

ProHousing Application: Project Proposal Scoring Sheet

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents	Points	Enhancement Category Number	Enhancement Points	Total Points
1A	South San Francisco's opportunity sites development capacity under adopted zoning is 230% of RHNA Target	E	Housing Element	Housing Element	3	1	2	5
1B	Recently updated Zoning to include SB9 units in Single-family residential zones, permitting duplexes by right	E	Zoning Code	Zoning Code , Section 20.070	3	6	1	4
1C	Sufficient sites, including rezoning, to accommodate 125 to 149 percent of the current or draft RHNA, whichever is greater, by total or income category. These points shall not be awarded if the applicant earns three points pursuant to Category (1)(A) above.		No (Claiming via 1A)					

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1D	Density Bonus program which exceed statutory requirements by 10% or more		No					
1E	Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit law (e.g., permitting more than one ADU or JADU per single-family lot). These policies shall be separate from any qualifying policies under Category (1)(B) above.		No					
1F	Recently adopted zoning includes no minimum parking requirement for residential uses within Transit Station Areas, per AB2097. Applies to the majority of the City.	E	Zoning Code	Zoning Code Section 20.330 Minimum Parking Waiver Map	2	1	2	4

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IG	Recently updated General Plan and Zoning permits residential in previous employment zones, creating mixed-use zones near transit	E	General Plan, Zoning Code	General Plan Zoning Code , Section 20.090	1	2	1	2
IH	Modification of development standards and other applicable zoning provisions to promote greater development intensity. Potential areas of focus include floor area ratio; height limits; minimum lot or unit sizes; setbacks; and allowable dwelling units per acre. These policies must be separate from any qualifying policies under Category (1)(B) above.		No					
II	Establishment of a Workforce Housing Opportunity Zone, as defined in Government Code section 65620, or a housing sustainability district, as defined in		No					

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	Government Code section 66200.							
IJ	The recently adopted Centennial Way Trail Master Plan includes a provision for allowing credits for off-site open space improvements to satisfy on-site requirements, thus allowing for additional units. Implementation requires a Zoning Ordinance Amedment	P	Master Plan	Centennial Way Trail Master Plan	1			1
2A	Establishment of ministerial approval processes for a variety of housing types, including single-family and multifamily housing.		No					
2B	With the adoption of the General Plan Update and certified EIR, South San Francisco has created a streamlined CEQA process for any residential project that complies with General Plan land use, zoning,	E	General Plan, General Plan Program EIR	General Plan General Plan EIR	2	1	2	4

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	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. Staff review this document as part of preparation for a public hearing.							
2C	The City routinely approves categorical and statutory exemptions for residential development, ranging from single-family units, to large multi-family development	E	CEQA Resolutions, Notices of Exemption, Zoning	CEQA Resolution CEQA Resolution CEQA Resolution CEQA Resolution	2			2

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				Zoning				
2D	Establishment of permit processes that take less than four months. Policies under this Category (2)(D) must address all approvals necessary to issue building permits.		No					
2E	City's recently adopted General Plan implemented changes to ensure compliance with SB330 requirements for streamlining, and ensure certainty for residential development. One of the important details is a limit of 5 public meetings.	E	Guidance Handout for Residential Applicants	SB330 Guidance Handout	2			2
2F	The recent zoning ordinance update changed approving body for residential projects consistent with the General Plan and Zoning from City Council to Planning Commission, reducing	E	Zoning Ordinance	Zoning Ordinance	1			1

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	the number of public hearings required for approval.							
2G	The City's Zoning Ordinance contains objective development and design standards. The City has also created checklists to help applicants demonstrate zoning compliance.	E	Zoning Ordinance Zoning Checklists	Zoning Ordinance Zoning Checklist	1			1
2H	City of South San Francisco has a consolidated Permit Center, both at a physical location and online.	E	Website, Physical Building	Permit Center	1			1
2I	Priority permit processing or reduced plan check times for ADUs/JADUs, multifamily housing, or homes affordable to lower- or moderate-income households.		No					
2J	One entitlement application available for all entitlements	E	Application Form	Planning Application	1			1
2K	South San Francisco Development and	E	Website	Development and	1			1

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	Construction Website provides information about projects in the entitlement pipeline, including recently approved projects and those under construction			Construction Website				
2L	Limitation on the total number of hearings for any project to three or fewer. Applicants that accrue points pursuant to Category (2)(E) are not eligible for points under this Category (2)(L).		No (Claiming via 2E)					
2M	Demonstration of other actions, not listed above, that quantifiably decrease production timeframes or promote the streamlining of approval processes.		No					
3A	Waiver or significant reduction of development impact fees for residential development.		No					

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3B	The City has hired a nonprofit (Hello Housing) to provide free feasibility and project management support to homeowners and wish to add an ADU or JADU.	E	Bright in Your Own Backyard Program	Program Website	2	2	1	3
3C	Housing Element Program SNP-5.5 to create ADU rent restriction incentives for extremely low-income rent levels and/or targeting special needs populations.	P	Housing Element	Housing Element	1			1
3D	Promoting innovative housing types (e.g., manufactured homes, recreational vehicles, park models) that reduce development costs.		No					
3E	The City recently adopted a new mobility plan, Active South City, which contains recommended improvements to	E	Mobility Plan	Active South City	1	1	2	2

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	create complete bicycle and pedestrian networks throughout South San Francisco. The Plan also prioritizes improvements, and includes cost estimates to help allocate City funding towards highest priority and most impactful projects.							
3F	Adoption of universal design ordinances pursuant to Health and Safety Code section 17959.		No					
3G	The Housing Endowment and Regional Trust of San Mateo County (HEART) has prepared designs for green, all-electric detached ADUs for South San Francisco residents.	E	Pre-Approved Designs, available on Website	Pre-Approved Plans	1			1
3H	Demonstration of other actions, not listed above, that quantifiably reduce		No					

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	construction or development costs.							
4A	The City has an established Affordable Housing Trust Fund, used to increase and improve the supply of housing affordable to moderate, low, very low, and extremely low-income households. Funds include affordable housing commercial linkage fees and inclusionary housing in-lieu fees	E	Municipal Code	Municipal Code	2			2
4B	Provide grants or low-interest loans for ADU/JADU construction affordable to lower- and moderate-income households.		No					
4C	A comprehensive program that complies with the Surplus Land Act (Gov. Code, § 54220 et seq.) and that makes publicly owned land available for affordable housing,		No					

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	or for multifamily housing projects with the highest feasible percentage of units affordable to lower income households. A qualifying program may utilize mechanisms such as land donations, land sales with significant write-downs, or below-market land leases.							
4D	Establishment of an Enhanced Infrastructure Financing District or similar local financing tool that, to the extent feasible, directly supports housing developments in an area where at least 20 percent of the residences will be affordable to lower income households.		No					
4E	Directed residual redevelopment funds to affordable housing.		No					
4F	Development and regular (at least		No					

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	biennial) use of a housing subsidy pool, local or regional trust fund, or other similar funding source.							
4G	Prioritization of local general funds for affordable housing.		No					
4H	Housing Element Program – Affordable Housing Fund Policy. 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.	P	Housing Element	Housing Element	1			1
TOTAL					29		11	40

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