

Please Start Here

General Information	
Jurisdiction Name	South San Francisco
Reporting Calendar Year	2018
Contact Information	
First Name	Tony
Last Name	Rozzi
Title	Principal Planner
Email	<a href="mailto:tony.rozzi@ssf.net">tony.rozzi@ssf.net</a>
Phone	(650) 877-8535
Mailing Address	
Street Address	<u>315 Maple Avenue</u>
City	South San Francisco
Zipcode	94110

Submittal Instructions
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. <b>Online Annual Progress Reporting System (Preferred)</b> - This enters your information directly into HCD's database limiting the risk of errors. If you would like to use the online system, email <a href="mailto:APR@hcd.ca.gov">APR@hcd.ca.gov</a> and HCD will send you the login information for your jurisdiction. <i>Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is <a href="mailto:opr.apr@opr.ca.gov">opr.apr@opr.ca.gov</a>.</i>
2. <b>Email</b> - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at <a href="mailto:APR@hcd.ca.gov">APR@hcd.ca.gov</a> and to OPR at <a href="mailto:opr.apr@opr.ca.gov">opr.apr@opr.ca.gov</a> . Please send the Excel workbook, not a scanned or PDF copy of the tables.

v 2\_6\_19

[illegible]

Table A2																	
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																	
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement										
1					2	3	4								5		6
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 <u>Approved</u>	# of Units issued Entitlements		
Summary Row: Start Data Entry Below														368		368	
012254080	012254080	528 Orange Ave		B16-1153	ADU	R											
014175070	014175070	147 Francisco Dr		B16-1719	ADU	R											
013232170	013232170	380 Alta Vista Dr		B17-0609	ADU	R											
012242020	012242020	675 Miller Ave		B17-0673	ADU	R											
012046010	012046010	138 Arden Ave		B17-1598	ADU	R											
012013010	012013010	1361 Hillside Blvd		B18-0007	ADU	R											
012053020	012053020	429 Larch Ave		B18-0072	ADU	R											
012212140	012212140	708 Grand Ave		B17-0660	ADU	R											
012145500	012145500	218 8th Ln		B17-1940	ADU	R											
012143010	012143010	840 Linden Ave		B15-2117	5+	R											
011171500	011171500	1271 Edgewood Wy C	City Ventures	B16-1831	5+	O											
011171500	011171500	1269 Swiftwood Wy	City Ventures	B16-1833	SFD	O											
011171500	011171500	1265 Swiftwood Wy	City Ventures	B16-1834	SFD	O											
011171500	011171500	1261 Swiftwood Wy	City Ventures	B16-1835	SFD	O											
011171500	011171500	1273 Swiftwood Wy	City Ventures	B16-1836	SFD	O											
014031390	014031390	280-288 A St		B16-0655	2 to 4	R											
014022440	014022440	711-715 Commercial Ave		B16-1729	2 to 4	R											
014022500	014022500	721-723 Commercial Ave		B16-1730	2 to 4	R											
014022410	014022410	11-15 Orange Ave		B16-1731	2 to 4	R											
010212140	010212140	100 Mclellan Dr		B17-0953	5+	R											
012338140; 012338060; 012338070	012338140; 012338060; 012338070	150 Airport Blvd	150 Airport Blvd	B17-0788	5+	R											
012334030; 012334040; 012334130; 012334160	012334030; 012334040; 012334130; 012334160	200 Linden Avenue	HiSense	B18-0304	5+	O											
012323260	012323260	17 Maple Avenue		B17-1456	2 to 4	R											
012134090	012134090	847 Olive Ave		B17-2038	2 to 4	R											
012133150	012133150	731 Maple Ave		B17-1939	ADU	R											
012145500	012145500	218 8th Ln		B17-1940	ADU	R											
012233070	012233070	656 Baden Av		B18-0394	ADU	R											
012271390	012271390	546 Railroad Av		B16-1646	SFD	R											
012333060	012333060	338 First Ln A&B		B17-0970	2 to 4	R											
014011260	014011260	988 El Camino Real	Summerhill	P17-0060	5+	R							172	2/28/2018	172		
012211120	012211120	756 Grand Ave		P18-0001	2 to 4	R							1	1/16/2018	1		
012314220	012314220	216 Miller Ave	Cadence Ph 2	P17-0102	5+	R											

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units															
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement								
1					2	3	4				5			6	
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	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
Summary Row: Start Data Entry Below													368		368
012254080	012254080	528 Orange Ave		B16-1153	ADU	R									
014175070	014175070	147 Francisco Dr		B16-1719	ADU	R									
013232170	013232170	380 Alta Vista Dr		B17-0609	ADU	R									
012242020	012242020	675 Miller Ave		B17-0673	ADU	R									
012046010	012046010	138 Arden Ave		B17-1598	ADU	R									
012013010	012013010	1361 Hillside Blvd		B18-0007	ADU	R									
012053020	012053020	429 Larch Ave		B18-0072	ADU	R									
012212140	012212140	708 Grand Ave		B17-0660	ADU	R									
012145500	012145500	218 8th Ln		B17-1940	ADU	R									
012143010	012143010	840 Linden Ave		B15-2117	5+	R									
011171500	011171500	1271 Edgewood Wy C	City Ventures	B16-1831	5+	O									
011171500	011171500	1269 Swiftwood Wy	City Ventures	B16-1833	SFD	O									
011171500	011171500	1265 Swiftwood Wy	City Ventures	B16-1834	SFD	O									
011171500	011171500	1261 Swiftwood Wy	City Ventures	B16-1835	SFD	O									
011171500	011171500	1273 Swiftwood Wy	City Ventures	B16-1836	SFD	O									
014031390	014031390	280-288 A St		B16-0655	2 to 4	R									
014022440	014022440	711-715 Commercial Ave		B16-1729	2 to 4	R									
014022500	014022500	721-723 Commercial Ave		B16-1730	2 to 4	R									
014022410	014022410	11-15 Orange Ave		B16-1731	2 to 4	R									
010212140	010212140	100 Mclellan Dr		B17-0953	5+	R									
012338140; 012338060; 012338070	012338140; 012338060; 012338070	150 Airport Blvd	150 Airport Blvd	B17-0788	5+	R									
012334030; 012334040; 012334130; 012334160	012334030; 012334040; 012334130; 012334160	200 Linden Avenue	HiSense	B18-0304	5+	O									
012323260	012323260	17 Maple Avenue		B17-1456	2 to 4	R									
012134090	012134090	847 Olive Ave		B17-2038	2 to 4	R									
012133150	012133150	731 Maple Ave		B17-1939	ADU	R									
012145500	012145500	218 8th Ln		B17-1940	ADU	R									
012233070	012233070	656 Baden Av		B18-0394	ADU	R									
012271390	012271390	546 Railroad Av		B16-1646	SFD	R									
012333060	012333060	338 First Ln A&B		B17-0970	2 to 4	R									
014011260	014011260	988 El Camino Real	Summerhill	P17-0060	5+	R							172	2/28/2018	172
012211120	012211120	756 Grand Ave		P18-0001	2 to 4	R							1	1/16/2018	1
012314220	012314220	216 Miller Ave	Cadence Ph 2	P17-0102	5+	R							195	11/28/2018	195
								</							

[illegible]

[illegible]

[illegible]

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	565			80							80	485
	Non-Deed Restricted												
Low	Deed Restricted	281	3			15						18	263
	Non-Deed Restricted												
Moderate	Deed Restricted	313				6						37	276
	Non-Deed Restricted		10	13	5	3							
Above Moderate		705	28	92	283	240						643	62
Total RHNA		1864											
Total Units 44			41	105	368	264						778	1086

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

Cells in grey contain auto-calculation formulas

[illegible]



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	<p>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.</p> <p>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.</p>
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	<p>The Inclusionary Housing Ordinance regulations (SSFMC Chapter 20.380)are and continue to be, implemented by the City in accordance with State law.</p> <p>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.</p>
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	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.
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. COMPLETE
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	<p>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.</p> <p>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 nearly 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 issued a building permit for development of for-sale high density housing with 20% inclusionary housing required. A former firehouse is under consideration for a mixed use development that may include affordable housing and the City is in the ENRA phase of disposal of a 4+ acre property that would be developed with rental housing and include a 15-20% affordable housing component.</p>
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	<p>The City has applied each year for state funding through the Cap &amp; 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.</p> <p>Additionally, a 100% affordable rental project for very-low income seniors has been 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 monies to help fund their affordable projects and the City supported those applications.</p>
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 an affordable housing project requiring financial assistance.
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	2023	City staff has not yet considered this item.
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.
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	<p>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.</p> <p>The City is currently master planning 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's Economic and Community Development Department has completed an RFP for housing development on City-controlled parcels within the El Camino Real/Chestnut Area Plan. The future development will conform to the Grand Boulevard Initiative policies. Finally, the Engineering Division 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.</p>

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	<p>Brochures are provided at the Permit Center Counter; in addition staff explores second unit options during counter discussions and during building permit plan checks.</p> <p>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. Reduced or no parking, reduced setbacks, larger second units, and units with multiple bedrooms are now permitted with approval of a Building Division permit only.</p>
1-7A - Continue to identify opportunities for residential development through infill and redevelopment of underutilized sites	Through completion and implementation of the Downtown Specific Area Plan and ongoing implementation of the El Camino Real/Chestnut Area Specific Plan, the BART Transit Village Plan, the El Camino Real Mixed Use Zoning Districts the City will maintain an inventory of residential development opportunities on infill and underutilized sites with proper zoning to support both affordable and market rate housing development.	2023	The Department of Economic and Community Development - Economic Development and Housing Division maintains a list of potential development sites. Additionally, the Division is currently conducting a Request for Qualifications for several underutilized sites within the Downtown Station Area Specific Plan.
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. Several community meetings have been held and staff is preparing a zoning text amendment for consideration by the Planning Commission and City Council in 2019.
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	<p>The City continues to provide prompt customer service, and use project planner liaisons for large developments, to facilitate expedited entitlement review and processing. The year 2018 was particularly successful for staff - several new large-scale housing developments were approved under time sensitive conditions.</p> <p>The One Stop Permit center provides 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.</p>
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.
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 2018.
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	<p>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.</p> <p>City staff will evaluate an option for new Residential Design Guidelines consistent with objective standards as part of the General Plan 2040 process underway.</p>
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.
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	<p>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.</p> <p>Rebuilding Together Peninsula (RTP): The City used CDBG funds to support two RTP programs, National Rebuilding Day and Safe at Home.</p> <p>El Concilio: The City used CDBG funds to support El Concilio's Peninsula Minor Home Repair Program.</p>
3-1B - Funding Prioritization	The City shall continue to give housing rehabilitation efforts high priority in the use of Community Development Block Grant (CDBG) funds. Funds shall be targeted towards older housing stock and to families earning less than 80 percent of AMI.	2023	<p>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.</p> <p>Rebuilding Together Peninsula (RTP): The City used CDBG funds to support two RTP programs, National Rebuilding Day and Safe at Home.</p> <p>El Concilio: The City used CDBG funds to support El Concilio's Peninsula Minor Home Repair Program.</p>
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	<p>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.</p> <p>Rebuilding Together Peninsula (RTP): The City used CDBG funds to support two RTP programs, National Rebuilding Day and Safe at Home.</p> <p>El Concilio: The City used CDBG funds to support El Concilio's Peninsula Minor Home Repair Program.</p>
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 2018.
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 2018 there were up to 5 enforcement officers on staff that enforce housing, building and safety codes, however, that number has reduced to 2 full time officers for 2019. Additionally, Building Division staff enforces these codes when they are out on inspections. Incompatible uses are addressed in zoning code section 20.320.

3-3A - Capital Improvement Program for Older Neighborhoods	The City shall maintain its capital improvement program to upgrade infrastructure in older neighborhoods such as Village Way, Willow Gardens, Town of Baden, Downtown (or Old Town), Irish Town, and Peck's Lots.	2023	The FY 2018-19 CIP totals \$90.2 million including \$44.9 million in newly adopted appropriations and \$45.3 million in remaining appropriations from prior years. There are 12 new project requests and 23 projects receiving additional appropriations. Of the new funding \$7.0 million is coming from grants and \$9.4 million from Measure W. Projects will include street repairs and sidewalk and municipal upgrades in the older residential neighborhoods of South San Francisco.
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.
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	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 and has planned a second in 2019 to discuss tenant protections for SSF residents.
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 2018.
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 2018.
3-6B - Assist Tenants	The City shall assist tenants displaced by the conversation 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 2018, there were no at-risk market units eligible for conversion to market rate. 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.
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.
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	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.
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 consistent with the SFO Airport Land Use Compatibility Plan (ALUCP) and adopted Municipal Code regulations. New residential projects within the 70+ dB CNEL areas are not currently permitted and new residential projects within the 65 to 69 dB CNEL noise contours require acoustic studies.
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	A project for 80 units available to low-income seniors was issued a building permit in 2017 and completed in January 2019 (and will be recognized as . Density bonus incentives were included in the project during entitlement stage.
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.
5-2A - Ensure Consistency with State Accessibility Laws	Encourage development of residential board and care facilities for seniors by continuing to allow reduced parking requirements for these types of facilities.	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.
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.

5-3A - Accessibility Modification Programs	The City shall continue to support programs that provide modifications that make housing units accessible to the disabled.	2023	<p>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.</p> <p>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.</p>
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	<p>The City provides information consistent with the program.</p> <p>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.</p>
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.
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 South San Francisco's affordable housing consists of single-room occupancy units and one- and two-bedroom units. The City shall work with housing developers during the entitlement	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.
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.
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 South San Francisco on North Access Road. The former Redevelopment Agency regularly provided funding to the County for the operation of the shelter. As part of the 2015-2023 Housing Element update, the City conducted a capacity analysis for new emergency shelter construction within approved zoning districts.
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).
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.
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	2023	The City's Housing Division maintains online and handout resources for residents with housing challenges.
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	2023	<p>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.</p> <p>Project Sentinel, provides comprehensive fair housing services including complaint investigation, community outreach and education to San Mateo County residents.</p>
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 scheduled for City Council review.
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	<p>The City provides an annual grant to a fair housing service provider using its HOME Administrative funds.</p> <p>Project Sentinel, provides comprehensive fair housing services including complaint investigation, community outreach and education to San Mateo County residents.</p>
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.
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	2023	<p>The City provides an annual grant to a fair housing service provider using its HOME Administrative funds.</p> <p>Project Sentinel, provides comprehensive fair housing services including complaint investigation, community outreach and education to San Mateo County residents.</p>
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	<p>Through the City's Housing Rehabilitation Program and CDBG subrecipient grants, the City encourages weatherization and energy efficiency upgrades.</p> <p>The City continues to provide funding and technical assistance to energy efficiency upgrade programs, including the Home Energy Renovation Opportunity (HERO) program.</p>

[illegible]



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

Jurisdiction	Francisco	
Reporting Period	2018	(Jan. 1 - Dec. 31)

Note: + 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)(2)									
This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).									
Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> 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)(7) of Government Code Section 65583.1 <sup>+</sup>
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									

Jurisdiction	South San Francisco	
Reporting Year	2018	(Jan. 1 - Dec. 31)

Entitled Units Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		368
Total Units 44		368

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

Submitted Applications Summary	
Total Housing Applications Submitted:	6
Number of Proposed Units in All Applications Received:	1,562
Total Housing Units Approved:	0
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