Please Start Here

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

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

Click here to download APR Instructions

1_23_23

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

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

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

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

Submittal Instructions

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

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

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

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

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

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

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

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bo… Applica…
1					2	3	4	5							6	7	8	9	10
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Ddi the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: Start Data Entry Below								37	0	72	0	0	1	624	734	187	0		
012311440	012312440	304 GRAND AVE		P21-0002	2 to 4	R	7/1/2022							4	4	4		No	No
012231200	012231200	613 COMMERCIAL AVE		P22-0013	2 to 4	O	6/9/2022						1	2	3			No	No
014074010	014074010	7 S LINDEN AVE		P22-0024	5+	R	11/10/2022	28		54				461	543			No	No
012211090	012211090	747 MILLER AVE		P22-0073	SFD	O	9/6/2022							1	1			No	No
014183110	014183110	180 EL CAMINO REAL		P21-0126	5+	R	4/1/2022	9		18				156	183	183		No	No
															0				
															0				
															0				
															0				
															0				
															0				
															0				
															0				
															0				
															0				
															0				
															0				
															0				
															0				
															0				
															0				
															0				
															0				
															0				
															0				
															0				
															0				
															0				
															0				
															0				
															0				
															0				
															0				
															0				

Jurisdiction	Francisco
Reporting Year	2022 (Jan. 1 - Dec. 31)
Planning Period	5th Cycle (10/15/2014 - 10/15/2023)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A2
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									Affordability by Household Incomes - Building Permits								Affordability by Household Incomes - Certificates of Occupancy										Streamlining	Infill	Housing without Financial Assistance or Deed Restrictions			Demolished/Destroyed Units			Density Bonus				Notes
					2	3	4								5	6	7							8	9	10								11	12	13	14	15	16	17	18	19	20			21	22	23	24	25
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Entitlement Date Approved	# of Units issued Entitlements		Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits Date Issued	# of Units issued Building Permits	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65915.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity* enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
Summary Row: Start Data Entry Below							34	0	52	0	0	0	497		583		43	15	39	16	0	17	206		336	0	10	0	9	0	9	179		207	0	8						0			0				
015126010	015126010	40 AIRPORT BLVD		P20-0082	5+	R	15		29				248	8/10/2022	292										0										0	N	Y			INC		55									
012212440	012212440	304 GRAND AVE		P21-0002	2 to 4	R							4	12/15/2022	4										0										0	N	Y														
012314070	012314070	421 CYPRESS AVE, 209 & 213 AVA AVE	BERTOLUCCI'S REDEVELOPMENT	P21-0009	5+	R	10		5				84	12/15/2022	99										0										0	N	Y			INC		55									No
012333450	012333450	306 RAILROAD AVE		P21-0040	2 to 4	R							4	3/15/2022	4										0										0	N	Y														
013215250	013215250	201 ROSEWOOD DR		P21-0130	SFD	O							1	3/1/2022	1										0										0	N	Y														
012139070	012139070	701 OLIVE AVE	DUPLEX	P19-0054	2 to 4	R									0										0								2	10/11/2022	2														
012052200	012052200	633 LARCH AVE		B19-1875	ADU	R									0										0						1			8/22/2022	1						UC Berkeley Survey/ABAG Affordability Analysis										
012336080	012336080	299 VILLAGE WAY		B20-0134	ADU	R									0										0						1			9/1/2022	1						UC Berkeley Survey/ABAG Affordability Analysis										
09108110	09108110	2665 TIFFENNY AVE		B20-0807	ADU	R									0										0						1			3/7/2022	1						UC Berkeley Survey/ABAG Affordability Analysis										
012198100	012198100	407 LUA AVE		B20-1115	ADU	R									0										0						1			3/1/2022	1						UC Berkeley Survey/ABAG Affordability Analysis										
012043090	012043090	110 DRAKE AVE		B20-1477	ADU	R									0										0						1			3/8/2022	1						UC Berkeley Survey/ABAG Affordability Analysis										
010221010	010221010	127 ESCANYO DR		B20-1830	ADU	R									0										0				1					5/4/2022	1						UC Berkeley Survey/ABAG Affordability Analysis										
011192020	011192020	408 DELLBROOK AVE		B21-0198	ADU	R									0										0				1					4/26/2022	1						UC Berkeley Survey/ABAG Affordability Analysis										
014036030	014036030	350 C ST		B21-0323	ADU	R									0										0				1					3/3/2022	1						UC Berkeley Survey/ABAG Affordability Analysis										
012247140	012247140	615 PALM AVE		B21-0403	ADU	R									0										0								2	4/19/2022	2						UC Berkeley Survey/ABAG Affordability Analysis										
012221360	012221360	500 BADEN AVE		B21-0503	ADU	R									0										0				1					4/15/2022	1						UC Berkeley Survey/ABAG Affordability Analysis										
014021360	014021360	179 CIRCLE ST		B21-0761	ADU	R									0										0									6/20/2022	1						UC Berkeley Survey/ABAG Affordability Analysis										
012189080	012189080	817 MILLER AVE		B21-0811	ADU	R									0										0	1								5/4/2022	1						UC Berkeley Survey/ABAG Affordability Analysis										
011243280	011243280	321 FOREST VIEW DR		B21-0813	ADU	R									0										0	1								8/1/2022	1						UC Berkeley Survey/ABAG Affordability Analysis										
013022050	013022050	111 MANOR DR		B21-1049	ADU	R									0										0	1								6/17/2022	1						UC Berkeley Survey/ABAG Affordability Analysis										
091072120	091072120	1 CONRAD WAY		B21-1217	ADU	R									0										0	1								5/5/2022	1						UC Berkeley Survey/ABAG Affordability Analysis										
013223030	013223030	109 ROSEWOOD DR		B21-1038	ADU	R		1						1/3/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
012247160	012247160	615 PALM AVE		B21-1306	ADU	R		1						1/4/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
010200200	010200200	777 MODNELL		B21-1094	ADU	R		1						1/4/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
012061160	012061160	410 HEMLOCK AVE		B21-1249	ADU	R		1						1/7/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
010323100	010323100	213 CAMINAS AVE		B21-1334	ADU	R		1						1/31/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
014033170	014033170	245 A ST		P20-0071	SFD	O							1	2/4/2022	1										0										0														
012090330	012090330	104 PICKS LN		B21-1506	ADU	R		1						2/10/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
012135070	012135070	701 OLIVE AVE		B21-1850	ADU	R		1						2/14/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
010203060	010203060	741 HEMLOCK AVE		B21-1050	ADU	R		1						2/15/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
09106120	09106120	3172 CALLAN BLVD		B21-1087	ADU	R		1						2/24/2022	1			1							0								11/28/2022	1						UC Berkeley Survey/ABAG Affordability Analysis										
012245060	012245060	628 MILLER AVE		B21-0143	SFA	O							1	3/1/2022	2										0										0							UC Berkeley Survey/ABAG Affordability Analysis										1 new single-family residence and 1 new ADU.
012154080	012154080	443 LUA AVE		B22-0033	ADU	R		1						3/3/2022	1			1							0								9/23/2022	1						UC Berkeley Survey/ABAG Affordability Analysis										
012201290	012201290	318 COMMERCIAL AVE		B21-0577	ADU	R		1						3/16/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
091033060	091033060	2080 TRIN PL		B22-0049	ADU	R		1						4/18/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
014021070	014021070	313 COMMERCIAL AVE		B20-1678	ADU	R		1						5/2/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
091623380	091623380	18 VISTA CT		B21-1054	ADU	R		1						5/17/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
010125230	010125230	53 CALVERT AVE		B21-2151	ADU	R				1				5/20/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
012182090	012182090	201 LAUREL AVE		B22-0313	SFD	O							1	6/1/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
012134070	012134070	869 OLIVE AVE		B21-2190	ADU	R				1				6/6/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
013171240	013171240	110 ROSEWOOD DR		B22-0289	ADU	R				1				6/8/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
012211190	012211190	704 GRAND AVE		B21-2245	ADU	R				1				6/10/2022	1										0				1						0							UC Berkeley Survey/ABAG Affordability Analysis										
012134400	012134400	868 MAPLE AVE		B22-0288	ADU	R				1				6/14/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
012211180	012211180	750 GRAND AVE		B21-2167	ADU	R				1				6/17/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
012314100	012314100	455 CYPRESS AVE	CADENCE PHASE II	B20-0804	5+	R							195	6/23/2022	195										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
010125080	010125080	83 CALVERT AVE		B22-0655	ADU	R				1				6/24/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
010054060	010054060	355 ARROYO DR		B22-0194	ADU	R				1				6/28/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
012273090	012273090	546 BADEN AVE		B21-0923	ADU	R				1				7/5/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
012135070	012135070	833 MAPLE AVE		B19-1222	ADU	R				1				7/8/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
012046160	012046160	108 ARDEN AVE		B22-0394	ADU	R				1				7/21/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
012320000	012320000	468 RAILROAD AVE		B22-0040	ADU	R				1				7/26/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
014133140	014133140	143 MANZANITA AVE		B22-1076	ADU	R				1				8/2/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
012201130	012201130	743 BADEN AVE		B22-0802	ADU	R								8/3/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
012196040	012196040	883 BYRON DR		B22-0848	ADU	R						1		8/10/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
010275340	010275340	180 SAN FELIPE ST		B21-2073	ADU	R						1		8/10/2022	1										0						1		12/9/2022	1							UC Berkeley Survey/ABAG Affordability Analysis										
012086050	012086050	117 OLIVE AVE		B17-1728	ADU	R						1		8/30/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
091014240	091014240	2845 TARA LN		B21-0797	ADU	R						1		9/6/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
091632230	091632230	628 AVALON DR		B17-1262	SFD	O							1	9/9/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
012261190	012261190	421 3RD LANE		B22-0130	ADU	R						1		9/21/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
010351050	010351050	113 CASEY DR		B22-0568	ADU	R						1		9/23/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
012311280	012311280	325 MILLER AVE		B22-0900	ADU	R						1		9/28/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
091393900	091393900	2153 ROSEWOOD DR		B22-1390	ADU	R						1		9/30/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
013215160	013215160	215 ROSEWOOD DR		B22-1083	ADU	R						1		10/12/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
012133450	012133450	732 SPRUCE AVE		B21-0997	ADU	R						1		10/13/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
012141430	012141430	837 LINDEN AVE		B22-1069	ADU	R						1		10/17/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
011201330	011201330	1212 BAYWOOD AVE		B22-1328	ADU	R						1		11/3/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
012089030	012089030	371 ARDEN DR		B22-1050	ADU	R						1		11/7/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
013031120	013031120	876 LARCH ST		B22-1735	ADU	R						1		11/14/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
012061210	012061210	880 OLIVE AVE		B21-2125	ADU	R							1	11/15/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
012282120	012282120	946 4TH LANE		B21-2114	SFD	O							1	11/21/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
013075240	013075240	436 ZAMORA DR		B22-1535	ADU	R							1	11/29/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
010078040	010078040	106 DUNMAN WAY		B20-1942	ADU	R								11/30/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
012201440	012201440	766 COMMERCIAL AVE		B22-0914	ADU	R							1	12/15/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
012044160	012044160	100 BRIGHT AVE		B21-1150	ADU	R									0										0		1							7/11/2022	1						UC Berkeley Survey/ABAG Affordability Analysis										
012061140	012061140	406 HEMLOCK AVE		B21-1183	ADU	R									0										0		1							6/1/2022	1						UC Berkeley Survey/ABAG Affordability Analysis										
012231250	012231250	606 RAILROAD AVE		B13-1795	2 to 4	O									0										0							2	9/15/2022	2															
012211120	012211120	707 4TH LANE		B19-2180	SFD	O									0										0							1	9/29/2022	1															
010334270	010334270	133 VERANO DR		B18-1701	ADU	R									0										0		1							6/15/2022	1						UC Berkeley Survey/ABAG Affordability Analysis										
011325080	011325080	988 EL CAMINO REAL		B18-1836	5+	R									0										0							172	9/8/2022	172															
013172040	013172040	347 ROSEWOOD DR		B20-0675	ADU	R									0										0				1					9/30/2022	1						UC Berkeley Survey/ABAG Affordability Analysis										
010323060	010323060	251 ALTA MESA DR		B20-1749	ADU	R									0										0				1					1/20/2022	1						UC Berkeley Survey/ABAG Affordability Analysis										
014112290	014112290	924 MAYFAIR AVE		B20-0727	ADU	R									0										0				1					1/31/2022	1						UC Berkeley Survey/ABAG Affordability Analysis										
010312010	010312010	329 ALTA MESA DR		B21-0457	ADU	R									0										0						1			11/7/2022	1						UC Berkeley Survey/ABAG Affordability Analysis										
013034100	013034100	10 CARLSBAD CT		B21-0339	ADU	R									0										0						1			6/10/2022	1						UC Berkeley Survey/ABAG Affordability Analysis										
012202120	012202120	201 ACACIA AVE		B21-0721	ADU	R									0										0						1			4/29/2022	1						UC Berkeley Survey/ABAG Affordability Analysis										
012314010	012314010	418 LINDEN AVE	ROEM	B18-1007	5+	R							1	1/1/2022	37		19		17						0										0			LIHTC	Other		55								Yes	Building permit issued in 2021 but not included in 2021 APR
012316090 012316100 012316110	012316090 012316100 012316110	217-219 GRAND AVE	ROEM	B18-1005	5+	R							1	1/1/2022	47		24		22						0										0			LIHTC	Other		55								Yes	Building permit issued in 2021 but not included in 2021 APR
014183110	014183110	180 EL CAMINO REAL		P21-0126	5+	R	9		18				156	9/14/2022	183										0										0		N			INC		55								Yes	
010182100	010182100	17 CONRAD CT		B21-1241	ADU	R									0							1		2/24/2022	1										0							UC Berkeley Survey/ABAG Affordability Analysis										
013024170	013024170	211 FAIRWAY		B21-1613	ADU	R								1/14/2022	1					1				1/14/2022	1					1				10/21/2022	1						UC Berkeley Survey/ABAG Affordability Analysis										
012360160	012360160	4 VIEWMONT TER		B21-1495	ADU	R			1					3/25/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
010083280	010083280	139 ADRIAN AVE		B21-1746	ADU	R						1		4/5/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										
014024100	014024100	317 A ST		B21-2086	ADU	R				1				6/10/2022	1										0										0							UC Berkeley Survey/ABAG Affordability Analysis										

Jurisdiction	Francisco	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	(xxxx/xxxx - xxxx/xxxx)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Jurisdiction	Francisco	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	(xxxx/xxxx - xxxx/xxxx)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Jurisdiction	Francisco	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	(xxxx/xxxx - xxxx/xxxx)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Jurisdiction	Francisco	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	(xxxx/xxxx - xxxx/xxxx)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

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

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Income Level		1 RHNA Allocation by Income Level		2 2015	2016	2017	2018	2019	2020	2021	2022	2023	3 Total Units to Date (all years)	4 Total Remaining RHNA by Income Level
Very Low	Deed Restricted	565	-	-	-	80	-	-	-	-	43	-	147	418
	Non-Deed Restricted		-	-	-	-	-	-	-	9	15	-		
Low	Deed Restricted	281	-	3	1	-	-	1	-	-	39	-	71	210
	Non-Deed Restricted		-	-	-	-	-	-	-	11	16	-		
Moderate	Deed Restricted	313	-	-	-	-	2	21	-	11	-	-	151	162
	Non-Deed Restricted		-	10	13	5	3	4	47	18	17	-		
Above Moderate		705	-	28	92	283	162	269	3	99	206	-	1,142	-
Total RHNA		1,864												
Total Units			-	41	106	368	167	295	50	148	336	-	1,511	790

Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).

	5 Extremely low-Income Need		2015	2016	2017	2018	2019	2020	2021	2022	2023	6 Total Units to Date	7 Total Units Remaining
Extremely Low-Income Units*	283		-	-	9	-	-	-	-	-	-	9	274

*Extremely low-income houisng need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

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

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table C
Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law

Project Identifier				Date of Rezone	RHNA Shortfall by Household Income Category				Rezone Type	Sites Description							
1				2	3				4	5	6	7	8		9	10	11
APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Date of Rezone	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Rezone Type	Parcel Size (Acres)	General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary Row: Start Data Entry Below																	

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction	South San Francisco	
Reporting Year	2022	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4
Name of Program	**Objective**	**Timeframe in H.E**	**Status of Program Implementation**
1-1A - Vacant and Underutilized Land Inventory	**The City shall periodically update its inventory of vacant and underutilized parcels identified in this Housing Element. The City shall also conduct a periodic review of the composition of the housing stock, the types of dwelling units under construction or expected to be constructed during the following year, and the anticipated mix, based on development proposals approved or under review by the City, of the housing to be developed during the remainder of the period covered by the Housing Element. This analysis will be compared to the City's remaining 2014-2022 Regional Housing Needs Allocation (RHNA) to determine if any changes in land use policy are warranted.**	**Annual**	**The City adopted the Downtown Station Area Specific Plan (DSASP) in February, 2015 and the DSASP implements new zoning regulations that increase height and density to permit the City to construct appropriate units to meet the ABAG Regional Housing Needs Allocation (RHNA) for 2014-2022.** **Additionally, the City revised and updated the El Camino Real/Chestnut Avenue Area Plan to reflect a new Community Civic Campus project. This project required the City to update the list of housing opportunity sites in the Adopted Housing Element. This revision has been submitted for review and approval by the Department of Housing and Community Development. ONGOING**

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

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

1-4C - Consider Waivers or Deferrals of Planning, Building and Impact Fees for Affordable Housing Development	**Consistent with SSFMC section 20.310.004, the City shall continue to consider the waiver of application and development fees for affordable housing development in order to support the financial viability of affordable housing development. Waiver of such fees will be on a case-by-case basis at the City Council's discretion and will balance the goal of affordable housing production with the need to collect fee revenues to support other City goals.**	**2023**	**The City continues to consider permitting or impact fee waivers for affordable housing projects requiring financial assistance. ONGOING**
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 with the intent of promoting home ownership.**	**2023**	**This item is being reviewed as part of the General Plan 2040 update and companion zoning and should be complete by 2023. ONGOING**
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.**	**2023**	**Adoption of the Downtown Station Area Specific Plan has accomplished this program. Expanded increases in densities within the Downtown Station Area Specific Plan, or within surrounding residential zoning districts near the Downtown has also been analyzed. In 2018, the Planning Commission and City Council adopted a new maximum density for the Downtown Transit Core zoning district, which is located within the Downtown Station Area Specific Plan, of 180 units per acre with approval of a community benefits plan. COMPLETE**

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

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

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

3-1B - Funding Prioritization	**The City shall continue to give housing rehabilitation efforts high priority in the use of Community Development Block Grant (CDBG) funds. Funds shall be targeted towards older housing stock and to families earning less than 80 percent of AMI.**	**2023**	**Minor Home Repair Programs Center for Independence of Individuals with Disabilities (CID): The City used $10,0000 in CDBG funds to support CID Housing Accessibility Modification (HAM) Program which provides accessibility modifications.** **Rebuilding Together Peninsula (RTP): The City used $70,500 in CDBG funds to support two RTP programs, National Rebuilding Day and Safe at Home.** **El Concilio: The City used$27,500 in CDBG funds to support El Concilio's Peninsula Minor Home Repair Program. ONGOING**
3-1C - Low Interest Loans for Housing Rehabilitation	**The City shall provide low-interest loans for rehabilitation of single-family and multi-family housing by supporting the City's Housing Rehabilitation Program with continued CDBG funding.**	**2023**	**Minor Home Repair Programs Center for Independence of Individuals with Disabilities (CID): The City used CDBG funds to support CID Housing Accessibility Modification (HAM) Program which provides accessibility modifications.** **Rebuilding Together Peninsula (RTP): The City used CDBG funds to support two RTP programs, National Rebuilding Day and Safe at Home.** **El Concilio: The City used CDBG funds to support El Concilio's Peninsula Minor Home Repair Program.** **The City issued one loan for the rehabilitation of a single family home for a very-low-income family using CDBG funds. ONGOING**
3-1D - Financial Assistance for SROs	**The City shall provide financial assistance, when feasible, for physical improvements to existing boarding rooms and Single Room Occupancies in the Downtown area.**	**2023**	**The City did not provide any financial assistance to Single Room Occupancies in the Downtown area in 2022. ONGOING**
3-2A - Enforce Housing, Building and Safety Codes	**The City shall continue to aggressively enforce uniform housing, building, and safety codes as well as eliminate incompatible uses or blighting influences from residential neighborhoods through targeted code enforcement and other available regulatory measures.**	**2023**	**The City operates a Code Enforcement Division through the Public Works Department. For 2022, there were up to three enforcement officers on staff that enforce housing, building and safety codes. Additionally, Building Division staff enforces these codes when they are out on inspections. Incompatible uses are addressed in zoning code section 20.320. ONGOING**

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

3-5A - Condominium Conversion Limitations	The City shall continue to enforce limits on the conversion of apartment units to condominiums. As specified in Chapter 19.80 of the Municipal Code, condominium conversions are allowed only if they meet the following general criteria: a. A multiple-family vacancy rate of at least five percent exists; b. The conversion has an overall positive effect on the City's available housing stock; c. Adequate provisions are made for maintaining and managing the resulting condominium projects; d. The project meets all building, fire, zoning, and other applicable codes in force at the time of conversion; e. The conversion is consistent with all applicable policies of the General Plan; and f. The conversion creates at least five (5) condominium units.	2023	No requests or preliminary requests for consideration of a Condominium Conversion of apartment units were submitted to the City in 2022. ONGOING
3-6A - Monitor At-Risk Units	The City shall monitor its supply of subsidized affordable housing to know of possible conversions to market rate, including taking the following actions: a. Publicize existing State and federal notice requirements to nonprofit developers and property owners of at-risk housing. b. Respond to any federal and/or State notices including Notice of Intent to Pre-Pay, owner Plans of Action, or Opt-Out Notices filed on local projects.	2023	No subsidized units monitored by the City of SSF were at-risk of conversion to market rate in 2022. ONGOING

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

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

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

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

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.**	**2016**	**This item has been included in a recent zoning text amendment update reviewed by the Planning Commission and adopted by the City Council. COMPLETE**
6-1A - Support Equal Housing Opportunity Laws	**The City shall require that all recipients of locally-administered housing assistance funds and other means of support from the City acknowledge their understanding of fair housing law and affirm their commitment to the law. The City shall provide materials to help with the understanding of and compliance with fair housing law.**	**2023**	**The City provides an annual grant to a fair housing service provider using its HOME Administrative funds.** **Project Sentinel, provides comprehensive fair housing services including complaint investigation, community outreach and education to San Mateo County residents. ONGOING**
6-1B - Regional Cooperation	**The City shall participate with other jurisdictions in San Mateo County to periodically update the Analysis of Impediments to Fair Housing in San Mateo County, a report that helps jurisdictions identify impediments to fair housing and develop solutions.**	**2023**	**The City is a member of the 21 Elements Technical Advisory Committee, which is working to address housing shortage and displacement concerns. ONGOING**

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

7-2A - Continue to provide information on energy efficient standards for residential buildings	**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.**	**2023**	**Building Division staff implements and enforces the California Green Building Code for all new residential and commercial projects. During residential rehabilitation projects, like Rebuilding Together, replacement of appliances/utilities includes energy and water conserving models.** **The City promotes the use of solar panels with reduced permitting fees and streamlined review and inspections. In addition, the City Council adopted a Climate Action Plan (CAP) in February 2014, that sets forth reduction measures that apply to residential development. Measure 3-5 in the CAP promotes energy information and sharing, and educating the community about energy-efficiency behaviors and construction. ONGOING**
7-3A - Title 24	**The City shall continue to enforce State requirements, including Title 24 requirements, for energy conservation in residential development and encourage residential developers to consider employing additional energy conservation measures with respect to the following:** **1. Street and driveway design** **2. Lot pattern and configuration** **3. Siting of builings** **4. Landscaping** **5. Solar access**	**2023**	**The CAP includes measures that encourage the integration of higher-density development and mixed-use development near transit facilities and community faculties, and to reduce the dependence on autos through smart parking practices. In addition, the City continues to implement Title 24 requirements through the Building Division. ONGOING**

7-3B - Promote Green Building Features	**The City will utilize the following tools to promote green building and energy conserving features in new and existing residential construction.** **In 2009, the City completed the Green X-Ray House, transforming an existing single-family home into an energy efficient model home. The City will use the Green X-Ray House as a public outreach tool to disseminate information regarding energy-saving opportunities, offering regular tours to homeowners and homebuilders as well as for promotional events. This home features an array of products including solar panels, radiant floor heating and recycled glass tiles.** **Staff has adopted the a Green Building Ordinance (2014).**	**2023**	**Building Division staff implements and enforces the California Green Building Code for all new residential and commercial projects. During residential rehabilitation projects, like Rebuilding Together, replacement of appliances/utilities includes energy and water conserving models. The Green X-Ray house is no longer in operation. ONGOING**

General Comments			

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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Very Low Income**	**Low Income**	**Moderate Income**	**Above Moderate Income**	**Description of Commercial Development Bonus**	**Commercial Development Bonus Date Approved**
Summary Row: Start Data Entry Below									

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

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

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

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

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

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

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2
Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

Project Identifier					Unit Types		Affordability by Household Incomes After Conversion							Units credited toward Above Moderate RHNA		Notes
1					2	3	4							5		6
Prior APN+	Current APN	Street Address	Project Name+	Local Jurisdiction Tracking ID+	Unit Category (2 to 4,5+)	Tenure R=Renter	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total Moderate Income Units Converted from Above Moderate	Date Converted	Notes
Summary Row: Start Data Entry Below																

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

NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Table G

Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of

Project Identifier						
1				2	3	4
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Realistic Capacity Identified in the Housing Element**	**Entity to whom the site transferred**	**Intended Use for Site**
Summary Row: Start Data Entry Below						

Jurisdiction	South San Francisco	
Reporting Period	2022	(Jan. 1 - Dec. 31)

NOTE: This table is meant to contain an invenory of ALL surplus/excess lands the reporting jurisdiction owns

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

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

For San Mateo County jurisdictions, please format the APN's as follows:999-999-999

Table H
Locally Owned Surplus Sites

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	**Street Address/Intersection**	**Existing Use**	**Number of Units**	**Surplus Designation**	**Parcel Size (in acres)**	**Notes**
Summary Row: Start Data Entry Below						

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

NOTE: SB 9 PROJECTS ONLY. This table only needs to be completed if there were lot splits applied for pursuant to Government Code 66411.7 OR units constructed pursuant to 65852.21.
Units entitled/permitted/constructed must also be reported in Table A2. Applications for these units must be reported in Table A.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: * indicates an optional field

Cells in grey contain auto-calculation formulas

Table I
Units Constructed Pursuant to Government Code 65852.21 and Applications for Lot Splits Pursuant to Government Code 66411.7 (SB9)

Project Identifier				Project Type	Date	Unit Constructed			
1				2	3	4			
APN	**Street Address**	**Project Name***	**Local Jurisdiction Tracking ID***	**Activity**	**Date**	**Very Low Income**	**Low Income**	**Moderate Income**	**Above Moderate Income**
Summary Row: Start Data Entry Below									

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

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Not

Cells in g

Table J

Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 6591

Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	**Street Address**	**Project Name+**	**Local Jurisdiction Tracking ID+**	**Unit Category** (SH - Student Housing)	**Date**	**Very Low- Income Deed Restricted**	**Very Low- Income Non Deed Restricted**	**Low- Income Deed Restricted**	**Low- Income Non Deed Restricted**	**Moderate- Income Deed Restricted**	**Moderate- Income Non Deed Restricted**	**Above Moderate- Income**
Summary Row: Start Data Entry Below												

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

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

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

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

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

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

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

Cells in grey contain auto-calculation formulas

Jurisdiction	South San Francisco	
Reporting Year	2022	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

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

Total Award Amount	$ -	*Total award amount is auto-populated based on amounts entered in rows 15-26.*

Task	$ Amount Awarded	$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes

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

Completed Entitlement Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	34
	Non-Deed Restricted	0
Low	Deed Restricted	52
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		497
Total Units		**583**

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

Certificate of Occupancy Issued by Affordability Summary		
Income Level		**Current Year**
Very Low	Deed Restricted	0
	Non-Deed Restricted	10
Low	Deed Restricted	0
	Non-Deed Restricted	9
Moderate	Deed Restricted	0
	Non-Deed Restricted	9
Above Moderate		179
Total Units		**207**