

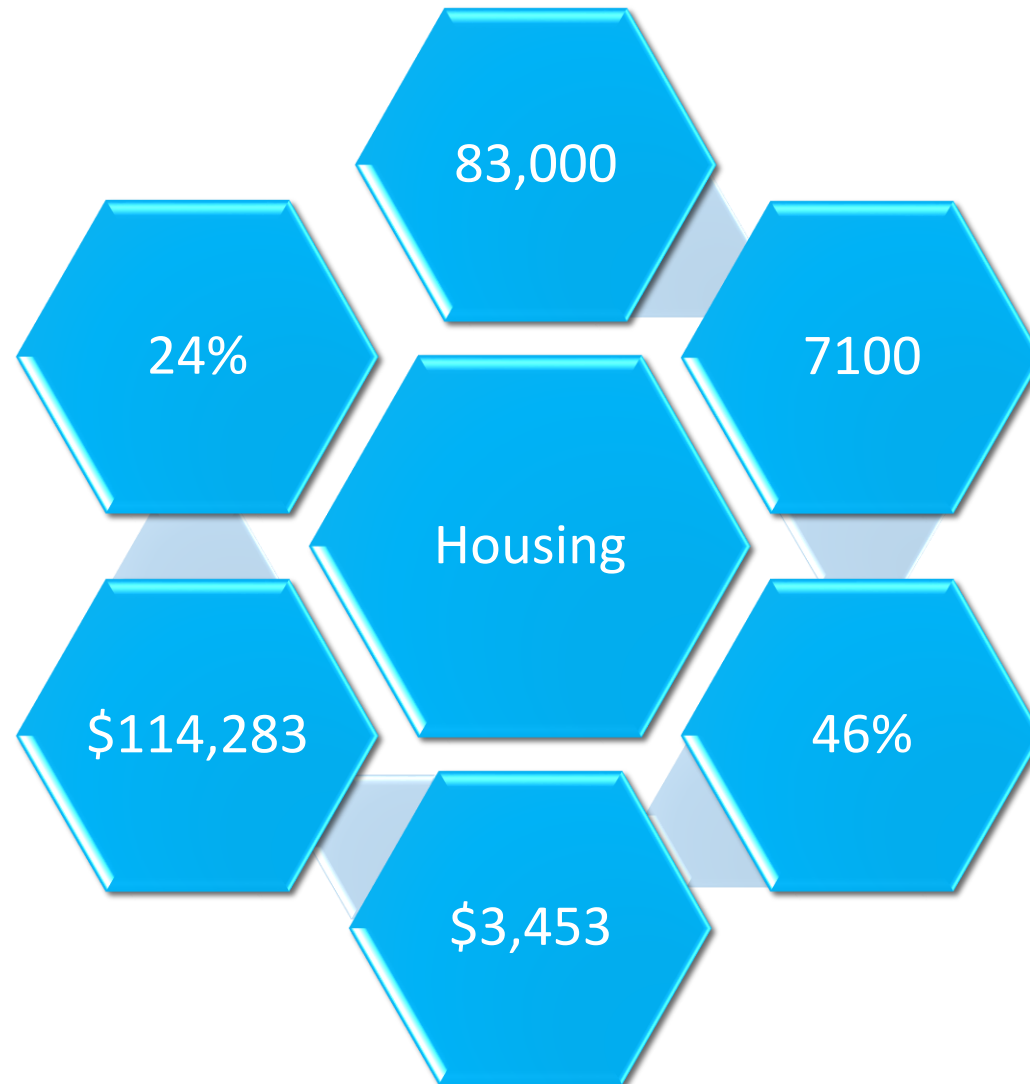
Senate Bill 50

CITY OF SOUTH SAN FRANCISCO

STUDY SESSION

APRIL 24, 2019

Housing by the Numbers



South San Francisco Housing



778 units
1,500 pipeline



42% of RHNA Complete





Housing Near Transit

- Equitable Communities Incentive
- Jobs-Rich housing project
- Transit-Rich housing project
- Complies with locally adopted inclusionary housing ordinance (if more than 20% for low income and 11% for very low income)

	Transit-Rich or Jobs-Rich Projects	0-1/4 mile of Major Transit Stop	1/4-1/2 mile of Major Transit Stop
Density Restriction	No maximum residential density	No maximum residential density	No maximum residential density
Parking Requirement	Minimum parking requirement of 0.5 spots per unit (unless current minimum is less)	No minimum parking requirement	No minimum parking requirement
Maximum Height Limit	No change	55 feet (unless current height limit is higher)	45 feet (unless current height limit is higher)
Maximum FAR	No change	3.25 (unless current max FAR is higher)	2.5 (unless current max FAR is higher)

Sensitive Communities

An area defined by HCD every 5 years, in consultation with local community based organizations in each metropolitan planning region

- 30% or more of the census tract lives below the poverty line
- Local quotient of residential racial segregation in the census tract is at least 1.25 as defined by HCD

Amendments (4/2/19)

- Ferries are added
- Minimum Inclusionary Zoning Requirements
- Defines “Jobs-Rich” area
- Protects Mobile Homes

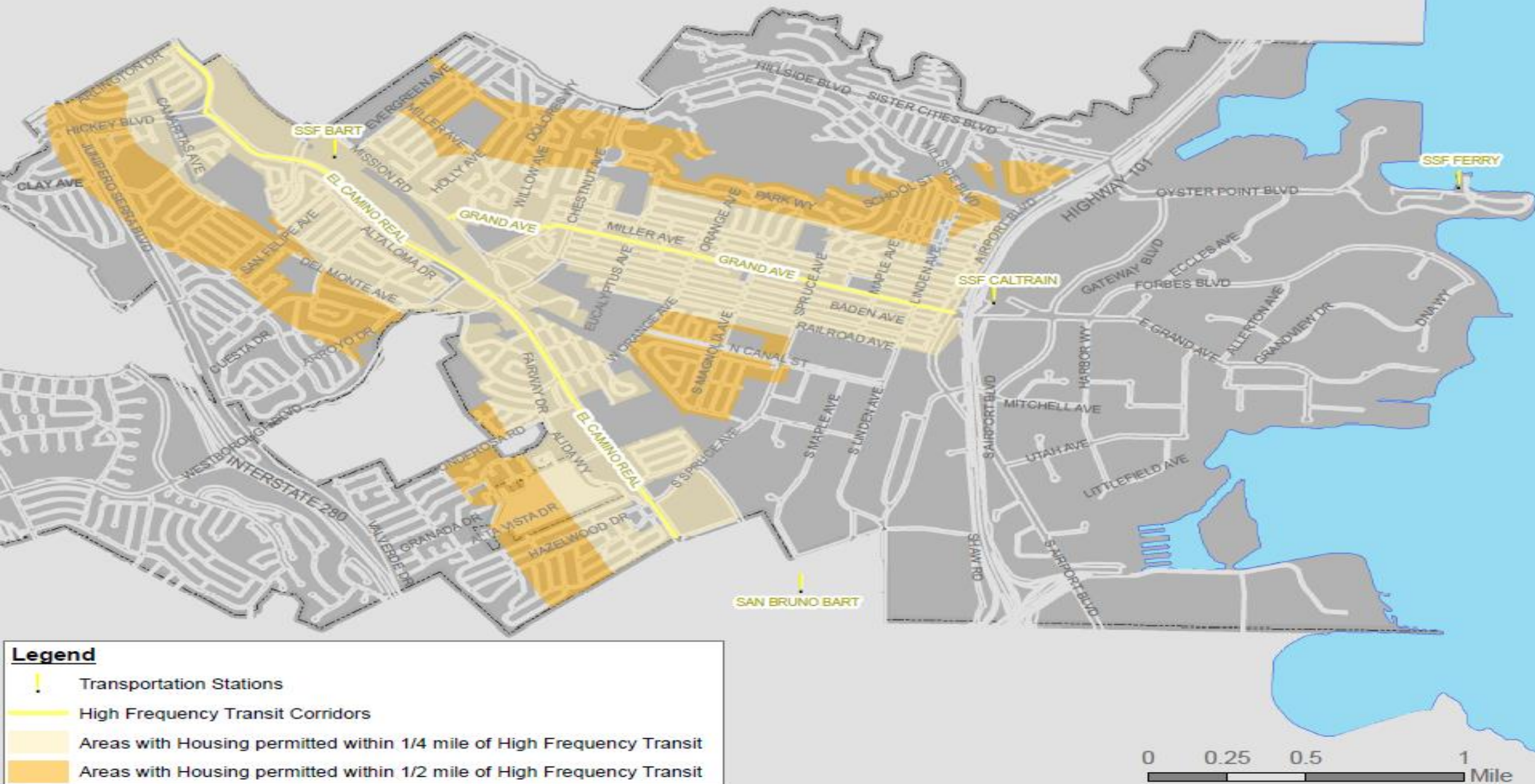


Challenges

League of California Cities:

- Locally adopted General Plans & Housing Elements
- Housing Developers & Transit Agencies determine densities
- Difficult to define “Jobs-Rich” area
- Greater density but no public transit
- Some communities exempt

Senate Bill 50



Support

CA Realtors

CA YIMBY

Chambers

Housing Alliance

Cities

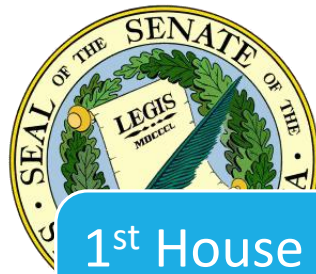
League of Cities

Council of Govt's

Planning Association

Oppose

Next Steps



1st House

- Policy
- Fiscal
- Floor



2nd House

- Policy
- Fiscal
- Floor



Governor

- Enrolled
- Vetoed?
- Chaptered

Thank you!

CHRISTINA FERNANDEZ

ASSISTANT TO THE CITY MANAGER

CHRISTINA.FERNANDEZ@SSF.NET