neighborhoods, as influenced by land use regulations, is highly differentiated across racial and ethnic groups (Bayer, McMillan, and Reuben 2004).⁵ ABAG/MTC plans to issue a separate report detailing the existing land use policies that influence segregation patterns in the Bay Area.

⁴ For more information, see <https://belonging.berkeley.edu/most-segregated-cities-bay-area-2020>.

⁵ Using a household-weighted median of Bay Area county median household incomes, regional values were \$61,050 for Black residents, \$122,174 for Asian/Pacific Islander residents, \$121,794 for white residents, and \$76,306 for Latinx residents. For the source data, see U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B19013B, Table B19013D, B19013H, and B19013I.

Definition of Terms - Geographies

Neighborhood: In this report, “neighborhoods” are approximated by tracts.⁶ Tracts are statistical geographic units defined by the U.S. Census Bureau for the purposes of disseminating data. In the Bay Area, tracts contain on average 4,500 residents. Nearly all Bay Area jurisdictions contain at least two census tracts, with larger jurisdictions containing dozens of tracts.

Jurisdiction: Jurisdiction is used to refer to the 109 cities, towns, and unincorporated county areas that are members of ABAG. Though not all ABAG jurisdictions are cities, this report also uses the term “city” interchangeably with “jurisdiction” in some places.

Region: The region is the nine-county San Francisco Bay Area, which is comprised of Alameda County, Contra Costa County, Marin County, Napa County, San Francisco County, San Mateo County, Santa Clara County, Solano County, and Sonoma County.

⁶ Throughout this report, neighborhood level segregation measures are calculated using census tract data. However, the racial dot maps in Figure 1 and Figure 5 use data from census blocks, while the income group dot maps in Figure 8 and Figure 12 use data from census block groups. These maps use data derived from a smaller geographic scale to better show spatial differences in where different groups live. Census block groups are subdivisions of census tracts, and census blocks are subdivisions of block groups. In the Bay Area, block groups contain on average 1,500 people, while census blocks contain on average 95 people.



2 RACIAL SEGREGATION IN CITY OF SOUTH SAN FRANCISCO

Definition of Terms - Racial/Ethnic Groups

The U.S. Census Bureau classifies racial groups (e.g. white or Black/African American) separately from Hispanic/Latino ethnicity.⁷ This report combines U.S. Census Bureau definitions for race and ethnicity into the following racial groups:

White: Non-Hispanic white

Latinx: Hispanic or Latino of any race⁸

Black: Non-Hispanic Black/African American

Asian/Pacific Islander: Non-Hispanic Asian or Non-Hispanic Pacific Islander

People of Color: All who are not non-Hispanic white (including people who identify as “some other race” or “two or more races”)⁹

2.1 Neighborhood Level Racial Segregation (*within* City of South San Francisco)

Racial dot maps are useful for visualizing how multiple racial groups are distributed within a specific geography. The racial dot map of South San Francisco in Figure 1 below offers a visual representation of the spatial distribution of racial groups within the jurisdiction. Generally, when the distribution of dots does not suggest patterns or clustering, segregation measures tend to be lower. Conversely, when clusters of certain groups are apparent on a racial dot map, segregation measures may be higher.

⁷ More information about the Census Bureau’s definitions of racial groups is available here:

<https://www.census.gov/topics/population/race/about.html>.

⁸ The term Hispanic has historically been used to describe people from numerous Central American, South American, and Caribbean countries. In recent years, the term Latino or Latinx has become preferred. This report generally uses Latinx to refer to this racial/ethnic group.

⁹ Given the uncertainty in the data for population size estimates for racial and ethnic groups not included in the Latinx, Black, or Asian/Pacific Islander categories, this report only analyzes these racial groups in the aggregate People of Color category.



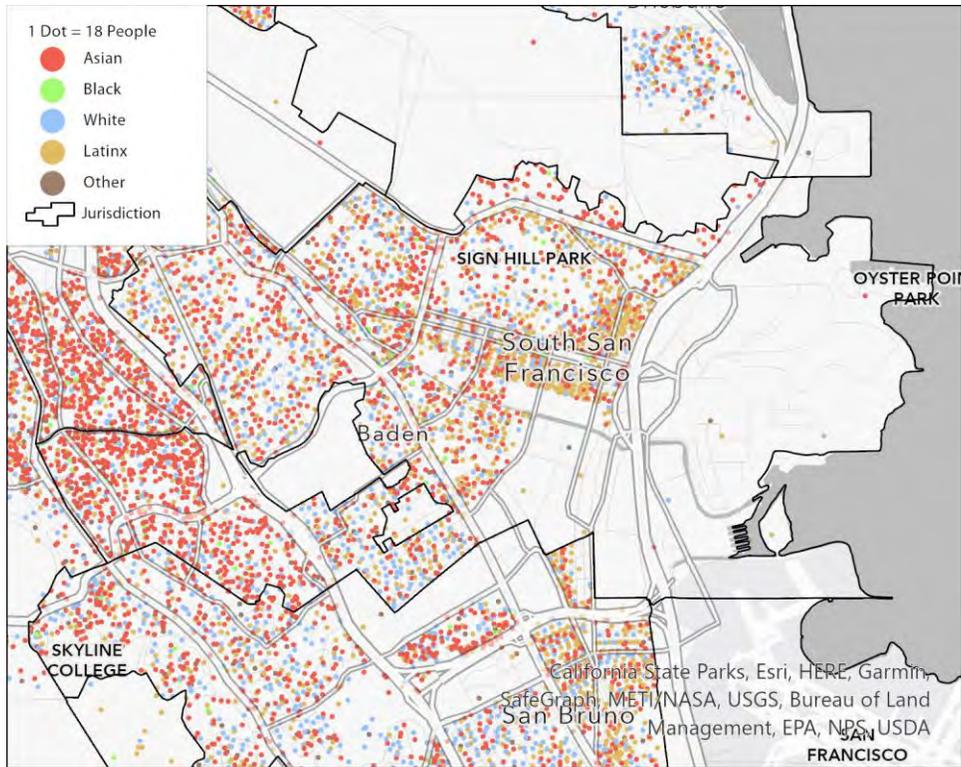


Figure 1: Racial Dot Map of South San Francisco (2020)

Universe: Population. Source: U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

Note: The plot shows the racial distribution at the census block level for City of South San Francisco and vicinity. Dots in each census block are randomly placed and should not be construed as actual placement of people.

There are many ways to quantitatively measure segregation. Each measure captures a different aspect of the ways in which groups are divided within a community. One way to measure segregation is by using an **isolation index**:

- The isolation index compares each neighborhood’s composition to the jurisdiction’s demographics as a whole.
- This index ranges from 0 to 1. Higher values indicate that a particular group is more isolated from other groups.
- Isolation indices indicate the potential for contact between different groups. The index can be interpreted as the experience of the average member of that group. For example, if the isolation index is .65 for Latinx residents in a city, then the average Latinx resident in that city lives in a neighborhood that is 65% Latinx.

Within City of South San Francisco the most isolated racial group is Asian residents. South San Francisco’s isolation index of 0.488 for Asian residents means that the average Asian resident lives in a neighborhood that is 48.8% Asian. Other racial groups are less isolated, meaning they may be more likely to encounter other racial groups in their neighborhoods. The isolation index values for all racial groups in South San Francisco for the years 2000, 2010, and 2020 can be found in Table 1 below. Among all racial groups in this jurisdiction, the white population’s isolation index has changed the most over time, becoming less segregated from other racial groups between 2000 and 2020.

The “Bay Area Average” column in this table provides the average isolation index value across Bay Area jurisdictions for different racial groups in 2020.¹⁰ The data in this column can be used as a comparison to provide context for the levels of segregation experienced by racial groups in this jurisdiction. For example, Table 1 indicates the average isolation index value for white residents across all Bay Area jurisdictions is 0.491, meaning that in the average Bay Area jurisdiction a white resident lives in a neighborhood that is 49.1% white.

Table 1: Racial Isolation Index Values for Segregation within South San Francisco

Race	South San Francisco			Bay Area Average
	2000	2010	2020	2020
Asian/Pacific Islander	0.419	0.459	0.488	0.245
Black/African American	0.035	0.027	0.020	0.053
Latinx	0.419	0.445	0.415	0.251
White	0.368	0.262	0.207	0.491

Universe: Population.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Figure 2 below shows how racial isolation index values in South San Francisco compare to values in other Bay Area jurisdictions. In this chart, each dot represents a Bay Area jurisdiction. For each racial group, the spread of dots represents the range of isolation index values among Bay Area jurisdictions. Additionally, the black line within each racial group notes the isolation index value for that group in City of South San Francisco, and each dashed red line represents the Bay Area average for the isolation index for that group. Local staff can use this chart to contextualize how segregation levels for racial groups in their jurisdiction compare to other jurisdictions in the region.

¹⁰ This average only includes the 104 jurisdictions that have more than one census tract, which is true for all comparisons of Bay Area jurisdictions’ segregation measures in this report. The segregation measures in this report are calculated by comparing the demographics of a jurisdiction’s census tracts to the jurisdiction’s demographics, and such calculations cannot be made for the five jurisdictions with only one census tract (Brisbane, Calistoga, Portola Valley, Rio Vista, and Yountville).

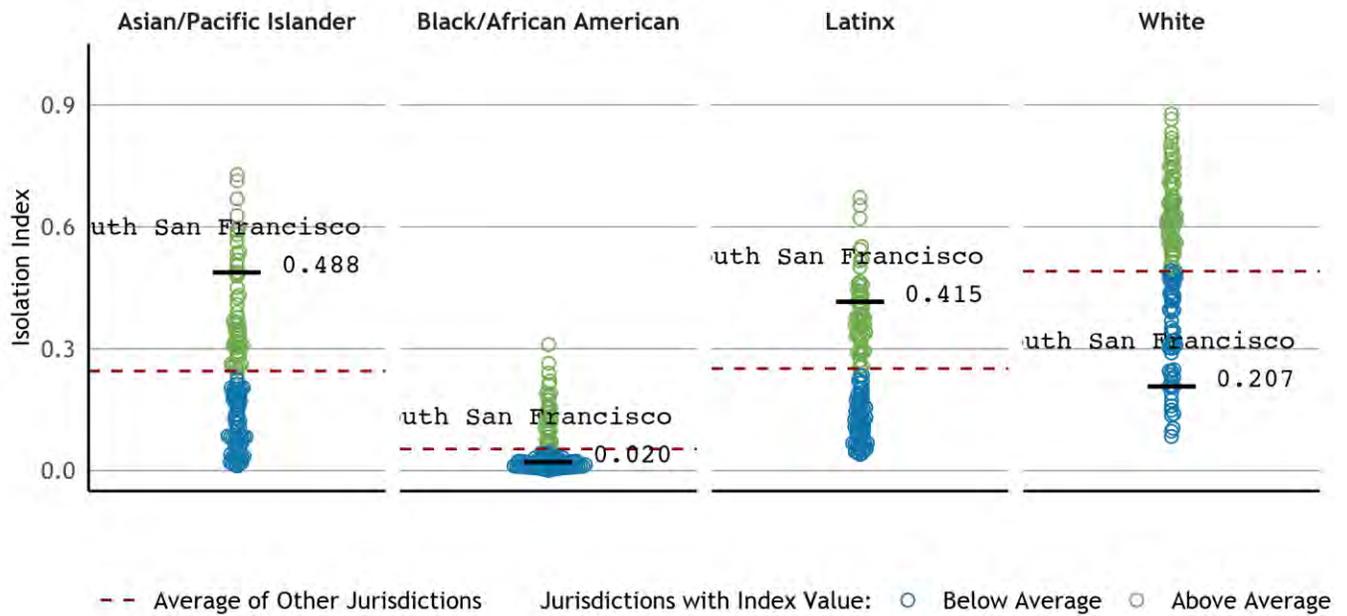


Figure 2: Racial Isolation Index Values for South San Francisco Compared to Other Bay Area Jurisdictions (2020)

Universe: Bay Area Jurisdictions.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

Another way to measure segregation is by using a **dissimilarity index**:

- This index measures how evenly any two groups are distributed across neighborhoods relative to their representation in a city overall. The dissimilarity index at the jurisdiction level can be interpreted as the share of one group that would have to move neighborhoods to create perfect integration for these two groups.
- The dissimilarity index ranges from 0 to 1. Higher values indicate that groups are more unevenly distributed (e.g. they tend to live in different neighborhoods).

Dissimilarity Index Guidance for Cities with Small Racial Group Populations

The analysis conducted for this report suggests that dissimilarity index values are unreliable for a population group if that group represents approximately less than 5% of the jurisdiction's total population.

HCD's AFFH guidance requires the Housing Element to include the dissimilarity index values for racial groups, but also offers flexibility in emphasizing the importance of various measures. ABAG/MTC recommends that when cities have population groups that are less than 5% of the jurisdiction's population (see Table 4), jurisdiction staff use the isolation index or Thiel's H-Index to gain a more accurate understanding of their jurisdiction's neighborhood-level segregation patterns (*intra-city segregation*).

If a jurisdiction has a very small population of a racial group, this indicates that segregation between the jurisdiction and the region (*inter-city segregation*) is likely to be an important feature of the jurisdiction's segregation patterns.

In City of South San Francisco, the Black/African American group is 1.8 percent of the population - so staff should be aware of this small population size when evaluating dissimilarity index values involving this group.

Table 2 below provides the dissimilarity index values indicating the level of segregation in South San Francisco between white residents and residents who are Black, Latinx, or Asian/Pacific Islander. The table also provides the dissimilarity index between white residents and all residents of color in the jurisdiction, and all dissimilarity index values are shown across three time periods (2000, 2010, and 2020).

In South San Francisco the highest segregation is between Black and white residents (see Table 2). South San Francisco's Black /white dissimilarity index of 0.302 means that 30.2% of Black (or white) residents would need to move to a different neighborhood to create perfect integration between Black residents and white residents. However, local jurisdiction staff should note that this dissimilarity index value is not a reliable data point due to small population size. See callout box above for more information.

The "Bay Area Average" column in this table provides the average dissimilarity index values for these racial group pairings across Bay Area jurisdictions in 2020. The data in this column can be used as a comparison to provide context for the levels of segregation between communities of color are from white residents in this jurisdiction.

For example, Table 2 indicates that the average Latinx/white dissimilarity index for a Bay Area jurisdiction is 0.207, so on average 20.7% of Latinx (or white residents) in a Bay Area jurisdiction would need to move to a different neighborhood within the jurisdiction to create perfect integration between Latinx and white residents in that jurisdiction.

Table 2: Racial Dissimilarity Index Values for Segregation within South San Francisco

Race	South San Francisco			Bay Area Average
	2000	2010	2020	2020
Asian/Pacific Islander vs. White	0.359	0.254	0.228	0.185
Black/African American vs. White	0.384*	0.311*	0.302*	0.244
Latinx vs. White	0.298	0.292	0.287	0.207
People of Color vs. White	0.270	0.218	0.202	0.168

Universe: Population.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Note: If a number is marked with an asterisk (*), it indicates that the index is based on a racial group making up less than 5 percent of the jurisdiction population, leading to unreliable numbers.

Figure 3 below shows how dissimilarity index values in City of South San Francisco compare to values in other Bay Area jurisdictions. In this chart, each dot represents a Bay Area jurisdiction. For each racial group pairing, the spread of dots represents the range of dissimilarity index values among Bay Area jurisdictions. Additionally, the black line within each racial group pairing notes the dissimilarity index value in South San Francisco, and each dashed red line represents the Bay Area average for the dissimilarity index for that pairing. Similar to Figure 2, local staff can use this chart to contextualize how segregation levels between white residents and communities of color in their jurisdiction compare to the rest of the region. However, staff should be mindful of whether a racial group in their jurisdiction has a small population (approximately less than 5% of the jurisdiction’s population), as the dissimilarity index value is less reliable for small populations.

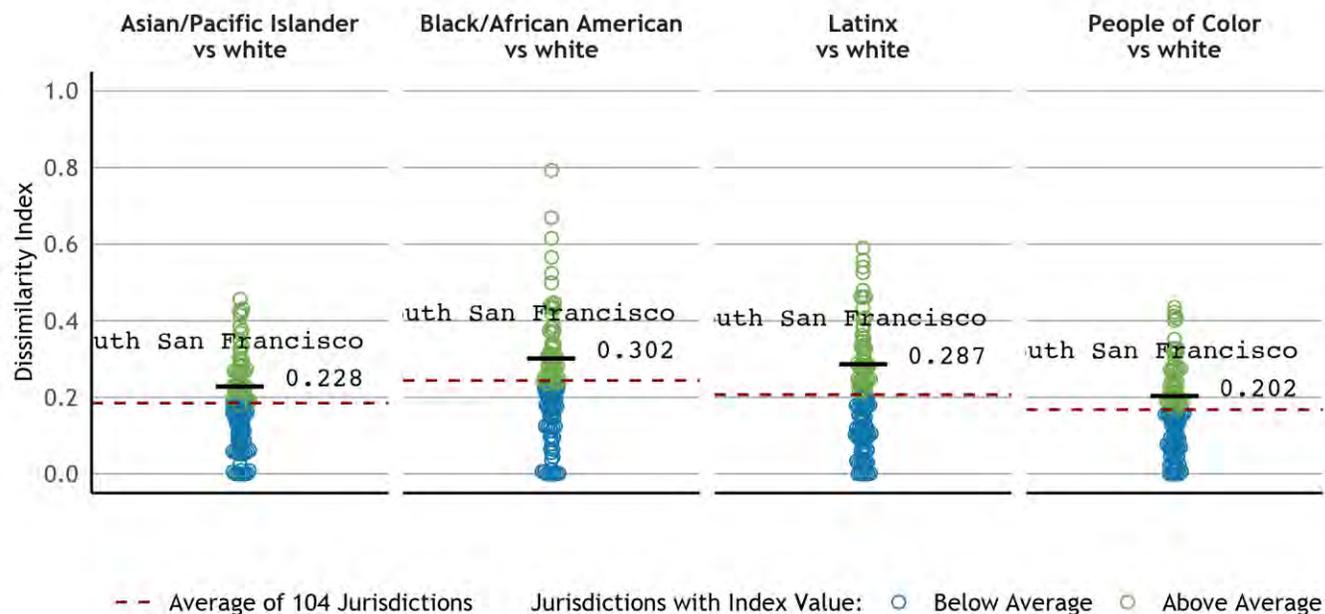


Figure 3: Racial Dissimilarity Index Values for South San Francisco Compared to Other Bay Area Jurisdictions (2020)

Universe: Bay Area Jurisdictions.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

Note: The analysis conducted for this report suggests that dissimilarity index values are unreliable for a population group if that group represents approximately less than 5% of the jurisdiction’s total population. ABAG/MTC recommends that when cities have population groups that are less than 5% of the jurisdiction’s population (see Table 4), jurisdiction staff could focus on the isolation index or Thiel’s H-Index to gain a more accurate understanding of neighborhood-level racial segregation in their jurisdiction.

The **Theil’s H Index** can be used to measure segregation between all groups within a jurisdiction:

- This index measures how diverse each neighborhood is compared to the diversity of the whole city. Neighborhoods are weighted by their size, so that larger neighborhoods play a more significant role in determining the total measure of segregation.
- The index ranges from 0 to 1. A Theil’s H Index value of 0 would mean all neighborhoods within a city have the same demographics as the whole city. A value of 1 would mean each group lives exclusively in their own, separate neighborhood.
- For jurisdictions with a high degree of diversity (multiple racial groups comprise more than 10% of the population), Theil’s H offers the clearest summary of overall segregation.

The Theil’s H Index values for neighborhood racial segregation in South San Francisco for the years 2000, 2010, and 2020 can be found in Table 3 below. The “Bay Area Average” column in the table provides the average Theil’s H Index across Bay Area jurisdictions in 2020. Between 2010 and 2020, the Theil’s H Index for racial segregation in South San Francisco declined, suggesting that there is now less neighborhood level racial segregation within the jurisdiction. In 2020, the Theil’s H Index for racial segregation in South San Francisco was higher than the average value for Bay Area jurisdictions,

indicating that neighborhood level racial segregation in South San Francisco is more than in the average Bay Area city.

Table 3: Theil’s H Index Values for Racial Segregation within South San Francisco

Index	South San Francisco			Bay Area Average
	2000	2010	2020	2020
Theil's H Multi-racial	0.104	0.090	0.072	0.042

Universe: Population.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Figure 4 below shows how Theil’s H index values for racial segregation in South San Francisco compare to values in other Bay Area jurisdictions in 2020. In this chart, each dot represents a Bay Area jurisdiction. Additionally, the black line notes the Theil’s H index value for neighborhood racial segregation in South San Francisco, and the dashed red line represents the average Theil’s H index value across Bay Area jurisdictions. Local staff can use this chart to compare how neighborhood racial segregation levels in their jurisdiction compare to other jurisdictions in the region.

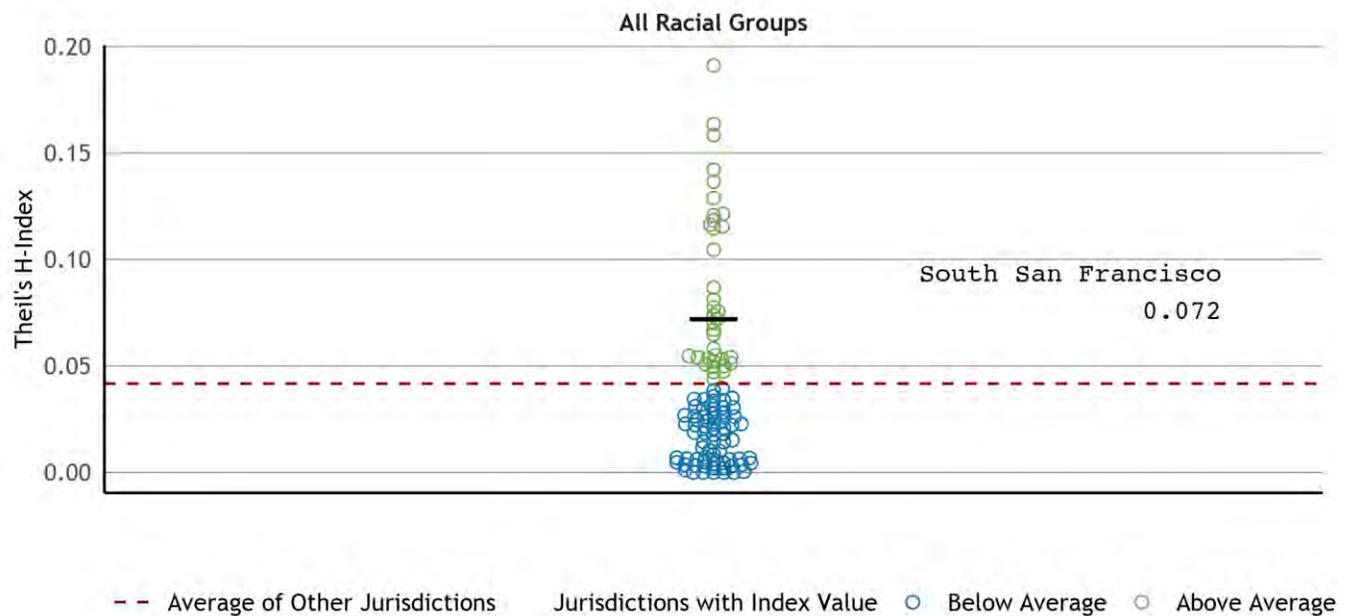


Figure 4: Theil’s H Index Values for Racial Segregation in South San Francisco Compared to Other Bay Area Jurisdictions (2020)

Universe: Bay Area Jurisdictions.

2.2 Regional Racial Segregation (*between* South San Francisco and other jurisdictions)

At the regional level, segregation is measured between *cities* instead of between *neighborhoods*. Racial dot maps are not only useful for examining neighborhood racial segregation within a jurisdiction, but these maps can also be used to explore the racial demographic differences between different jurisdictions in the region. Figure 5 below presents a racial dot map showing the spatial distribution of racial groups in South San Francisco as well as in nearby Bay Area cities.

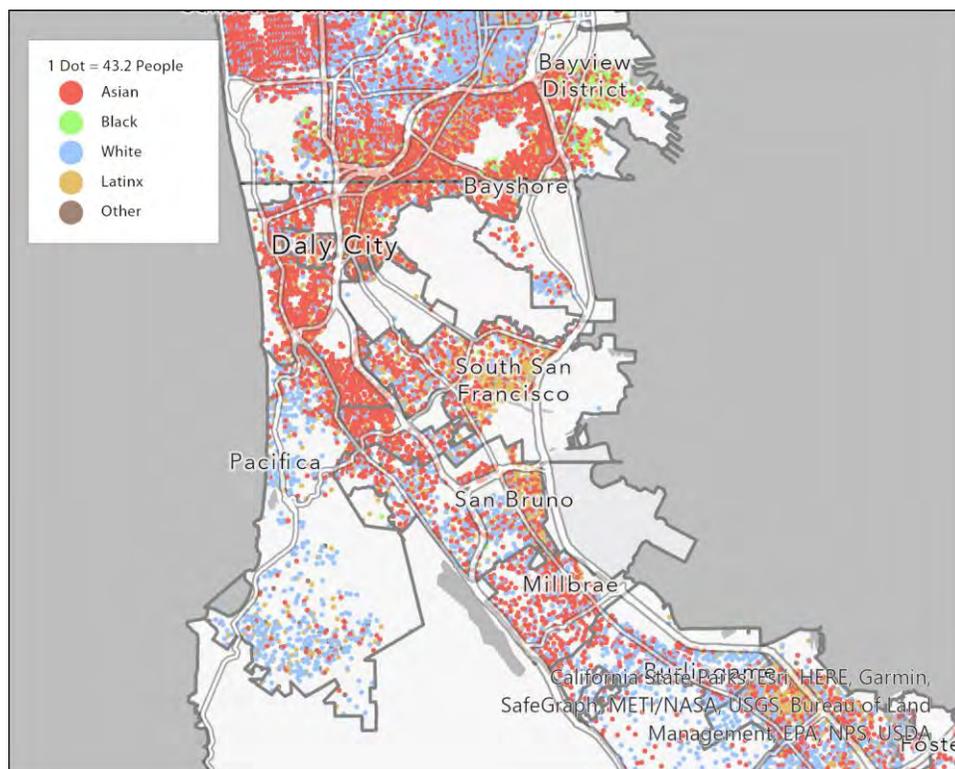


Figure 5: Racial Dot Map of South San Francisco and Surrounding Areas (2020)

Universe: Population.

Source: U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

Note: The plot shows the racial distribution at the census block level for City of South San Francisco and vicinity. Dots in each census block are randomly placed and should not be construed as actual placement of people.

To understand how each city contributes to the total segregation of the Bay Area, one can look at the difference in the racial composition of a jurisdiction compared to the racial composition of the region as a whole. The racial demographics in South San Francisco for the years 2000, 2010, and 2020 can be found in Table 4 below. The table also provides the racial composition of the nine-county Bay Area. As of 2020, South San Francisco has a lower share of white residents than the Bay Area as a whole, a higher share of Latinx residents, a lower share of Black residents, and a higher share of Asian/Pacific Islander residents.

Table 4: Population by Racial Group, South San Francisco and the Region

Race	South San Francisco			Bay Area
	2000	2010	2020	2020
Asian/Pacific Islander	28.6%	37.7%	42.3%	28.2%
Black/African American	2.7%	2.3%	1.8%	5.6%
Latinx	31.8%	34.0%	32.8%	24.4%
Other or Multiple Races	6.4%	4.0%	5.1%	5.9%
White	30.5%	22.0%	18.0%	35.8%

Universe: Population.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Figure 6 below compares the racial demographics in South San Francisco to those of all 109 Bay Area jurisdictions.¹¹ In this chart, each dot represents a Bay Area jurisdiction. For each racial group, the spread of dots represents the range of that group’s representation among Bay Area jurisdictions. Additionally, the black line within each racial group notes the percentage of the population of City of South San Francisco represented by that group and how that percentage ranks among all 109 jurisdictions. Local staff can use this chart to compare the representation of different racial groups in their jurisdiction to those groups’ representation in other jurisdictions in the region, which can indicate the extent of segregation between this jurisdiction and the region.

¹¹ While comparisons of segregation measures are made only using the 104 jurisdictions with more than one census tract, this comparison of jurisdiction level demographic data can be made using all 109 jurisdictions.

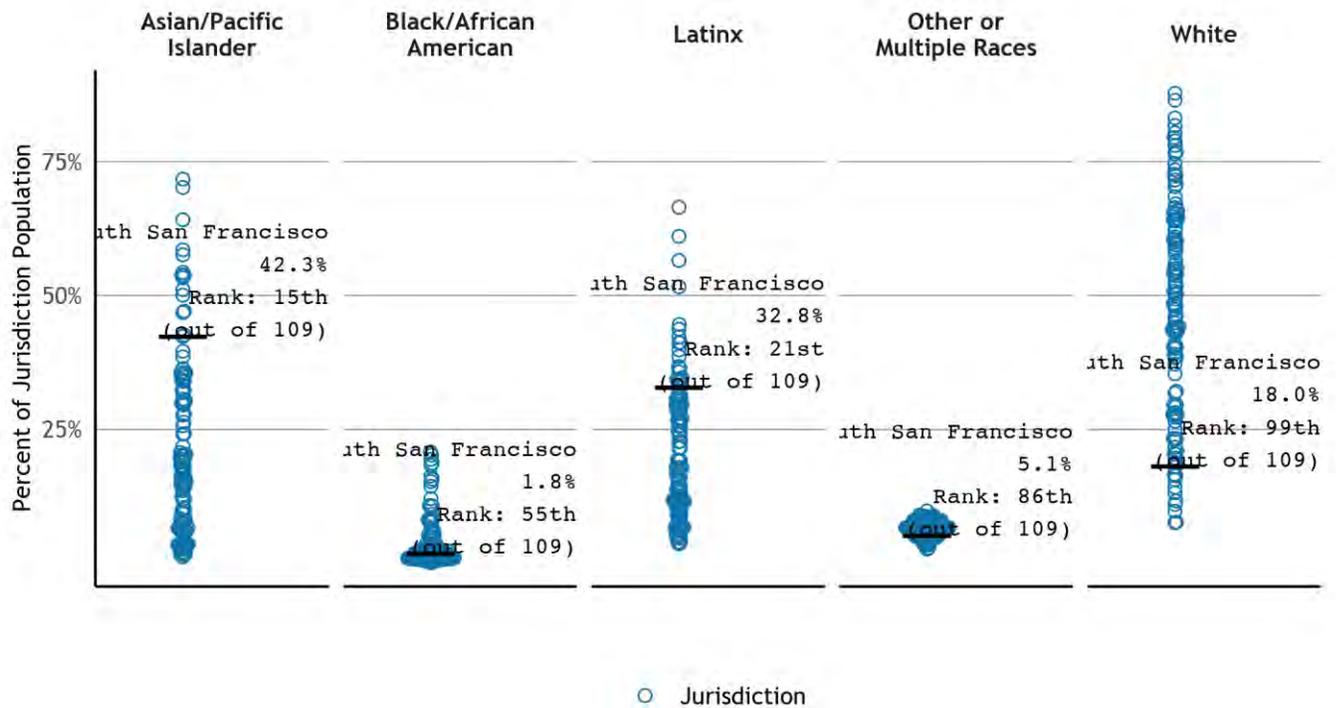


Figure 6: Racial Demographics of South San Francisco Compared to All Bay Area Jurisdictions (2020)

Universe: Bay Area Jurisdictions.

Source U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

The map in Figure 7 below also illustrates regional racial segregation between South San Francisco and other jurisdictions. This map demonstrates how the percentage of people of color in South San Francisco and surrounding jurisdictions compares to the Bay Area as a whole:

- Jurisdictions shaded orange have a share of people of color that is less than the Bay Area as a whole, and the degree of difference is greater than five percentage points.
- Jurisdictions shaded white have a share of people of color comparable to the regional percentage of people of color (within five percentage points).
- Jurisdictions shaded grey have a share of people of color that is more than five percentage points greater than the regional percentage of people of color.

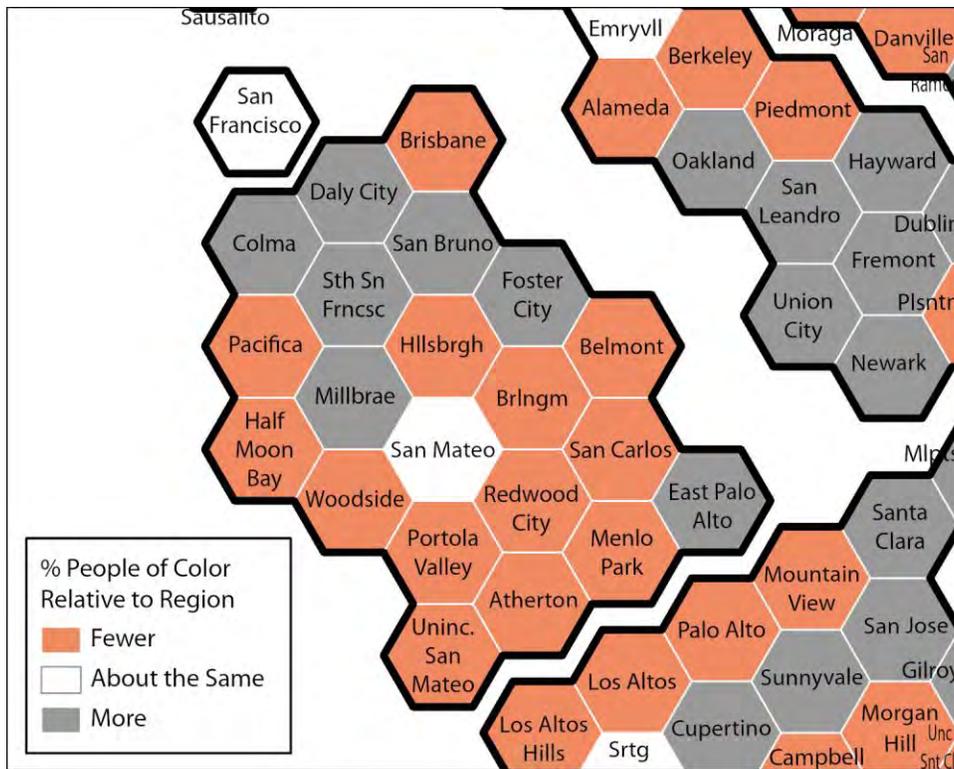


Figure 7: Comparing the Share of People of Color in South San Francisco and Vicinity to the Bay Area (2020)

Universe: Population.

Source: U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002.

Note: People of color refer to persons not identifying as non-Hispanic white. The nine-county Bay Area is the reference region for this map.

Segregation between jurisdictions in the region can also be analyzed by calculating regional values for the segregation indices discussed previously. Table 5 presents dissimilarity index, isolation index, and Theil’s H index values for racial segregation for the entire nine-county Bay Area in 2010 and 2020. In the previous section of this report focused on neighborhood level racial segregation, these indices were calculated by comparing the racial demographics of the census tracts within a jurisdiction to the demographics of the jurisdiction as a whole. In Table 5, these measures are calculated by comparing the racial demographics of local jurisdictions to the region’s racial makeup. For example, looking at the 2020 data, Table 5 shows the white isolation index value for the region is 0.429, meaning that on average white Bay Area residents live in a jurisdiction that is 42.9% white in 2020. An example of regional dissimilarity index values in Table 5 is the Black/white dissimilarity index value of 0.459, which means that across the region 45.9% of Black (or white) residents would need to move to a different jurisdiction to evenly distribute Black and white residents across Bay Area jurisdictions. The dissimilarity index values in Table 5 reflect recommendations made in HCD’s AFFH guidance for calculating dissimilarity at the region level.¹² The regional value for the Theil’s H index measures how

¹² For more information on HCD’s recommendations regarding data considerations for analyzing integration and segregation patterns, see page 31 of the AFFH Guidance Memo.

diverse each Bay Area jurisdiction is compared to the racial diversity of the whole region. A Theil's H Index value of 0 would mean all *jurisdictions* within the Bay Area have the same racial demographics as the entire region, while a value of 1 would mean each racial group lives exclusively in their own separate jurisdiction. The regional Theil's H index value for racial segregation decreased slightly between 2010 and 2020, meaning that racial groups in the Bay Area are now slightly less separated by the borders between jurisdictions.

Table 5: Regional Racial Segregation Measures

Index	Group	2010	2020
Isolation Index Regional Level	Asian/Pacific Islander	0.317	0.378
	Black/African American	0.144	0.118
	Latinx	0.283	0.291
	White	0.496	0.429
	People of Color	0.629	0.682
Dissimilarity Index Regional Level	Asian/Pacific Islander vs. White	0.384	0.369
	Black/African American vs. White	0.475	0.459
	Latinx vs. White	0.301	0.297
	People of Color vs. White	0.296	0.293
Theil's H Multi-racial	All Racial Groups	0.103	0.097

Universe: Population.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, 2010 Census of Population and Housing, Table P4.

3 INCOME SEGREGATION IN CITY OF SOUTH SAN FRANCISCO

Definition of Terms - Income Groups

When analyzing segregation by income, this report uses income group designations consistent with the Regional Housing Needs Allocation and the Housing Element:

Very low-income: individuals earning less than 50% of Area Median Income (AMI)

Low-income: individuals earning 50%-80% of AMI

Moderate-income: individuals earning 80%-120% of AMI

Above moderate-income: individuals earning 120% or more of AMI

Additionally, this report uses the term "lower-income" to refer to all people who earn less than 80% of AMI, which includes both low-income and very low-income individuals.

The income groups described above are based on U.S. Department of Housing and Urban Development (HUD) calculations for AMI. HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County).

The income categories used in this report are based on the AMI for the HUD metro area where this jurisdiction is located.

3.1 Neighborhood Level Income Segregation (*within South San Francisco*)

Income segregation can be measured using similar indices as racial segregation. Income dot maps, similar to the racial dot maps shown in Figures 1 and 5, are useful for visualizing segregation between multiple income groups at the same time. The income dot map of South San Francisco in Figure 8 below offers a visual representation of the spatial distribution of income groups within the jurisdiction. As with the racial dot maps, when the dots show lack of a pattern or clustering, income segregation measures tend to be lower, and conversely, when clusters are apparent, the segregation measures may be higher as well.



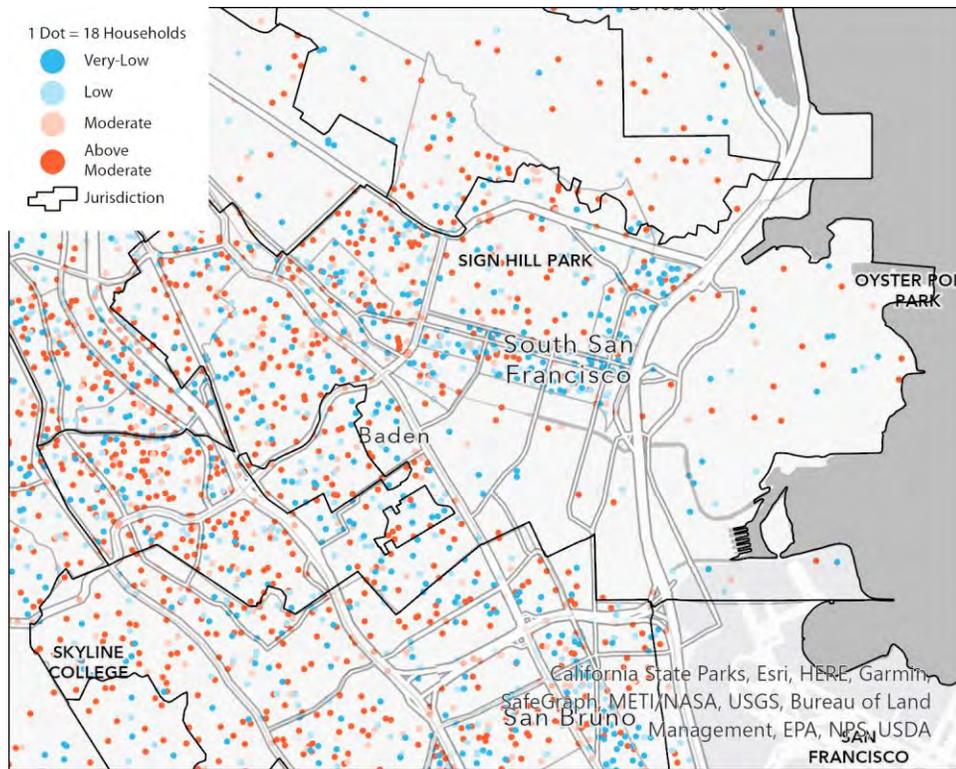


Figure 8: Income Dot Map of South San Francisco (2015)

Universe: Population.

Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.

Note: The plot shows the income group distribution at the census block group level for City of South San Francisco and vicinity. Dots in each block group are randomly placed and should not be construed as actual placement of individuals.

The isolation index values for all income groups in South San Francisco for the years 2010 and 2015 can be found in Table 6 below.¹³ Very Low-income residents are the most isolated income group in South San Francisco. South San Francisco’s isolation index of 0.377 for these residents means that the average Very Low-income resident in South San Francisco lives in a neighborhood that is 37.7% Very Low-income. Among all income groups, the Very Low-income population’s isolation index has changed the most over time, becoming more segregated from other income groups between 2010 and 2015.

Similar to the tables presented earlier for neighborhood racial segregation, the “Bay Area Average” column in Table 6 provides the average isolation index value across Bay Area jurisdictions for different income groups in 2015. The data in this column can be used as a comparison to provide context for the levels of segregation experienced by income groups in this jurisdiction. For example, Table 6 indicates the average isolation index value for very low-income residents across Bay Area jurisdictions is 0.269,

¹³ This report presents data for income segregation for the years 2010 and 2015, which is different than the time periods used for racial segregation. This deviation stems from the [data source recommended for income segregation calculations](#) in HCD’s AFFH Guidelines. This data source most recently updated with data from the 2011-2015 American Community Survey 5-year estimates. For more information on HCD’s recommendations for calculating income segregation, see [page 32 of HCD’s AFFH Guidelines](#).

meaning that in the average Bay Area jurisdiction a very low-income resident lives in a neighborhood that is 26.9% very low-income.

Table 6: Income Group Isolation Index Values for Segregation within South San Francisco

Income Group	South San Francisco		Bay Area Average
	2010	2015	2015
Very Low-Income (<50% AMI)	0.279	0.377	0.269
Low-Income (50%-80% AMI)	0.287	0.235	0.145
Moderate-Income (80%-120% AMI)	0.226	0.235	0.183
Above Moderate-Income (>120% AMI)	0.346	0.282	0.507

Universe: Population.

Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Figure 9 below shows how income group isolation index values in South San Francisco compare to values in other Bay Area jurisdictions. In this chart, each dot represents a Bay Area jurisdiction. For each income group, the spread of dots represents the range of isolation index values among Bay Area jurisdictions. Additionally, the black line within each income group notes the isolation index value for that group in South San Francisco, and each dashed red line represents the Bay Area average for the isolation index for that group. Local staff can use this chart to contextualize how segregation levels for income groups in their jurisdiction compare to the rest of the region.

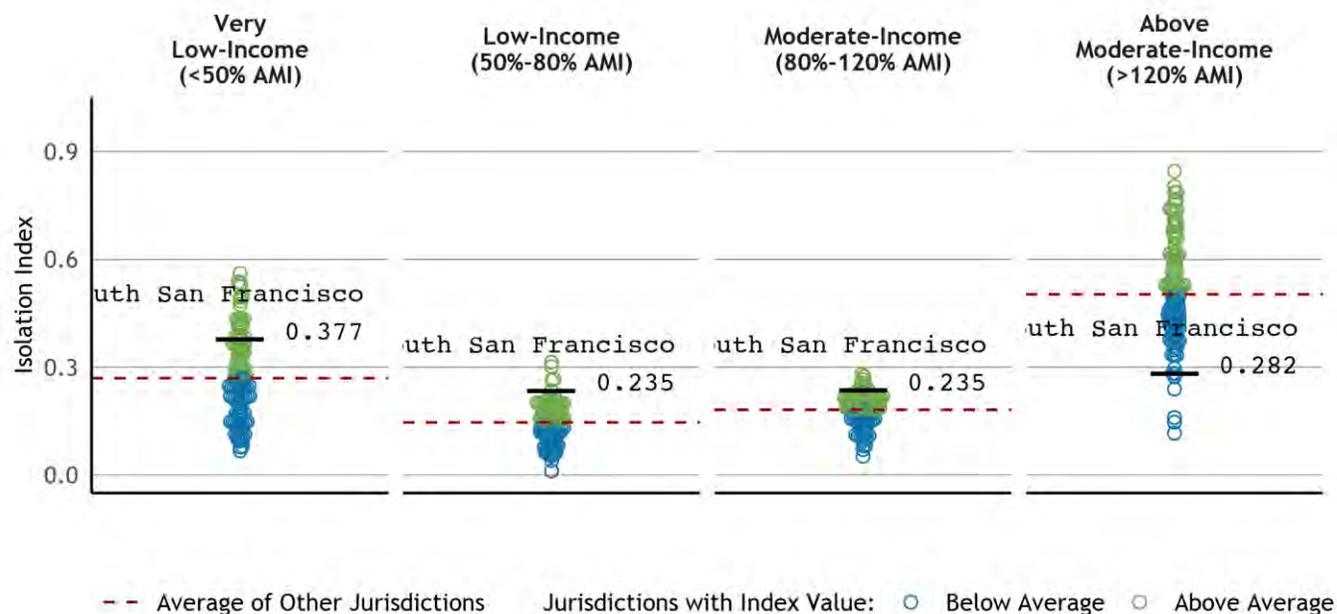


Figure 9: Income Group Isolation Index Values for South San Francisco Compared to Other Bay Area Jurisdictions (2015)

Universe: Bay Area Jurisdictions.

Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.

Table 7 below provides the dissimilarity index values indicating the level of segregation in South San Francisco between residents who are lower-income (earning less than 80% of AMI) and those who are not lower-income (earning above 80% of AMI). This data aligns with the requirements described in HCD’s AFFH Guidance Memo for identifying dissimilarity for lower-income households.¹⁴ Segregation in South San Francisco between lower-income residents and residents who are not lower-income increased between 2010 and 2015. Additionally, Table 7 shows dissimilarity index values for the level of segregation in Albany between residents who are very low-income (earning less than 50% of AMI) and those who are above moderate-income (earning above 120% of AMI). This supplementary data point provides additional nuance to an analysis of income segregation, as this index value indicates the extent to which a jurisdiction’s lowest and highest income residents live in separate neighborhoods.

Similar to other tables in this report, the “Bay Area Average” column shows the average dissimilarity index values for these income group pairings across Bay Area jurisdictions in 2015. For example, Table 7 indicates that the average dissimilarity index between lower-income residents and other residents in a Bay Area jurisdiction is 0.198, so on average 19.8% of lower-income residents in a Bay Area jurisdiction would need to move to a different neighborhood within the jurisdiction to create perfect income group integration in that jurisdiction.

¹⁴ For more information, see page 32 of HCD’s AFFH Guidance Memo.

In 2015, the income segregation in South San Francisco between lower-income residents and other residents was higher than the average value for Bay Area jurisdictions (See Table 7). This means that the lower-income residents are more segregated from other residents within South San Francisco compared to other Jurisdictions in the region.

Table 7: Income Group Dissimilarity Index Values for Segregation within South San Francisco

Income Group	South San Francisco		Bay Area Average
	2010	2015	2015
Below 80% AMI vs. Above 80% AMI	0.209	0.235	0.198
Below 50% AMI vs. Above 120% AMI	0.326	0.278	0.253

Universe: Population.

Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Figure 10 below shows how dissimilarity index values for income segregation in South San Francisco compare to values in other Bay Area jurisdictions. In this chart, each dot represents a Bay Area jurisdiction. For each income group pairing, the spread of dots represents the range of dissimilarity index values among Bay Area jurisdictions. Additionally, the black line within each income group pairing notes the dissimilarity index value in South San Francisco, and each dashed red line represents the Bay Area average for the dissimilarity index for that pairing. Local staff can use this chart to contextualize how segregation levels between lower-income residents and wealthier residents in their jurisdiction compared to the rest of the region.

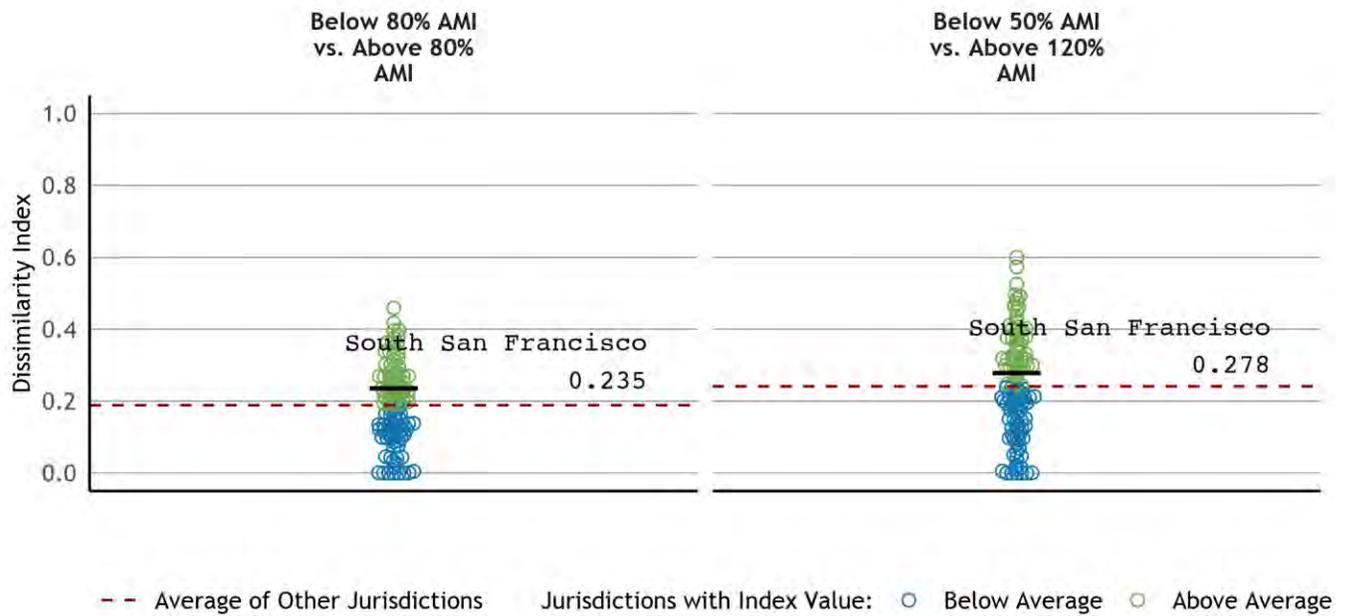


Figure 10: Income Group Dissimilarity Index Values for South San Francisco Compared to Other Bay Area Jurisdictions (2015)

Universe: Bay Area Jurisdictions.

Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.

The Theil’s H Index values for neighborhood income group segregation in South San Francisco for the years 2010 and 2015 can be found in Table 8 below. The “Bay Area Average” column in this table provides the average Theil’s H Index value across Bay Area jurisdictions for different income groups in 2015. By 2015, the Theil’s H Index value for income segregation in South San Francisco was about the same amount as it had been in 2010. In 2015, the Theil’s H Index value for income group segregation in South San Francisco was higher than the average value for Bay Area jurisdictions, indicating there is more neighborhood level income segregation in South San Francisco than in the average Bay Area city.

Table 8: Theil’s H Index Values for Income Segregation within South San Francisco

	South San Francisco		Bay Area Average
Index	2010	2015	2015
Theil's H Multi-income	0.053	0.050	0.043

Universe: Population.

Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Figure 11 below shows how Theil's H index values for income group segregation in South San Francisco compare to values in other Bay Area jurisdictions in 2015. In this chart, each dot represents a Bay Area jurisdiction. Additionally, the black line notes the Theil's H index value for income group segregation in South San Francisco, and the dashed red line represents the average Theil's H index value across Bay Area jurisdictions. Local staff can use this chart to compare how neighborhood income group segregation levels in their jurisdiction compare to other jurisdictions in the region.

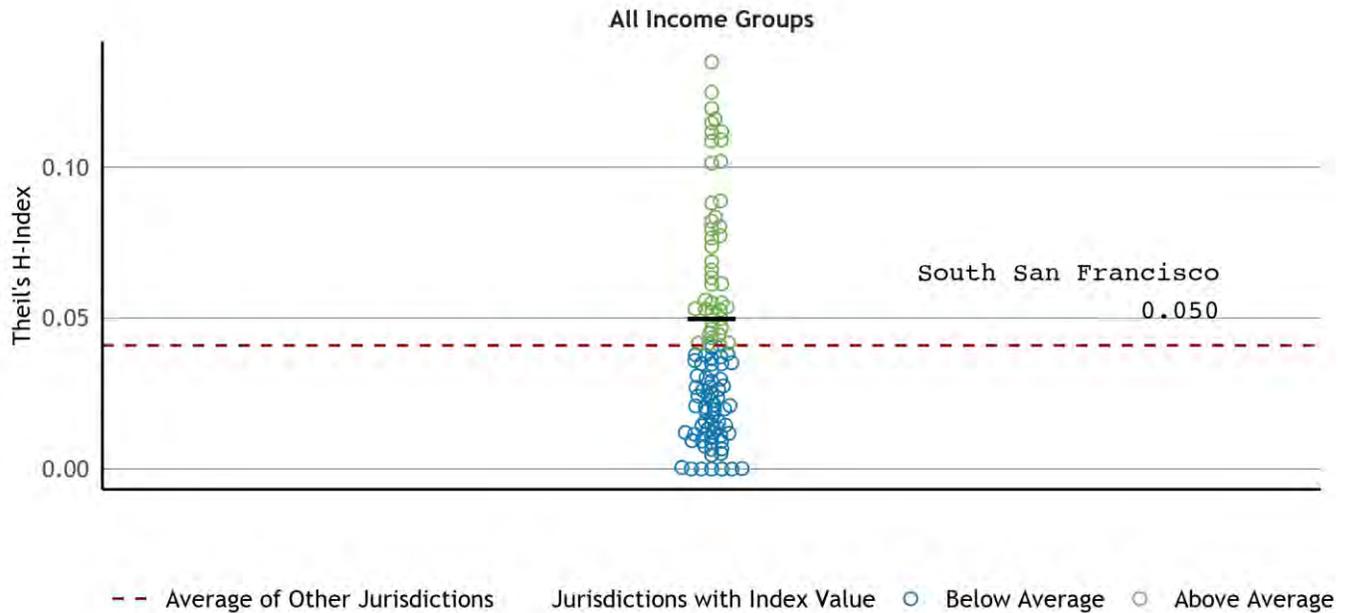


Figure 11: Income Group Theil's H Index Values for South San Francisco Compared to Other Bay Area Jurisdictions (2015)

Universe: Bay Area Jurisdictions.

Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.

3.2 Regional Income Segregation (*between* South San Francisco and other jurisdictions)

At the regional level, segregation is measured between jurisdictions instead of between neighborhoods. Income dot maps are not only useful for examining neighborhood income segregation within a jurisdiction, but these maps can also be used to explore income demographic differences between jurisdictions in the region. Figure 12 below presents an income dot map showing the spatial distribution of income groups in South San Francisco as well as in nearby Bay Area jurisdictions.

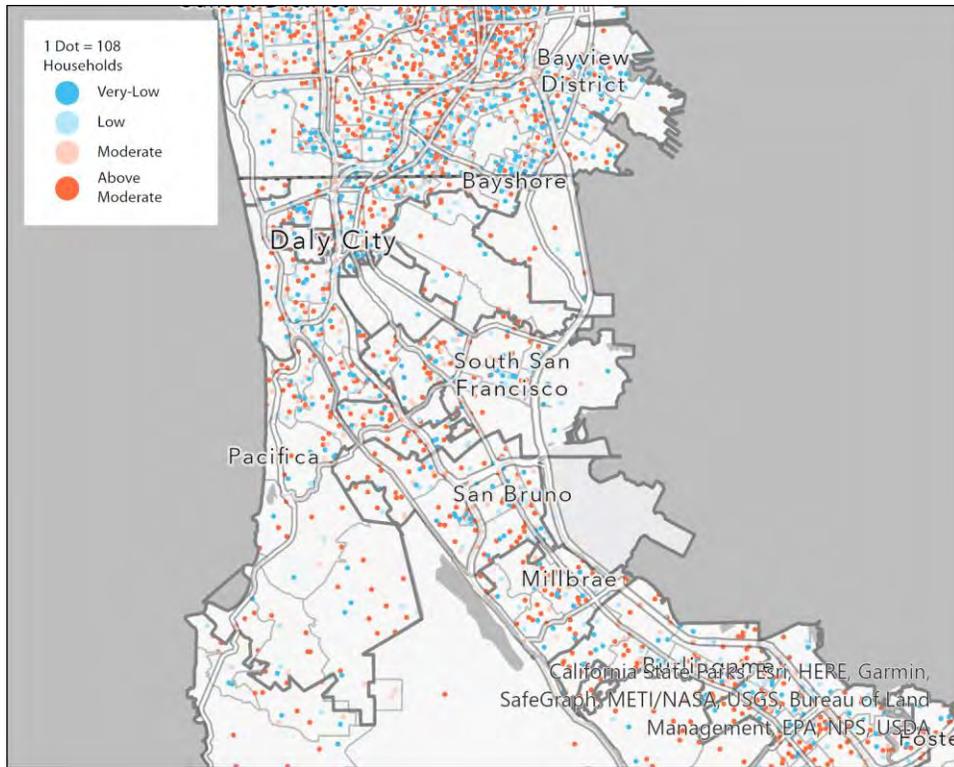


Figure 12: Income Dot Map of South San Francisco and Surrounding Areas (2015)

Universe: Population.

Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.

Note: The plot shows the income group distribution at the census block group level for City of South San Francisco and vicinity. Dots in each block group are randomly placed and should not be construed as actual placement of individuals.

When looking at income segregation between jurisdictions in the Bay Area, one can examine how South San Francisco differs from the region. The income demographics in South San Francisco for the years 2010 and 2015 can be found in Table 9 below. The table also provides the income composition of the nine-county Bay Area in 2015. As of that year, South San Francisco had a higher share of very low-income residents than the Bay Area as a whole, a higher share of low-income residents, a higher share of moderate-income residents, and a lower share of above moderate-income residents.

Table 9: Population by Income Group, South San Francisco and the Region

Income Group	South San Francisco		Bay Area
	2010	2015	2015
Very Low-Income (<50% AMI)	23.37%	32.45%	28.7%
Low-Income (50%-80% AMI)	26.29%	21.76%	14.3%
Moderate-Income (80%-120% AMI)	21.36%	21.2%	17.6%
Above Moderate-Income (>120% AMI)	28.98%	24.59%	39.4%

Universe: Population.

Source: Data for 2015 is from Housing U.S. Department of and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Figure 13 below compares the income demographics in South San Francisco to other Bay Area jurisdictions.¹⁵ Like the chart in Figure 3, each dot represents a Bay Area jurisdiction. For each income group, the spread of dots represents the range of that group's representation among Bay Area jurisdictions. The smallest range is among jurisdictions' moderate-income populations, while Bay Area jurisdictions vary the most in the share of their population that is above moderate-income. Additionally, the black lines within each income group note the percentage of South San Francisco population represented by that group and how that percentage ranks among other jurisdictions. Local staff can use this chart to compare the representation of different income groups in their jurisdiction to those groups' representation in other jurisdictions in the region, which can indicate the extent of segregation between this jurisdiction and the region.

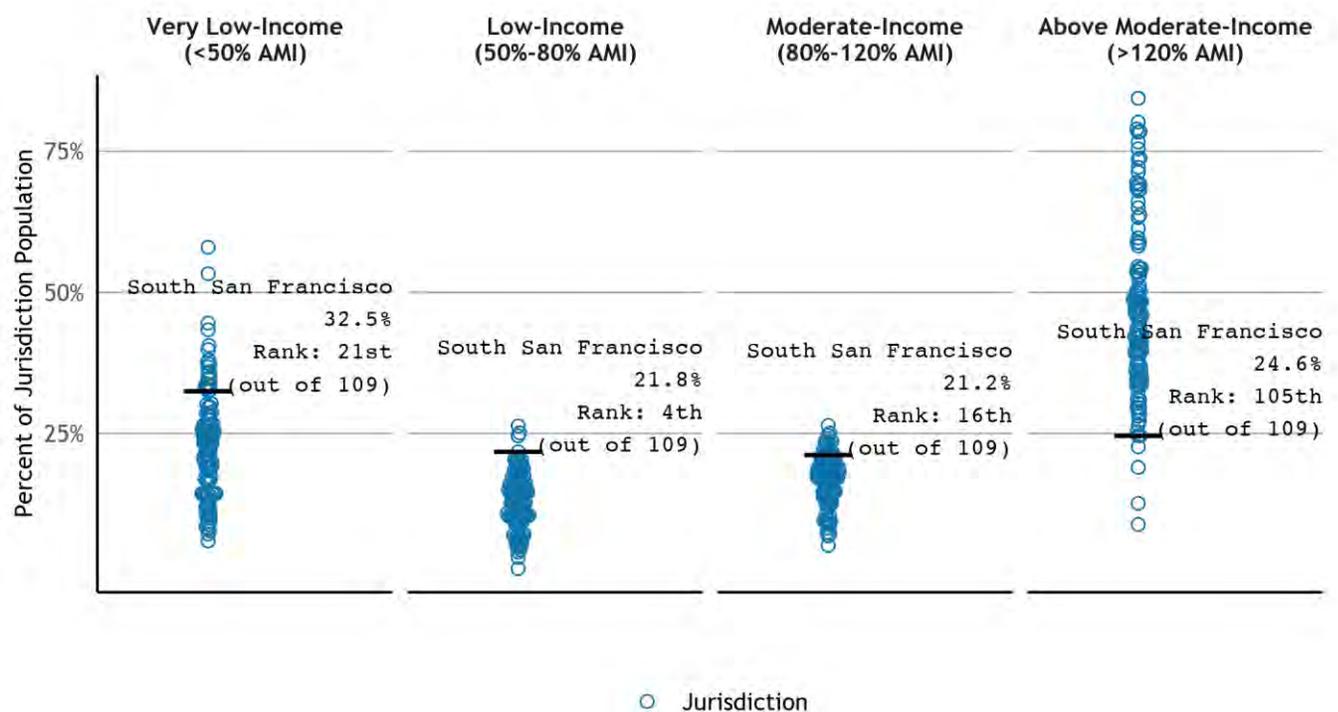


Figure 13: Income Demographics of South San Francisco Compared to Other Bay Area Jurisdictions (2015)

Universe: Bay Area Jurisdictions.

Source: U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data.

¹⁵ While comparisons of segregation measures are made only using the 104 jurisdictions with more than one census tract, this comparison of jurisdiction level demographic data can be made using all 109 jurisdictions.

Income segregation between jurisdictions in the region can also be analyzed by calculating regional values for the segregation indices discussed previously. Similar to the regional racial segregation measures shown in Table 5, Table 10 presents dissimilarity index, isolation index, and Theil's H index values for income segregation for the entire nine-county Bay Area in 2010 and 2015. In the previous section of this report focused on neighborhood level income segregation, segregation indices were calculated by comparing the income demographics of the census tracts within a jurisdiction to the demographics of the jurisdiction as a whole. In Table 10, these measures are calculated by comparing the income demographics of local jurisdictions to the region's income group makeup. For example, looking at 2015 data, Table 10 shows the regional isolation index value for very low-income residents is 0.315 for 2015, meaning that on average very low-income Bay Area residents live in a jurisdiction that is 31.5% very low-income. The regional dissimilarity index for lower-income residents and other residents is 0.194 in 2015, which means that across the region 19.4% of lower-income residents would need to move to a different jurisdiction to create perfect income group integration in the Bay Area as a whole. The regional value for the Theil's H index measures how diverse each Bay Area jurisdiction is compared to the income group diversity of the whole region. A Theil's H Index value of 0 would mean all jurisdictions within the Bay Area have the same income demographics as the entire region, while a value of 1 would mean each income group lives exclusively in their own separate jurisdiction. The regional Theil's H index value for income segregation decreased slightly between 2010 and 2015, meaning that income groups in the Bay Area are now slightly less separated by the borders between jurisdictions.

Table 10: Regional Income Segregation Measures

Index	Group	2010	2015
Isolation Index Regional Level	Very Low-Income (<50% AMI)	0.277	0.315
	Low-Income (50%-80% AMI)	0.157	0.154
	Moderate-Income (80%-120% AMI)	0.185	0.180
	Above Moderate-Income (>120% AMI)	0.467	0.435
Dissimilarity Index Regional Level	Below 80% AMI vs. Above 80% AMI	0.186	0.194
	Below 50% AMI vs. Above 120% AMI	0.238	0.248
Theil's H Multi-income	All Income Groups	0.034	0.032

Universe: Population.

Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

4 APPENDIX 1: SUMMARY OF FINDINGS

4.1 Segregation in City of South San Francisco

- The isolation index measures the segregation of a single group, and the dissimilarity index measures segregation between two different groups. The Theil's H-Index can be used to measure segregation between all racial or income groups across the city at once.
- As of 2020, Asian residents are the most segregated compared to other racial groups in South San Francisco, as measured by the isolation index. Asian residents live in neighborhoods where they are less likely to come into contact with other racial groups.
- Among all racial groups, the white population's isolation index value has changed the most over time, becoming less segregated from other racial groups between 2000 and 2020.
- According to the dissimilarity index, within South San Francisco the highest level of racial segregation is between Black and white residents.¹⁶ However, local jurisdiction staff should note that this dissimilarity index value is not a reliable data point due to small population size.
- According to the Theil's H-Index, neighborhood racial segregation in South San Francisco declined between 2010 and 2020. Neighborhood income segregation stayed about the same between 2010 and 2015.
- Very Low-income residents are the most segregated compared to other income groups in South San Francisco. Very Low-income residents live in neighborhoods where they are less likely to encounter residents of other income groups.
- Among all income groups, the Very Low-income population's segregation measure has changed the most over time, becoming more segregated from other income groups between 2010 and 2015.
- According to the dissimilarity index, segregation between lower-income residents and residents who are not lower-income has increased between 2010 and 2015. In 2015, the income segregation in South San Francisco between lower-income residents and other residents was higher than the average value for Bay Area jurisdictions.

4.2 Segregation Between City of South San Francisco and Other jurisdictions in the Bay Area Region

- South San Francisco has a lower share of white residents than other jurisdictions in the Bay Area as a whole, a higher share of Latinx residents, a lower share of Black residents, and a higher share of Asian/Pacific Islander residents.

¹⁶ The analysis conducted for this report suggests that dissimilarity index values are unreliable for a population group if that group represents approximately less than 5% of the jurisdiction's total population. ABAG/MTC recommends that when cities have population groups that are less than 5% of the jurisdiction's population (see Table 15 in Appendix 2), jurisdiction staff could focus on the isolation index or Thiel's H-Index to gain a more accurate understanding of neighborhood-level racial segregation in their jurisdiction.



- Regarding income groups, South San Francisco has a higher share of very low-income residents than other jurisdictions in the Bay Area as a whole, a higher share of low-income residents, a higher share of moderate-income residents, and a lower share of above moderate-income residents.

5 APPENDIX 2: SEGREGATION DATA

Appendix 2 combines tabular data presented throughout this report into a more condensed format. This data compilation is intended to enable local jurisdiction staff and their consultants to easily reference this data and re-use the data in the Housing Element or other relevant documents/analyses.

Table 11 in this appendix combines data from Table 1, Table 2, and Table 3 in the body of the report. Table 12 in this appendix combines data from Table 6, Table 7, and Table 8 in the body of the report. Table 13 represents a duplication of Table 5 in the body of the report; Table 14 represents a duplication of Table 10 in the body of the report; Table 15 in this appendix represents a duplication of Table 4 in the body of the report, while Table 16 represents a duplication of Table 9 in the body of the report.

Table 11: Neighborhood Racial Segregation Levels in South San Francisco

Index	Race	South San Francisco			Bay Area Average
		2000	2010	2020	2020
Isolation	Asian/Pacific Islander	0.419	0.459	0.488	0.245
	Black/African American	0.035	0.027	0.020	0.053
	Latinx	0.419	0.445	0.415	0.251
	White	0.368	0.262	0.207	0.491
Dissimilarity	Asian/Pacific Islander vs. White	0.359	0.254	0.228	0.185
	Black/African American vs. White	0.384*	0.311*	0.302*	0.244
	Latinx vs. White	0.298	0.292	0.287	0.207
	People of Color vs. White	0.270	0.218	0.202	0.168
Theil's H Multi-racial	All	0.104	0.090	0.072	0.042

Universe: Population.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, 2010 Census of Population and Housing, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Note: If a number is marked with an asterisk (*), it indicates that the index is based on a racial group making up less than 5 percent of the jurisdiction population, leading to unreliable numbers.

Table 12: Neighborhood Income Segregation Levels in South San Francisco

Index	Income Group	South San Francisco		Bay Area Average
		2010	2015	2015
Isolation	Very Low-Income (<50% AMI)	0.279	0.377	0.269
	Low-Income (50%-80% AMI)	0.287	0.235	0.145
	Moderate-Income (80%-120% AMI)	0.226	0.235	0.183
	Above Moderate-Income (>120% AMI)	0.346	0.282	0.507
Dissimilarity	Below 80% AMI vs. Above 80% AMI	0.209	0.235	0.198
	Below 50% AMI vs. Above 120% AMI	0.326	0.278	0.253
Theil's H Multi-racial	All	0.053	0.050	0.043

Universe: Population.

Source: Income data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.



Table 13: Regional Racial Segregation Measures

Index	Group	2010	2020
Isolation Index Regional Level	Asian/Pacific Islander	0.317	0.378
	Black/African American	0.144	0.118
	Latinx	0.283	0.291
	White	0.496	0.429
	People of Color	0.629	0.682
Dissimilarity Index Regional Level	Asian/Pacific Islander vs. White	0.384	0.369
	Black/African American vs. White	0.475	0.459
	Latinx vs. White	0.301	0.297
	People of Color vs. White	0.296	0.293
Theil's H Multi-racial	All Racial Groups	0.103	0.097

Universe: Population.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, 2010 Census of Population and Housing, Table P4.

Table 14: Regional Income Segregation Measures

Index	Group	2010	2015
Isolation Index Regional Level	Very Low-Income (<50% AMI)	0.277	0.315
	Low-Income (50%-80% AMI)	0.157	0.154
	Moderate-Income (80%-120% AMI)	0.185	0.180
	Above Moderate-Income (>120% AMI)	0.467	0.435
Dissimilarity Index Regional Level	Below 80% AMI vs. Above 80% AMI	0.186	0.194
	Below 50% AMI vs. Above 120% AMI	0.238	0.248
Theil's H Multi-income	All Income Groups	0.034	0.032

Universe: Population.

Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Table 15: Population by Racial Group, South San Francisco and the Region

Race	South San Francisco			Bay Area
	2000	2010	2020	2020
Asian/Pacific Islander	28.59%	37.68%	42.34%	35.8%
Black/African American	2.68%	2.33%	1.79%	5.6%
Latinx	31.84%	34.02%	32.75%	28.2%
Other or Multiple Races	6.36%	3.95%	5.11%	24.4%
White	30.53%	22.03%	18.01%	5.9%

Universe: Population.

Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, 2010 Census of Population and Housing, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Table 16: Population by Income Group, South San Francisco and the Region

Income Group	South San Francisco		Bay Area
	2010	2015	2015
Very Low-Income (<50% AMI)	23.37%	32.45%	28.7%
Low-Income (50%-80% AMI)	26.29%	21.76%	14.3%
Moderate-Income (80%-120% AMI)	21.36%	21.2%	17.6%
Above Moderate-Income (>120% AMI)	28.98%	24.59%	39.4%

Universe: Population.

Source: Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.



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APPENDIX 6.4 AFFH RESIDENT SURVEY ANALYSIS

Appendix 6.4

AFFH Resident Survey Analysis

This section reports the findings from the resident survey conducted of San Mateo County residents to support the AFFH analysis of Housing Elements. It explores residents' housing, affordability, and neighborhood challenges and experiences with displacement and housing discrimination. The survey also asks about residents' access to economic opportunity, captured through residents' reported challenges with transportation, employment, and K-12 education. The survey was offered in both English and Spanish.

The resident survey was available online, in both Spanish and English, in a format accessible to screen readers, and promoted through jurisdictional communications and social media and through partner networks. A total of 2,382 residents participated.

The survey instrument included questions about residents' current housing situation, housing, neighborhood and affordability challenges, healthy neighborhood indicators, access to opportunity, and experience with displacement and housing discrimination.

Explanation of terms. Throughout this section, several terms are used that require explanation.

- "Precariously housed" includes residents who are currently homeless or living in transitional or temporary/emergency housing, as well as residents who live with friends or family but are not themselves on the lease or property title. These residents may (or may not) make financial contributions to pay housing costs or contribute to the household in exchange for housing (e.g., childcare, healthcare services).
- "Disability" indicates that the respondent or a member of the respondent's household has a disability of some type—physical, mental, intellectual, developmental.
- "Single parent" are respondents living with their children only or with their children and other adults but not a spouse/partner.
- "Tenure" in the housing industry means rentership or ownership.
- "Large households" are considered those with five or more persons residing in a respective household.
- "Seriously Looked for Housing" includes touring or searching for homes or apartments, putting in applications or pursuing mortgage financing.

Sampling note. The survey respondents do not represent a random sample of the county or jurisdictions' population. A true random sample is a sample in which each individual in the population has an equal chance of being selected for the survey. The self-selected nature of the survey prevents the collection of a true random sample. Important insights and themes can still be gained from the survey results, however, with an understanding of the differences among resident groups and between jurisdictions and the county overall. Overall, the data provide a rich source of information about the county's households and their experience with housing choice and access to opportunity in the communities where they live.

Jurisdiction-level data are reported for cities with 50 responses or more. Response by jurisdiction and demographics are shown in the figure below. Overall, the survey received a very strong response from typically underrepresented residents including: people of color, renters, precariously housed residents, very low income households, households with children, large households, single parents, and residents with disabilities.

Figure 1.
Resident Survey Sample Sizes by Jurisdictions and Selected Characteristics

County	Brisbane		Burlingame		East Daly City		East Palo Alto		Foster City		Half Moon Bay		Hillsborough		Milbrae		Pacifica		Redwood City		San Bruno		San Mateo		San Francisco	
	County	Brisbane	Burlingame	Daly City	Palo Alto	Foster City	Half Moon Bay	Hillsborough	Milbrae	Pacifica	Redwood City	San Bruno	San Mateo	San Francisco												
Total Responses	2,382	82	173	130	53	148	63	59	55	84	163	99	175	832												
Race/Ethnicity																										
African American	134	7	4	9	8	10	6	4	4	5	14	4	17	15												
Hispanic	397	9	14	26	27	13	8	1	8	12	59	13	31	149												
Asian	500	9	26	43	6	32	6	8	13	14	11	19	23	249												
Other Race	149	10	6	8	3	14	3	3	3	3	9	7	13	47												
Non-Hispanic White	757	35	89	27	4	44	27	27	15	35	54	36	58	195												
Tenure																										
Homeowner	1,088	51	96	39	9	89	26	46	18	42	37	48	58	409												
Renter	1,029	30	65	67	36	43	28	7	33	38	105	41	88	324												
Precariously Housed	309	8	12	26	12	17	14	5	7	13	23	16	29	87												
Income																										
Less than \$25,000	282	11	12	21	15	12	11	5	6	7	40	11	29	61												
\$25,000-\$49,999	265	9	10	22	9	8	6	3	6	7	28	5	20	97												
\$50,000-\$99,999	517	14	38	43	10	26	11	3	10	17	37	22	40	206												
Above \$100,000	721	24	69	16	8	64	12	30	14	32	31	40	40	251												
Household Characteristics																										
Children under 18	840	24	53	50	26	44	17	18	20	29	61	37	64	287												
Large households	284	7	11	20	18	8	3	5	7	8	20	13	15	133												
Single Parent	240	8	15	19	11	12	9	3	7	7	30	9	21	49												
Disability	711	25	41	38	22	40	22	13	17	29	62	34	65	210												
Older Adults (age 65+)	736	27	66	37	11	54	25	25	18	33	44	32	37	248												

Note: Numbers do not aggregate either due to multiple responses or that respondents chose not to provide a response to all demographic and socioeconomic questions.

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

Primary Findings

The survey data present a unique picture of the housing choices, challenges, needs, and access to economic opportunity of San Mateo County residents.

Top level findings from residents' perspectives and experiences:

- The **limited supply of housing** that accommodates voucher holders presents several challenges. Specifically,
 - Eight out of 10 voucher holders represented by the survey find a landlord that accepts a housing voucher to be “difficult” or “very difficult.”
 - According to the survey data, vouchers not being enough to cover the places residents want to live is a top impediment for residents who want to move in San Mateo County, as well as African American, Asian, and Hispanic residents, households with children under 18, single parents, older adults, households with a member experiencing a disability, and several jurisdictions.
- **Low income is a barrier** to accessing housing. The impacts are highest for large households, Hispanic households, and residents in South San Francisco and Redwood City.
- **Nearly 4 in 10 respondents who looked for housing experienced denial of housing.** African American/Black respondents, precariously housed respondents, households with income below \$50,000, and single parent respondents reported the highest denial rates.
- **1 in 5 residents have been displaced** from their home in the past five years. One of the main reasons cited for displacement was *the rent increased more than I could pay*. The impacts are higher for African American households, single parents, households that make less than \$25,000, and precariously housed respondents.
- For households with children that were displaced in the past five years, **60% of children in those households have changed schools.** The most common outcomes identified by households with children who have changed schools include *school is more challenging, they feel less safe at the new school, and they are in a worse school.*
- **Nearly 1 in 5 residents reported they have experienced discrimination** in the past five years. African American, single parent, precariously housed respondents reported the highest rates of discrimination. The most common actions in response to discrimination cited by survey respondents were *Nothing/I wasn't sure what to do* and *Moved/found another place to live.*

- Of respondents reporting a disability, **about 25% report that their current housing situation does not meet their accessibility needs.** The three top greatest housing needs identified by respondents included installation of grab bars in bathroom or bench in shower, supportive services to help maintain housing, and ramps.
- On average, respondents are **fairly satisfied with their transportation situation.** Groups with the highest proportion of respondents somewhat or not at all satisfied with their transportation options included African American, single parents, precariously housed, and Brisbane respondents.

There are some housing, affordability, and neighborhood challenges unique to specific resident groups. These include:

- **Would like to move but can't afford it**—Most likely to be a challenge for Daly City, East Palo Alto, and Redwood City respondents, as well as Hispanic, renter, precariously housed, households making less than \$50,000, and large household respondents.
- **My house or apartment isn't big enough for my family**—Most likely to be a challenge for East Palo Alto respondents, as well as Hispanic households, large and single parent households, and households with children under 18.
- **I'm often late on my rent payments**—Most likely to be a challenge for East Palo Alto and renter respondents, as well as households that make less than \$25,000.
- **I can't keep up with my utility payments**—Most likely to be a challenge for Daly City, East Palo Alto, and San Mateo respondents, as well as African American and Hispanic respondents, single parent households, households with children under 18, and households that make less than \$50,000.
- **Bus/rail does not go where I need to go or does not operate during the times I need**— Most likely to be a challenge for African American, precariously housed, single parent household, Brisbane and Pacifica respondents.
- **Schools in my neighborhood are poor quality**—Most likely to be a challenge for East Palo Alto, Redwood City, San Bruno and South San Francisco respondents, as well as Hispanic respondents and households with children under 18.

Resident Survey Findings

Of survey respondents who reported their race or ethnicity, 40% of survey respondents identified as non-Hispanic White, followed by Asian (26%), Hispanic (20%), African American (7%), and Other Minority (8%) residents (Figure 2). Overall, 45% of the survey respondents were homeowners, followed by 42% of renter respondents. Thirteen percent of

respondents reported they are precariously housed (Figure 3). Four in ten respondents reported having household income greater than \$100,000. Nearly 30% of respondents reported a household income between \$50,000-99,999, followed by 15% of respondents who made between \$25,000-49,999 and 16% of respondents making less than \$25,000 (Figure 4).

The survey analysis also included selected demographic characteristics of respondents, including those with children under the age of 18 residing in their household, adults over the age of 65, respondents whose household includes a member experiencing a disability, those who live in large households, and single parents. Thirty five percent of respondents indicated they had children in their household, while 31% indicated they were older adults. Thirty percent of respondents indicated they or a member of their household experienced a disability, 12% of respondents reported having large households, and 10% were single parents.

Figure 2.
Survey Respondents
by Race/Ethnicity

Note:

n=1,937; 535 respondents did not indicate their race or ethnicity.

Source:

Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

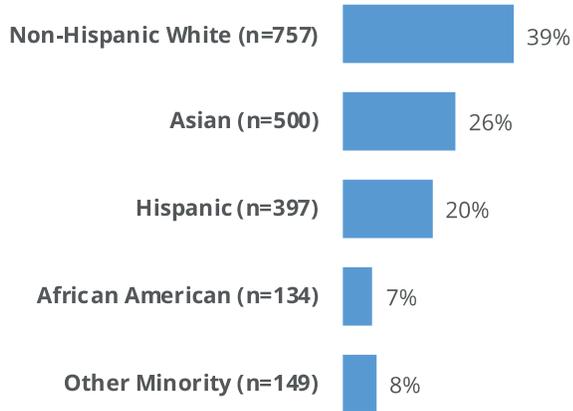


Figure 3.
Survey Respondents
by Tenure

Note:

n=2,426.

Source:

Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

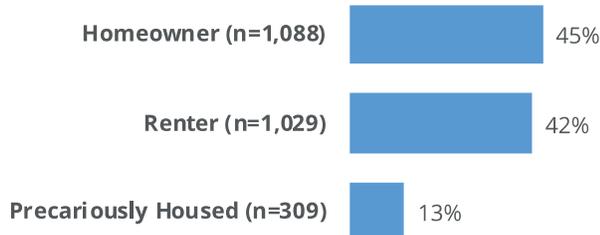


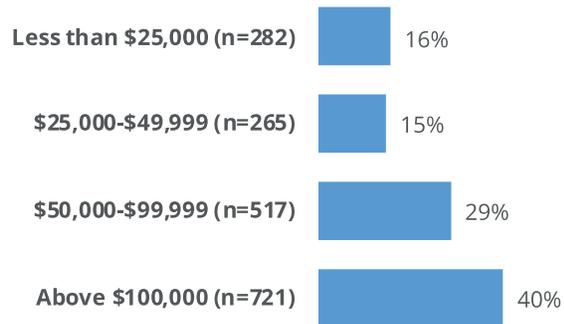
Figure 4.
Survey Respondents
by Income

Note:

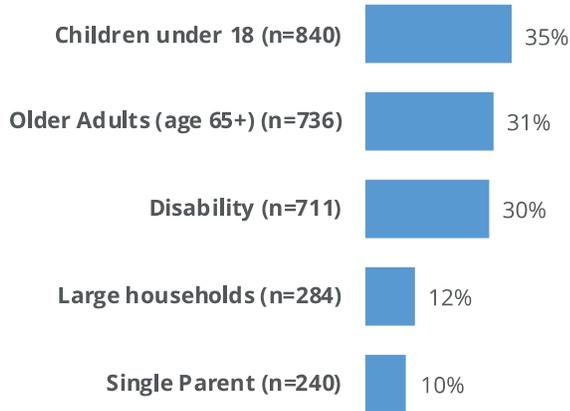
n=1,785.

Source:

Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.



**Figure 5.
Survey Respondents
by Selected
Household
Characteristics**



Note:

Denominator is total responses to the survey (n=2,382)

Source:

Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

Housing, Neighborhood and Affordability Challenges

Housing challenges: overall. Survey respondents were asked to select the housing challenges they currently experience from a list of 28 different housing, neighborhood, and affordability challenges. Figures 6a through 8c present the top 10 housing and neighborhood challenges and top 5 affordability challenges experienced by jurisdiction, race/ethnicity, tenure, income, and selected household characteristics.

These responses allow a way to compare the jurisdictions to the county for housing challenges for which other types of data do not exist. In this analysis, “above the county”—**shaded in light red or pink**—is defined as the proportion of responses that is 25% higher than the overall county proportion. “Below the county”—**shown in light blue**—occurs when the proportion of responses is 25% lower than the overall county proportion.

As shown in Figure 6a, residents in Redwood City and East Palo Alto experience several housing challenges at a higher rate than the county overall. Conversely, Foster City and Hillsborough residents experience nearly all identified housing challenges at a lower rate than the county.

Notable trends in housing, neighborhood, and affordability challenges by geographic area include:

- Residents in Daly City, East Palo Alto, and Redwood City are less likely to move due to the lack of available affordable housing options.
- East Palo Alto, Redwood City, and San Mateo residents report living in housing that is too small for their families.
- Millbrae and Pacifica residents report being more reticent to request a repair to their unit in fear that their landlord will raise their rent or evict them.
- Nearly 1 in 5 Pacifica survey respondents report that their home or apartment is in bad condition.

- Brisbane residents are more likely to experience a landlord refusing to make repairs to their unit.
- Residents in Daly City and Millbrae are more likely to report that they don't feel safe in their neighborhood or building
- Half Moon Bay and East Palo Alto expressed the greatest need for assistance in taking care of themselves or their home.

When compared to the county overall, **the most common areas where respondents' needs were higher than the county overall** were:

- Overall, half of the jurisdictions' respondents reported *I need help taking care of myself/my home and can't find or afford to hire someone* at a higher rate than the county.
- Nearly 40% of jurisdictions' respondents reported a higher rate than the county for the following housing or neighborhood challenges: *My home/apartment is in bad condition, my landlord refuses to make repairs despite my requests, and I don't feel safe in my neighborhood/building.*

Figure 6a.
Top 10 Housing Challenges Experienced by Jurisdiction

■ 25% Above County average
■ 25% Below County average

Housing or Neighborhood Condition	County	Jurisdiction													
		Brisbane	Burlingame	Daly City	East Palo Alto	Foster City	Half Moon Bay	Hillsborough	Milbrae	Pacifica	Redwood City	San Bruno	San Mateo	South San Francisco	
Valid cases	2,159	73	158	118	49	135	59	50	53	79	151	93	163	738	
I would like to move but I can't afford anything that is available/income too low	31%	12%	20%	51%	41%	16%	25%	4%	32%	28%	43%	30%	38%	35%	
My house or apartment isn't big enough for my family	20%	11%	14%	24%	35%	10%	12%	4%	21%	11%	26%	20%	26%	21%	
I worry that if I request a repair it will result in a rent increase or eviction	14%	10%	13%	17%	14%	9%	10%	2%	23%	15%	20%	11%	15%	13%	
My home/apartment is in bad condition	11%	14%	9%	15%	12%	3%	7%	0%	11%	18%	14%	5%	15%	10%	
My landlord refuses to make repairs despite my requests	6%	14%	3%	5%	12%	4%	5%	2%	2%	9%	9%	5%	10%	5%	
I live too far from family/friends/my community	6%	5%	4%	8%	4%	5%	8%	6%	6%	3%	8%	4%	7%	5%	
I don't feel safe in my building/neighborhood	6%	5%	5%	13%	8%	0%	7%	6%	11%	10%	8%	3%	6%	3%	
I need help taking care of myself/my home and can't find or afford to hire someone	5%	7%	7%	7%	10%	2%	14%	2%	8%	9%	3%	4%	8%	4%	
I have bed bugs/insects or rodent infestation	5%	5%	4%	3%	16%	2%	3%	4%	6%	9%	11%	6%	4%	3%	
The HOA in my neighborhood won't let me make changes to my house or property	4%	5%	1%	3%	8%	11%	3%	2%	4%	5%	3%	3%	4%	2%	
None of the above	42%	48%	50%	20%	33%	55%	44%	76%	36%	47%	28%	45%	35%	46%	

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

The following three figures segment the answers by:

- Housing affordability challenges only; and
- Neighborhood challenges only.

Housing challenges. As shown in Figure 6b, residents in San Mateo, Daly City, East Palo Alto, and Pacifica experience affordability challenges at a higher rate than the county overall. Conversely, Hillsborough, Burlingame, and South San Francisco residents experience affordability challenges at a lower rate than the county.

The most significant geographic variations occur in:

- San Mateo city residents experience all five affordability challenges at a greater rate than the county overall. In addition to being less likely to pay utility bills or rent on time, San Mateo residents are more than twice as likely than the average county respondent to have bad credit or a history of eviction/foreclosure that impacts their ability to rent.
- San Mateo, East Palo Alto, and Daly City residents are most likely to experience difficulty paying utility bills.
- Residents in East Palo Alto and Redwood City are most likely to be late on their rent payments.
- Millbrae residents experience the greatest difficulty paying their property taxes among jurisdictions in San Mateo County.
- Respondents from Brisbane, Half Moon Bay, and Pacifica are more likely to have trouble keeping up with property taxes.
- City of San Mateo, Daly City and Redwood City respondents are more likely to have bad credit or an eviction history impacting their ability to rent

Overall, nearly 40% of jurisdictions' respondents experienced the following affordability challenges at a higher rate than the county: *I can't keep up with my property taxes and I have bad credit/history of evictions/foreclosure and cannot find a place to rent.*

Figure 6b.
Top 5 Affordability Challenges Experienced by Jurisdiction

■ 25% Above County average
■ 25% Below County average

Affordability Challenges	County	Brisbane	Burlingame	Daly City	East Palo Alto	Foster City	Half Moon Bay	Hillsborough	Milbrae	Pacifica	Redwood City	San Bruno	San Mateo	South San Francisco
Valid cases	2,130	73	157	115	51	134	58	50	50	77	147	93	160	728
I can't keep up with my utilities	10%	5%	6%	15%	16%	5%	12%	4%	12%	8%	12%	9%	15%	9%
I'm often late on my rent payments	8%	5%	6%	10%	20%	3%	7%	2%	8%	4%	12%	4%	11%	7%
I can't keep up with my property taxes	6%	10%	4%	3%	2%	8%	10%	0%	16%	10%	3%	5%	9%	5%
I have bad credit/history of evictions/foreclosure and cannot find a place to rent	4%	4%	2%	13%	6%	0%	0%	2%	0%	5%	8%	4%	10%	2%
I have Section 8 and I am worried my landlord will raise my rent higher than my voucher payment	4%	7%	3%	3%	2%	7%	3%	4%	4%	5%	3%	3%	6%	2%
None of the above	73%	68%	80%	65%	59%	78%	66%	88%	64%	71%	70%	77%	63%	80%

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

Neighborhood challenges. As shown in Figure 6c, residents in East Palo Alto, Brisbane, Daly City, and Pacifica experience neighborhood challenges at a higher rate than the county. Burlingame and Foster City both experience neighborhood challenges at a lower rate than the county.

Hillsborough residents report divergent experiences related to neighborhood challenges — respondents identified more challenges around neighborhood infrastructure and access to transit but fewer challenges around school quality and job opportunities.

There are a handful of jurisdictions who experience specific neighborhood challenges at a disproportionate rate compared to the county.

- For instance, East Palo Alto residents experience neighborhood infrastructure issues (e.g., bad sidewalks, no lighting) more acutely than county residents overall.
- Brisbane residents experience transportation challenges in their neighborhoods.
- East Palo Alto, Redwood City, and San Bruno experience challenges with school quality in their neighborhoods.
- Residents in Brisbane, Hillsborough, Pacific, and Half Moon Bay report the highest rates of difficulty accessing public transit.
- Daly City, Millbrae, San Mateo, and East Palo Alto residents were more likely to identify the lack of job opportunities available in their neighborhoods.

Over 30% of jurisdictions' respondents experienced the following neighborhood challenges at a higher rate than the county: *I can't get to public transit/bus/light rail easily or safely* and *There are not enough job opportunities in the area*.

Figure 6c.
Top 5 Neighborhood Challenges Experienced by Jurisdiction

■ 25% Above County average
■ 25% Below County average

Neighborhood Challenges	County	Jurisdiction													
		Brisbane	Burlingame	Daly City	East Palo Alto	Foster City	Half Moon Bay	Hillsborough	Milbrae	Pacifica	Redwood City	San Bruno	San Mateo	South San Francisco	
Valid cases	2,079	72	153	116	48	130	56	53	46	75	145	91	151	712	
My neighborhood does not have good sidewalks, walking areas, and/or lighting	17%	18%	13%	25%	40%	4%	18%	23%	20%	15%	21%	14%	12%	16%	
Schools in my neighborhood are poor quality	15%	18%	3%	17%	25%	4%	14%	2%	7%	13%	20%	20%	15%	20%	
Bus/rail does not go where I need to go or does not operate during the times I need	15%	24%	8%	14%	15%	21%	18%	9%	15%	24%	17%	14%	17%	10%	
I can't get to public transit/bus/light rail easily or safely	14%	29%	7%	9%	10%	14%	18%	25%	17%	21%	12%	13%	15%	10%	
There are not enough job opportunities in the area	12%	8%	7%	20%	17%	8%	14%	0%	20%	13%	11%	11%	18%	12%	
None of the above	50%	28%	69%	45%	33%	62%	46%	57%	50%	52%	41%	52%	52%	55%	

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

Differences in needs by race and ethnicity and housing tenure. As shown in Figure 7a, and compared to the county overall:

- African American, Hispanic, and Other race respondents, and
- Renters and those who are precariously housed experience several housing challenges at a higher rate than the county overall.
- Conversely, non-Hispanic White residents and homeowners are less likely to experience housing challenges.

Specifically,

- Black or African American residents are more than three times as likely to have a landlord not make a repair to their unit after a request compared to county residents overall. Hispanic, Other Race, and Precariously housed residents are also more likely to experience this challenge.
- African American, Asian, Hispanic, Renters, and Precariously Housed groups are more likely to experience bed bugs or rodent infestation in their homes.
- African American, Hispanic, Renters, and Precariously Housed groups are also more likely to live further away from family, friends, and their community.
- African Americans are three times more likely than the average county respondent to be told by their HOA they cannot make changes to their house or property. Asian households are twice as likely to experience this challenge.
- Hispanic, Other Race, and Renter respondents are more likely to worry that if they request a repair it will result in a rent increase or eviction and to report that their homes are in bad condition.

Figure 7a.
Top 10 Housing Challenges Experienced by Race/Ethnicity and Tenure

■ 25% Above County average
■ 25% Below County average

Housing or Neighborhood Condition	County	Race/Ethnicity and Tenure								
		African American	Asian	Hispanic	Other Race	Non-Hispanic White	Homeowner	Renter	Precariously Housed	
Valid cases	2,159	132	489	392	144	734	986	974	301	
I would like to move but I can't afford anything that is available/income too low	31%	30%	32%	50%	31%	20%	7%	48%	56%	
My house or apartment isn't big enough for my family	20%	16%	21%	35%	22%	11%	12%	29%	18%	
I worry that if I request a repair it will result in a rent increase or eviction	14%	17%	13%	23%	19%	11%	2%	28%	13%	
My home/apartment is in bad condition	11%	12%	9%	16%	17%	10%	6%	17%	10%	
My landlord refuses to make repairs despite my requests	6%	20%	7%	10%	10%	5%	2%	13%	10%	
I live too far from family/ friends/my community	6%	15%	6%	6%	13%	6%	5%	8%	9%	
I don't feel safe in my building/ neighborhood	6%	13%	6%	6%	9%	5%	4%	8%	7%	
I need help taking care of myself/my home and can't find or afford to hire someone	5%	14%	7%	5%	6%	5%	5%	6%	11%	
I have bed bugs/insects or rodent infestation	5%	14%	8%	7%	5%	4%	4%	9%	9%	
The HOA in my neighborhood won't let me make changes to my house or property	4%	14%	8%	4%	3%	3%	5%	3%	7%	
None of the above	42%	18%	37%	24%	38%	58%	68%	21%	13%	

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

The above trends are similar for the **most acute housing affordability challenges**. As shown in Figure 7b, African American and Hispanic households, as well as renters and those precariously housed, experience affordability challenges at a higher rate than the county overall. Non-Hispanic White residents and homeowners experience these same challenges at a lower rate than the county.

- African American residents experience all five affordability challenges at a greater rate than the county overall.
- In addition to being more likely to not pay utility bills or rent on time, African American residents are more than four times as likely than the average county respondent to have a Section 8 voucher and worry that their landlord will raise their rent more than the voucher payment.
- Along with African American residents, Hispanic households, renters, and precariously housed households are most likely to experience difficulty paying utility bills, as well as have bad credit or eviction/foreclosure history impacting their ability to find a place to rent.
- These groups, with the exception of those precariously housed, are also more likely to be late on their rent payments.

Figure 7b.
Top 5 Affordability Challenges Experienced by Race/Ethnicity and Tenure

■ 25% Above County average
■ 25% Below County average

Affordability Challenges	County	African American	Asian	Hispanic	Other Race	Non-Hispanic White	Homeowner	Renter	Precariously Housed
Valid cases	2,130	132	487	391	146	739	983	953	293
I can't keep up with my utilities	10%	22%	11%	17%	14%	5%	5%	15%	15%
I'm often late on my rent payments	8%	13%	6%	12%	12%	4%	1%	15%	8%
I can't keep up with my property taxes	6%	16%	8%	4%	5%	7%	9%	5%	14%
I have bad credit/history of evictions/foreclosure and cannot find a place to rent	4%	5%	3%	8%	4%	2%	1%	6%	11%
I have Section 8 and I am worried my landlord will raise my rent higher than my voucher payment	4%	18%	5%	6%	7%	2%	2%	7%	8%
None of the above	73%	32%	70%	63%	64%	83%	84%	61%	54%

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

As shown in Figure 7c, African American and precariously housed residents experience neighborhood challenges at a higher rate than the county. These two groups experience neighborhood issues related to transportation more acutely than county residents overall. In addition to Other race respondents, they are also more likely to identify the lack of job opportunities in their respective neighborhoods.

Additionally, Hispanic residents are more likely to live in neighborhoods with poor performing schools than the average county respondent. Homeowners are also more likely to report that they cannot access public transit easily or safely.

Figure 7c.
Top 5 Neighborhood Challenges Experienced by Race/Ethnicity and Tenure

■ 25% Above County average
■ 25% Below County average

Neighborhood Challenges	County	Race/Ethnicity and Tenure							
		African American	Asian	Hispanic	Other Race	Non-Hispanic White	Homeowner	Renter	Precariously Housed
Valid cases	2,079	133	486	389	146	737	975	918	284
My neighborhood does not have good sidewalks, walking areas, and/or lighting	17%	14%	17%	19%	16%	18%	18%	15%	18%
Schools in my neighborhood are poor quality	15%	13%	18%	20%	17%	13%	18%	13%	13%
Bus/rail does not go where I need to go or does not operate during the times I need	15%	33%	16%	13%	17%	17%	17%	14%	24%
I can't get to public transit/bus/light rail easily or safely	14%	24%	15%	11%	16%	16%	18%	11%	19%
There are not enough job opportunities in the area	12%	22%	14%	12%	19%	9%	9%	15%	20%
None of the above	50%	23%	46%	48%	45%	53%	49%	51%	36%

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

Differences in needs by household status. As shown in Figure 8a, single parents, households making less than \$50,000, households with children under 18 and those with a member experiencing a disability experience the majority of housing challenges are more likely to experience housing challenges. Conversely, households making more than \$100,000 experience nearly all specified housing challenges at a lower rate than the county.

Single parents experience all ten housing challenges at a greater rate than the county overall.

Households making less than \$25,000 also experience every challenge at a higher rate, with the exception of *I worry that if I request a repair it will result in a rent increase or eviction.*

Households making less than \$50,000, single parents, and households with children under 18 are more likely to experience the following challenges:

- My house or apartment isn't big enough for my family;
- My house or apartment is in bad condition;
- My landlord refuses to make repairs despite my request;
- I live too far from family/friends/my community;
- I don't feel safe in my building/neighborhood;
- I need help taking care of myself/my home and can't find or afford to hire someone; and
- I have bed bugs/insects or rodent infestation.

Households with a member experiencing a disability are also more likely to experience landlords refusing their requests to make repairs, living further away from family/friends/community, and not being able to find or afford someone to help take care of themselves or their homes. These households are also more likely to experience bed bugs, insects, or rodent infestation, as well as HOA restrictions impacting their ability to make changes to their home or property.

Additionally, large households have the highest proportion of respondents among the selected groups that would like to move but can't afford anything that is available or because their income is too low.

Figure 8a.
Top 10 Housing Challenges Experienced by Income and Household Characteristics

■ 25% Above County average
■ 25% Below County average

Housing or Neighborhood Condition	County	Less than \$25,000	\$25,000-\$49,999	\$50,000-\$99,999	Above \$100,000	Children under 18	Large Households	Single Parent	Disability	Adults (age 65+)
Valid cases	2,159	280	260	505	701	827	278	240	701	709
I would like to move but I can't afford anything that is available/income too low	31%	47%	48%	37%	16%	35%	51%	40%	36%	25%
My house or apartment isn't big enough for my family	20%	25%	25%	23%	16%	34%	43%	32%	20%	13%
I worry that if I request a repair it will result in a rent increase or eviction	14%	16%	18%	19%	9%	19%	19%	28%	16%	11%
My home/apartment is in bad condition	11%	15%	20%	12%	6%	15%	17%	17%	12%	9%
My landlord refuses to make repairs despite my requests	6%	13%	13%	8%	2%	9%	8%	14%	10%	6%
I live too far from family/ friends/my community	6%	9%	9%	6%	5%	10%	5%	10%	8%	6%
I don't feel safe in my building/ neighborhood	6%	9%	9%	6%	3%	8%	4%	10%	7%	5%
I need help taking care of myself/my home and can't find or afford to hire someone	5%	9%	9%	5%	3%	7%	6%	12%	11%	6%
I have bed bugs/insects or rodent infestation	5%	10%	9%	5%	3%	9%	4%	15%	9%	6%
The HOA in my neighborhood won't let me make changes to my house or property	4%	7%	3%	4%	3%	7%	4%	11%	6%	5%
None of the above	42%	21%	21%	37%	61%	28%	26%	12%	32%	49%

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

As shown in Figure 8b, households making less than \$50,000, as well as large households, single parents, households with children under 18, and households with a member experience a disability, experience the most acute affordability challenges at a higher rate than the county overall. Households making more than \$50,000 and adults over the age of 65 are less likely to experience affordability challenges.

Households making less than \$25,000, single parents, and households with children under 18 experience all five affordability challenges at a greater rate than the average county respondent.

Households making less than \$25,000 and households with a member experiencing a disability also disproportionately report affordability challenges.

Of households experiencing major affordability issues, **single parent households are most acutely impacted.** These households are more than three times as likely to have a Section 8 voucher and fear their landlord will raise the rent impacting the viability of their voucher, more than twice as likely to miss utility payments and have bad credit/eviction or foreclosure history impacting their ability to rent, and twice as likely to have trouble keeping up with their property taxes.

Figure 8b.
Top 5 Affordability Challenges Experienced by Income and Household Characteristics

■ 25% Above County average
■ 25% Below County average

Affordability Challenges	County	Less than \$25,000	\$25,000-\$49,999	\$50,000-\$99,999	Above \$100,000	Children under 18	Large Households	Single Parent	Disability	Adults (age 65+)
Valid cases	2,130	276	260	509	703	830	279	239	699	716
I can't keep up with my utilities	10%	16%	16%	12%	3%	16%	14%	23%	15%	8%
I'm often late on my rent payments	8%	19%	16%	6%	1%	11%	12%	15%	11%	4%
I can't keep up with my property taxes	6%	7%	9%	8%	5%	9%	4%	12%	8%	7%
I have bad credit/history of evictions/foreclosure and cannot find a place to rent	4%	8%	7%	4%	1%	5%	6%	10%	6%	3%
I have Section 8 and I am worried my landlord will raise my rent higher than my voucher payment	4%	11%	6%	4%	1%	7%	3%	14%	8%	5%
None of the above	73%	46%	56%	72%	90%	59%	70%	32%	59%	75%

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

As shown in Figure 8c, households with children under 18, as well as single parents, households with a member experiencing a disability, and households making less than \$25,000 are more likely to experience neighborhood challenges. These households are most likely to report that *the bus/rail does not go where I need to go or does not operate during the times I need*. In addition to households that make between \$25,000-\$100,000, these groups are more likely to identify the lack of job opportunities in their respective neighborhoods.

Households with children under 18 are more likely to live in neighborhoods with poor quality schools. Large households are more likely to report issues with neighborhood infrastructure (e.g., bad sidewalks, poor lighting) and households with a member experiencing a disability are more likely to report they cannot access public transit easily or safely.

Figure 8c.

Top 5 Neighborhood Challenges Experienced by Income and Household Characteristics

■ 25% Above County average
■ 25% Below County average

Neighborhood Challenges	County	Less than \$25,000	\$25,000-\$49,999	\$50,000-\$99,999	Above \$100,000	Children under 18	Large Households	Single Parent	Disability	Adults (age 65+)
Valid cases	2,079	273	259	503	709	824	277	234	692	714
My neighborhood does not have good sidewalks, walking areas, and/or lighting	17%	17%	15%	18%	17%	19%	22%	16%	19%	14%
Schools in my neighborhood are poor quality	15%	17%	14%	11%	19%	24%	19%	17%	14%	9%
Bus/rail does not go where I need to go or does not operate during the times I need	15%	19%	16%	15%	16%	19%	11%	28%	19%	16%
I can't get to public transit/bus/light rail easily or safely	14%	15%	12%	14%	14%	15%	12%	15%	19%	17%
There are not enough job opportunities in the area	12%	21%	17%	16%	6%	17%	12%	19%	15%	11%
None of the above	50%	40%	45%	51%	53%	38%	48%	31%	41%	53%

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

Experience Finding Housing

This section explores residents' experience seeking a place to rent or buy in the county and the extent to which displacement—having to move when they do not want to move—is prevalent. For those respondents who seriously looked for housing in the past five years, this section also examines the extent to which respondents were denied housing to rent or buy and the reasons why they were denied.

Recent experience seeking housing to rent. Figure 9 presents the proportion of respondents who seriously looked to rent housing for the county, jurisdictions, and selected respondent characteristics, as well as the reasons for denial.

Over half of county respondents (56%) have seriously looked for housing in the past five years. The **most common reasons for denial** included:

- Landlord not returning the respondent's call (26%),
- Landlord told me the unit was available over the phone but when I showed up in person, it was no longer available (22%), and
- Landlord told me it would cost more because of my service or emotional support animal (14%).

Jurisdictions with the highest percentage of respondents who seriously looked for housing include Millbrae (74%), San Mateo (73%), and Redwood City (72%). While all three jurisdictions reported that *landlord not returning the respondent's call* was one of their main reasons for denial, 18% of Redwood City respondents identified *landlord told me they do not accept Section 8 vouchers* as a main reason for denial.

Eighty percent of African American respondents reported that they had seriously looked for housing in the past five years while the lowest percentage of respondents who reported seriously looking for housing were non-Hispanic White (46%). The main reasons for denial experienced by African American respondents included *landlord told me the unit was available over the phone but when I showed up in person, it was no longer available* (39%), *landlord told me it would cost more because of my service or emotional support animal* (34%), and *landlord told me I couldn't have a service or emotional support animal* (28%).

Among respondents by tenure, renters (75%) and precariously housed (74%) tenants reported the highest rates of seriously looking for housing. Among respondents by income, households making less than \$25,000 (71%) had the highest rate. However, the main reasons for denial reported by these households were *landlord told me I couldn't have a service or emotional support animal* (36%) and *landlord told me it would cost more because of my service or emotional support animal* (30%).

Single parents (79%) and households with children under 18 (66%) also reported the highest percentage of those who seriously looked for housing in the past five years among the selected

household characteristics respondent groups. In addition to sharing the top two reasons for denial with the county, 25% of single parent household respondents also reported they were denied housing because the *landlord told me I can't have a service or emotional support animal*.

Figure 9. If you looked seriously for housing to rent in San Mateo County in the past five years, were you ever denied housing?

	Overall Percent Seriously Looked for Housing	Reason for Denial								None of the Above	n
		Landlord did not return calls and/or emails asking about a unit	Landlord said unit was available over phone, but when I showed up in person, it was no longer available	Landlord told me it would cost me more for my service or emotional animal	Landlord told me I can't have a service or emotional support animal	Landlord told me it would cost me more to rent because I have children	Landlord told me they don't rent to families with children	Landlord told me they do not accept Section 8 vouchers	Landlord told me they couldn't make changes to the apartment/home for my disability		
Jurisdiction											
County	56%	26%	22%	14%						45%	928
Brisbane	59%		41%			22%				26%	27
Burlingame	48%	19%	23%							54%	57
Daly City	63%	33%	16%			16%				44%	61
East Palo Alto	58%	35%	30%							26%	23
Foster City	50%	12%		16%	14%					55%	51
Half Moon Bay	68%					17%	17%			48%	29
Hillsborough	42%		14%	29%	14%					57%	14
Milbrae	74%	25%	46%							36%	28
Pacifica	51%	16%	26%						16%	55%	31
Redwood City	72%	31%						18%		40%	99
San Bruno	57%			22%		22%				39%	36
San Mateo	73%	30%	34%							39%	98
South San Francisco	47%	24%	13%							56%	248
Race/Ethnicity											
African American	80%		39%	34%	28%					15%	101
Asian	56%	19%	29%							40%	199
Hispanic	63%	32%	22%							41%	230
Other Race	70%	29%	22%							45%	91
Non-Hispanic White	46%	29%	20%							48%	263
Tenure											
Homeowner	36%		25%						15%	54%	183
Renter	75%	29%	22%							43%	641
Precariously Housed	74%	23%	32%							26%	188
Income											
Less than \$25,000	71%			30%	36%					29%	182
\$25,000-\$49,999	60%	39%	32%							27%	149
\$50,000-\$99,999	58%	24%		20%						45%	251
Above \$100,000	48%	19%	14%							64%	216
Household Characteristics											
Children under 18	66%	30%	29%							33%	447
Large Households	60%	33%	19%			18%				44%	139
Single Parent	79%	25%	35%		25%					19%	173
Disability	63%	24%	24%							34%	386
Older Adults (age 65+)	48%	20%	29%							39%	282

Note: The "Percent Seriously Looked for Housing" column includes all respondents, not just those who indicated they rent.

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

Recent experience seeking housing to buy. Figure 10 presents the proportion of respondents who seriously looked to buy housing in the county, by jurisdiction, and selected respondent characteristics, as well as the reasons for denial. As noted above, 56% of county respondents have seriously looked for housing in the past five years.

The most common reasons for denial included:

- Real estate agent told me I would need to show I was prequalified with a bank (29%) and
- A bank would not give me a loan to buy a home (22%).

For the jurisdictions with the highest percentage of respondents who seriously looked for housing (Millbrae, San Mateo and Redwood City), all three cities shared the same top two reasons for denial as the county. Additionally, 21% of Millbrae respondents reported that *the real estate agent would not make a disability accommodation when I asked*.

For African American respondents who looked to buy housing in the last five years, the most common reason for denial was *the real estate agent would not make a disability accommodation when I asked* (47%). African Americans, along with Other Races, also most commonly reported that they needed a loan prequalification before real estate agents would work with them. While between 43-54% of respondents from other racial/ethnic groups reported they did not experience any reason for denial when seriously looking to buy housing over the past five years, 12% of African American respondents reported similarly.

Among respondents by income, the main reasons for denial for households making less than \$25,000 were *the real estate agent told me I would need to show I was prequalified with a bank* (32%) and *real estate agent only showed me or only suggested homes in neighborhoods where most people were of my same race or ethnicity* (26%).

Among the selected housing characteristics category, single parent households and households with children under 18 reported shared the same top two reasons for denial as the county. Additionally, 36% of single parent household respondents reported that *the real estate agent would not make a disability accommodation when I asked*, as well as 25% of respondents over the age of 65.

Residents in Redwood City, Millbrae, and South San Francisco, as well as large households, also reported that *a bank or other lender charged me a high interest rate on my home loan* as a reason for denial.

Figure 10. If you looked seriously for housing to buy in San Mateo County in the past five years, were you ever denied housing?

	Percent Seriously Looked for Housing	Reason for Denial					None of the Above	n
		The real estate agent told me I would need to show I was prequalified with a bank	A bank or other lender would not give me a loan to buy a home	The real estate agent would not make a disability accommodation when I asked	Only showed homes in neighborhoods where most people were same race/ethnicity	A bank or other lender charged me a high interest rate on my home loan		
Jurisdiction								
County	56%	29%	23%				50%	870
Brisbane	59%	36%			30%		42%	33
Burlingame	48%	22%	14%				61%	51
Daly City	63%	19%	27%				56%	52
East Palo Alto	58%	24%	33%				48%	21
Foster City	50%	25%	20%				49%	51
Half Moon Bay	68%	35%	23%	23%			50%	26
Hillsborough	42%	18%		23%			59%	22
Milbrae	74%	25%	29%	21%		21%	54%	28
Pacifica	51%	35%	35%				42%	31
Redwood City	72%	30%	22%			27%	50%	64
San Bruno	57%	14%	21%				62%	42
San Mateo	73%	40%	32%				38%	82
South San Francisco	47%	26%	18%			16%	57%	251
Race/Ethnicity								
African American	80%	40%	38%	47%			12%	89
Asian	56%	30%	25%				43%	223
Hispanic	63%	29%	28%				49%	174
Other Race	70%	36%	21%			21%	50%	90
Non-Hispanic White	46%	29%	23%				54%	250
Tenure								
Homeowner	36%	29%	17%				54%	332
Renter	75%	32%	27%				46%	467
Precariously Housed	74%	36%	36%	30%			30%	154
Income								
Less than \$25,000	71%	32%	25%		26%		41%	131
\$25,000-\$49,999	60%	42%	40%				29%	106
\$50,000-\$99,999	58%	35%	30%				38%	216
Above \$100,000	48%	22%	13%			10%	64%	296
Household Characteristics								
Children under 18	66%	33%	28%				40%	443
Large Households	60%	33%	25%			25%	49%	126
Single Parent	79%	38%	43%	36%			24%	143
Disability	63%	35%	26%				38%	330
Older Adults (age 65+)	48%	35%	29%	25%			38%	252

Note: The "Percent Seriously Looked for Housing" column includes all respondents, not just those who indicated they rent.

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

Denied housing to rent or buy. Figure 11 presents the proportion of those who looked and were denied housing to rent or buy for the county, jurisdictions, and selected respondent characteristics, as well as reason for denial. As shown, nearly 4 in 10 county respondents who looked for housing experienced denial of housing. African American/Black respondents, precariously housed respondents, households with income below \$50,000, and single parent respondents have denial rates of 60% or higher. African American (79%) and single parent (74%) respondents report the highest rates of denial.

Among the reasons for denial:

- **Income too low was a major reason for denial for all groups** except homeowners and households with incomes above \$100,000. Additionally, all jurisdictions report this as a common reason for being denied housing with the exception of Foster City, Hillsborough, and San Bruno.
- *Haven't established a credit history or no credit history* was also a common reason of denial for most groups. The impacts are higher for Asian, Hispanic and African American households, along with renter and precariously housed respondents, households with income below \$50,000, and single parent households, households with children under 18, and households with a member experiencing a disability.
- Another top denial reason among certain groups is the *landlord didn't accept the type of income I earn (social security or disability benefit or child support)*. **Source of income was the most common reason for denial among African American households** (28%). Other groups with denial rates of 25% or higher for this specific issue include precariously housed respondents, single parent households, and households with a member experiencing a disability, as well as Foster City and San Bruno residents.
- *Bad credit* is another barrier for accessing housing, particularly for Hispanic and Other Race households, households with income between \$50,000-\$100,000, and large households. This also impacts East Palo Alto, San Mateo, Daly City, Redwood City, Burlingame, and South San Francisco residents.

Figure 11. If you looked seriously for housing to rent or buy in San Mateo County in the past five years, were you ever denied housing?

	Percent Denied Housing	Total n	Reason for Denial													
			Bad Credit	Eviction history	Income too low	Too many people in my household	Other renter/ applicant willing to pay more for rent	Haven't established a credit history/no credit history	Don't have a regular/ steady job/ consistent work history	Landlord didn't accept the type of income I earn (social security or disability)	Lack of stable housing record	Real or perceived sexual orientation or gender identity	Criminal background	I had/ have COVID	The language I speak	Foreclosure
Jurisdiction																
County	39%	1154	18%		44%		19%	21%								449
Brisbane	42%	38			25%			19%					31%			16
Burlingame	30%	71	24%		29%											21
Daly City	49%	73	28%		53%		28%		19%							36
East Palo Alto	55%	29	38%		44%			25%								16
Foster City	30%	63							25%	40%	30%					19
Half Moon Bay	41%	34			29%			29%								14
Hillsborough	23%	22									40%					5
Milbrae	36%	33			67%	25%		33%					25%			12
Pacifica	38%	39			47%			27%	33%							15
Redwood City	41%	105	28%		63%	26%		26%								43
San Bruno	25%	51		31%						31%	38%					13
San Mateo	48%	112	30%		38%						28%					53
South San Francisco	30%	331	19%		58%		28%			17%						98
Race/Ethnicity																
African American	79%	107		25%	25%			25%		28%	27%					85
Asian	42%	281			38%			28%		21%	21%					117
Hispanic	49%	253	28%		60%		26%	26%								125
Other Race	43%	105	22%		49%		24%									45
Non-Hispanic White	31%	351			40%			19%	23%		25%					108
Tenure																
Homeowner	26%	348								24%	22%	23%				91
Renter	45%	687			48%		20%	24%								310
Precariously Housed	61%	208			42%			22%		25%						126
Income																
Less than \$25,000	64%	199			47%			31%	29%							127
\$25,000-\$49,999	65%	158			48%			21%		20%	20%					103
\$50,000-\$99,999	38%	302	21%		51%	24%										114
Above \$100,000	18%	346				27%	16%			20%					16%	64
Household Characteristics																
Children under 18	51%	558			42%			26%		19%						283
Large Households	43%	171	27%		64%	41%										74
Single Parent	74%	189			41%			27%		25%						138
Disability	54%	446			39%			21%		25%						239
Older Adults (age 65+)	44%	350			35%					22%	21%					153

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

Experience using housing vouchers. It is “difficult” or “very difficult” for eight out of 10 voucher holders to find a landlord that accepts a housing voucher (Figure 13).

As shown in Figure 12, this is related to the amount of the voucher and current rents and the lack of supply (inability to find a unit in the allotted amount of time). Over half of voucher holders (53%) who experienced difficulty indicated the *voucher is not enough to cover the rent for places I want to live* and almost half of voucher holders (49%) who experienced difficulty indicated there is *not enough time to find a place to live before the voucher expires*.

Other significant difficulties using vouchers identified by respondents included *landlords have policies of not renting to voucher holders* (46%) and *can't find information about landlords that accept Section 8* (36%).

Among respondents by race/ethnicity, African American respondents had the greatest proportion of those with a housing choice voucher (60%). Of those respondents, 76% found it difficult to find a landlord that accepts a housing voucher. While 13% of Hispanic respondents have a housing voucher, 85% have found it difficult to use the voucher. Fourteen percent of Asian respondents have housing vouchers—nearly three quarters of these respondents reported that the *voucher is not enough to cover the rent for the places I want to live*.

Other groups of respondents with higher proportions of voucher utilization include single parent households (43%), precariously housed respondents (30%), and households with income below \$25,000 (29%). For each of the aforementioned groups, more than 75% of their respective respondents reported difficulty in utilizing the housing choice voucher. The *voucher is not enough to cover the rent for places I want to live* was one of the main reasons cited for not using the voucher.

Figure 12.
Why is it difficult to use a housing voucher?

Source:
Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

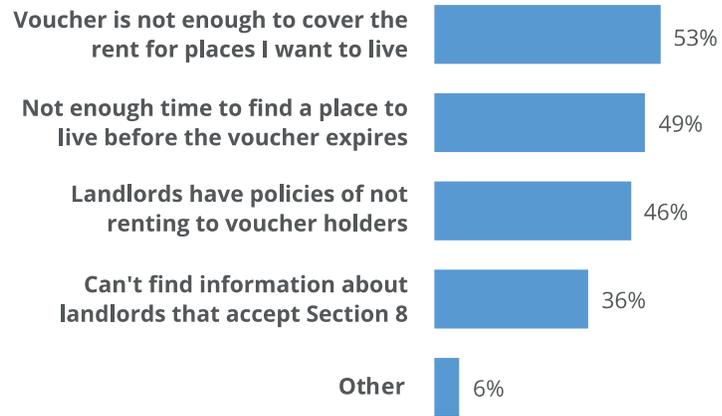


Figure 13. How difficult is it to find a landlord that accepts a housing voucher?

	Percent with a Housing Voucher					n	Voucher is not enough to cover the rent for places I want to live	Not enough time to find a place to live before the voucher expires	Landlords have policies of not renting to voucher holders	Can't find information about landlords that accept Section 8		n
	Not difficult	Somewhat difficult	Very difficult	Other								
Jurisdiction												
County	12%	18%	55%	27%	250		53%	49%	46%	36%	6%	203
Brisbane	22%	20%	73%	7%	15		50%	50%	42%	33%	0%	12
Burlingame	8%	0%	75%	25%	12		50%	50%	25%	8%	0%	12
Daly City	12%	14%	50%	36%	14		83%	25%	42%	17%	25%	12
East Palo Alto	14%	29%	57%	14%	7		20%	20%	40%	60%	0%	5
Foster City	12%	18%	47%	35%	17		47%	40%	27%	33%	7%	15
Half Moon Bay	19%	22%	56%	22%	9		71%	29%	29%	43%	14%	7
Hillsborough	8%	25%	75%	0%	4		67%	67%	33%	0%	0%	3
Milbrae	22%	50%	20%	30%	10		60%	40%	20%	40%	0%	5
Pacifica	11%	13%	50%	38%	8		86%	43%	43%	43%	0%	7
Redwood City	16%	13%	61%	26%	23		40%	50%	70%	45%	5%	20
San Bruno	12%	9%	64%	27%	11		40%	60%	50%	10%	10%	10
San Mateo	24%	24%	50%	26%	38		43%	54%	43%	39%	7%	28
South San Francisco	4%	11%	33%	56%	27		63%	50%	71%	63%	8%	24
Race/Ethnicity												
African American	60%	24%	60%	16%	82		55%	52%	40%	31%	6%	62
Asian	14%	23%	63%	14%	71		73%	44%	31%	31%	0%	55
Hispanic	13%	15%	40%	45%	53		58%	42%	51%	49%	11%	45
Other Race	19%	29%	50%	21%	28		55%	45%	65%	35%	5%	20
Non-Hispanic White	8%	14%	61%	25%	64		43%	61%	57%	38%	4%	56
Tenure												
Homeowner	8%	23%	59%	18%	78		58%	49%	42%	31%	0%	59
Renter	18%	19%	52%	30%	165		55%	52%	48%	43%	6%	134
Precariously Housed	30%	14%	66%	20%	86		57%	54%	35%	26%	7%	74
Income												
Less than \$25,000	29%	17%	58%	25%	84		47%	41%	47%	37%	10%	70
\$25,000-\$49,999	18%	17%	52%	31%	48		63%	55%	63%	40%	5%	40
\$50,000-\$99,999	12%	23%	52%	26%	62		55%	55%	51%	37%	2%	49
Above \$100,000	5%	20%	57%	23%	35		43%	61%	29%	32%	4%	28
Household Characteristics												
Children under 18	21%	20%	60%	20%	179		59%	51%	44%	35%	1%	143
Large Households	7%	20%	45%	35%	20		63%	56%	63%	56%	6%	16
Single Parent	43%	17%	58%	24%	103		62%	52%	38%	33%	2%	85
Disability	22%	18%	58%	24%	158		57%	52%	42%	29%	5%	129
Older Adults (age 65+)	17%	18%	63%	19%	123		56%	53%	44%	34%	3%	102

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

Displacement. Figure 14 presents the proportion of residents who experienced displacement in the past five years, as well as the reason for displacement.

- Overall, 21% of survey respondents experienced displacement in the past five years. Among all survey respondents, the **main reason for displacement was rent increased more than I could pay** (29%).
- Respondents who are precariously housed have higher rates of recent displacement than homeowners or renters; this suggests that when displaced a unit these housing-insecure tenants are more likely to couch surf or experience homelessness for some period of time before securing a new place to live.
- Among respondents by race/ethnicity, **African American respondents reported the highest rate of displacement** (59%). The primary reason reported by African American respondents for their displacement was *housing was unsafe (e.g., domestic assault, harassment)*. Twenty eight percent also reported that they were *forced out for no reason*.
- Asian households, as well as homeowners, households that make less than \$25,000, single parent households, households that include a member experiencing a disability, and Millbrae, Brisbane and Pacifica residents are also more likely than other respondents to have been displaced due to an unsafe housing situation (e.g., domestic assault, harassment).
- Additionally, Asian, precariously housed respondents, households making less than \$25,000, and single parent households are more likely than other respondents to have been displaced and not given a reason.

For respondents that had experienced displacements, they were asked to identify which city they moved from and which city they moved to. **The most common moves to and from cities included:**

- Moved within South San Francisco (28 respondents)
- Moved from outside San Mateo County to San Mateo (10 respondents)
- Moved from San Bruno to South San Francisco (9 respondents)
- Moved from Daly City to South San Francisco (9 respondents)
- Moved within Burlingame (8 respondents)

Figure 14. Displacement Experience and Reasons for Displacement

	Percent Displaced	Total n	Reason for Displacement											n
			Rent increased more than I could pay	Personal/ relationship reasons	Landlord was selling the home/ apartment	Landlord wanted to move back in/ move in family	Landlord wanted to rent to someone else	Housing was unsafe (e.g., domestic assault,	Forced out for no reason	Health/ medical reasons	I was behind on rent	Poor condition of property	Utilities were too expensive/ shut off	
Jurisdiction														
County	21%	2066	29%	19%	18%									417
Brisbane	24%	67				25%		31%		25%				16
Burlingame	22%	152	24%		30%	18%								33
Daly City	25%	115	35%	27%					31%					26
East Palo Alto	32%	50	20%	20%			20%							15
Foster City	11%	130			21%	21%			21%	43%				14
Half Moon Bay	31%	51			31%	25%								16
Hillsborough	12%	52				33%	33%		33%	33%	33%			6
Milbrae	27%	44					42%	33%		25%			25%	12
Pacifica	21%	75			31%			31%	31%					16
Redwood City	29%	146	31%							21%				42
San Bruno	25%	89	33%	29%				24%						21
San Mateo	37%	153	35%	31%						20%				54
South San Francisco	12%	712	42%	15%	16%									81
Race/Ethnicity														
African American	59%	134				29%		30%	28%					79
Asian	22%	500				31%		22%	22%					109
Hispanic	29%	397	33%	22%						18%				115
Other Race	28%	149	54%					20%			24%			41
Non-Hispanic White	14%	757	27%	20%	31%									102
Tenure														
Homeowner	8%	975		27%		25%		31%						75
Renter	34%	905	32%	18%	22%									292
Precariously Housed	48%	280	23%				24%		23%					132
Income														
Less than \$25,000	45%	282	28%	20%				20%	20%					127
\$25,000-\$49,999	30%	265	31%		19%					18%				78
\$50,000-\$99,999	22%	517	32%	22%	18%									115
Above \$100,000	8%	721			27%	20%	23%							60
Household Characteristics														
Children under 18	30%	840	27%			20%	19%							249
Large Households	20%	284	32%		19%					18%				57
Single Parent	55%	240				24%		24%	20%					131
Disability	34%	711	26%	20%			20%	20%						241
Older Adults (age 65+)	22%	736	23%	22%		22%								162

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

Children changing schools after displacement. Overall, for households with children that were displaced in the past five years, **60% of children in those households have changed schools.** The most common outcomes reported among these respondents included *school is more challenging* (28%), *they feel less safe at the new school* (25%), and *they are in a worse school* (24%) (Figure 15).

Among respondents by race/ethnicity, non-Hispanic White households (44%) were the only subgroup to report that being displaced resulted in their children being in better schools. Of African American households that were displaced and have children, 87% reported that their children changed schools. Of these respondents, 32% reported that their children *feel safer at the new school* but also *have fewer activities*.

Among respondents by tenure, precariously housed (78%) and homeowner (74%) households had the highest proportion of children who changed schools. The most common outcomes for precariously housed households included *School is less challenging/they are bored* (35%) and their children *feel less safe at school* (34%). For homeowner households, 39% reported that *school is more challenging*, followed by 31% who reported that their children *feel less safe at school*.

Among respondents by selected household characteristics, older adult (77%), single parent (74%), households with a member experiencing a disability (70%), and households with children under 18 (67%) all reported high proportions of children who changed schools. The most common outcomes for these respondents included *School is more challenging* and *they feel less safe at the new school*.

Figure 15. Children Changing Schools and Outcomes, Displaced Households

	Percent of Children that Changed Schools	Total n	School change outcomes										
			School is less challenging/ they are bored	School is more challenging	School provides more/less support for students with disabilities, IEP, and/or 50	They are in a better school	They are in a worse school	They feel less safe at the new school	They feel safer at the new school	They have fewer activities	They have more activities	Things are about the same	n
Jurisdiction													
County	60%	306		28%				24%	25%			183	
Brisbane	81%	16		38%					31%	31%		13	
Burlingame	55%	22	33%	33%							33%	12	
Daly City	41%	17	43%			29%		29%			29%	7	
East Palo Alto	54%	13	43%	57%				29%				7	
Foster City	62%	13									50%	8	
Half Moon Bay	58%	12		43%				29%	29%	43%		7	
Hillsborough	60%	5							67%			3	
Milbrae	82%	11		33%				44%	44%	33%		9	
Pacifica	91%	11						50%				10	
Redwood City	52%	23				25%	33%		25%			12	
San Bruno	67%	18	33%			33%		33%				12	
San Mateo	66%	35	32%			32%						22	
South San Francisco	36%	56		26%		26%					26%	19	
Race/Ethnicity													
African American	87%	69	30%	30%					32%	32%		60	
Asian	73%	91	27%	32%				32%	27%			66	
Hispanic	49%	91		23%				30%	23%		25%	44	
Other Race	65%	31		40%				30%	25%	25%		20	
Non-Hispanic White	60%	60	28%	31%		44%		28%				36	
Tenure													
Homeowner	74%	66		39%				29%	31%			49	
Renter	58%	213	25%	30%					25%			122	
Precariously Housed	78%	104	35%						34%		30%	80	
Income													
Less than \$25,000	65%	92	22%	32%					35%			60	
\$25,000-\$49,999	66%	56	25%					28%		28%	25%	36	
\$50,000-\$99,999	55%	85		30%		28%			23%			47	
Above \$100,000	59%	44	35%	31%				38%				26	
Household Characteristics													
Children under 18	67%	237		32%				23%	25%			158	
Large Households	45%	44		32%		26%					32%	19	
Single Parent	74%	124		32%				28%	29%			92	
Disability	70%	188	26%	28%					30%			132	
Older Adults (age 65+)	77%	117		35%				29%	29%			89	

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

Experience with housing discrimination. Overall, **19% of survey respondents felt they were discriminated against when they looked for housing** in the area.¹ As shown in Figure 16, African American respondents (62%), single parent households (44%) and precariously housed respondents (39%) are most likely to say they experienced housing discrimination. Residents with income above \$100,000 and homeowners are least likely (11%).

Respondents who believed they experienced discrimination when looking for housing in the county reported when the discrimination occurred. Nearly half of respondents (45%) reported that the discrimination they experienced occurred between 2 and 5 years ago. Twenty eight percent of respondents reported that the discrimination occurred in the past year, 20% reported more than 5 years ago and 7% of respondents did not remember when the discrimination happened.

How discrimination was addressed. Respondents who believed they experienced discrimination when looking for housing in the county were asked to describe the actions they took in response to the discrimination. Overall, the most common responses to discrimination experienced by survey respondents were *Nothing/I wasn't sure what to do* (42%), *Moved/found another place to live* (30%), and *Nothing/I was afraid of being evicted or harassed* (20%).

Among top responses for actions taken in response to experienced discrimination, every group reported *Nothing/I wasn't sure what to do* with the exception of African American households and Brisbane residents (both groups top response was *Moved/found another place to live*). Similarly, survey respondents from Foster City and Redwood City were the only groups not to include *Moved/found another place to live* among their top responses. African American and Asian households, as well as single parent households, were more likely than other groups to contact either a housing authority, local fair housing organization, or the California Department of Housing or Civil Rights to report their discrimination incident.

Reasons for discrimination. Respondents who believed they experienced discrimination when looking for housing in the county provided the reasons why they thought they were discriminated against. Note that the basis offered by residents is not necessarily protected by federal, state, or local fair housing law, as respondents could provide open-ended and multiple reasons why they thought they experienced discrimination.

Examples of how respondents described why they felt discriminated against, which they provided as open-ended responses to the survey, include:

¹ Note that this question applies to all respondents, not just those who seriously looked for housing in the past five years.

Appearance/Characteristics

- *"Because of my race and ethnicity"*
- *"[We] were given a subprime loan for home purchase for being Latinx, low-income and primarily Spanish-speaking; refinance last year was lower than expected."*
- *"It was clear my disability is the reason"*
- *"I have a child and a couple places told me they wouldn't rent to me due to my son."*
- *"The agent asked if I was a tech worker. When I said no, the agent said the place was just rented, even though it was on the listing as active."*
- *"I was approved for the unit and when they met my partner, who is Black, they said [the unit] was rented."*

Source of Income/Credit

- *"Income was through SSDI"*
- *"The landlord wanted an excellent credit score..."*
- *"We were not able to provide all the requirement to rent, like SSN [social security number], income proof, employment, and we don't make enough income..."*
- *"They wanted someone with income from employment not due to disability."*
- *"I was discriminated against because of my race and the fact that I had Section 8 at the time. Being African American and having Section 8 made a lot of people feel like I wouldn't take care of their property."*
- *"I am currently being discriminated against due to my need with rental help and because two of us in our household have a need for an emotional support animal."*

Immigration status

- *Mi hermana llamo a los departamentos donde yo vivo y la manager le dijo que no había disponible pero no era verdad también le dijo que hablara inglés y le pidió seguro social pensando que no tenía y le dijo que tenía que ganar una cierta cantidad de dinero para poder rentar. (My sister called the apartments where I live and the manager told her that there was no one available but it was not true. She also told her to speak English and asked for social security thinking that she did not have it and told her that she had to earn a certain amount of money to be able to rent).*

Figure 16. Percent of respondents who felt they were discriminated against and how was it addressed

	Percent who felt they were discriminated against						n	Nothing/ I wasn't sure what to do	Moved/ found another place to live	Nothing/ I was afraid of being evicted/ harassed	Called/ emailed housing authority	Called/ emailed local fair housing organization	Called/ emailed California Department of Housing/ Civil Rights	Called/ emailed City office, County office, or human rights department/ agency	Filed a complaint	Other	n
	In the past year	2 to 5 years ago	More than 5 years ago	Don't remember													
Jurisdiction																	
County	19%	28%	45%	20%	7%	357	42%	30%	20%								359
Brisbane	22%	29%	36%	29%	7%	14		64%				21%		21%			14
Burlingame	14%	25%	50%	20%	5%	20	35%	25%		20%		20%					20
Daly City	15%	20%	40%	33%	7%	15	56%	25%	25%								16
East Palo Alto	29%	23%	54%	15%	8%	13	38%	38%	23%	23%							13
Foster City	18%	15%	40%	45%	0%	20	38%							24%	24%		21
Half Moon Bay	26%	27%	55%	9%	9%	11	27%	36%			36%						11
Hillsborough	15%	14%	71%	0%	14%	7		29%			57%						7
Milbrae	29%	36%	50%	7%	7%	14	31%	23%		38%		23%					13
Pacifica	21%	29%	36%	36%	0%	14	50%		21%	29%		21%				21%	14
Redwood City	24%	34%	34%	19%	13%	32	47%	26%	21%	21%							34
San Bruno	12%	30%	60%	0%	10%	10	50%	30%		30%	30%						10
San Mateo	30%	35%	45%	15%	5%	40	53%	26%	26%								38
South San Francisco	13%	30%	40%	23%	6%	82	59%	27%									83
Race/Ethnicity																	
African American	62%	16%	59%	25%	0%	83		36%	29%	27%	26%	27%	24%				84
Asian	16%	24%	50%	20%	6%	82	28%	25%	29%	29%	24%	24%					83
Hispanic	27%	25%	42%	24%	8%	107	52%	27%									107
Other Race	30%	28%	47%	14%	12%	43	47%	30%	26%								43
Non-Hispanic White	12%	38%	41%	14%	7%	91	44%	27%	18%								91
Tenure																	
Homeowner	11%	26%	46%	20%	7%	95	32%	29%	22%								96
Renter	28%	26%	47%	20%	6%	232	42%	32%	23%								232
Precariously Housed	39%	21%	54%	20%	4%	98	24%	28%		35%		26%					100
Income																	
Less than \$25,000	36%	29%	51%	11%	9%	100	39%	30%	25%								102
\$25,000-\$49,999	24%	31%	41%	22%	6%	64	42%	36%	25%	22%							64
\$50,000-\$99,999	19%	27%	45%	25%	3%	97	44%	29%			18%						97
Above \$100,000	11%	28%	45%	21%	7%	76	45%	22%	16%	16%							76
Household Characteristics																	
Children under 18	26%	21%	57%	15%	6%	216	36%	31%	26%								218
Large Households	19%	26%	52%	9%	13%	54	65%	24%	15%								55
Single Parent	44%	13%	65%	17%	5%	106		33%	32%	27%	26%	26%					107
Disability	33%	27%	48%	21%	4%	215	33%	30%		22%							219
Older Adults (age 65+)	20%	20%	51%	20%	8%	144	24%	34%	24%	24%							146

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

Experience of persons with disabilities. Overall, 35% of respondents' households include a member experiencing a disability. Of these households, 26% said their housing does not meet their accessibility needs; 74% report that their current housing situation meets their needs. The three top greatest housing needs expressed by respondents included grab bars in bathroom or bench in shower (34%), supportive services to help maintain housing (33%), and ramps (26%). Other needs expressed by a substantial proportion of groups included *wider doorways, reserved accessible parking spot by the entrance, and more private space in the facility in which I live.*

Of respondents by jurisdiction, East Palo Alto (64%) has the lowest proportion of respondents with disabilities whose current housing situation meets their needs. Of these respondents, 63% indicated they needed supportive services to help maintain housing.

The highest proportion of respondents by group reporting that they or a member of their household experiences a disability were African American (71%), households making less than \$25,000 (59%), single parent households (58%), and precariously housed respondents (56%).

Figure 17. Respondents experiencing a disability and their top three greatest housing needs

	Percent of respondents with a disability	Current housing situation meeting needs	Total n	Grab bars in bathroom or bench in shower	Supportive services to help maintain housing	Ramps	Wider doorways	Reserved accessible parking spot by entrance	More private space in the facility in which I live	Service or emotional support animal allowed	Would like to live alone (not with a roommate)	Fewer restrictions/more freedom	Alarm to notify if a non-verbal child leaves the home	Fire alarm/doorbell I made accessible for person with hearing disability/deaf	Better navigation for person who is blind	n
Jurisdiction																
County	35%	74%	711	34%	33%	26%										171
Brisbane	37%	72%	25	29%	29%		29%	29%								7
Burlingame	27%	80%	41	63%	50%		50%									8
Daly City	34%	68%	38		36%		36%	45%			36%					11
East Palo Alto	44%	64%	22		63%											8
Foster City	31%	83%	40		29%		29%									7
Half Moon Bay	45%	68%	22	29%								29%				7
Hillsborough	26%	100%	13													n/a
Milbrae	40%	82%	17	25%				25%	25%				25%	25%	25%	4
Pacifica	39%	93%	29				100%									2
Redwood City	42%	68%	62	33%	28%	28%		33%								18
San Bruno	40%	82%	34	50%		33%		33%								6
San Mateo	43%	72%	65	41%	47%				41%							17
South San Francisco	30%	68%	210	35%	28%	32%										57
Race/Ethnicity																
African American	71%	87%	95		40%		40%	33%								15
Asian	31%	77%	157	29%	34%	26%		26%								35
Hispanic	41%	70%	162	37%	54%			35%								46
Other Race	38%	71%	56	63%		50%	44%									16
Non-Hispanic White	32%	77%	241	33%		27%		21%								52
Tenure																
Homeowner	29%	82%	280	35%		37%		37%								43
Renter	39%	73%	347	41%	40%			27%								88
Precariously Housed	56%	71%	154		37%		26%				33%					43
Income																
Less than \$25,000	59%	71%	167		42%			27%			23%					48
\$25,000-\$49,999	40%	67%	107		45%	45%	45%									31
\$50,000-\$99,999	35%	77%	180	43%	26%	24%										42
Above \$100,000	23%	82%	167	52%		34%		41%								29
Household Characteristics																
Children under 18	35%	78%	293		40%		29%	32%								63
Large Households	35%	70%	99	41%	45%			34%								29
Single Parent	58%	81%	139		48%		28%	41%								29
Older Adults (age 65+)	46%	76%	337	44%	29%	30%										79

Source: Root Policy Research from the 2021-2022 21 Elements AFFH Resident Survey.

Transportation. Over 80% of respondents indicated the type of transportation used most often is driving a personal vehicle. This share was relatively similar across the majority of jurisdictions and was the number one type of transportation used across all jurisdictions and demographic characteristics.

The groups with the lowest proportion of those who primarily drive included African American (40%), households making less than \$25,000 (53%), single parents (57%), and precariously housed (57%) respondents.

As shown in Figure 18, on average respondents are fairly satisfied with their transportation situation. Those groups somewhat or not at all satisfied with their transportation options include African American (58%), Brisbane (51%), single parents (45%) and precariously housed (44%) respondents.

Figure 18.
Are you satisfied
with your current
transportation
options?

Source:

Root Policy Research from the
 2021-2022 21 Elements AFFH
 Resident Survey.

	Entirely satisfied	Mostly satisfied	Somewhat unsatisfied	Not at all satisfied	n
Jurisdiction					
County	29%	45%	20%	6%	1,903
Brisbane	17%	33%	38%	13%	64
Burlingame	32%	45%	21%	1%	139
Daly City	19%	52%	20%	8%	109
East Palo Alto	31%	36%	24%	9%	45
Foster City	29%	43%	20%	9%	115
Half Moon Bay	30%	35%	26%	9%	46
Hillsborough	50%	34%	14%	2%	44
Milbrae	30%	45%	13%	13%	40
Pacifica	28%	42%	15%	15%	65
Redwood City	30%	36%	27%	8%	142
San Bruno	23%	54%	19%	4%	81
San Mateo	29%	52%	14%	4%	134
South San Francisco	34%	48%	15%	3%	666
Race/Ethnicity					
African American	22%	21%	48%	10%	134
Asian	23%	49%	24%	4%	500
Hispanic	29%	43%	22%	7%	397
Other Race	29%	41%	21%	9%	149
Non-Hispanic White	32%	45%	17%	5%	757
Tenure					
Homeowner	31%	45%	18%	6%	905
Renter	27%	44%	23%	6%	834
Precariously Housed	20%	36%	35%	9%	254
Income					
Less than \$25,000	22%	39%	29%	10%	282
\$25,000-\$49,999	25%	42%	26%	8%	265
\$50,000-\$99,999	28%	52%	16%	4%	517
Above \$100,000	34%	44%	18%	4%	721
Household Characteristics					
Children under 18	25%	43%	25%	6%	840
Large Households	29%	50%	18%	4%	284
Single Parent	20%	36%	38%	7%	240
Disability	25%	40%	27%	8%	658
Older Adults (age 65+)	30%	43%	21%	6%	736

Solutions offered by residents. Respondents were asked a series of questions about how to improve their situations related to housing, employment, health, education and neighborhood.

Improve housing security. When asked what could improve a respondent's housing security, the top answers among respondents by jurisdiction, race/ethnicity, tenure, income, and other selected housing characteristics were *none of the above* and *help me with a downpayment/purchase*.

The highest proportion of respondents among groups that selected *None of the above* includes:

- Hillsborough, 71%
- Owners, 65%
- Income greater than \$100,000, 54%
- Residents of Foster City, 53%
- White, 51%
- Residents of Burlingame, 50%

The highest proportion of respondents among groups that selected *Help me with a downpayment or purchase* includes:

- Renters, 44%
- Large households, 42%
- Residents of Daly City, 41%
- Hispanic, 39%
- Precariously housed, 39%
- Residents of the City of San Mateo, 37%

Other solutions to improve housing security identified by several different groups included *Help me with the housing search*, *help me pay rent each month*, and *find a landlord who accepts Section 8*. The highest proportion of respondents among groups that selected these solutions includes:

Help me with the housing search

- Precariously housed, 39%
- Income less than \$25,000, 34%
- Income between \$25,000-\$50,000, 29%

- Half Moon Bay residents, 27%

Help me pay rent each month

- Income less than \$25,000, 35%
- Single parent, 31%

Find a landlord who accepts Section 8

- Black or African American, 37%

Improve neighborhood situation. When asked what could improve a respondent's neighborhood situation, nearly every respondent group by jurisdiction, race/ethnicity, tenure, income, and other selected housing characteristics identified *Better lighting*. Other solutions flagged by multiple respondent groups to improve their neighborhood situations includes *Improve street crossings* and *none of the above*.

The highest proportion of respondents among groups that selected *Better lighting* includes:

- East Palo Alto residents, 45%
- Millbrae residents, 45%
- Other race, 42%
- Daly City residents, 41%
- Hispanic residents, 40%
- Income between \$25,000-\$50,000, 40%
- Income between \$50,000-\$100,000, 40%

The highest proportion of respondents among groups that selected *Improve street crossings* includes:

- San Mateo residents, 34%
- Single parent, 31%

The highest proportion of respondents among groups that selected *None of the above* includes:

- Foster City residents, 37%
- Hillsborough residents, 36%
- Burlingame residents, 28%

Additionally, 42% of Millbrae respondents chose *Reduce crime*, 40% of Brisbane respondents chose *More stores to meet my needs*, and 33% of Half Moon Bay respondents chose *Build more sidewalks*.

Improve health situation. When asked what could improve a respondent's health situation, the majority of respondent groups by jurisdiction, race/ethnicity, tenure, income, and other selected housing characteristics selected *Make it easier to exercise*, *More healthy food* and *None of the above*.

The highest proportion of respondents among groups that selected *Make it easier to exercise* includes:

- Redwood City residents, 48%
- Hispanic, 42%
- South San Francisco residents, 41%
- City of San Mateo residents, 41%
- Asian, 41%
- Renters, 40%

The highest proportion of respondents among groups that selected *More healthy food* includes:

- East Palo Alto, residents 48%
- Precariously Housed, 47%
- Single parent, 41%
- Daly City residents, 40%
- Income less than \$25,000, 38%
- Black or African American, 37%
- Large Households, 37%

The highest proportion of respondents among groups that selected *None of the above* includes residents from:

- Hillsborough, 48%
- Burlingame, 47%
- Foster City, 42%
- White, 41%
- Owners, 39%

Additionally, African American (34%) and San Bruno (29%) respondents identified *Better access to mental health care* as a solution to help improve their health situations.

Improve job situation. When asked what could improve a respondent's employment situation, the majority of respondent groups by jurisdiction, race/ethnicity, tenure, income, and other selected housing characteristics selected *Increase wages* and *None of the above*.

The highest proportion of respondents among groups that selected *Increase wages* includes:

- Renters, 52%
- Single parents, 50%
- Hispanic, 49%
- Households with children, 49%
- Daly City residents, 49%
- Income between \$50,000-\$100,000, 49%
- Large households, 48%

The highest proportion of respondents among groups that selected *None of the above* includes:

- Hillsborough residents, 76%
- Owners, 58%
- White, 57%
- Over 65+, 53%
- Income greater than \$100,000, 53%
- Foster City residents, 53%

Additionally, 29% of households with income less than \$25K identified *Find a job near my apartment or house* as a solution to help improve their situation.

Improve education situation. When asked what could improve a respondent's education situation for their children, the majority of respondent groups by jurisdiction, race/ethnicity, tenure, income, and other selected housing characteristics selected *None of the above*, *Have more activities*, and *Stop bullying/crime/drug use at school*.

The highest proportion of respondents among groups that selected *None of the above* includes:

- Burlingame residents, 55%

- White, 52%
- Over 65+, 51%
- Hillsborough residents, 49%
- Foster City residents, 46%
- Brisbane residents, 45%

The highest proportion of respondents among groups that selected *Have more activities* includes:

- Single parent, 45%
- Households with children, 41%
- Large households, 41%
- Other race, 37%
- Daly City residents, 34%
- Hispanic, 34%

The highest proportion of respondents among groups that selected *Stop bullying/crime/drug use at school* includes:

- East Palo Alto residents, 38%
- Precariously housed, 31%
- Other race, 30%
- Redwood City residents, 29%
- Hispanic, 29%
- San Mateo residents, 28%

Additionally, 29% of Millbrae respondents identified *Have better teachers at their schools* as a means to improve the education situation in their respective households.

APPENDIX 6.5 DISPARATE ACCESS TO EDUCATIONAL OPPORTUNITIES

Appendix 6.5

Disparate Access to Educational Opportunities

This section examines the extent to which members of protected classes and those in poverty experience disparities in access to opportunity as measured by access to education. This section draws from data provided by the San Mateo Office of Education, the California Department of Education, and U.S. Census American Community Surveys (ACS). This section discusses the following topics:

- Changes in school enrollment during COVID-19 by race and ethnicity, and by groups with extenuating circumstances;¹
- Achievement gaps by race and ethnicity and for groups with extenuating circumstances as measured by test scores, California State University or University of California admissions standards, and college-going rates;
- Barriers to success measured by chronic absenteeism, dropout rates, and suspension rates.

After describing this section's primary findings, we describe the county's school districts before launching into data measuring achievement gaps and barriers to success.

Primary Findings

Student racial and ethnic diversity is modestly increasing. Student bodies in San Mateo County have become increasingly racially and ethnically diverse.

- Hispanic students make up the largest ethnic group in the county's schools, representing 38% of students in the 2020-2021 academic school year. This a slight increase from the 2010-2011 school year, where Hispanic students made up 37% of the population.
- There has been a large increase in Asian students, with 17% identifying as such in 2020-2021, an increase of 5 percentage points from 2010-2011.

¹ The term "extenuating circumstances" is used in this section to capture students whose socioeconomic situations and/or disability may make standard educational environments challenging.

- Students identifying as White (26%) have decreased by 3 percentage points since 2010-2011.

Free and reduced lunch-qualifying students and English language learners are concentrated in a handful of schools. Overall, 29% of public school students in San Mateo County qualify for reduced or free lunch.

- The rate of reduced lunch qualification was highest in Ravenswood City Elementary School District, where 83% of students qualify for reduced lunch. Also in Ravenswood City Elementary, 30% of students are experiencing homelessness. This is a large outlier in the county, where overall just 2% are experiencing homelessness.
- Countywide, 20% of public school students are English learners. Again, this rate is highest at Ravenswood City Elementary, where 53% of students are English learners. La Honda-Pescadero Unified School District, Jefferson Union High School, and Redwood City Elementary also have high rates of English learners, representing more than a third of students.

Enrollment is dropping. Public school enrollment reduced substantially in some areas during the pandemic. Total enrollment decreased by 3% between 2019-2020 and 2020-2021 in San Mateo County, which was the largest decrease of the decade.

- Portola Valley and La Honda-Pescadero school districts had the largest enrollment decreases during COVID-19, with a 11% and 10% decline in enrollments, respectively.
- Decreased enrollment was especially common among Pacific Islander students. Between 2019-2021, enrollment among Pacific Islander students decreased by 6% (from 1,581 students in 2019-20 to 1,484 students in 2020-21), substantially higher than the 3% countywide average.
- Enrollment among migrant students decreased drastically by 16% over the same period (from 332 students to 279 students).

Learning proficiency is improving yet disparities exist. Across all racial and ethnic groups, the rate at which students met or exceeded English and mathematics testing standards has increased since the 2014-2015 school year. Students with extenuating circumstances (i.e., disability, facing homelessness, learning English) tend to score lower on English and mathematics tests than the overall student body.

- Proficiency gaps are especially pronounced among English learning students in Portola Valley Elementary, Woodside Elementary, Menlo Park City Elementary, and Brisbane Elementary, where students with extenuating circumstances met or exceeded mathematics test standards at a rate at least 50 percentage points below the overall test rate in each district.

- Students with disabilities in San Carlos Elementary and Las Lomitas Elementary school districts scored far below the overall student body: In these districts, students with disabilities met or exceeded mathematics test standards at 54 percentage points below the overall test rate.

Many students meet admissions standards for CSU or UC schools.

- Among the high school districts in San Mateo County, Sequoia Union had the highest rate of graduates who met such admission standards, at 69%. On the other end of the spectrum, Cabrillo Unified and South San Francisco Unified had the lowest rates at 41%.
- Jefferson Union High School District had the most drastic increase in the share of graduates meeting CSU or UC standards: just 21% of students met these standards in 2016-2017 compared to 48% of students in 2019-2020. La Honda-Pescadero Unified School District experienced a 10 percentage point increase in this success rate over the same period.

Most school districts in the county have a college-going rate at 70% or higher—yet there are wide gaps by race and ethnicity.

- In every district, White students have a higher college-going rate than Hispanic students, but the largest gaps are in South San Francisco Unified, where 91% of White students go to college compared to just 68% of Hispanic students—a 23 percentage point gap.

Students with extenuating circumstances are highly concentrated in a few schools and move schools often due to housing instability.

- Students with extenuating circumstances may need additional resources—e.g., onsite health care, free meals, tutoring—to be successful in school. When these students are concentrated into a few schools, the schools bear an unequal responsibility for providing needed resources. K-12 school funding in California has long been inadequate, and, although policymakers have recently allocated additional resources to schools with high proportions of low income children under a “concentration grant” system, funding gaps remain.
- The highest concentration of high needs students is found in Ravenswood City Elementary, where 30% of all students are experiencing homelessness and 83% qualify for free and reduced lunch.
- Currently, students whose families have been evicted do not have protections allowing them to remain in their current school district. This can result in frequent changes in schools for low income children, raising their vulnerability to falling behind in school.

Absenteeism, dropout rates, and discipline rates are highest for students of color, students with disabilities, and students with other extenuating circumstances. While 10% of students were chronically

absent during the 2018-2019 school year, chronic absenteeism rates were higher in districts with a large number of students experiencing economic and housing precarity.

- For instance, Ravenswood Elementary, which has a 30% rate of homelessness among students, had one of the higher rates of chronic absenteeism at 16%.
- Pacific Islander students (26%), Black/African American students (18%), and Hispanic students (15%) had notably higher rates of chronic absenteeism than the overall student population (10%).
- In most districts, chronic absenteeism is higher among students with disabilities. In fact, only Bayshore Elementary's students with disabilities had a lower rate of chronic absenteeism than the overall student body.

Dropout rates vary across the county:

- Dropout rates were highest in Sequoia Union High School District (10%) and South San Francisco Unified (9%).
- In all school districts in the county, dropout rates are higher for boys than for girls.
- Pacific Islander, Black/African American, and Hispanic students in the county often had higher dropout rates than those in other racial and ethnic groups
- Students with disabilities, students experiencing homelessness, foster youth, and students learning English had higher dropout rates than the overall population.

Discipline rates also vary by area and race and ethnicity.

- In many school districts across San Mateo County, Hispanic students are disciplined at disproportionately higher rates compared to their peers.
- In most districts, Black/African American and Pacific Islander students are also overrepresented in terms of suspension rates, but these rates are slight compared to those of Hispanic students.
- Asian and Filipino students were underrepresented in terms of suspension rates. White students were also underrepresented in discipline rates in most districts except for La Honda-Pescadero.

The demographics of faculty and staff are fairly similar to that of students.

- There is a slightly larger share of White and Black/African American staff than students, meaning that Black/African American and White student groups are more likely to interact with same-race staff and faculty than other racial groups.
- Asian students are less likely to interact with a same-race staff or faculty member: 17% of the student body is Asian compared to just 8% of staff and faculty.

Background

This section describes the school districts in San Mateo County, including their geographic boundaries and a brief history of the school districts' formation. This section also includes details on how districts' enrollments and student demographic have changed over time.

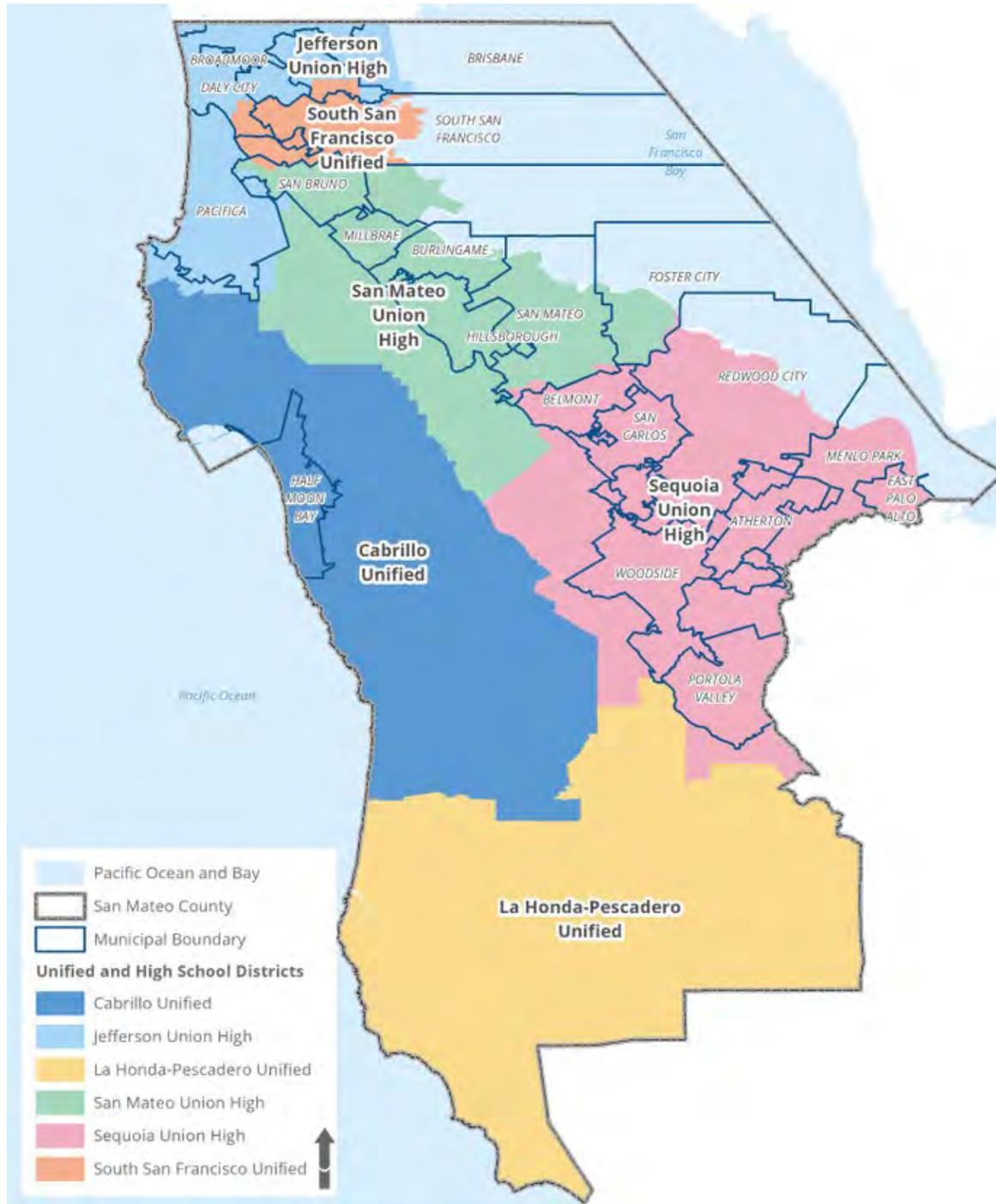
San Mateo County School Districts. There are three unified school districts in San Mateo County which include both elementary and high schools. These are **Cabrillo Unified School District**, **La Honda-Pescadero Unified School District**, and **South San Francisco Unified School District**.

In addition to the unified school districts, there are three high school districts, which include: **Jefferson Union High School District**, **San Mateo Union High School District**, and **Sequoia Union High School District**. The elementary schools covering these high schools' district boundaries areas are described below:

- In the **Jefferson Union High School District** geographic boundary, elementary school districts are the Bayshore Elementary School District, Brisbane School District, Jefferson Elementary School District, and Pacifica School District.
- Within the **San Mateo Union High School District** geographic boundary, elementary school districts include San Mateo-Foster City School District, Hillsborough City School District, Burlingame School District, San Bruno Park School District, and Millbrae School District.
- Within the **Sequoia Union High School District** geographic boundary, the elementary schools include Belmont-Redwood Shores School District, San Carlos School District, Redwood City School District, Ravenswood City School District, Menlo Park City School District, Woodside Elementary School District, Las Lomas Elementary School District, and Portola Valley School District.

Geographic boundaries of school districts. Figure V-1 illustrates the geographic boundaries of the unified school districts as well as the three high school districts. Municipal boundaries are overlaid on the map.

Figure V-1.
Unified School Districts and High School Districts in San Mateo County



Source: San Mateo County Office of Education.

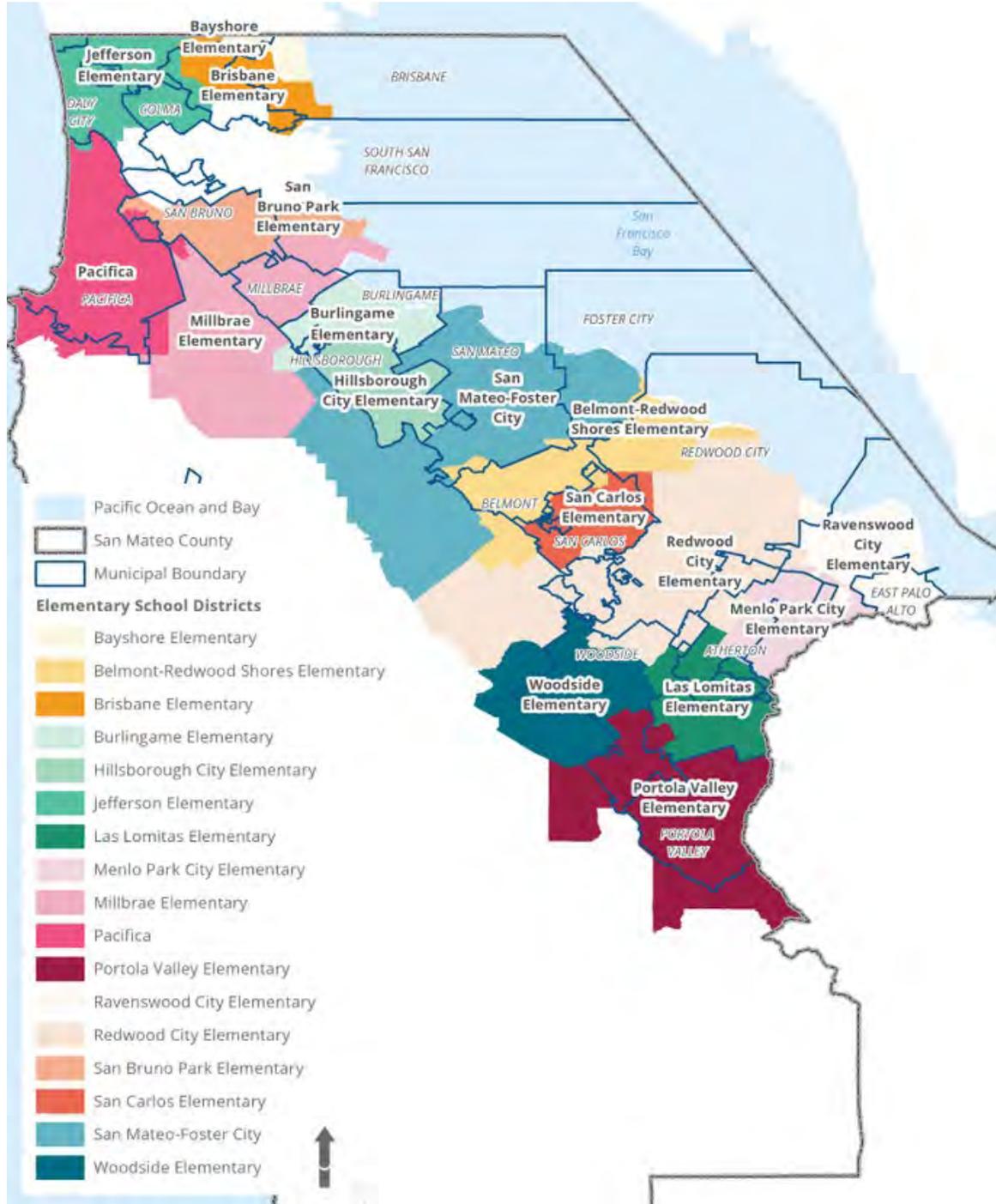
As illustrated in the map, Cabrillo Unified School District covers Half Moon Bay and some unincorporated areas of San Mateo County. South San Francisco Unified covers South San

Francisco and a small portion of Daly City. La Honda-Pescadero Unified School District covers unincorporated areas of San Mateo County.

The other high school districts, Jefferson Union, San Mateo Union, and Sequoia Union, cover the remaining jurisdictions. Jefferson Union covers Brisbane, Colma, Daly City, and Pacifica. San Mateo Union covers Burlingame, Hillsborough, Millbrae, San Bruno, San Mateo City, and Foster City. Sequoia Union covers Atherton, Belmont, Redwood City, East Palo Alto, Menlo Park, San Carlos, Portola Valley, and Woodside.

The county's elementary school districts cover the same areas as the three high school districts. Their geographic boundaries are illustrated in the map below.

**Figure V-2.
Elementary School Districts in San Mateo County**



Source: San Mateo County Office of Education.

Because the elementary school districts are much smaller, many jurisdictions have several elementary schools. The table below shows each jurisdiction and their associated elementary school.

Figure V-3.
School Districts in San Mateo County’s Jurisdictions

Jurisdiction	Unified or High School District	Elementary School District(s)
Atherton	Sequoia Union	Menlo Park City ; Las Lomas Elementary; Redwood City
Belmont	Sequoia Union	Belmont-Redwood Shores
Brisbane	Jefferson Union	Brisbane; Bayshore Elementary
Burlingame	San Mateo Union	Burlingame
Colma	Jefferson Union	Jefferson Elementary
Daly City	Jefferson Union; South San Francisco Unified	Jefferson; Bayshore Elementary
East Palo Alto	Sequoia Union	Ravenswood City
Foster City	San Mateo Union	San Mateo-Foster City
Half Moon Bay	Cabrillo Unified	(none, included in Cabrillo Unified)
Hillsborough	San Mateo Union	Hillsborough City
Menlo Park	Sequoia Union	Menlo Park City; Las Lomas Elementary; Ravenswood City
Millbrae	San Mateo Union	Millbrae
Pacifica	Jefferson Union	Pacifica
Portola Valley	Sequoia Union	Portola Valley
Redwood City	Sequoia Union	Redwood City
San Bruno	San Mateo Union	San Bruno Park
San Carlos	Sequoia Union	San Carlos; Redwood City
San Mateo	San Mateo Union	San Mateo-Foster City
South San Francisco	South San Francisco Unified	(none, included in South San Francisco Unified)
Woodside	Sequoia Union	Woodside Elementary; Portola Valley; Las Lomas; Redwood City

Source: San Mateo County Office of Education.

A brief history of district formation. San Mateo County’s numerous school districts were formed over a century ago, when the county was more rural and scattered: communities needed elementary schools close to home, and only a few students were attending high school. As young people began going to high school, individual districts often found they had too few students and resources to support their own high schools, so

separate high school districts, covering the territories of two or more elementary districts, were established to meet the communities' needs.²

Once California's population grew and San Mateo County became more urbanized, "a jigsaw puzzle of overlapping districts evolved haphazardly." Since 1920, the state has been pushing elementary districts to unify with the high school districts that serve their communities, citing improved educational quality and equity of opportunity. However, there has been limited success and local voters in San Mateo County have consistently resisted unification.³

Early efforts at unification were more successful in the rural communities along the coast—for example, voters approved the new Cabrillo Unified district for the area around Half Moon Bay and the La Honda-Pescadero Unified district in a 1964 election. Unification was not supported by many suburban communities edging the Bay. The county's school district committee proposed to split each of the three high school districts and feeder schools into two or three smaller unified districts, but the State Board of Education rejected variations of those plans three times. The Board argued that the county committee's proposals would create districts with widely varying property tax bases and could contribute to racial segregation. The State Board instead devised a plan that would create a single unified district within each of the existing high school district boundaries. Voters turned down the state plans in all three districts in June 1966, and rejected a similar proposal again in 1972. In 1973, the Mid-Peninsula Task Force for Integrated Education petitioned the county committees to unify the elementary districts of Menlo Park, Las Lomas, Portola Valley, Ravenswood and a portion of Sequoia Union High School District across county lines with Palo Alto Unified. Their goal was racial integration, but the county committee did not support the effort.⁴

Efforts against unification have persisted, leaving the county with several elementary school districts which feed into a high school, rather than a unified district. As a result, some elementary school districts have faced waning budgets and administrative hurdles. For instance, Brisbane and Bayshore elementary school districts, at the northern end of the county, serve a little more than 1,000 students and long have struggled with tight budgets. To rectify their budgetary concerns, the districts now share both a superintendent and a chief business officer. They also participate in a special education collaborative with the Jefferson elementary and high school districts.

According to the county's superintendent of schools Anne Campbell, other districts may find themselves pooling their resources in the future: local identification may be strong,

² Watson, Aleta. "How Did We End Up With 54 School Districts in San Mateo and Santa Clara Counties?" Silicon Valley Community Foundation, 2012. <https://www.siliconvalleycf.org/sites/default/files/report-edu.pdf>

³ Ibid.

⁴ Ibid.

she says, but financial reality is hard to ignore: “As we move forward in time, I think it’s going to be interesting to see what school districts are going to do, especially as budgets get more bleak.”⁵

Enrollment changes. Total public school enrollment in the county has decreased slightly, by just 1%, from the 2010-2011 academic year to 2020-2021. Figure V-4 illustrates enrollment changes by district.

Bayshore Elementary, Ravenswood City, and Portola Valley school districts experienced the largest enrollment decreases (by at least 30%) between 2010-11 and 2020-21. School districts with the largest increases in enrollments were Burlingame (22%) and Belmont-Redwood Shores (30%).

⁵ Ibid.

Figure V-4.
Enrollment changes by district, 2010-11 to 2020-2021

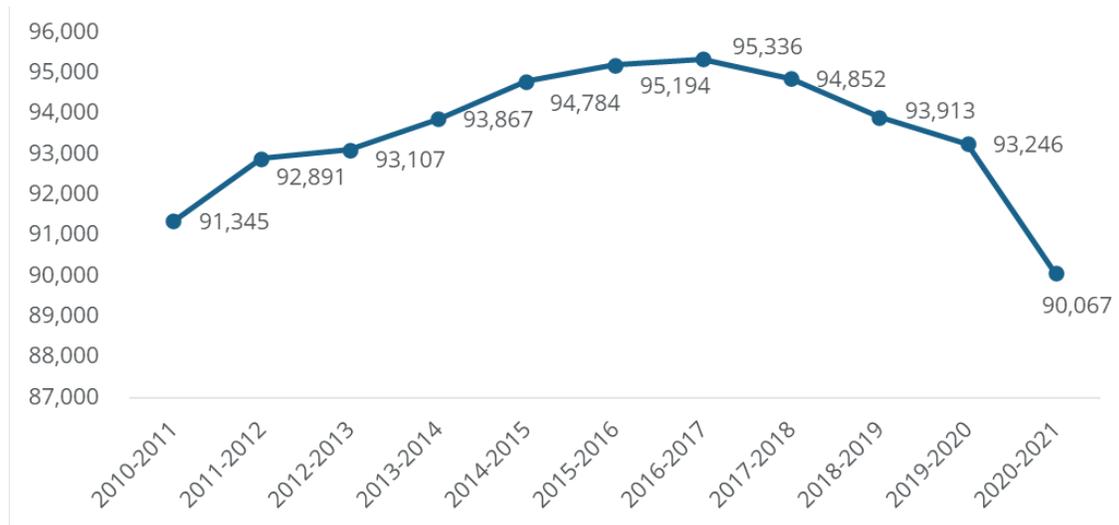
School District	2010-2011 Enrollment	2020-2021 Enrollment	Percent Change
Unified School Districts			
Cabrillo Unified	3,352	2,934	-12%
La Honda-Pescadero	341	275	-19%
South San Francisco	9,312	8,182	-12%
High & Elementary School Districts			
Jefferson Union High School	4,960	4,705	-5%
Bayshore Elementary	543	361	-34%
Brisbane Elementary	545	474	-13%
Jefferson Elementary	6,998	6,653	-5%
Pacifica	3,164	3,006	-5%
San Mateo Union High School	8,406	9,760	16%
Burlingame Elementary	2,771	3,387	22%
Hillsborough City Elementary	1,512	1,268	-16%
Millbrae Elementary	2,222	2,238	1%
San Bruno Park Elementary	2,599	2,275	-12%
San Mateo-Foster City	10,904	10,969	1%
Sequoia Union High School	8,765	10,327	18%
Belmont-Redwood Shores	3,206	4,152	30%
Las Lomas Elementary	1,336	1,116	-16%
Menlo Park City Elementary	2,629	2,781	6%
Portola Valley Elementary	711	491	-31%
Ravenswood City Elementary	4,285	2,993	-30%
Redwood City Elementary	9,119	8,086	-11%
San Carlos Elementary	3,212	3,265	2%
Woodside Elementary	453	369	-19%
Total Enrollment	91,345	90,067	-1%

Source: California Department of Education and Root Policy Research

However, it is important to note that many of these enrollment decreases were driven by the pandemic. In fact, total enrollment in these public schools decreased by 3% between

2019-2020 and 2020-2021 in San Mateo County: the largest decrease of the decade. As shown in Figure V-5, enrollments actually increased steadily from 2010-2011 to 2017-2018, then began decreasing afterwards.

Figure V-5.
Public School Enrollment Changes, 2010-2011 to 2020-2021



Note: These data exclude enrollments in SBE Everest Public High School District, which in 2015 combined with the Sequoia Union High School District.

Source: California Department of Education and Root Policy Research

Portola Valley and La Honda-Pescadero school districts had the largest enrollment decreases during COVID-19, with a 11% and 10% decline in enrollments, respectively. The only school district with increasing enrollments between the 2019-2020 to 2020-2021 school years was Sequoia Union High School District, with a modest 1% increase in enrollments.

Figure V-6.
Enrollment changes by district during COVID-19, 2019-20 to 2020-21

School District	2019-2020 Enrollment	2020-2021 Enrollment	Percent Change
Unified School Districts			
Cabrillo Unified	3,136	2,934	-6%
La Honda-Pescadero	306	275	-10%
South San Francisco	8,438	8,182	-3%
High & Elementary School Districts			
Jefferson Union High School	4,811	4,705	-2%
Bayshore Elementary	381	361	-5%
Brisbane Elementary	476	474	0%
Jefferson Elementary	6,687	6,653	-1%
Pacifica	3,110	3,006	-3%
San Mateo Union High School	9,885	9,760	-1%
Burlingame Elementary	3,534	3,387	-4%
Hillsborough City Elementary	1,290	1,268	-2%
Millbrae Elementary	2,349	2,238	-5%
San Bruno Park Elementary	2,454	2,275	-7%
San Mateo-Foster City	11,576	10,969	-5%
Sequoia Union High School	10,238	10,327	1%
Belmont-Redwood Shores	4,314	4,152	-4%
Las Lomas Elementary	1,208	1,116	-8%
Menlo Park City Elementary	2,922	2,781	-5%
Portola Valley Elementary	551	491	-11%
Ravenswood City Elementary	3,269	2,993	-8%
Redwood City Elementary	8,530	8,086	-5%
San Carlos Elementary	3,405	3,265	-4%
Woodside Elementary	376	369	-2%
Total Enrollment	93,246	90,067	-3%

Source: California Department of Education and Root Policy Research.

Declining enrollments in public schools have been common across the state and country during the COVID-19 pandemic, and enrollment declines in San Mateo County are on par

with those across the state. According to a study conducted by the Public Policy Institute of California, public K–12 enrollment declined by 3% in California from the 2019-2020 school year to the 2020-2021 school year.⁶

As funding is tied directly to the number of enrolled pupils, schools in San Mateo County could suffer fiscal consequences with continued declines. By law, districts are “held harmless” for declines for one year—that is, school budgets for 2020–2021 were unaffected, but continued enrollment declines could mean cuts in future years.⁷ Reductions in enrollments, and consequently funding, could also worsen economic inequality in the long-term by reducing students’ resources and access to opportunities.

Demographics: race & ethnicity. Over the last decade, San Mateo County’s school districts have diversified in terms of students’ race and ethnicity. Hispanic students make up the largest ethnic group in the county’s schools: 38% of students identified as Hispanic in the 2020-2021 academic school year. This is just a one percentage point increase from 2010-2011. Many other students are White (26%), though this has decreased by 3 percentage points since 2010-2011, The largest increase was in Asian students, with 17% identifying as such in 2020-2021, an increase of 5 percentage points from 2010-2011. Other students identify as Filipino (8%), or bi- or multi-racial (8%). A small and decreasing percentage of students identify as Black/African American (1%) and Pacific Islander (2%).

⁶ Lafortune, Julien & Prunty, Emmanuel. “Digging into Enrollment Drops at California Public Schools.” Public Policy Institute of California. May 14, 2021. <https://www.ppic.org/blog/digging-into-enrollment-drops-at-california-public-schools/>

⁷ Ibid.

**Figure V-7.
Changes in Race and
Ethnicity, 2010-2011 to 2020-
2021**

Note: These data exclude enrollments in SBE Everest Public High School District, which in 2015 combined with the Sequoia Union High School District.

Source: California Department of Education and Root Policy Research

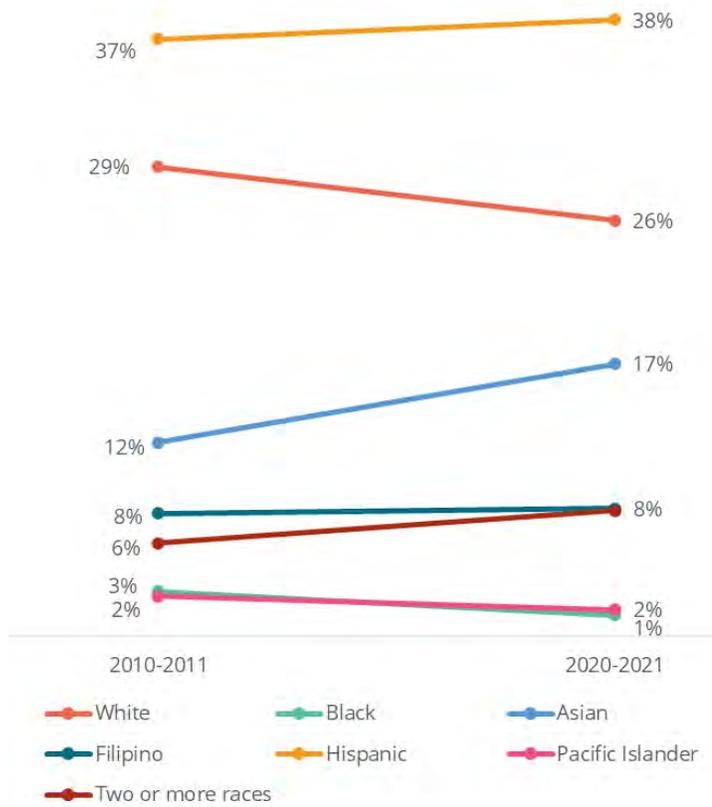


Figure V-8 shows the racial and ethnic distribution of students enrolled in public schools by jurisdiction in 2020-2021.

- Portola Valley Elementary School District (66%) and Woodside Elementary School District (64%) had the highest share of White students, making them among the least racially and ethnically diverse districts in the county.
- Ravenswood City Elementary School District and Redwood City Elementary School District had the highest share of Hispanic students, at 84% and 70%, respectively.
- Ravenswood City also had the highest proportion of Pacific Islander students (7%) and Black/African American students (5%) compared to other districts.
- Millbrae Elementary (46%), Hillsborough Elementary (32%), and Belmont-Redwood Shores Elementary (32%) had the highest share of Asian students.
- Jefferson Elementary School District and Jefferson Union High School District had the highest portion of Filipino students, at 25% and 29% respectively.

Figure V-8.
Student body by Race and Ethnicity, 2020-2021

School District	Asian	Black	Filipino	Hispanic	Pacific Islander	White	Two or more races
Unified School Districts							
Cabrillo Unified	1%	0%	1%	52%	0%	40%	5%
La Honda-Pescadero	0%	0%	1%	63%	0%	35%	1%
South San Francisco	14%	1%	23%	48%	2%	6%	6%
High & Elementary School Districts							
Jefferson Union High School	15%	1%	29%	31%	1%	14%	7%
Bayshore Elementary	19%	3%	21%	41%	4%	3%	8%
Brisbane Elementary	20%	1%	12%	28%	0%	24%	11%
Jefferson Elementary	19%	2%	25%	36%	1%	11%	5%
Pacifica	8%	1%	9%	26%	0%	39%	16%
San Mateo Union High School	23%	1%	5%	32%	2%	28%	10%
Burlingame Elementary	27%	0%	3%	16%	0%	41%	9%
Hillsborough Elementary	32%	0%	2%	5%	0%	48%	12%
Millbrae Elementary	46%	1%	6%	20%	2%	16%	8%
San Bruno Park Elementary	16%	1%	10%	41%	5%	15%	1%
San Mateo-Foster City	26%	1%	3%	37%	2%	21%	9%
Sequoia Union High School	9%	2%	1%	45%	2%	35%	5%
Belmont-Redwood Shores	32%	1%	3%	12%	1%	34%	14%
Las Lomas Elementary	18%	1%	1%	13%	0%	53%	14%
Menlo Park City Elementary	13%	1%	1%	17%	1%	55%	11%
Portola Valley Elementary	6%	0%	0%	14%	0%	66%	13%
Ravenswood City Elementary	0%	5%	0%	84%	7%	1%	2%
Redwood City Elementary	4%	1%	1%	70%	1%	19%	4%
San Carlos Elementary	18%	1%	1%	14%	0%	49%	13%
Woodside Elementary	4%	2%	0%	16%	1%	64%	11%
Total	17%	1%	8%	38%	2%	26%	8%

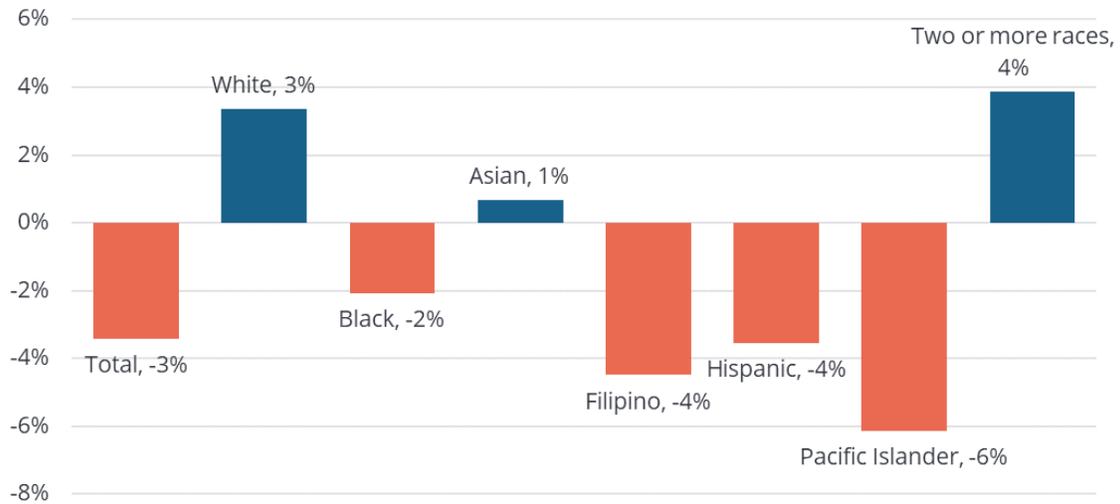
Note: In almost all school districts, less than 1% of students were Native American, so they are not included in this table.

Source: California Department of Education and Root Policy Research

Enrollment changes due to COVID-19 varied by race and ethnicity. For instance, between 2019-2021, enrollment among Pacific Islander students decreased by 6% (from 1,581 students in 2019-20 to 1,484 students in 2020-21). This is substantially higher than the 3% countywide average. Enrollments among Filipino and Hispanic students decreased by 4% while enrollment among Black/African American students decreased by 2%. On the other

end of the spectrum, there was a 3% increase in enrollment among White students (from 22,308 students to 23,055 students) between 2019-20 and 2020-21. Similarly, there was a 1% increase in enrollment among Asian students and a 4% increase among students of two or more races.

Figure V-9.
Enrollment Changes by Race and Ethnicity, San Mateo County, 2019-20 to 2020-21



Source: California Department of Education and Root Policy Research

While many of their families may have simply moved out of San Mateo County during the pandemic, it is possible that Black/African American, Filipino, Hispanic, and Pacific Islander students are otherwise slipping through the cracks of the education system during this period.

Demographics: students with extenuating circumstances. Several students in the county’s public schools are facing additional hurdles to educational ease. Many are English learners, qualify for reduced lunch, are foster children, are experiencing homelessness, have a disability, or are migrants. Students in these groups often have hindrances to excelling in school because of detrimental circumstances beyond their control. These include financial and social hardships as well as problems within students’ families.

Qualification for free and reduced lunch is often used as a proxy for extenuating circumstances. Qualifications are determined based on household size and income. For instance, in the 2020-2021 academic year, students from a household of three making less

than \$40,182 annually qualified for reduced price meals, and those making less than \$28,236 in a household of three qualified for free meals.⁸

Free and reduced lunch disparities. Overall, 29% of public school students in San Mateo County qualify for reduced or free lunch. This rate was substantially lower in districts like Hillsborough Elementary, San Carlos Elementary, Portola Valley Elementary, Las Lomas Elementary, Belmont-Redwood Shores, and Menlo Park City Elementary, where each had less than 10% of students qualify for free or reduced lunch.

The rate of reduced lunch qualification was far higher in Ravenswood City Elementary School District, where 83% of students qualify for reduced lunch.

Disparities in homelessness. In Ravenswood City Elementary, 30% of students are experiencing homelessness. This is an outlier in the county, where overall just 2% are experiencing homelessness. The school district has received media attention due to its astronomically high rate of students experiencing homelessness. Some have noted that rates of homelessness have increased due to escalating costs of living in an area surrounded by affluence.⁹ Others have highlighted that "Having a roof over your head, having a safe place to sleep and study, is fundamental to absolutely everything," and have noted that students who experience homelessness have higher dropout rates and are more likely to experience homelessness as adults.¹⁰

School moves related to evictions. Currently, students whose families have been evicted do not have protections allowing them to remain in their current school district. This means that precarious housing also means precarious schooling for many of the county's students. Frequent moves by students are closely related to lower educational proficiency.

In the City of San Francisco, a 2010 ordinance protects some students from being evicted during the school year; however, it only relates to owner/relative move-in evictions.¹¹ Children in families who are evicted for other reasons may need to move schools or districts when their housing is lost.

English language learners. Countywide, 20% of public school students are English learners. Again, this rate is highest at Ravenswood City Elementary, where 53% of students are English learners. La Honda-Pescadero Unified School District, Jefferson Union High

⁸ "Income Eligibility Scales for School Year 2020-2021." California Department of Education.

⁹ Bartley, Kaitlyn. "Homelessness: The shadow that hangs over students in this Bay Area school district." The Mercury News. December 2018.

¹⁰ Jones, Carolyn. "California schools see big jump in homeless students." Palo Alto Online. October 2020.

¹¹ <https://sfrb.org/new-amendment-prohibiting-owner-move-evictions-minor-children-during-school-year>

School, and Redwood City Elementary also have high rates of English learners, representing more than a third of students.

Less than one percent of students in San Mateo County public school districts are foster youth or migrants. Cabrillo Unified School District had the highest rate of migrant students at 3%. La Honda-Pescadero had the highest rate of foster children at 2%.

School districts without large low income populations also tend to serve very few English language learners. For instance, in Hillsborough Elementary where 0% of students qualify for reduced lunch, only 1% of students are English language learners.

Figure V-10.
Students with Extenuating Circumstances, 2020-2021

School District	English Learners	Reduced Lunch	Foster Children	Homeless	Migrant
Unified School Districts					
Cabrillo Unified	20%	37%	0%	2%	3%
La Honda-Pescadero	38%	38%	2%	1%	1%
South San Francisco	21%	34%	0%	1%	1%
High & Elementary School Districts					
Jefferson Union High School	36%	44%	0%	0%	0%
Bayshore Elementary	30%	57%	0%	0%	0%
Brisbane Elementary	16%	19%	0%	0%	0%
Jefferson Elementary	14%	27%	0%	1%	0%
Pacifica	9%	18%	0%	1%	0%
San Mateo Union High School	10%	21%	0%	0%	0%
Burlingame Elementary	13%	11%	0%	0%	0%
Hillsborough Elementary	1%	0%	0%	0%	0%
Millbrae Elementary	19%	25%	0%	0%	0%
San Bruno Park Elementary	29%	18%	0%	0%	0%
San Mateo-Foster City	26%	28%	0%	2%	0%
Sequoia Union High School	15%	30%	0%	0%	0%
Belmont-Redwood Shores	10%	7%	0%	0%	0%
Las Lomas Elementary	7%	6%	0%	0%	0%
Menlo Park City Elementary	6%	7%	0%	0%	0%
Portola Valley Elementary	4%	5%	0%	0%	0%
Ravenswood City Elementary	53%	83%	0%	30%	0%
Redwood City Elementary	38%	56%	0%	2%	1%
San Carlos Elementary	5%	6%	0%	0%	0%
Woodside Elementary	8%	10%	0%	0%	0%
Total	20%	29%	<1%	2%	<1%

Source: California Department of Education and Root Policy Research

The overall share of students in these groups has not changed drastically over time. As shown in Figure V-11, there have been slight decreases in the share of students who are English learners and the share of students who qualify for reduced lunch from 2016-2017

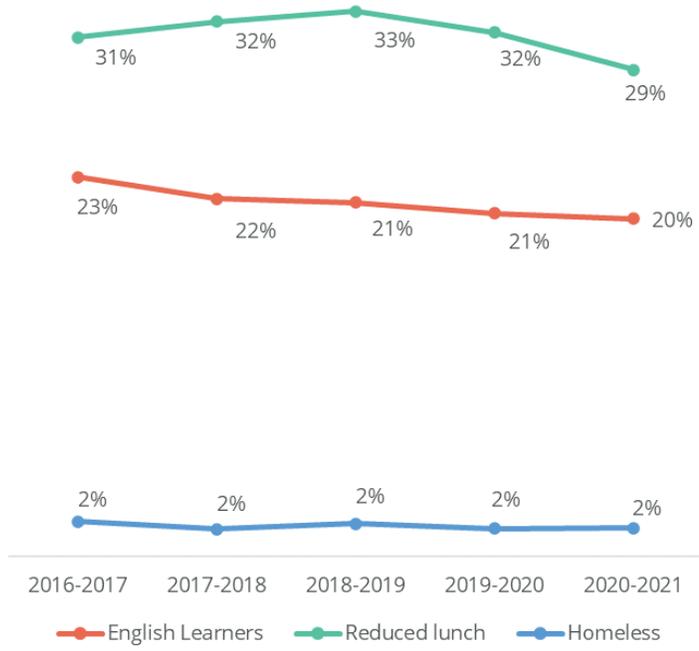
to 2020-2021. Around 2% of students in the county are homeless and this has not changed between 2016-2017 and 2020-2021. Foster youth and migrant students are not shown in the figure, as both have hovered at less than 1% from year to year.

Figure V-11.
Changes in rates of English Learners, Reduced Lunch, and Homelessness, 2016-2017 to 2020-2021

Note: These data exclude enrollments in SBE Everest Public High School District, which in 2015 combined with the Sequoia Union High School District.

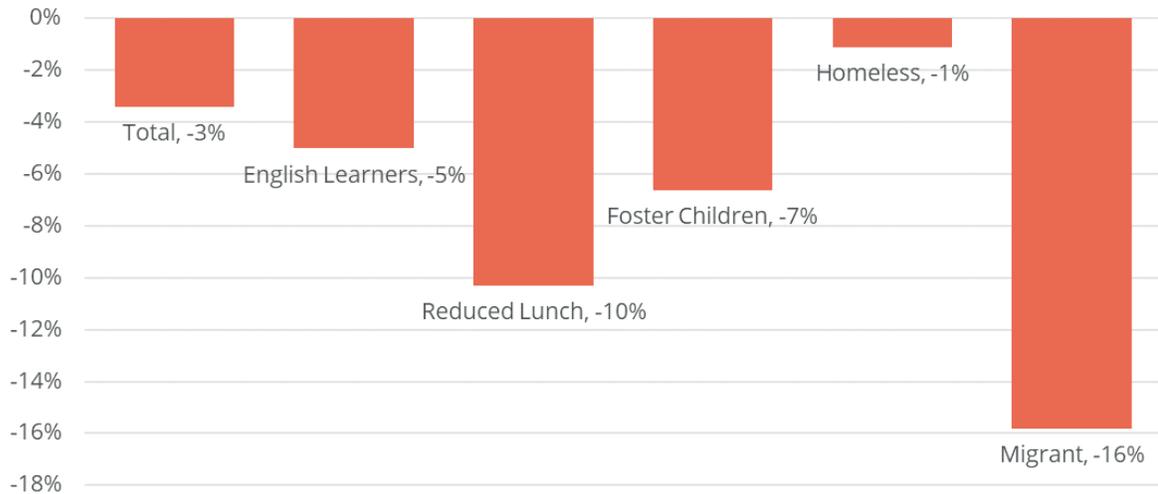
Source: California Department of Education and Root Policy Research

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During COVID-19, enrollments decreased by 3% between 2019-2020 and 2020-2021 school years, as families withdrew or did not reenroll their children from public schools. Enrollment among migrant students decreased much more drastically, by 16% (from 332 students to 279 students). Similarly, enrollment among students who qualify for reduced lunch declined at a higher rate (10%) than the overall student population. Foster children and English learners also experienced enrollment decreases at a rate higher than the total population, with 7% and 10% decreases in enrollment, respectively.

Figure V-12.
Enrollment Changes by Extenuating Circumstance, San Mateo County, 2019-2020 to 2020-2021



Source: California Department of Education and Root Policy Research

Achievement Gaps

This section details achievement gaps within school districts. Gaps are measured by test scores, meeting California State University or University of California admissions standards, and college-going rates.

Test scores. Figure V-13 indicates the percent of students who met or exceeded English and mathematics testing standards set by the California State Assessment of Student Performance and Progress. Overall, 62% of students in the county met or exceeded English testing standards and 52% met or exceeded mathematics testing standards.

Of all the districts with high schools, San Mateo Union High School District had the highest student pass rates: 70% of their students met or exceeded standards in English testing and 50% met or exceeded standards in mathematics testing.

Among elementary school districts, Portola Valley Elementary School District and Woodside Elementary School District had the highest rates of success in English, with 87% and 88% of students meeting or exceeding English testing standards, respectively. Woodside Elementary School District and Hillsborough Elementary School District had the highest rates of success in mathematics, with 84% and 85% meeting math testing standards, respectively.

In every school district, girls scored higher on English tests than boys. Overall, girls met or exceeded English testing at a rate of 67% while boys met or exceeded English testing at a rate of 57%. The largest gender gap was in Brisbane Elementary School District, where 72%

of girls met or exceeded English testing standards and just 56% of boys did: a gap of 16 percentage points.

Gender gaps in mathematics were less pronounced, but largest gender gaps were in Cabrillo Unified School District and in La Honda Pescadero Unified School District. In Cabrillo Unified, girls passed mathematics at a rate 7% higher than boys, while in La Honda-Pescadero, boys passed at a rate 6% higher than girls.

Figure V-14.
Students who Met or Exceeded Testing Standards, by Gender and District, 2018-2019

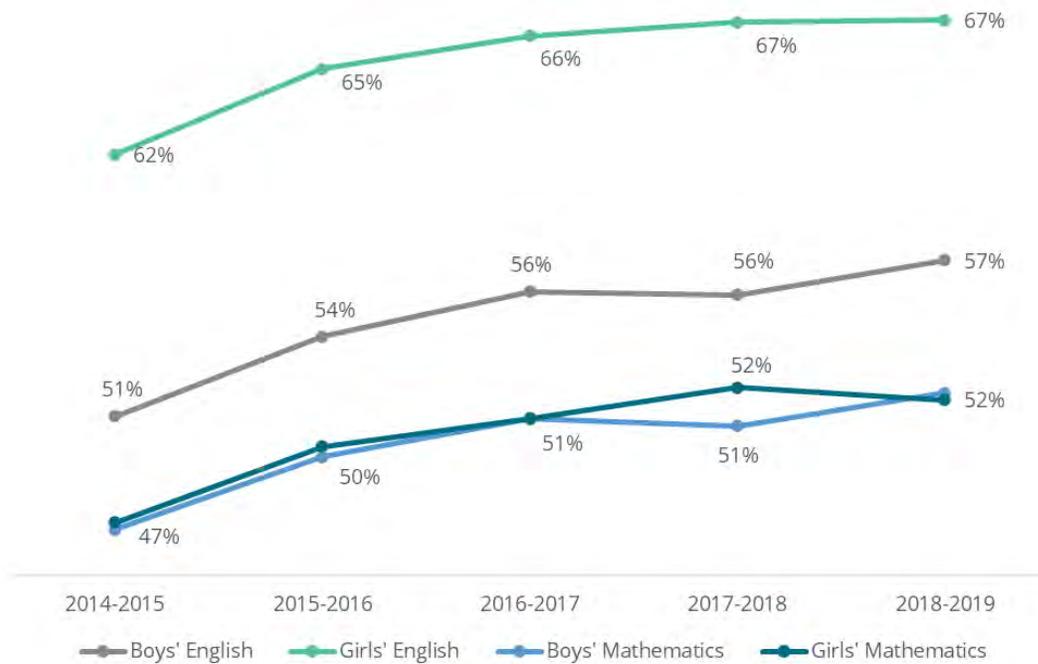
District	English Language Arts/Literacy			Mathematics		
	Total	Boys	Girls	Total	Boys	Girls
Unified School Districts						
Cabrillo Unified	48%	41%	55%	34%	31%	38%
La Honda-Pescadero	43%	36%	49%	31%	34%	28%
South San Francisco	52%	45%	60%	44%	42%	45%
High & Elementary School Districts						
Jefferson Union High School	57%	52%	63%	37%	38%	35%
Bayshore Elementary	27%	24%	31%	27%	27%	28%
Brisbane Elementary	64%	56%	72%	54%	56%	53%
Jefferson Elementary	48%	43%	54%	37%	39%	35%
Pacifica	60%	55%	65%	57%	57%	57%
San Mateo Union High School	70%	66%	76%	50%	50%	50%
Burlingame Elementary	80%	75%	84%	78%	78%	78%
Hillsborough Elementary	85%	81%	89%	85%	86%	84%
Millbrae Elementary	63%	57%	70%	58%	58%	58%
San Bruno Park Elementary	50%	47%	53%	41%	43%	38%
San Mateo-Foster City	62%	58%	67%	56%	56%	56%
Sequoia Union High School	68%	64%	72%	50%	50%	50%
Belmont-Redwood Shores	82%	78%	86%	79%	78%	80%
Las Lomitas Elementary	86%	84%	88%	82%	84%	80%
Menlo Park City Elementary	84%	81%	87%	83%	82%	83%
Portola Valley Elementary	87%	83%	91%	83%	84%	82%
Ravenswood City Elementary	22%	20%	23%	15%	16%	13%
Redwood City Elementary	54%	49%	59%	46%	46%	46%
San Carlos Elementary	80%	77%	83%	75%	76%	74%
Woodside Elementary	88%	85%	91%	84%	85%	83%
Total	62%	57%	67%	52%	52%	52%

Source: California Department of Education, California Assessment of Student Performance and Progress, and Root Policy Research

The gender gap in test scores has started to close in recent years, as indicated in Figure V-15. In 2014-2015 there was a 11 percentage point gap in girls' and boys' English testing pass

rates, and by 2018-2019 this was just a 10 percentage point gap. The figure also indicates that there have been steady gains in the share of students meeting or exceeding testing standards in the county.

Figure V-15.
Students who Met or Exceeded Testing Standards, by Gender, 2014-2015 to 2018-2019



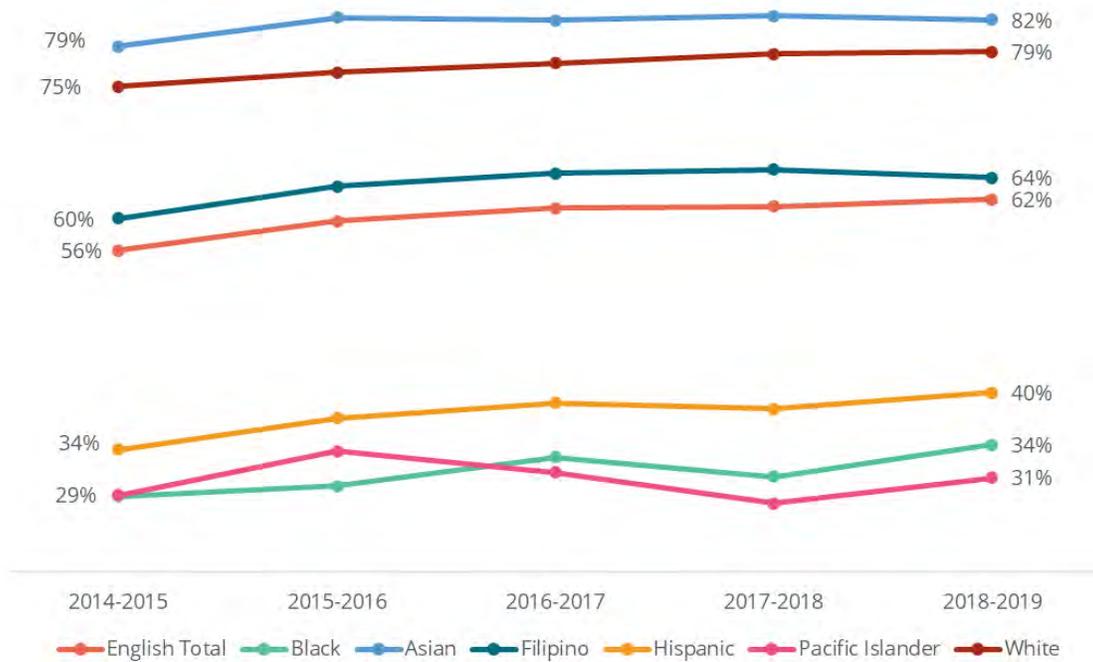
Source: California Department of Education, California Assessment of Student Performance and Progress, and Root Policy Research

Very large gaps in test scores by race and ethnicity exist among students in some areas. Figure V-16 illustrates the rate at which students of various racial and ethnic groups met or exceeded English testing standards.

For the past five years in San Mateo County, Asian, White, and Filipino students have met or exceeded English testing standards at rates higher than the overall student population. Hispanic, Black/African American, and Pacific Islander students, on the other hand, have been underserved in this realm and have consistently scored lower than the overall student body.

However, across all groups, the rate at which students met or exceed English testing standards has increased since the 2014-2015 school year. Hispanic students have made the largest percentage point gain: 34% met standards in 2014-2015 and 40% met standards in 2019-19, an increase of six percentage points.

Figure V-16.
Students who Met or Exceeded English Testing Standards, by Race and Ethnicity, 2014-2015 to 2018-2019

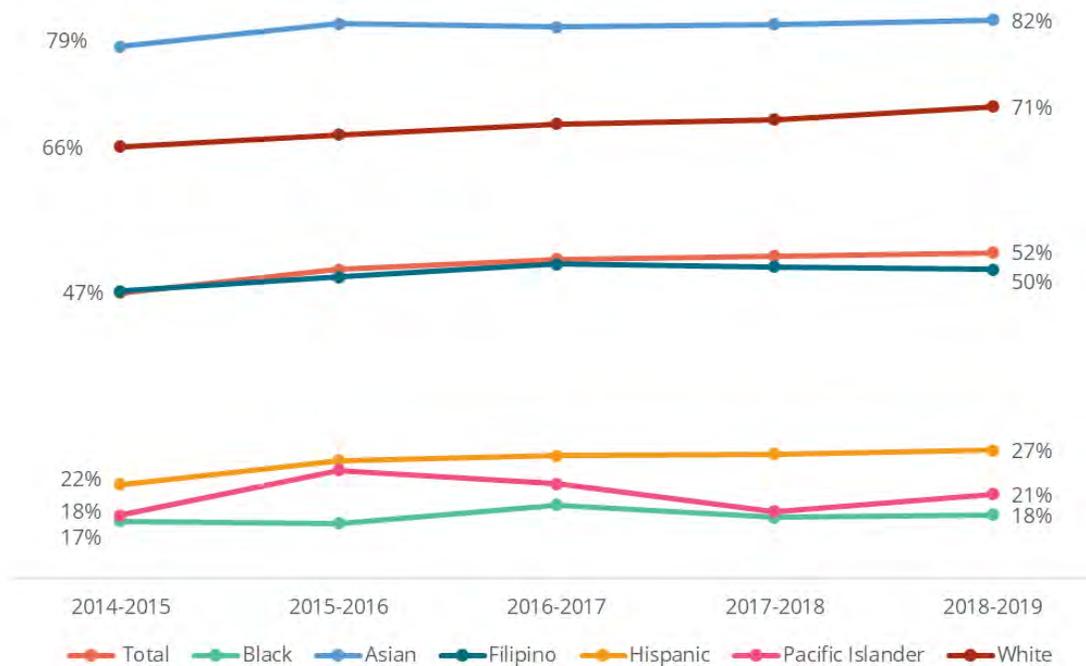


Source: California Department of Education, California Assessment of Student Performance and Progress, and Root Policy Research

A similar narrative holds in Math testing standards, where scores have improved among each racial and ethnic group from 2014-2015 to 2018-2019. Again, White and Asian students meet or exceed math testing standards at rates higher than the overall population while Hispanic, Pacific Islander, and Black/African American students scored lower.

White and Hispanic students have seen the biggest increases in rates of mathematics success: both have experienced a five percentage point increase in the percent of students who met or exceeded math testing standards.

Figure V-17.
Students who Met or Exceeded mathematics testing standards, by Race and Ethnicity, 2014-2015 to 2018-2019



Source: California Department of Education, California Assessment of Student Performance and Progress, and Root Policy Research

Figure V-18 illustrates the rates at which students of various racial and ethnic groups met or exceeded mathematics testing standards by district.

There were several districts in which the gaps between the overall test pass rates and a specific racial groups’ pass rates were especially wide. For instance, in San Carlos Elementary School District, 75% of the total student body met or exceeded math testing standards, but only 11% of Black/African American students met or exceeded math testing standards— a gap of 64 percentage points.

Other school districts with wide gaps between Black/African American and overall math testing success were Las Lomitas Elementary (46 percentage point gap), Menlo Park City Elementary (43 percentage point gap), and Belmont-Redwood Shores (42 percentage point gap).

Some school districts also had similar gaps in Pacific Islander students’ math passing rates and overall passing rates. For instance, in Menlo Park City Elementary School District, 83% of the student body met or exceeded mathematics testing standards but just 35% of Pacific Islander students passed or exceeded mathematics testing standards—a gap of 48

percentage points. Millbrae Elementary School District also had a 47 percentage point gap between Pacific Islander students' and total students' math test rates.

Figure V-18.
Students who Met or Exceeded Mathematics Testing Standards, by Race/Ethnicity and District, 2018-2019

School District	Overall	Asian	Black	Filipino	Hispanic	Pacific Islander	White
Unified School Districts							
Cabrillo Unified	34%	65%	(no data)	38%	16%	(no data)	54%
La Honda-Pescadero	31%	(no data)	(no data)	(no data)	20%	(no data)	46%
South San Francisco	44%	75%	19%	60%	29%	33%	46%
High & Elementary School Districts							
Jefferson Union High School	37%	75%	(no data)	36%	17%	(no data)	42%
Bayshore Elementary	27%	44%	(no data)	38%	17%	14%	(no data)
Brisbane Elementary	54%	67%	(no data)	65%	38%	(no data)	60%
Jefferson Elementary	37%	61%	15%	42%	23%	20%	30%
Pacifica	57%	74%	38%	48%	38%	(no data)	66%
San Mateo Union High School	50%	84%	(no data)	46%	22%	20%	63%
Burlingame Elementary	78%	92%	53%	66%	50%	(no data)	81%
Hillsborough Elementary	85%	92%	(no data)	(no data)	76%	(no data)	82%
Millbrae Elementary	58%	75%	31%	63%	27%	11%	51%
San Bruno Park Elementary	41%	69%	23%	64%	25%	27%	50%
San Mateo-Foster City	56%	87%	30%	61%	23%	27%	69%
Sequoia Union High School	50%	81%	18%	53%	22%	11%	76%
Belmont-Redwood Shores	79%	92%	37%	77%	52%	43%	79%
Las Lomas Elementary	82%	93%	36%	(no data)	44%	(no data)	87%
Menlo Park City Elementary	83%	94%	40%	(no data)	55%	35%	88%
Portola Valley Elementary	83%	89%	(no data)	(no data)	56%	(no data)	89%
Ravenswood City Elementary	15%	(no data)	9%	(no data)	15%	11%	(no data)
Redwood City Elementary	46%	92%	22%	76%	34%	44%	75%
San Carlos Elementary	75%	91%	11%	85%	51%	(no data)	78%
Woodside Elementary	84%	92%	(no data)	(no data)	52%	(no data)	89%
Total	52%	82%	18%	50%	27%	21%	71%

Source: California Department of Education, California Assessment of Student Performance and Progress, and Root Policy Research

Although racial gaps in English testing were less pronounced, San Carlos Elementary School District also had a wide gap between the total student body and Black/African American

students. Namely, 80% of the student body met or exceeded English testing standards, but only 19% of Black/African American students met or exceeded testing standards—a 61 percentage point gap. Las Lomas Elementary had a 41 percentage point gap between overall English testing success and Black/African American English testing success.

Other districts had large gaps between the total student body's English test scores and Pacific Islander students' test scores. Namely, in Menlo Park City Elementary School District 84% of students met or exceeded English testing standards, but only 40% of Pacific Islander students—a 44 percentage point gap.

Figure V-19.
Students who Met or Exceeded English Testing Standards, by
Race/Ethnicity and District, 2018-2019

School District	Overall	Asian	Black	Filipino	Hispanic	Pacific Islander	White
Unified School Districts							
Cabrillo Unified	48%	78%	(no data)	54%	28%	(no data)	71%
La Honda-Pescadero	43%	(no data)	(no data)	(no data)	27%	(no data)	61%
South San Francisco	52%	76%	36%	66%	38%	44%	56%
High & Elementary School Districts							
Jefferson Union High School	57%	81%	(no data)	60%	43%	(no data)	59%
Bayshore Elementary	27%	49%	(no data)	33%	20%	14%	(no data)
Brisbane Elementary	64%	63%	(no data)	75%	51%	(no data)	79%
Jefferson Elementary	48%	62%	28%	59%	34%	33%	43%
Pacifica	60%	65%	32%	52%	45%	(no data)	68%
San Mateo Union High School	70%	88%	55%	79%	50%	34%	81%
Burlingame Elementary	80%	88%	61%	73%	55%	(no data)	83%
Hillsborough Elementary	85%	89%	(no data)	(no data)	77%	(no data)	83%
Millbrae Elementary	63%	74%	46%	68%	42%	23%	61%
San Bruno Park Elementary	50%	72%	39%	76%	36%	31%	56%
San Mateo-Foster City	62%	85%	41%	68%	34%	37%	77%
Sequoia Union High School	68%	87%	44%	92%	47%	31%	88%
Belmont-Redwood Shores	82%	91%	44%	81%	64%	61%	83%
Las Lomas Elementary	86%	91%	45%	(no data)	65%	(no data)	89%
Menlo Park City Elementary	84%	92%	60%	(no data)	62%	40%	88%
Portola Valley Elementary	87%	92%	(no data)	(no data)	58%	(no data)	93%
Ravenswood City Elementary	22%	(no data)	24%	(no data)	21%	18%	(no data)
Redwood City Elementary	54%	91%	35%	73%	43%	47%	83%
San Carlos Elementary	80%	90%	19%	76%	60%	(no data)	83%
Woodside Elementary	88%	92%	(no data)	(no data)	58%	(no data)	92%
Total	62%	82%	34%	64%	40%	31%	79%

Source: California Department of Education, California Assessment of Student Performance and Progress, and Root Policy Research

Students with extenuating circumstances across all districts met or exceeded testing standards at lower rates. However, some districts had especially wide disparities between overall test scores and test scores of students with extenuating circumstances.

For example, English learning students in Portola Valley Elementary, Woodside Elementary, Menlo Park City Elementary, and Brisbane Elementary each met or exceeded mathematics test standards at a rate at least 50 percentage points below the overall test rate in each district. English learning students in Las Lomas Elementary (54%) had the highest mathematics pass rates, followed by those in Belmont-Redwood Shores (42%) and Burlingame Elementary (40%).

Students with disabilities scored especially high on mathematics tests in Hillsborough Elementary, where 48% met or exceeded standards. Others in Belmont-Redwood Shores (43%) and Woodside Elementary (41%) had high pass rates as well. Students with disabilities in San Carlos Elementary and Las Lomas Elementary school districts scored far below the overall student body: in these districts, students with disabilities met or exceeded mathematics test standards at 54 percentage points below the overall test rate.

In Jefferson Elementary and Ravenswood Elementary students experiencing homelessness passed math tests at a rate similar to their housed peers. In other districts, however, students experiencing homelessness often scored substantially lower. School districts with the widest math testing gaps between the overall student body and students experiencing homelessness were San Mateo-Foster City and Millbrae Elementary, with a 41 percentage point gap and 42 percentage point gap, respectively.

Figure V-20.
Students who Met or Exceeded Math Testing Standards, by Special Case
and District, 2018-2019

School District	Overall	English Learners	Experiencing homelessness	Migrant	With Disabilities
Unified School Districts					
Cabrillo Unified	34%	4%	5%	4%	9%
La Honda-Pescadero	31%	4%	(no data)	(no data)	2%
South San Francisco	44%	20%	25%	4%	18%
High & Elementary School Districts					
Jefferson Union High School	37%	5%	(no data)	(no data)	6%
Bayshore Elementary	27%	11%	(no data)	(no data)	9%
Brisbane Elementary	54%	4%	(no data)	(no data)	12%
Jefferson Elementary	37%	15%	36%	(no data)	11%
Pacifica	57%	22%	(no data)	(no data)	17%
San Mateo Union High School	50%	10%	(no data)	(no data)	13%
Burlingame Elementary	78%	40%	(no data)	(no data)	29%
Hillsborough Elementary	85%	(no data)	(no data)	(no data)	48%
Millbrae Elementary	58%	26%	16%	(no data)	25%
San Bruno Park Elementary	41%	12%	(no data)	(no data)	9%
San Mateo-Foster City	56%	11%	15%	(no data)	14%
Sequoia Union High School	50%	3%	33%	(no data)	9%
Belmont-Redwood Shores	79%	42%	(no data)	(no data)	43%
Las Lomas Elementary	82%	54%	(no data)	(no data)	28%
Menlo Park City Elementary	83%	31%	(no data)	(no data)	38%
Portola Valley Elementary	83%	14%	(no data)	(no data)	39%
Ravenswood City Elementary	15%	5%	11%	(no data)	2%
Redwood City Elementary	46%	14%	(no data)	29%	14%
San Carlos Elementary	75%	24%	(no data)	(no data)	21%
Woodside Elementary	84%	27%	(no data)	(no data)	41%

Source: California Department of Education, California Assessment of Student Performance and Progress, and Root Policy Research

Students with extenuating circumstances also consistently scored lower in English testing than the overall student body.

For instance, English learning students in San Mateo Union High School District, Hillsborough Elementary School District, Sequoia Union High School District, Menlo Park City Elementary School District, and Portola Valley Elementary School District met or exceeded English test standards at a rate at least 60 percentage points below the overall test rate in each district. Hillsborough Elementary had the largest gap at 85 percentage points. Las Lomas Elementary had the highest success rate among English learners, where 50% met or exceeded English testing standards.

However, students with disabilities in Las Lomas Elementary and San Carlos Elementary school districts met or exceeded English test standards at rate 55 and 51 percentage points below the overall test rate, respectively. These were the largest gaps in the county. Students with disabilities at Woodside Elementary did the best on English testing, where 56% passed or exceeded standards.

Among students experiencing homelessness, those at Sequoia Union High School were most likely to meet English testing standards, with 42% meeting or exceeding standards. The school district with the widest gap between overall English test scores and scores among students experiencing homelessness was Cabrillo Unified with a 34 percentage point gap.

Just three districts reported English testing scores among migrant students. Redwood City Elementary had the highest pass rate at 34% and Cabrillo Unified had the lowest at 16%.

Figure V-21.
Students who Met or Exceeded English Testing Standards, by Special Case
and District, 2018-2019

School District	Overall	English Learners	Experiencing homelessness	Migrant	With Disabilities
Unified School Districts					
Cabrillo Unified	48%	9%	14%	16%	12%
La Honda-Pescadero	43%	9%	(no data)	(no data)	9%
South San Francisco	52%	21%	35%	20%	18%
High & Elementary School Districts					
Jefferson Union High School	57%	3%	(no data)	(no data)	19%
Bayshore Elementary	27%	3%	(no data)	(no data)	4%
Brisbane Elementary	64%	21%	(no data)	(no data)	16%
Jefferson Elementary	48%	16%	30%	(no data)	15%
Pacifica	60%	12%	(no data)	(no data)	15%
San Mateo Union High School	70%	11%	(no data)	(no data)	27%
Burlingame Elementary	80%	33%	(no data)	(no data)	33%
Hillsborough Elementary	85%	(no data)	(no data)	(no data)	47%
Millbrae Elementary	63%	19%	34%	(no data)	23%
San Bruno Park Elementary	50%	14%	(no data)	(no data)	12%
San Mateo-Foster City	62%	9%	33%	(no data)	15%
Sequoia Union High School	68%	8%	42%	(no data)	27%
Belmont-Redwood Shores	82%	31%	(no data)	(no data)	45%
Las Lomas Elementary	86%	51%	(no data)	(no data)	31%
Menlo Park City Elementary	84%	21%	(no data)	(no data)	42%
Portola Valley Elementary	87%	17%	(no data)	(no data)	37%
Ravenswood City Elementary	22%	6%	16%	(no data)	5%
Redwood City Elementary	54%	13%	(no data)	34%	16%
San Carlos Elementary	80%	29%	(no data)	(no data)	28%
Woodside Elementary	88%	18%	(no data)	(no data)	56%

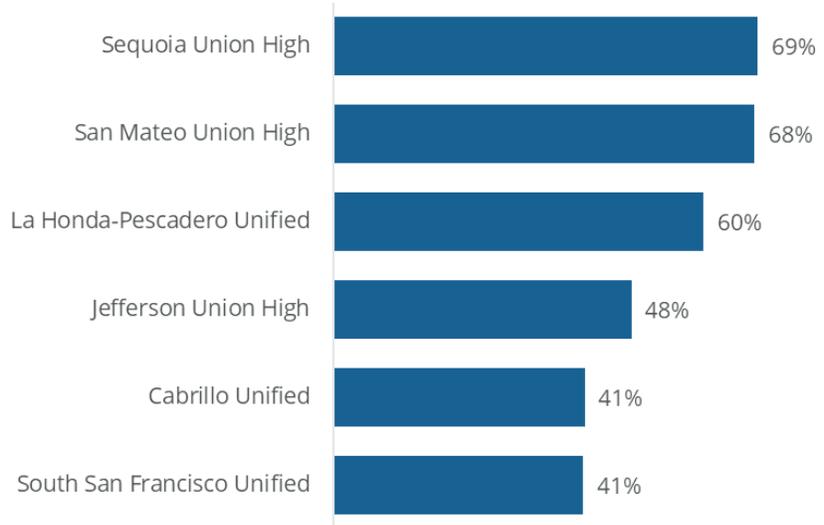
Source: California Department of Education, California Assessment of Student Performance and Progress, and Root Policy Research

Students who met university requirements. Many high schoolers in the county met admission standards for a University of California (UC) or California State University (CSU) school. Figure V-22 illustrates the percentage of cohort graduates who met admission requirements for a CSU or UC school according to California Department of Education data.

Of the high school districts in San Mateo County, Sequoia Union had the highest rate of graduates who met such admission standards, at 69%. On the other end of the spectrum, Cabrillo Unified and South San Francisco Unified had the lowest rates at 41%.

Figure V-22.
Students Meeting California University Admission Standards, 2019-2020

Source:
California Department of Education
and Root Policy Research.



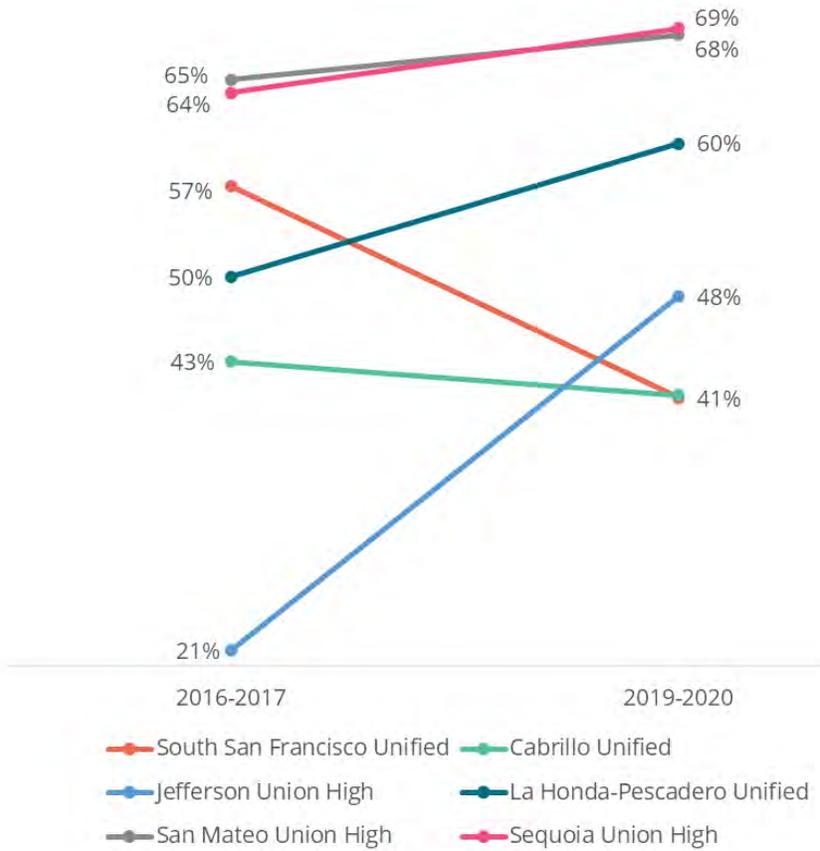
Cabrillo Unified and South San Francisco Unified have experienced a decrease in the share of graduates meeting CSU or UC admission standards in recent years. For instance, in 2016-2017, 57% of South San Francisco Unified graduates met these standards, but this decreased by 16 percentage points by 2019-2020. Cabrillo Unified experienced a less drastic decrease over the same period, but the rate still shrunk by two percentage points.

Jefferson Union High School District had the most drastic increase in the share of graduates meeting CSU or UC standards: just 21% of students met these standards in 2016-2017 compared to 48% of students in 2019-2020. La Honda-Pescadero Unified School District experienced a 10 percentage point increase in this success rate over the same period.

Sequoia Union and San Mateo Union experienced more modest increases, but remain the districts with the highest rates of students meeting CSU and UC standards.

**Figure V-23.
Students Meeting
University
Admission
Standards, 2016-
2017 and 2019-2020**

Source:
California Department of Education
and Root Policy Research.



Rates at which students met CSU or UC admissions standards varied substantially by race and ethnicity in 2019-2020. In all high school districts in San Mateo County, White and Asian students meet CSU and UC admissions standards at higher rates than the overall student population.

The largest gap is in South San Francisco Unified, where just 41% of students meet CSU or UC admissions standards, but 73% of Asian students meet those standards—a 32 percentage point gap.

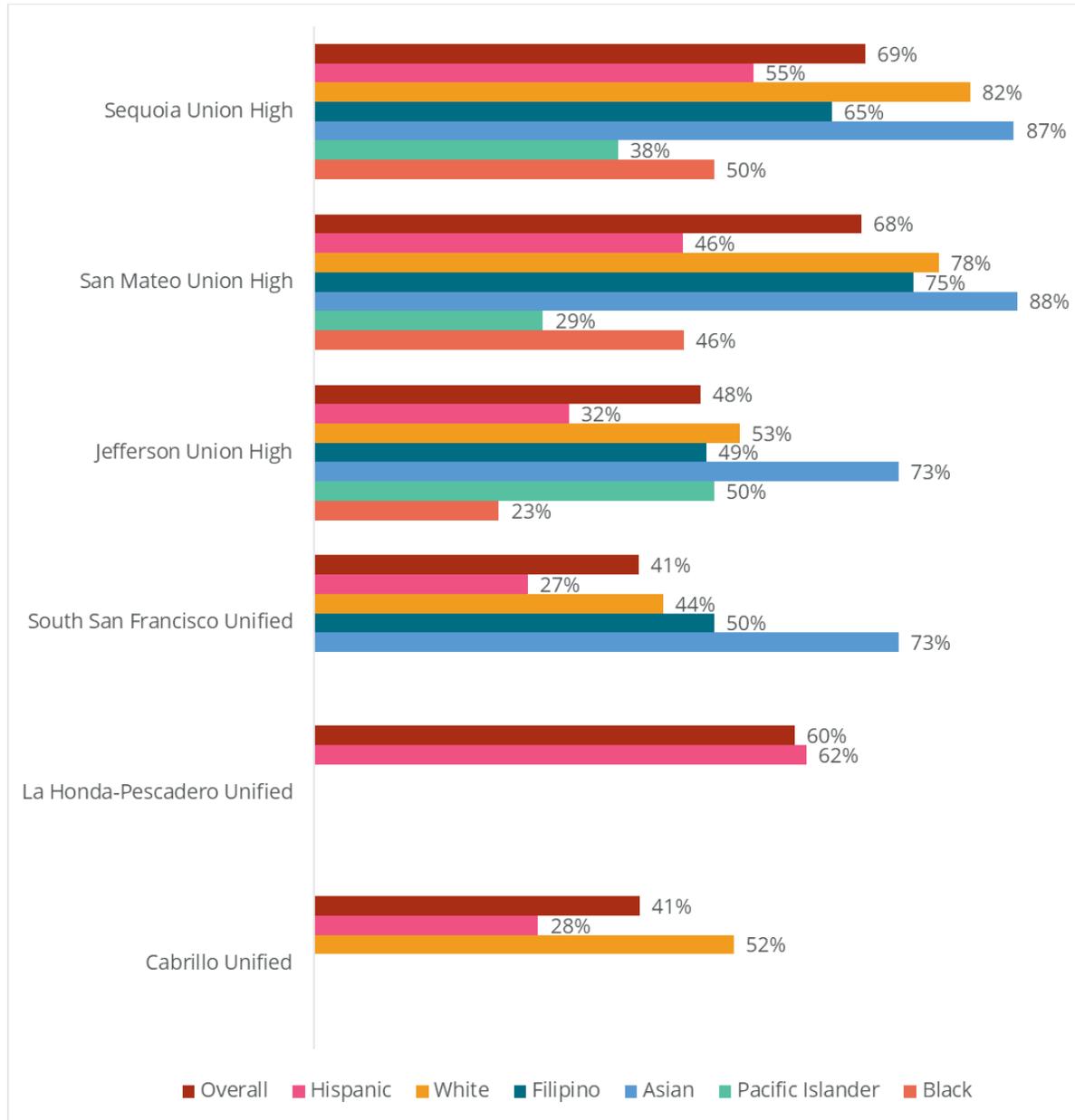
On the other end of the spectrum, Black/African American students typically met CSU or UC admissions standards at lower-than-average rates. The largest gap was in San Mateo Union, where just 29% of Black/African American students met CSU or UC standards compared to 68% of students in the district overall.

Filipino students typically met admissions standards at rates similar to the overall student body. For instance, in Jefferson Union, San Mateo Union, and South San Francisco Unified, Filipino students are slightly more likely to have met CSU and UC standards than the overall student population. In Sequoia Union, they are slightly less likely to have met admission standards than the overall student population.

In La Honda-Pescadero, Hispanic students are slightly more likely to have met CSU or UC standards than the overall student body. However, in all other school districts, Hispanic students are less likely to have met CSU and UC standards than the overall student body. The largest disparity is in San Mateo Union, where just 46% of Hispanic students meet the university admissions standards compared to 68% of students overall.

Finally, Pacific Islander students in Jefferson Union were slightly more likely to have met California university admissions standards compared to the overall student body, but in Sequoia Union and San Mateo Union they were substantially less likely.

Figure V-24.
Students Meeting University Admission Standards, by Race and Ethnicity,
2019-2020



Source: California Department of Education and Root Policy Research

As expected, students with extenuating circumstances were less likely to meet CSU or UC admissions standards than students in the county overall. In all school districts where data are available, students with disabilities, students experiencing homelessness, English learners, foster youth, and migrant students met CSU or UC admission standards at lower rates than the overall student population.

English learners in Sequoia Union and San Mateo Regional met CSU or UC admission standards at higher rates than their peers in other school districts. However, compared to the overall student body within their own school districts, they had a larger gap than other districts. Namely, in Sequoia Union, 69% of students met admissions standards compared to just 32% of students learning English— a 37 percentage point gap.

Similarly, students with disabilities in Sequoia Union had the highest rate of meeting admissions standards (31%) compared to peers with disabilities in other districts, but also had the largest gap (38 percentage points) compared to the district's overall student body.

Migrant students met admission standards at the lowest rate in South San Francisco Unified (27%) and at the highest rate in Sequoia Union (45%). However, in Cabrillo Unified, their rates were only eight percentage points lower than that of the overall student body, the smallest gap in the county.

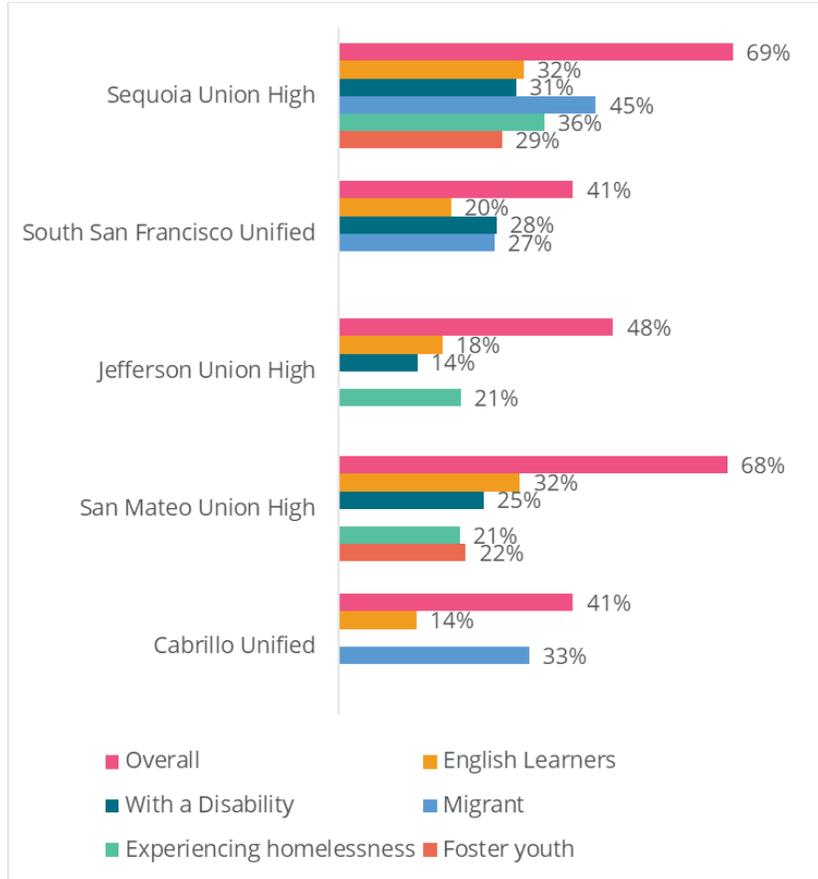
Approximately 36% of students experiencing homelessness in Sequoia Union met CSU or UC admission standards, which was higher than rates in San Mateo Union (21%) and Jefferson Union (21%).

Just San Mateo Union and Sequoia Union had enough foster youth to report their rate of meeting CSU or UC admission standards. In Sequoia Union, 29% met admissions standards and 22% in San Mateo Union met admissions standards.

**Figure V-25.
Students Meeting
University
Admission
Standards, 2019-
2020**

Source:
California Department of Education
and Root Policy Research.

Notes; La-Honda Pescadero Unified
is excluded from these data as they
do not report admission standards
data for these special groups, likely
due to small sample size.

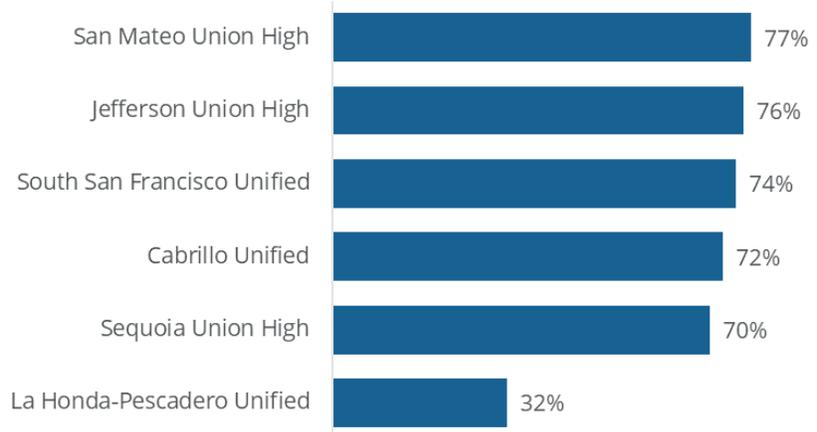


College-going rates. The college-going rate is defined as the percentage of public high school students who completed high school in a given year and subsequently enrolled in any public or private postsecondary institution (in-state or out-of-state) in the United States within 12 or 16 months of completing high school.

Most school districts in the county have a college-going rate at 70% or higher. San Mateo Union had the highest college-going rate at 77%. La Honda-Pescadero School District is the notable exception, with just 32% of graduates attending college within 12 or 16 months.

Figure V-26.
College-Going
Rates, 2017-2018

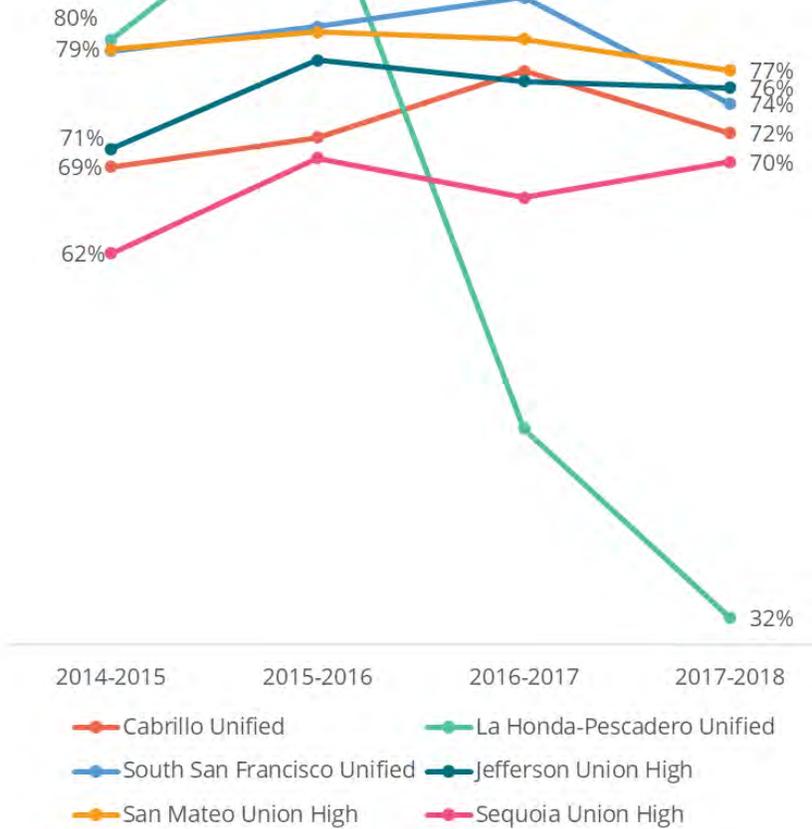
Source:
California Department of Education
and Root Policy Research.



As shown in Figure V-27, La Honda-Pescadero School District previously had the highest college-going rate of all the county's high school districts, with an 80% college-going rate in 2014-2015 and a 93% college-going rate in 2015-2016. The district experienced a rapid decline in college-going rates, starting in 2016-2017. However, La Honda-Pescadero has especially small sample sizes. For instance, the district had just 26 twelfth-graders in the 2017-2018 school year, meaning that just a couple students going to college (or not) drastically alters the college-going rate in La Honda-Pescadero. All other high school districts in the county have maintained relatively consistent college-going rates.

**Figure V-27.
College-Going
Rates, 2014-2015 to
2017-2018**

Source:
California Department of Education
and Root Policy Research.

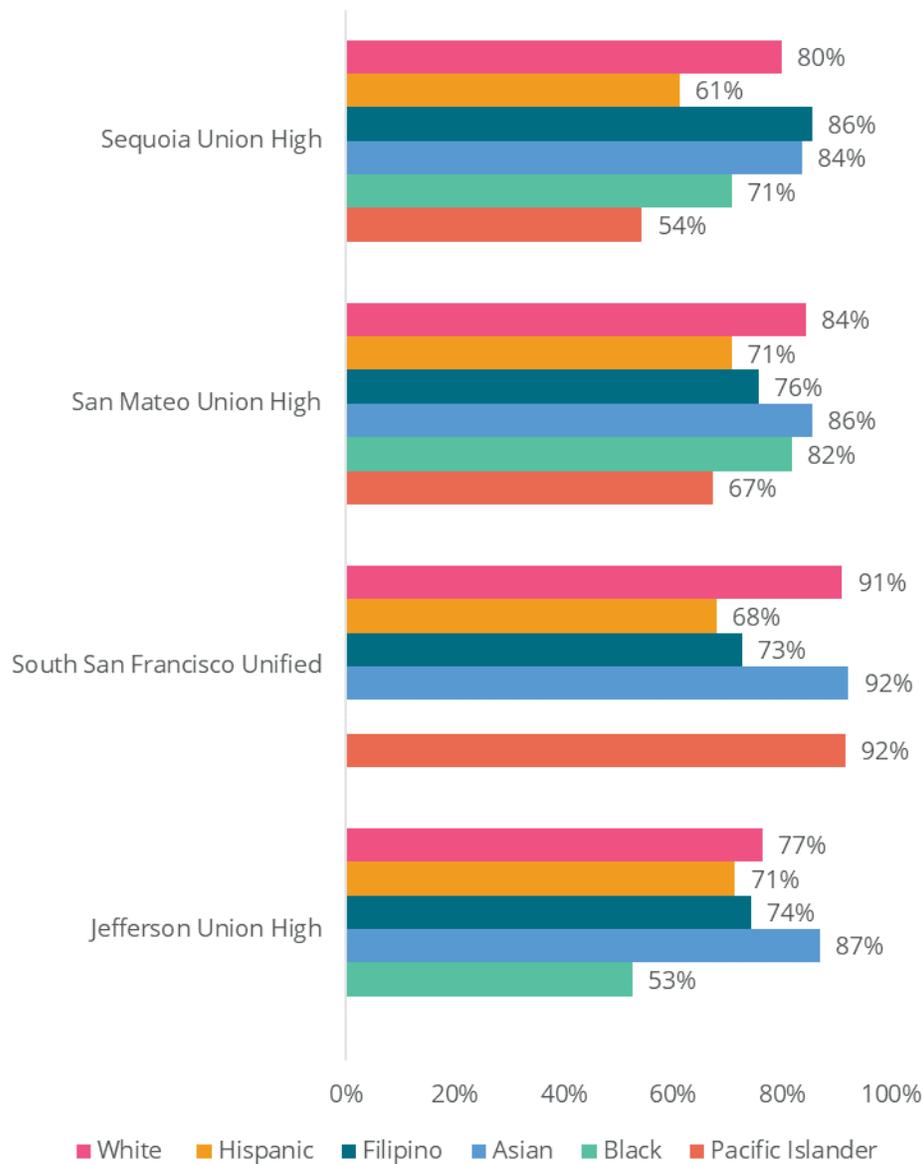


Within each of the high school districts, college-going rates vary by race and ethnicity.

- In every district, White students have a higher college-going rate than Hispanic students, but the largest gaps are in South San Francisco Unified, where 91% of White students go to college compared to just 68% of Hispanic students, a 23 percentage point gap. Jefferson Union has the smallest gap between the two groups: 77% of White students go to college compared to 71% of Hispanic students.
- Among Black/African American students, those at San Mateo Union have the highest college-going rate at 82%. Those at Jefferson Union have the lowest at just 53%, which is 24 percentage points lower than that of White students and 34 percentage points lower than that of Asian students.
- Overall, Asian students have among the highest college-going-rates in the county. The rate is especially high in South San Francisco Unified, where 92% go to college. The rate is lowest in Sequoia Union High School District, where 84% go to college.

- Filipino students also have generally high rates of college-going. The highest college-going rate among Filipino students is in Sequoia Union (86%) and the lowest is in South San Francisco Unified (73%).
- College-going rates for Pacific Islander students vary substantially by district. For instance, in Sequoia Union 54% go to college, but in South San Francisco Unified 92% go to college.

Figure V-28.
College-going Rates by Race and Ethnicity, 2017-18



Note: Cabrillo Unified and La Honda- Pescadero Unified are not included here because they do not report the data, likely due to small sample sizes.

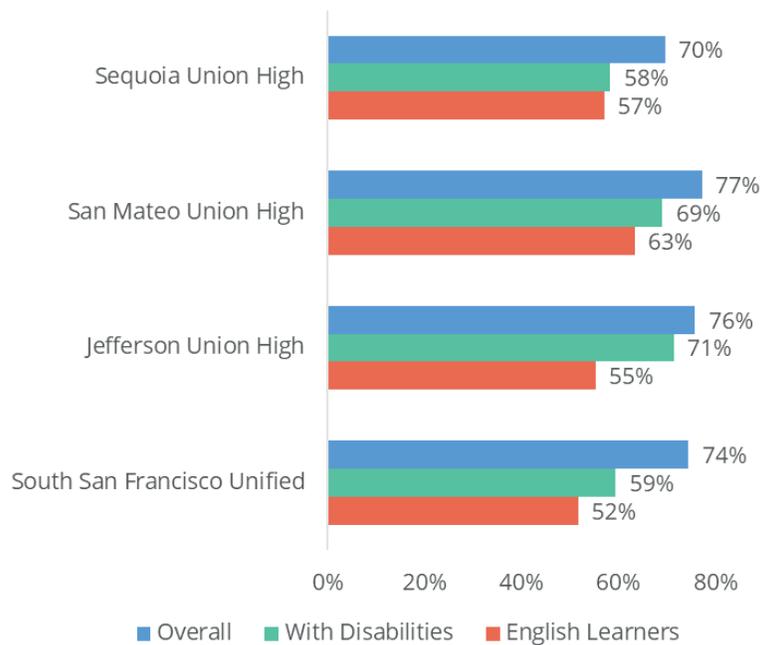
College-going rates are lower for students with disabilities and those learning English compared to the overall student population across the county.

- For instance, the largest gap between overall college-going rates and English learners' college-going rates is in South San Francisco Unified, where just 52% of English learning students go to college as opposed to 74% of the overall student population—a 22 percentage point gap. Among English learners, San Mateo Union High School District had the highest college-going rate, where 63% of English learners go to college.
- Among students with disabilities, South San Francisco Unified also had the largest gap, where 59% of students with disabilities went to college compared to 74% of the overall student population — a 15 percentage point gap. Jefferson Union, on the other hand, had a relatively high college-going rate among students with disabilities that was not very different from the district's overall college-going rate: 71% went to college which is just five percentage points lower than the district's overall student population.

Figure V-29.
College-going Rates
for English Learners
and Students with
Disabilities, 2017-
2018

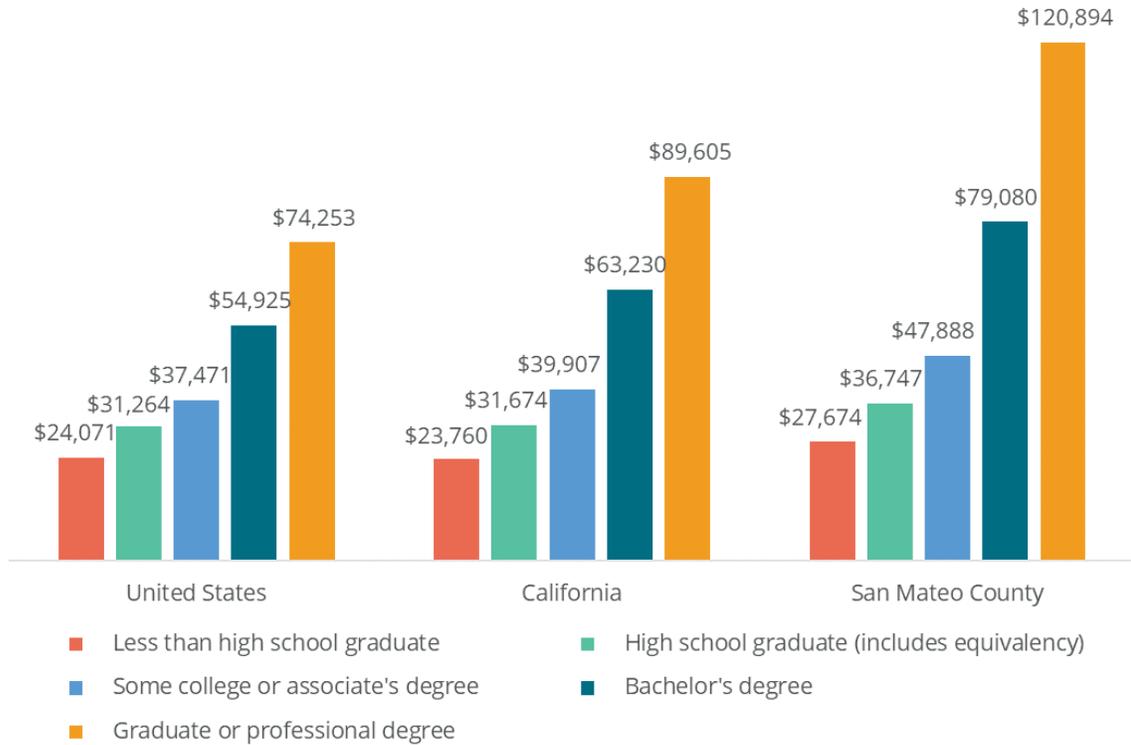
Note:
 Cabrillo Unified and La Honda-Pescadero Unified are not included here because they do not report the data, likely due to small sample sizes.

Source:
 California Department of Education and Root Policy Research.



Gaps in college enrollment by race, ethnicity, disability status, or English learning have stark financial consequences for students in the long-term. Figure V-30 illustrates median annual earnings by educational attainment. College degrees are especially important in San Mateo County: those with a bachelor's degree in the county earn 115% more than those with a high school diploma. This gap is wider in San Mateo County than in other parts of California and nationwide. The differences between high-school graduate earnings and bachelor's degree earnings are around 100% in California and 76% in the US overall.

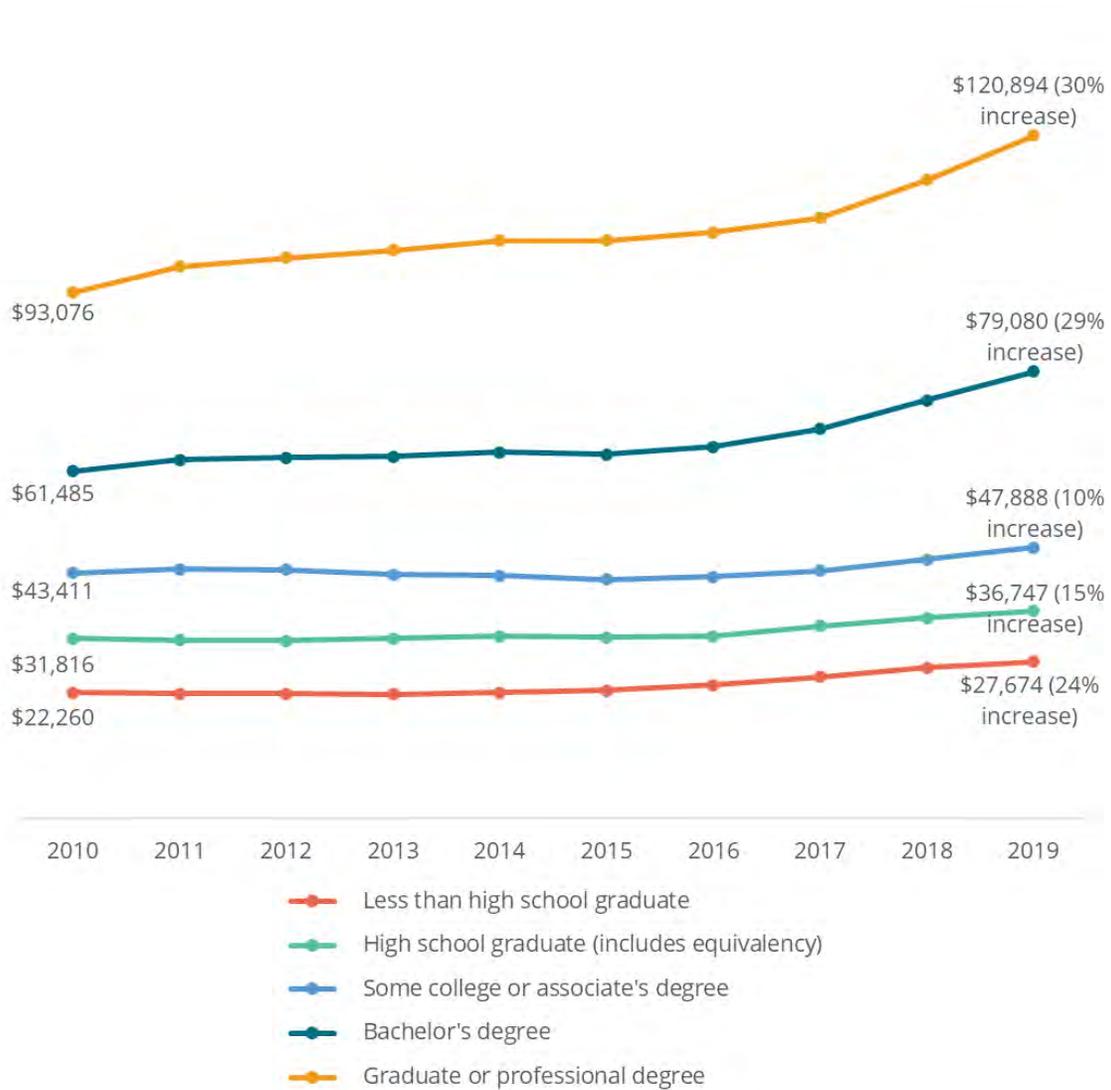
**Figure V-30.
Median Annual Earnings by Educational Attainment, 2019**



Source: 5-year 2019 American Community Surveys Data.

Unfortunately, the gap between high school graduates' and college graduates' earnings have been increasing in San Mateo County. As illustrated in Figure V-31, median earnings for high school graduates increased by just 15% over the last decade (from \$31,816 to \$36,747) while earnings for college graduates increased by 29% over the same period (from \$61,485 to \$79,080).

Figure V-31.
Median Annual Earnings by Educational Attainment in San Mateo County, 2010 to 2019



Source: 5-year American Community Surveys Data.

Because income disparities between college graduates and high school graduates have been increasing, it is increasingly important that school districts in San Mateo County address differences in college-going rates stratified by race, ethnicity, and extenuating circumstances.

Barriers to Success

Many students are unable to achieve academic success because of barriers in home and school. This section explores the available indicators of barriers to success, including chronic absenteeism and dropout rates. It also describes inequities in discipline rates by

race and ethnicity, which has been linked both to discrimination by education professionals as well as a major barrier to students' future success.

Chronic absenteeism. Academic studies have found that if a student is chronically absent, it reduces their math and reading achievement outcomes, educational engagement, and social engagement.¹² Chronic absenteeism also has spillover effects and negatively impacts students who themselves are not chronically absent. For instance, one study found that students suffer academically from having chronically absent classmates—as exhibited across both reading and math testing outcomes.¹³

Students are considered chronically absent if they were absent for 10% or more of the days during a school year. Note, however, students are exempt from chronic absenteeism calculations if they receive instruction through a home or hospital instructional setting, are attending community college full-time, or were not expected to attend more than 31 days.

In the county overall, 10% of students were chronically absent during the 2018-2019 school year.¹⁴ This is a slight increase from the 2016-2017 school year, where just 9% of students overall were chronically absent.

Chronic absenteeism rates were higher in districts with a large number of students experiencing economic and housing precarity. For instance, Ravenswood Elementary, which has a 30% rate of homelessness among students, had one of the higher rates of chronic absenteeism at 16%. La Honda-Pescadero and Sequoia Union high school districts also had high rates of chronically absent students at 16% and 17%, respectively.

When disaggregating by race and ethnicity, just 3% of Asian students were chronically absent, and 7% of White and Filipino students were chronically absent. On the other end of the spectrum, Pacific Islander students (26%), Black/African American students (18%), and Hispanic students (15%) had notably higher rates of chronic absenteeism than the overall student population (10%). Chronic absenteeism among Pacific Islander students has increased in recent years, as illustrated in Figure V-32.

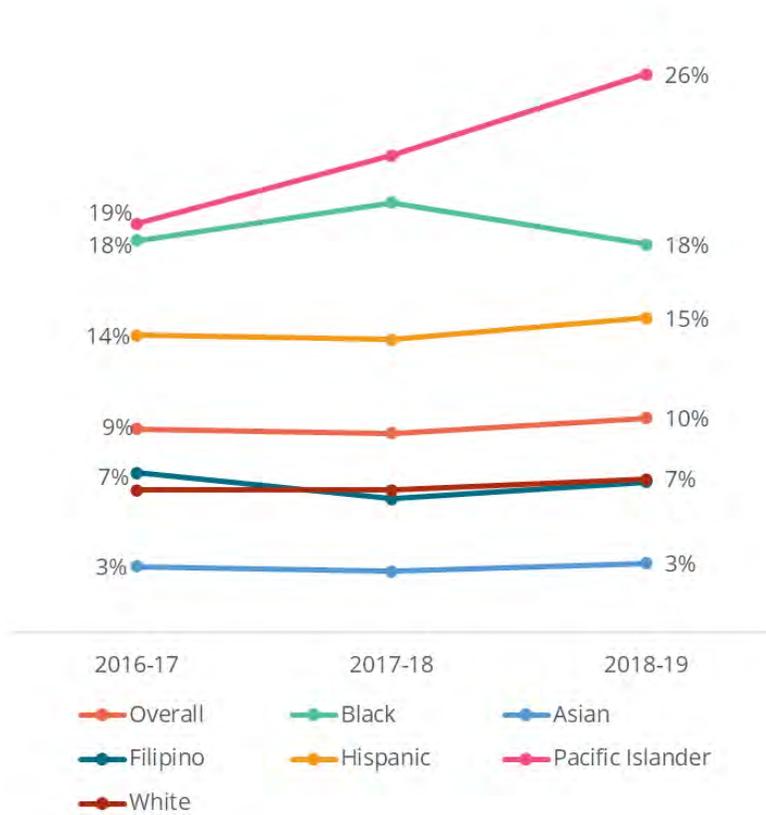
¹² Gottfried, Michael A. "Chronic absenteeism and its effects on students' academic and socioemotional outcomes." *Journal of Education for Students Placed at Risk (JESPAR)* 19.2 (2014): 53-75.

¹³ Gottfried, Michael A. "Chronic absenteeism in the classroom context: Effects on achievement." *Urban Education* 54.1 (2019): 3-34.

¹⁴ Because of the physical school closures during the COVID-19 pandemic, the California Department of Education determined that 2019–2020 absenteeism data are not valid, therefore, we present data from the 2018-2019 school year.

Figure V-32.
Chronic
Absenteeism by
Race/Ethnicity,
2016-2017 to 2018-
2019

Source: California Department of
 Education and Root Policy
 Research



Chronic absenteeism among Pacific Islander students was especially pronounced in San Mateo-Foster City school district where there was a 26 percentage point gap between chronic absenteeism rates for Pacific Islander students (32%) and the overall student body (6%). Other districts had similarly large gaps, including San Bruno Park Elementary (20 percentage points) and South San Francisco Unified (18 percentage points).

Some districts had larger gaps in absenteeism rates between Black/African American students and the overall population. For instance, in San Carlos Elementary, 4% of the overall student body is chronically absent compared to 27% of Black/African American students— a 23 percentage point gap. Jefferson Elementary school district had a 17 percentage point gap between their overall chronic absenteeism rate (12%) and their chronic absenteeism rate among Black/African American students (28%).

Among White students, Bayshore Elementary School District was a major outlier, where 46% of White students were chronically absent compared to just 12% of the total student population. However, it is important to note that this represents a very small sample of White students: just 3% of students at Bayshore Elementary are White, one of lowest in the county.

Figure V-33.
Chronic Absenteeism by District and Race/Ethnicity, 2018-2019

School District	Total	Asian	Black	Filipino	Hispanic	Pacific Islander	White
Unified School Districts							
Cabrillo Unified	10%	5%	(no data)	5%	11%	(no data)	10%
La Honda-Pescadero	16%	(no data)	(no data)	(no data)	14%	(no data)	18%
South San Francisco	13%	4%	16%	7%	17%	31%	12%
High & Elementary School Districts							
Jefferson Union High School	15%	8%	22%	11%	22%	18%	15%
Bayshore Elementary	12%	5%	12%	0%	18%	19%	46%
Brisbane Elementary	12%	3%	(no data)	12%	17%	(no data)	17%
Jefferson Elementary	12%	5%	28%	6%	13%	25%	23%
Pacifica	7%	4%	12%	6%	9%	21%	7%
San Mateo Union High School	10%	3%	18%	4%	17%	21%	9%
Burlingame Elementary	5%	2%	15%	5%	10%	20%	5%
Hillsborough Elementary	4%	1%	(no data)	4%	4%	(no data)	6%
Millbrae Elementary	10%	3%	6%	17%	16%	26%	14%
San Bruno Park Elementary	12%	5%	10%	4%	14%	32%	9%
San Mateo-Foster City	6%	2%	9%	2%	10%	32%	4%
Sequoia Union High School	17%	6%	23%	8%	23%	33%	10%
Belmont-Redwood Shores	5%	3%	8%	5%	12%	17%	5%
Las Lomas Elementary	4%	2%	0%	(no data)	7%	(no data)	3%
Menlo Park City Elementary	3%	1%	8%	7%	5%	14%	3%
Portola Valley Elementary	4%	0%	(no data)	(no data)	6%	(no data)	3%
Ravenswood City Elementary	16%	0%	20%	(no data)	15%	24%	21%
Redwood City Elementary	10%	2%	19%	3%	12%	18%	4%
San Carlos Elementary	4%	2%	27%	8%	7%	(no data)	3%
Woodside Elementary	8%	0%	0%	(no data)	12%	(no data)	7%
Total	10%	3%	18%	7%	15%	26%	7%

Source: California Department of Education and Root Policy Research

In most districts, chronic absenteeism is higher among students with disabilities. In fact, only Bayshore Elementary's students with disabilities had a lower rate of chronic absenteeism than the overall student body. In all other districts, students with disabilities were more likely to be chronically absent than the overall student population. This was particularly true in Sequoia Union High School District, Jefferson Union High School District, and San Mateo Union High School District, which had gaps between the overall

absenteeism rate and the absenteeism rate among students with disabilities of 13, 12, and 11 percentage points, respectively.

Rates of chronic absenteeism were also higher among English learners than the general population in most districts (with the exception of Ravenswood City Elementary and Jefferson Elementary). Woodside Elementary and Sequoia Union High School districts both had 14 percentage point gaps between absenteeism rates of English learners and the overall student body.

In every school district where the data are available, foster youth had higher rates of chronic absenteeism than the overall population. This was especially true in Sequoia Union High School District, where 63% of foster youth were chronically absent compared to just 17% of the overall student body.

Similarly, in almost all districts with available data, students experiencing homelessness had higher rates of chronic absenteeism than the overall student body. The chronic absenteeism rate among students experiencing homelessness was highest in Burlingame Elementary at 64%.

Migrant students were chronically absent at rates similar to or lower than the total student body in all districts with reported data.

Figure V-34.
Chronic Absenteeism by District and Extenuating Circumstance, 2018-2019

School District	Total	English Learners	Experiencing homelessness	Migrant	Foster Youth	With Disabilities
Unified School Districts						
Cabrillo Unified	10%	12%	23%	9%	(no data)	18%
La Honda-Pescadero	16%	16%	(no data)	(no data)	(no data)	22%
South San Francisco	13%	14%	47%	13%	49%	18%
High & Elementary School Districts						
Jefferson Union High School	15%	27%	33%	(no data)	36%	28%
Bayshore Elementary	12%	19%	(no data)	(no data)	(no data)	11%
Brisbane Elementary	12%	18%	(no data)	(no data)	(no data)	18%
Jefferson Elementary	12%	10%	21%	(no data)	24%	16%
Pacifica	7%	11%	(no data)	(no data)	(no data)	14%
San Mateo Union High School	10%	21%	50%	(no data)	53%	21%
Burlingame Elementary	5%	8%	64%	(no data)	(no data)	12%
Hillsborough Elementary	4%	6%	(no data)	(no data)	(no data)	8%
Millbrae Elementary	10%	12%	5%	(no data)	(no data)	12%
San Bruno Park Elementary	12%	12%	(no data)	(no data)	18%	20%
San Mateo-Foster City	6%	8%	15%	(no data)	17%	13%
Sequoia Union High School	17%	31%	52%	16%	63%	29%
Belmont-Redwood Shores	5%	11%	(no data)	(no data)	(no data)	10%
Las Lomitas Elementary	4%	6%	(no data)	(no data)	(no data)	5%
Menlo Park City Elementary	3%	5%	(no data)	(no data)	(no data)	9%
Portola Valley Elementary	4%	3%	(no data)	(no data)	(no data)	9%
Ravenswood City Elementary	16%	16%	19%	17%	23%	21%
Redwood City Elementary	10%	12%	30%	6%	32%	16%
San Carlos Elementary	4%	8%	23%	(no data)	(no data)	11%
Woodside Elementary	8%	22%	(no data)	(no data)	(no data)	10%

Source: California Department of Education and Root Policy Research

Dropout rates. As previously indicated, workers without a high school degree have the lowest annual earnings compared to others at higher levels of educational attainment. In addition to the economic and housing precarity associated with low earnings, low earnings also often lead to increased incentives to participate in criminal activity. In fact, one study

suggest that high school dropouts are 3.5 times more likely than high school graduates to be imprisoned at some point during their lifetime.¹⁵ Another study found that raising the high school completion rate by one percent for all men ages 20 through 60 would save the US \$1.4 billion annually in crime related costs.¹⁶ Dropping out of high school also has adverse health costs: for instance, research has shown that high school dropouts are more likely to smoke and have a marijuana disorder in adulthood.¹⁷ For these reasons, reducing high school dropout rates in San Mateo County is pivotal to the health and economic prosperity of the community.

In this report, dropout rates shown for high school districts with available data and are defined as the percentage of cohort students who did not graduate with a regular high school diploma, did not complete high school, and are not still enrolled as a "fifth year senior".

In the 2019-2020 academic year, dropout rates were highest in Sequoia Union High School District, where 10% of students dropped out. This is similar to South San Francisco Unified, where 9% of students dropped out. In both these districts, and in Cabrillo Unified, dropout rates have increased since 2016-2017.

Dropout rates have decreased by one percentage point over the same period in San Mateo Union High School District, from 5% to 4%. Jefferson Union had the lowest dropout rate in the county at just 3%, which after slightly higher rates in 2017-18 and 2018-19, is the same as its 2016-2017 rate.

¹⁵ Monrad, Maggie. "High School Dropout: A Quick Stats Fact Sheet." National High School Center (2007).

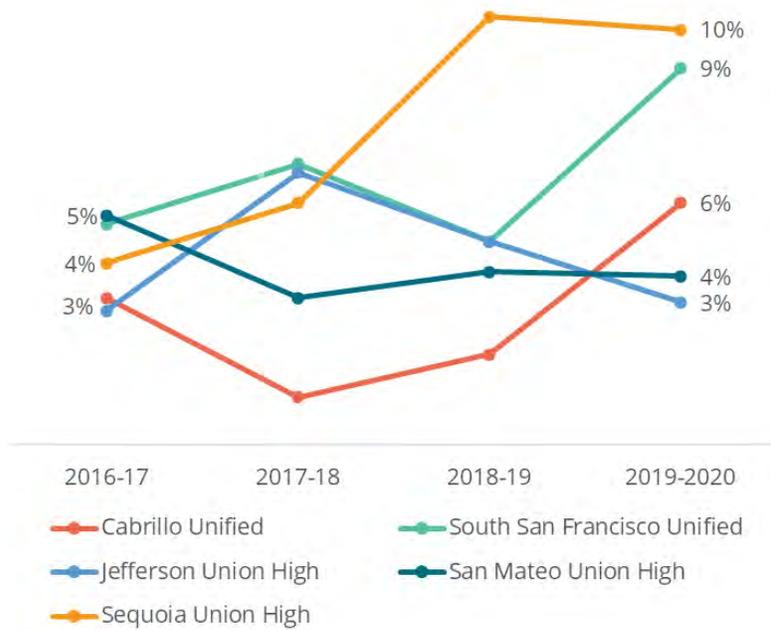
¹⁶ U.S. Department of Justice, Bureau of Justice Statistics. (2002). Correctional populations in the United States, 1998 (NCJ-192929). Washington: U.S. Government Printing Office.

¹⁷ Gonzalez, Jennifer M. Reingle, et al. "The long-term effects of school dropout and GED attainment on substance use disorders." Drug and alcohol dependence 158 (2016): 60-66.

Figure V-35.
Dropout Rates by
District, 2016-2017 to
2019-2020

Note: La Honda-Pescadero Unified School District is excluded from these data.

Source: California Department of Education and Root Policy Research

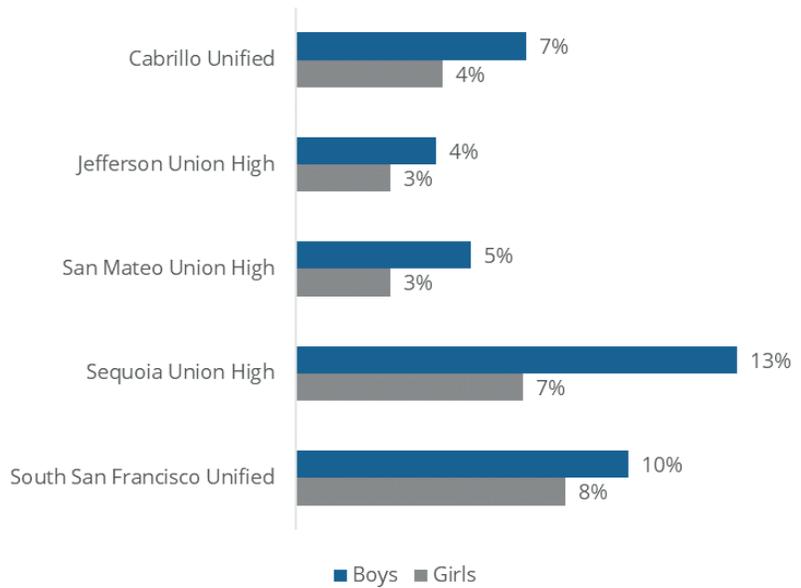


In all school districts in the county, dropout rates are higher for boys than for girls. Jefferson Union had the smallest gender gap, where 3% of girls dropped out and 4% of boys dropped out. Sequoia Union had the widest gender gap, where 13% of boys dropped out compared to just 7% of girls.

Figure V-36.
Dropout Rates by
Gender, 2019-2020

Note: La Honda-Pescadero Unified School District is excluded from these data.

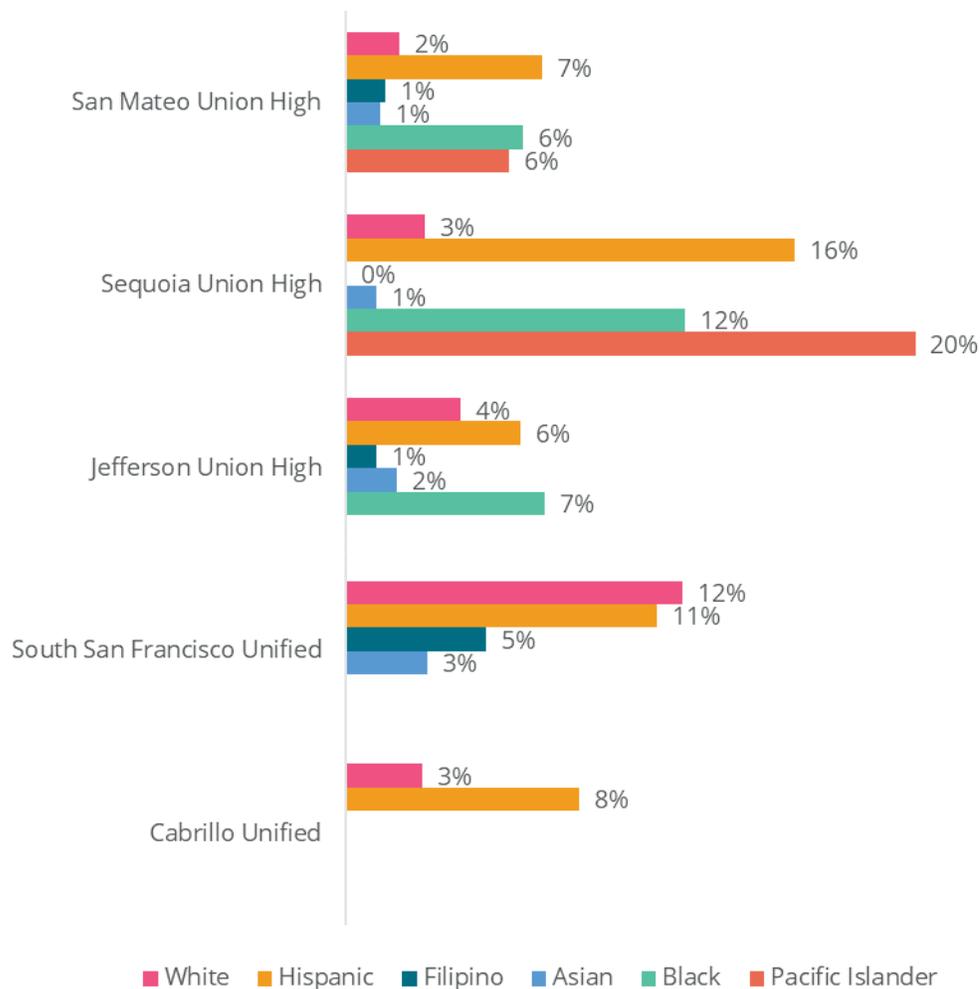
Source: California Department of Education and Root Policy Research



Pacific Islander, Black/African American, and Hispanic students in the county often had higher dropout rates than those in other racial and ethnic groups.

- In Sequoia Union High School District, dropout rates were highest among Pacific Islander students, where 20% dropped out in the 2019-2020 academic year. Dropout rates were also especially high among Hispanic and Black/African American students in Sequoia Union, at 16% and 12% respectively.
- In districts with lower dropout rates, for instance, Jefferson Union, the highest dropout rates still found among Black/African American (7%) and Hispanic students (6%).
- Notably, however, in South San Francisco Unified, White students were more likely to drop out than any other racial or ethnic group. In fact, 12% of White students dropped out compared to 11% of Hispanic students, 5% of Filipino students, and 3% of Asian students. Data for Black/African American and Pacific Islander students were not available for South San Francisco Unified due to small sample sizes.

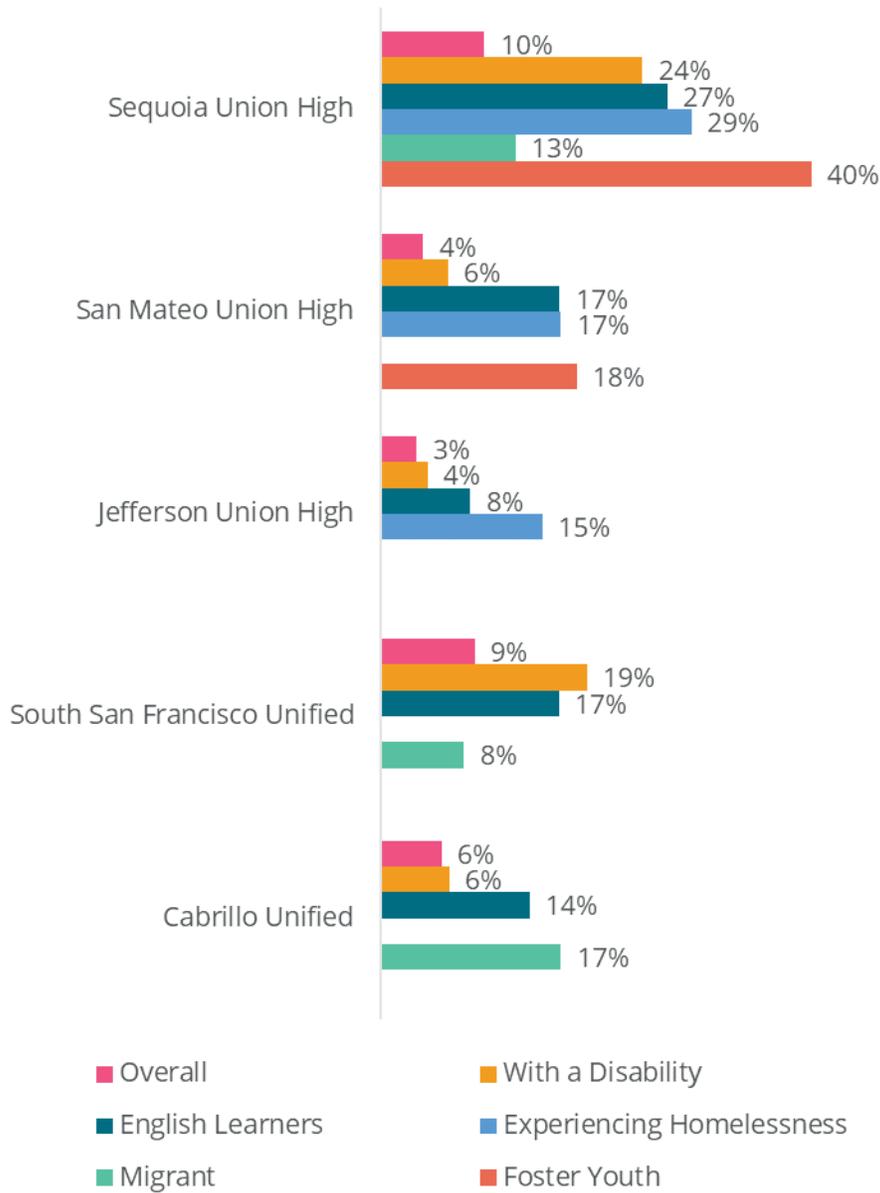
Figure V-37.
Dropout Rates by Race, 2019-2020



In all school districts in the county, students with disabilities, students experiencing homelessness, foster youth, and students learning English had higher dropout rates than the overall population.

- Among students with disabilities, the highest dropout rate was in Sequoia Union, where 24% dropped out. The gap between overall dropout rates and dropout rates among students with disabilities was wide in Sequoia Union at 14 percentage points.
- Cabrillo Unified, on the other hand, had less than a one percentage point gap between the dropout rate of overall students (6%) and students with disabilities (6%).
- Among students learning English, Sequoia Union had the highest dropout rate at 27%, while Jefferson Union had the lowest dropout rate at 8%.
- Sequoia Union also had the highest rate of dropout among students experiencing homelessness at 29% while Jefferson Union, again, had the lowest at 15%.
- Foster Youth in Sequoia Union had an exceptionally high dropout rate at 40%. San Mateo Union is the only other district in the county which reported these data in 2019-2020, and found only 18% of foster youth dropped out.
- Migrant students at South San Francisco Unified actually dropped out at a rate slightly lower than the general student body: just 8% of migrant students dropped out compared to 9% of the overall student body. However, those in Cabrillo Unified were 11 percentage points more likely than the total student body to dropout.

Figure V-38.
Dropout Rates by Extenuating Circumstance, 2019-2020



Source: California Department of Education and Root Policy Research

Disproportionate discipline rates. Strict discipline policies may stigmatize suspended students and expose them to the criminal justice system at a young age, setting them up for limited economic and social success down the line. Research has found that suspensions not only negatively affect the suspended students, but also their peers.

Students in schools with higher suspension rates are more likely to drop out of school and less likely to attend a four-year college.¹⁸

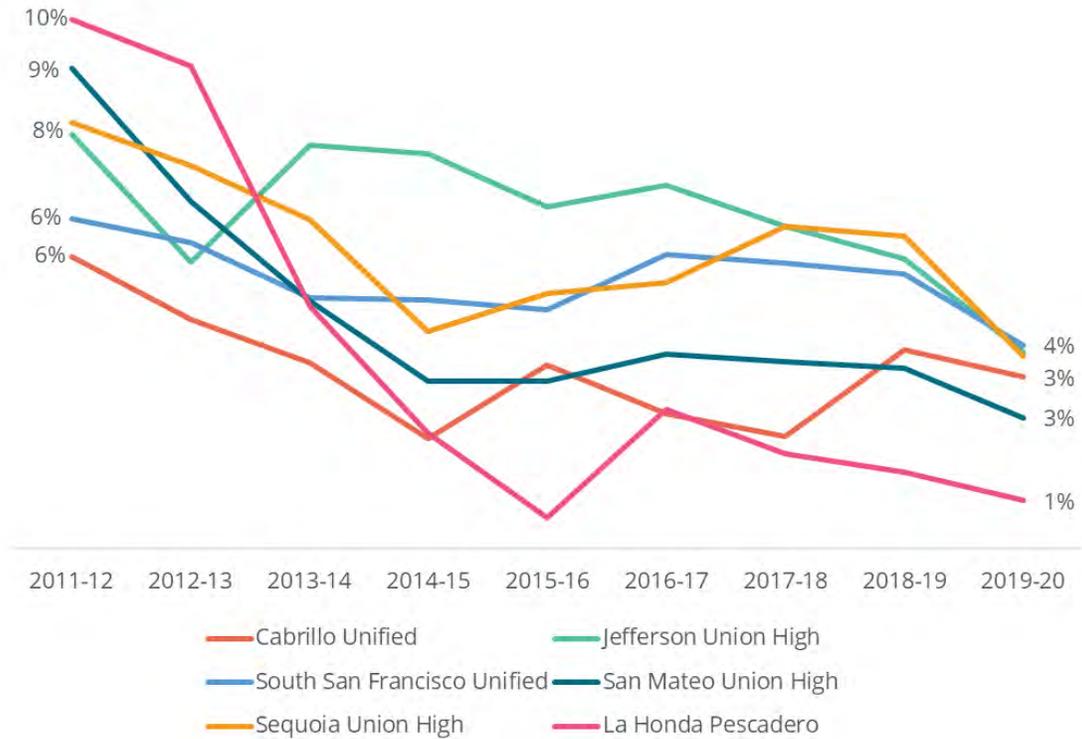
Other academic studies have found that students from African American and Latino families are more likely than their White peers to receive expulsion or out of school suspension as consequences for the same or similar problem behavior.¹⁹ This means that Black/African American and Hispanic students suffer more of the economic and social consequences than their White peers for the same behaviors.

Luckily, in every high school district in San Mateo County, suspension rates have decreased since 2011-2012. La Honda-Pescadero School District experienced the largest decrease: it was the district with the highest suspension rate in 2011-2012 at 10%, but now has the lowest suspension rate at just 1% in 2019-2020. San Mateo Union also experienced a rapid decrease in suspension rates over the same period, with a rate of 9% in 2011-2012 to a rate of 3% in 2019-2020.

¹⁸ Bacher-Hicks, Andrew, Stephen B. Billings, and David J. Deming. The school to prison pipeline: Long-run impacts of school suspensions on adult crime. No. w26257. National Bureau of Economic Research, 2019.

¹⁹ Skiba, Russell J., et al. "Race is not neutral: A national investigation of African American and Latino disproportionality in school discipline." *School Psychology Review* 40.1 (2011): 85-107.

Figure V-39.
Suspension Rates, 2011-2012 to 2019-2020



Source: California Department of Education and Root Policy Research

In many school districts across San Mateo County, Hispanic students are disciplined at disproportionately higher rates compared to their peers. Figure V-40 compares each racial/ethnic group’s share of suspensions to their share of the overall student population.

- In all districts except for La Honda-Pescadero, Hispanic students make up a larger share of suspensions than their overall share of the student body. For instance, in San Mateo Union, 34% of students are Hispanic, but 66% of suspended students are Hispanic, making a 32 percentage point overrepresentation gap.
- In most districts, Black and Pacific Islander students are also overrepresented in terms of suspension rates, but these rates are slight compared to those of Hispanic students. For instance, in Sequoia Union, just 2% of the student body identified as Pacific Islander but 8% of suspended students were Pacific Islander.
- Asian and Filipino students were *underrepresented* in terms of suspension rates. For example, in Jefferson Union High School District, 31% of students identified as Filipino but just 10% of suspended students were Filipino, a 21 percentage point gap. In San

Mateo Union High School, 22% of students identified as Asian but just 5% of suspended students were Asian, a 17 percentage point gap.

- White students were also underrepresented in discipline rates in most districts except for La Honda-Pescadero, where they were overrepresented by 30 percentage points. They were substantially underrepresented in Cabrillo Unified (with a gap of 21 percentage points) and Sequoia Union (18 percentage points).

Figure V-40.
Suspension Rates by Race and Ethnicity, 2019-2020

School District	Cabrillo Unified	Jefferson Union High	La Honda-Pescadero	San Mateo Union High	Sequoia Union High	South San Francisco Unified
Asian Students						
Share of Student Body	1%	14%		22%	9%	13%
Share of Suspensions	1%	7%		5%	1%	3%
Gap	0%	-7%		-17%	-8%	-10%
Black Students						
Share of Student Body		1%		1%	3%	1%
Share of Suspensions		5%		1%	6%	2%
Gap		4%		0%	3%	1%
Filipino Students						
Share of Student Body	1%	31%		6%	2%	23%
Share of Suspensions	0%	10%		2%	0%	9%
Gap	-1%	-21%		-4%	-2%	-14%
Hispanic Students						
Share of Student Body	52%	32%	61%	34%	41%	48%
Share of Suspensions	79%	46%	33%	66%	62%	69%
Gap	27%	14%	-28%	32%	21%	21%
Pacific Islander Students						
Share of Student Body		1%		2%	2%	2%
Share of Suspensions		4%		4%	8%	3%
Gap		3%		2%	6%	1%
White Students						
Share of Student Body	40%	14%	37%	26%	38%	7%
Share of Suspensions	19%	16%	67%	14%	20%	7%
Gap	-21%	2%	30%	-12%	-18%	0%

Notes: the percentage of suspensions and shares of racial groups do not sum to 100% because we exclude students with no reported race, with more than one reported race, where districts did not report racial/ethnic data due to small sample sizes. Gaps of 15 percentage points or more are highlighted.

Source: California Department of Education and Root Policy Research

Staff demographics. Diversity of school staff has been shown to improve outcomes for students of color. For instance, one recent study found that students are less likely to be removed from school as punishment when they and their teachers are the same race. This effect is driven almost entirely by black students, especially black boys, who are markedly less likely to be subjected to exclusionary discipline when taught by black teachers. There is little evidence of any benefit for white students of being matched with white teachers.²⁰ Other research in California has found that, when students have a teacher of their race, they are more likely to attend class, therefore reducing chronic absenteeism.²¹ Even more studies have found that having a teacher of a student's own race substantially improves their math and reading achievement.²²

In San Mateo County, the demographics of faculty and staff are fairly similar to that of its students. Figure V-41 illustrates the share of the county's faculty and staff who are Asian, Black/African American, Hispanic, Filipino, Pacific Islander, and White, and compares those shares to the racial/ethnic breakdown of the county's student body.

There is a slightly larger share of White and Black/African American staff than students, meaning that Black/African American and White student groups are more likely to interact with same-race staff and faculty than other racial groups. Asian students are less likely to interact with a same-race staff of faculty member: 17% of the student body is Asian compared to just 8% of staff and faculty.

²⁰ Lindsay, Constance A., and Cassandra MD Hart. "Teacher race and school discipline: Are students suspended less often when they have a teacher of the same race?" *Education Next* 17.1 (2017): 72-79.

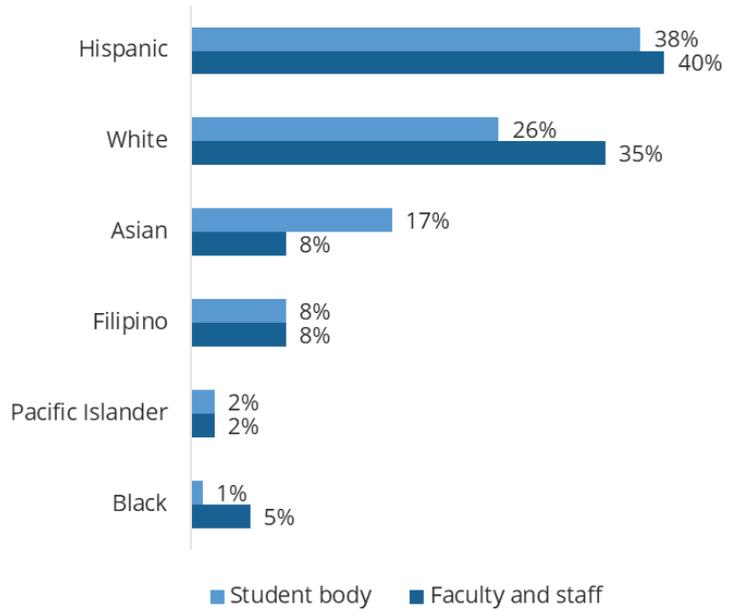
²¹ Gottfried, Michael, J. Jacob Kirksey, and Tina L. Fletcher. "Do High School Students With a Same-Race Teacher Attend Class More Often?" *Educational Evaluation and Policy Analysis* (2021): 01623737211032241.

²² Dee, T. S. (2004). Teachers, race, and student achievement in a randomized experiment. *Review of economics and statistics*, 86(1), 195-210.

**Figure V-41.
Staff and Student
Demographics,
2020-2021**

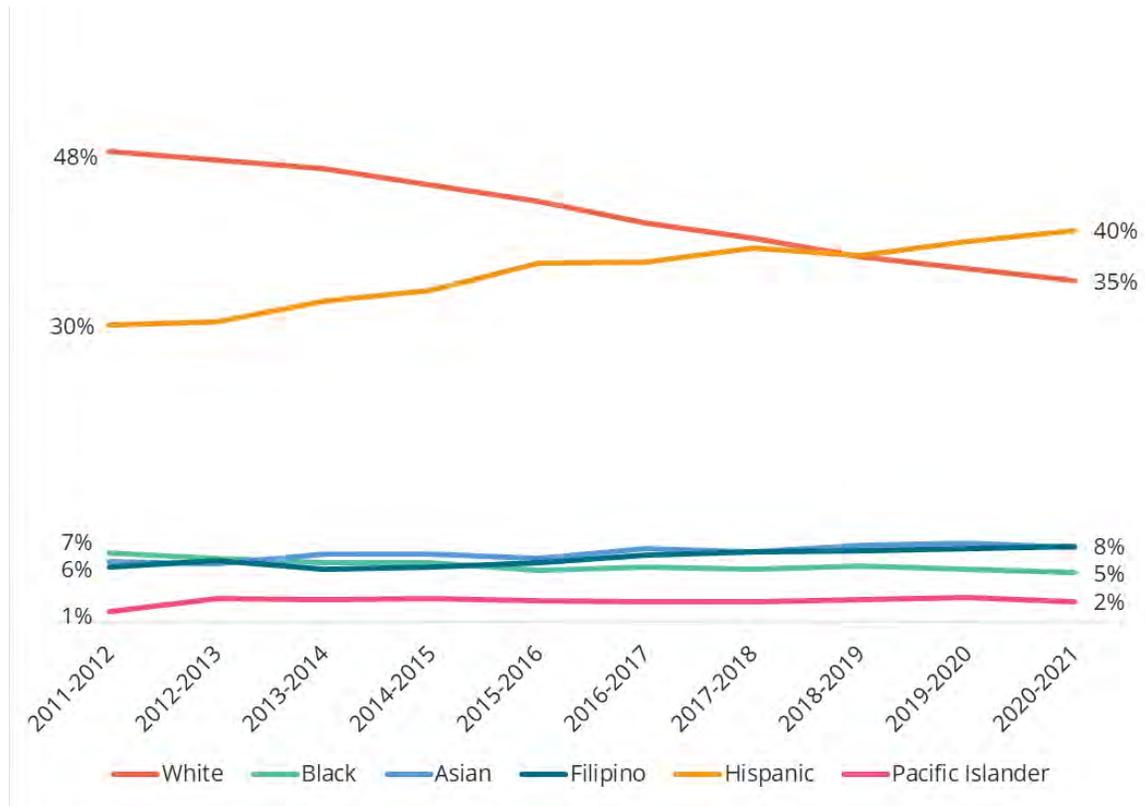
Notes: Percentages do not always sum to 100% because we do not show shares of staff with no reported race, with more than one reported race, or Native American staff.

Source: California Department of Education and Root Policy Research



Since 2011-2012, the county’s school districts have diversified in that there has been a 13 percentage point decrease in the share of White faculty and staff and a 10 percentage point increase in Hispanic faculty and staff. However, there has been a slight decrease (by two percentage points) in the share of faculty and staff who identify as Black/African American. There has been a two percentage point increase in the share of Asian and Filipino faculty and staff, and a one percent increase in the share of Pacific Islander faculty and staff.

Figure V-42.
Faculty and Staff Demographics, 2011-2012 to 2020-2021



Notes: Percentages do not always sum to 100% because we do not show shares of staff with no reported race, with more than one reported race, or Native American staff.

Source: California Department of Education and Root Policy Research

Figure V-43 illustrates faculty and staff racial and ethnic diversity for the 2020-2021 school year by district.

- Portola Valley has the least diverse faculty and staff in the county, with 59% identifying as White.
- Ravenswood Elementary has the most diverse faculty and staff: the district has the highest share of Pacific Islander (5%), Black/African American (12%) and Hispanic (72%) faculty and staff.
- South San Francisco Unified School District has the highest share of Asian faculty and staff at 14%.
- Brisbane Elementary and Jefferson Elementary have the highest shares of Filipino faculty and staff at 28%.

Figure V-43.
Faculty and Staff Race/Ethnicity, by District, 2020-2021

School District	Asian	Black	Filipino	Hispanic	Pacific Islander	White
Unified School Districts						
Cabrillo Unified	0%	1%	1%	46%	0%	51%
La Honda-Pescadero	0%	5%	5%	39%	0%	51%
South San Francisco	14%	3%	16%	34%	2%	28%
High & Elementary School Districts						
Jefferson Union High School	3%	3%	13%	26%	1%	43%
Bayshore Elementary	13%	4%	17%	61%	0%	4%
Brisbane Elementary	7%	0%	28%	20%	4%	42%
Jefferson Elementary	13%	3%	28%	25%	0%	29%
Pacifica	7%	2%	8%	23%	2%	54%
San Mateo Union High School	11%	5%	6%	34%	3%	40%
Burlingame Elementary	8%	5%	11%	27%	3%	45%
Hillsborough Elementary	2%	1%	7%	20%	1%	55%
Millbrae Elementary	13%	3%	9%	25%	0%	48%
San Bruno Park Elementary	4%	2%	13%	26%	4%	48%
San Mateo-Foster City	13%	2%	7%	33%	3%	37%
Sequoia Union High School	2%	12%	2%	54%	4%	26%
Belmont-Redwood Shores	13%	2%	3%	39%	0%	42%
Las Lomitas Elementary	7%	7%	0%	42%	0%	42%
Menlo Park City Elementary	3%	1%	3%	28%	1%	40%
Portola Valley Elementary	4%	4%	0%	33%	0%	59%
Ravenswood City Elementary	2%	12%	1%	72%	5%	3%
Redwood City Elementary	4%	5%	2%	65%	1%	21%
San Carlos Elementary	8%	6%	3%	37%	1%	42%
Woodside Elementary	12%	8%	0%	30%	0%	49%
Total	8%	5%	8%	40%	2%	35%

Notes: Percentages do not always sum to 100% because we do not show shares of staff with no reported race, with more than one reported race, or Native American staff.

Source: California Department of Education and Root Policy Research

Figure V-44 illustrates the gap between faculty/staff representation and the student body. For instance, at San Bruno Park Elementary, 15% of the students are White while 48% of the faculty/staff are White, leaving a 33 percentage point gap.

If schools are striving for a distribution of faculty/staff that reflects the racial and ethnic distribution of their student body, the closer to a 0 percentage point gap, the better. Schools like San Bruno Park Elementary fall short of meeting this goal, in that there is a large overrepresentation of White faculty/staff compared to the student body. Many other districts have a large overrepresentation of White faculty/staff, including Millbrae Elementary (32 percentage point gap), Jefferson Union High School District (29 percentage point gap), and South San Francisco Unified School District (22 percentage points). There are just a few school districts where the share of White students is higher than the share of White faculty, particularly Woodside Elementary and Menlo Park City Elementary, both with a 15 percentage point gap.

Across most school districts, the share of Asian students is larger than the share of Asian faculty/staff. This suggests that Asian students are less likely than their peers to interact with a same-race teacher or staff member. The largest disparity is in Millbrae Elementary, where just 13% of the faculty identify as Asian compared to 46% of the student body, a 33 percentage point gap.

In many school districts, there is a dearth of Hispanic faculty and staff. For instance, in La Honda-Pescadero, 63% of students are Hispanic compared to 39% of faculty, a 24 percentage point gap. In other districts, however, there is a larger share of Hispanic faculty/staff than students. In Las Lomas Elementary, for instance, 13% of students are Hispanic and 42% of faculty/staff are Hispanic. Recall that Las Lomas Elementary commonly has high-performing English language learners students. This may be partly due to the district's large portion of Hispanic faculty/staff.

Though district wide there are approximately the same portions of Filipino students as there are faculty/staff, Jefferson Union High School stands out as a district where Filipino students are less likely to interact with a same-race teacher or staff member. In Jefferson Union, 29% of students are Filipino compared to just 13% of faculty/staff.

In all districts, there only very small gaps in the share of students that identify as Pacific Islander and the share of faculty/staff that identify as Pacific Islander. All in all, they are represented in approximately equal proportions.

Figure V-44.
Difference Between Staff and Student Populations, by District, 2020-2021

School District	Asian	Black	Filipino	Hispanic	Pacific Islander	White
Unified School Districts						
Cabrillo Unified	-1%	1%	0%	-6%	0%	11%
La Honda-Pescadero	0%	5%	4%	-24%	0%	16%
South San Francisco	0%	2%	-7%	-14%	0%	22%
High & Elementary School Districts						
Jefferson Union High School	-12%	2%	-16%	-5%	0%	29%
Bayshore Elementary	-6%	1%	-4%	20%	-4%	1%
Brisbane Elementary	-13%	-1%	16%	-8%	4%	18%
Jefferson Elementary	-6%	1%	3%	-11%	-1%	18%
Pacifica	-1%	1%	-1%	-3%	2%	15%
San Mateo Union High School	-12%	4%	1%	2%	1%	12%
Burlingame Elementary	-19%	5%	8%	11%	3%	4%
Hillsborough Elementary	-30%	1%	5%	15%	1%	7%
Millbrae Elementary	-33%	2%	3%	5%	-2%	32%
San Bruno Park Elementary	-12%	1%	3%	-15%	-1%	33%
San Mateo-Foster City	-13%	1%	4%	-4%	1%	16%
Sequoia Union High School	-7%	10%	1%	9%	2%	-9%
Belmont-Redwood Shores	-19%	1%	0%	27%	-1%	8%
Las Lomas Elementary	-11%	6%	-1%	29%	0%	-11%
Menlo Park City Elementary	-10%	0%	2%	11%	0%	-15%
Portola Valley Elementary	-2%	4%	0%	19%	0%	-7%
Ravenswood City Elementary	2%	7%	1%	-12%	-2%	2%
Redwood City Elementary	0%	4%	1%	-5%	0%	2%
San Carlos Elementary	-10%	5%	2%	23%	1%	-7%
Woodside Elementary	8%	6%	0%	14%	-1%	-15%
Total	-9%	4%	0%	2%	0%	9%

Notes: The figure shows percentage point gaps in student representation versus faculty/staff representation (calculated as the share of faculty/staff minus the share of students).

Source: California Department of Education and Root Policy Research

APPENDIX 6.6 STATE FAIR HOUSING LAWS AND REGULATIONS

Appendix 6.6

State Fair Housing Laws and Regulations

This appendix summarizes key state laws and regulations related to mitigating housing discrimination and expanding housing choice.

California Fair Employment and Housing Act (FEHA) (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2) is the state fair housing law that prohibits those engaged in the housing business—landlords, real estate agents, home sellers, builders, mortgage lenders, and others—from discriminating against tenants or homeowners.

California law protects individuals from illegal discrimination by housing providers based on:

- Race, color
- Ancestry, national origin
- Citizenship, immigration status
- Primary language
- Age
- Religion
- Disability, mental or physical
- Sex, gender
- Gender identity, gender expression
- Marital status
- Familial status
- Source of income
- Military or veteran status

Government Code section 65008. Covers actions of a city, county, city and county, or other local government agency, and makes those actions null and void if the action denies an individual or group of individuals the enjoyment of residence, landownership, tenancy, or other land use in the state because of membership in a protected class, the method of financing, and/or the intended occupancy.

- For example, a violation under Government Code section 65008 may occur if a jurisdiction applied more scrutiny to reviewing and approving an affordable development as compared to market-rate developments, or multifamily housing as compared to single family homes.
- Government Code section 65008, subdivision (e), authorizes preferential treatment of affordable housing

Government Code section 8899.50 requires all public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid any action that is materially inconsistent with its obligation to affirmatively further fair housing.

Government Code section 11135 et seq. requires full and equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of one's membership or perceived membership in a protected class.

Density Bonus Law (Gov. Code, section 65915) requires California jurisdictions to adopt ordinances that specify how density bonuses will be offered to incentivize affordable housing. The state law contains the minimum specifications for density bonuses.

Housing Accountability Act (Gov. Code, section 65589.5) prohibits local agencies from disapproving housing developments, including farmworker housing and emergency shelters, or requiring conditions that make such housing infeasible except under certain conditions specified in the law.

No-Net-Loss Law (Gov. Code, section 65863) is meant to ensure that development opportunities remain available throughout a jurisdiction's regional housing need allocation (RHNA) period, especially for low and moderate income households. It prohibits jurisdictions from lowering residential densities without substantial evidence.

Least Cost Zoning Law (Gov. Code, section 65913.1) requires jurisdictions to designate and zone sufficient vacant land for residential use with sufficient standards in relation to growth projections.

Excessive subdivision standards (Gov. Code, section 65913.2) prohibits jurisdictions from imposing design criteria that make residential development infeasible.

Limits on growth controls (Gov. Code, section 65302.8) describes how flood plains are used in comprehensive planning and zoning.

Housing Element Law (Gov. Code, section 65583, esp. subds. (c) (5), (c) (10) governs state-required housing elements.

