

# GENERAL PLAN HOUSING ELEMENT POLICY DOCUMENT

## City Council

Pedro Gonzalez, *Mayor*  
 Karyl Matsumoto, *Mayor Pro-Tem*  
 Joseph A. Fernekes, *Councilmember*  
 Raymond L. Green, *Councilmember*  
 Richard A. Garbarino Sr., *Councilmember*

## Planning Commission

William Romero, *Chairperson*  
 Rick Ochsenhirt, *Vice Chairperson*  
 Joseph D'Angelo, *Commissioner*  
 Judith Honan, *Commissioner*  
 Michael Meloni, *Commissioner*  
 Eugene Sim, *Commissioner*  
 Marc Teglia, *Commissioner*

## City Staff

Michael A. Wilson, *City Manager*  
 Marty Van Duyn, *Director of Economic & Community Development*  
 Thomas C. Sparks, *Chief Planner*  
 Norma Fragoso, *Housing & Community Development Manager*  
 Michael Lappen, *Senior Planner*  
 Armando Sanchez, *Housing & Community Development Consultant*

*Prepared by*

City of South San Francisco, Department of Economic & Community Development

**Adopted December 11, 2002**

## GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

Under California law, the housing element must include the community's goals, policies, quantified objectives, and housing programs for the maintenance, improvement, and development of housing.

This Housing Element includes six goal statements. Under each goal statement, the element sets out policies that amplify the goal statement. Implementation programs are listed at the end of the corresponding policy or group of policies and describe briefly the proposed action, the City agencies or departments with primary responsibility for carrying out the program, and the time frame for accomplishing the program. Several of the implementation programs also have quantified objectives listed.



*South San Francisco BART Transit Village Project. The pedestrian-oriented transit village project adjacent to the BART Station will provide 360 apartment units and 23,000 square feet of retail space, including a grocery store.*

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

**Goal:** Ultimate purpose of an effort stated in a way that is general in nature and immeasurable.

**Policy:** Specific statement guiding action and implying clear commitment.

**Implementation Program:** An action, procedure, program, or technique that carries out policy. Implementation programs also specify primary responsibility for carrying out the action and an estimated time frame for its accomplishment. The time frame indicates the calendar year in which the activity is scheduled to be completed. These time frames are general guidelines and may be adjusted based on City staffing and budgetary considerations. Quantified objectives (where applicable to individual implementation programs) are the number of housing units that the City expects to be constructed, conserved, or rehabilitated.

**Quantified Objective:** the number of housing units that the City expects to be constructed, conserved, or rehabilitated, and the number of households the City expects will be assisted through Housing Element programs based on general market conditions during the time frame of the Housing Element.

The housing element law recognizes that in developing housing policy and programs, identified housing needs may exceed available resources and the community's ability to satisfy these needs. The quantified objectives of the housing element, therefore, need not be identical to the identified housing need but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved over a five-year time frame.



*Oakmont Vistas, located on Oakmont Drive and Westborough Boulevard, includes 34 single family residences.*

## NEW RESIDENTIAL CONSTRUCTION

### GOAL I

To promote the provision of housing by both the private and public sectors for all income groups in the community. (Existing HE Goal 2)

### Availability of Sites for New Construction

- Policy 1-1      The City shall maintain an adequate supply of land to meet its 1999-2006 ABAG Regional Housing Needs Determination (RHND) of 277 very low income units, 131 low income units, 360 moderate income units, and 563 above moderate units. (New Policy)
- Program 1-1A      The City shall annually update its inventory of vacant and underutilized parcel identified in Tables I-32 and I-33 of the Housing Element Background Report. The City shall also conduct an annual 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 1999-2006 Regional Housing Needs Determination (RHND) to determine if any changes in land use policy are warranted. (New Program)
- Responsibility:* Department of Economic and Community Development  
*Time Frame:* Annually  
*Funding Source:* City funds  
*Quantified Objective:* NQ
- Policy 1-2      The City shall implement the Inclusionary Housing Ordinance. (New Policy)

Program 1-2A The City shall adopt and implement the Inclusionary Housing Ordinance requiring new residential development over four units to provide a minimum of twenty (20) percent low- and moderate-income housing. (New Program)

*Responsibility of:* Department of Economic and Community Development; City Council

*Time Frame:* FY 2001-2002, Ongoing

*Funding Source:* NA

*Quantified Objective:* 111 low-income units and 167 moderate-income units

Program 1-2B The City shall prepare an Annual Report summarizing by project the number of units developed under the Inclusionary Housing Ordinance. (New Program)

*Responsibility of:* Department of Economic and Community Development; City Council

*Time Frame:* Annually

*Funding Source:* City funds

*Quantified Objective:* NQ

Policy 1-3 In addition to the Inclusionary Housing Ordinance, the City shall investigate other methods for providing affordable housing units. (New Policy)

Program 1-3A The City shall determine the feasibility of establishing a commercial linkage fee. (New Program)

*Responsibility:* Department of Economic and Community Development, Planning Division; City Council

*Time Frame:* FY 2002-2003

*Funding Source:* City funds

*Quantified Objective:* NQ



*Oak Farms is located on the south corner of Oak and Grand Avenues in the El Camino Real Redevelopment Area. The project will provide 32 single family residences on a 2.65 acre site.*



*Oak Farms is located on the south corner of Oak and Grand Avenues in the El Camino Real Redevelopment Area. The project will provide 32 single family residences on a 2.65 acre site.*

Policy 1-4      The City shall work with for-profit and non-profit developers in consolidating infill parcels designated for multi-family residential development when it facilitates efficient development of the parcels. (New Policy)

Program 1-4A      The Redevelopment Agency shall acquire sites that are either vacant or were developed with vacant, underutilized, blighted, and nonconforming uses and will make the sites available to non-profit developers. (Existing Program 2D-3).

*Responsibility:* Department of Economic and Community Development, South San Francisco Redevelopment Agency and the Housing and Community Development Division

*Time Frame:* 1999 - 2006

*Funding Source:* 20 percent Redevelopment Housing Set-aside Fund

*Quantified Objective:* Acquire land sufficient for 60 units by 2006

Policy 1-5      The City shall promote the construction of lower cost units by providing incentives and encouraging mixed use projects, second units, density bonuses, loft-style units, and manufactured housing. (Existing Policy 2B)

Program 1-5A      The City shall review its Zoning Ordinance to assure that it has the tools and flexibility needed to encourage a variety of unit sizes and mix of housing types including single family condominiums, cluster projects, PUDs, townhomes, cooperatives, mobile homes, senior projects, and manufactured housing. The Zoning Ordinance may include the following criteria and standards:

- a) establishment of a residential FAR;
- b) establishment of specific parking standards for residential second units; and,
- c) establishment of specific design and development standards for all housing types.



*Responsibility:* Economic and Community Development, Planning Division; City Council  
*Time Frame:* Complete review and amendments by December 2002.  
*Funding Source:* City funds  
*Quantified Objective:* NQ

- Policy 1-6      The City shall implement the Density Bonus Ordinance. (New Policy)
- Program 1-6A    The City shall adopt and implement the Density Bonus Ordinance for projects that include affordable housing in over 20 percent of the project. (Existing Program 2B-3)
- Responsibility of:* Department of Economic and Community Development, Planning Division; City Council  
*Time Frame:* FY 2001-2002  
*Funding Source:* NA  
*Quantified Objective:* 50 units between 1999 and 2006
- Policy 1-7      The City shall encourage a mix of residential, commercial and office uses in the areas designated as Downtown Commercial, mixed Community Commercial and High Density Residential, mixed Business Commercial and High Density Residential, mixed Business Commercial and Medium Density Residential in the General Plan and in the South San Francisco BART Transit Village Zoning District. (New Policy)
- Policy 1-8      The City shall support and facilitate the development of second units on single-family designated and zoned parcels. (New Policy)
- Program 1-8A    The City shall revise the Zoning Ordinance to remove constraints to the development of second units, such as overly restrictive parking standards and setback requirements.



*Terrabay Residential projects include: Terrabay Village with 161 Townhomes; Terrabay Park with 125 single family residences; Terrabay Woods with 135 single family residences; and Terrabay Point (above) with a 112-unit Condominium tower and 70 single family homes.*

*Responsibility:* Department of Economic and Community Development, Planning Division, City Council

*Time Frame:* FY 2002-2003

*Funding Source:* City funds

*Quantified Objective:* 20 second units

Program 1-8B

The City shall actively promote community education on second units by posting information regarding second units on the City's website and providing brochures at the public counter in the Department of Economic and Community Development.

*Responsibility:* Department of Economic and Community Development, Planning Division

*Time Frame:* FY 2002-2003

*Funding Source:* City funds

*Quantified Objective:* see 1-8A

Policy 1-9

The City shall maximize opportunities for residential development, including through infill and redevelopment of underutilized sites, without impacting existing neighborhoods or creating conflicts with industrial operations.

Policy 1-10

Where appropriate, the City shall encourage the consolidation of parcels designated for multi-family residential development when it facilitates efficient development of the parcels.

Program 1-10A

The City shall establish development standards in the Municipal Code that would determine the lot-size requirements for sites designated as High Density Residential, Downtown High Density Residential, and Medium Density Residential in order to promote the consolidation of parcels designated for multi-family residential or mixed-use multi-family residential/commercial development.



*Responsibility:* Department of Economic and Community Development

*Time Frame:* 2003

*Funding Source:* City Funds

*Quantified Objective:* NQ

### **Administrative Support, Housing Funding and Permit Streamlining**

**Policy 1-11** The City shall continue to operate the “One Stop Permit Center” in order to provide assistance from all divisions, departments, and levels of City government, within the bounds of local ordinances and policies, to stimulate private housing development consistent with local needs. (Revised Existing Policy 1B)

**Program 1-11A** To support private market construction, the City shall work with property owners, project sponsors, and developers to expedite the permit review process; design housing projects that meet the goals, objectives and policies of this Housing Element; providing timely assistance and advice on permits, fees, environmental review requirements, and affordable housing agreements to avoid costly delays in project approval; and interfacing with community groups and local residents to ensure public support of major new housing developments. (Existing Program 1B-1).

*Responsibility of:* Department of Economic and Community Development, Planning Division and Housing and Community Development

*Time Frame:* On-going

*Funding Source:* City funds

*Quantified Objective:* NQ

**Policy 1-12** The City shall support efforts to generate affordable housing. (Existing Policy 2C)

**Program 1-12A** The City shall allocate redevelopment funds to non-profit housing agencies that assist in providing or developing low-income housing through such means as providing funds for land purchase and rehabilitation. (Revised Program 2C-2)



*Completed in 2000, the Promenade, located near El Camino Real in the El Camino Real Redevelopment Area, includes 179 single family units on a 28.5 acre site.*



*Completed in 2001, Parc Place, located on Orange and Railroad Avenues, includes 153 single family residences.*

*Responsibility of:* Department of Economic and Community Development, Housing and Community Development Division  
*Time Frame:* FY 1999 - 2006  
*Funding Source:* 20 percent Redevelopment Housing Set-aside Fund  
*Quantified Objective:* 60 units by 2006.

Program 1-12B The City should negotiate with the South San Francisco Unified School District to reduce school impact fees.

*Responsibility of:* City Council, Department of Economic and Community Development, Housing and Community Development Division  
*Time Frame:* FY 2002-2003  
*Funding Source:* City Funds  
*Quantified Objective:* NQ

Policy 1-13 The City shall ensure the availability of adequate public facilities, including streets, water, sewerage, and drainage, throughout the residential areas of the city. Residential development will be encouraged, as designated on the General Plan Land Use Map, where public services and facilities are adequate to support added population or where the needed improvements are already committed. All dwelling units will have adequate public or private access to public rights-of-way. (Existing Program 1C-2)

Policy 1-14 The City shall continue to cooperate with other governmental agencies and take an active interest in seeking solutions to area-wide housing problems. The City supports the concept that all communities should make a good faith effort to meet the housing needs of very low-, low- and moderate-income households in their area in a manner that is not disproportionate for any community and which recognizes the degree of effort made in prior years. (Existing Policy 2E)

Program 1-14A The City shall participate with San Mateo County in its Housing Revenue Bond and Mortgage Credit Certificate programs.

*Responsibility:* Department of Economic and Community Development, Housing and Community Development Division

*Time Frame:* On-going

*Funding Source:* California Debt Limit Allocation Committee

*Quantified Objective:* Assist 20 moderate income households with home purchases

- Program 1-14B The City shall continue participating in the San Mateo County Housing Investment Project (CHIP), which is a consortium of several cities located in San Mateo County, San Mateo County, lenders, school districts, and other interested parties that seek to establish a countywide first-time home buyer program. (New Program)

*Responsibility:* Department of Economic and Community Development, Housing and Community Development Division

*Time Frame:* Annually

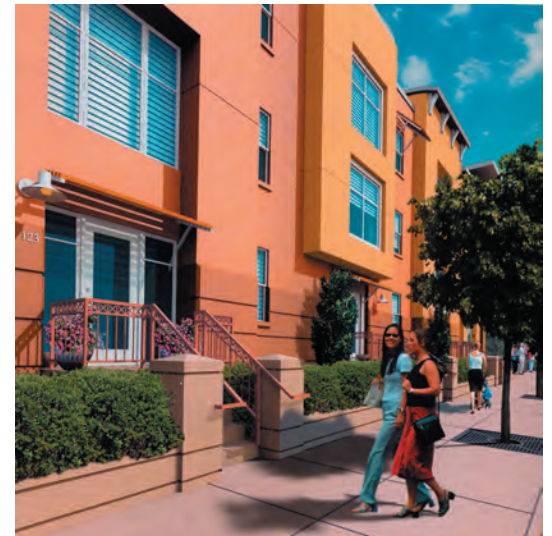
*Funding Source:* City funds

*Quantified Objective:* NQ

- Policy 1-15 The City shall ensure that new development promotes quality design and harmonizes with existing neighborhood surroundings. (Existing Policy 1C)
- Policy 1-16 The City shall support excellence in design through the continued use of the design review board and/or staff and adherence to CEQA while ensuring that this process carried out expeditiously.
- Policy 1-17 The City shall ensure that the objectives of this Housing Element are carried out within the Element's time frame (1999-2006). (New Policy)
- Program 1-17A The City shall continue to maintain Housing Element and the Element's programs.



*The design of the South San Francisco BART Transit Village project includes substantial pedestrian-oriented access in the interior courtyard area and use of stoops facing the streets and BART plaza.*



*Responsibility of:* Department of Economic and Community Development

*Time Frame:* Ongoing

*Funding Source:* 20 percent Redevelopment Housing Set-aside Fund, CDBG funds, and General Fund for remaining non-qualifying functions

*Quantified Objective:* NQ

Program 1-17B The City shall maintain and regularly update a list of major agencies and organizations participating in housing-related activities, including address, telephone, and brief description of their function.

*Responsibility of:* Department of Economic and Community Development

*Time Frame:* On-going

*Funding Source:* City funds

*Quantified Objective:* NQ

Policy 1-18 The City shall ensure that developers and city residents are made aware of key housing programs and development opportunities. (New Policy)

Program 1-18A To widen the availability of information to interested residents, the City shall update its website to include information on affordable housing, housing programs, and inclusionary units. (New Program)

*Responsibility of:* Department of Economic and Community Development

*Time Frame:* FY 2002-2003

*Funding Source:* City funds

*Quantified Objective:* NQ



*Terrabay Residential Condominium Tower*

### **Related General Plan Policies**

See also General Plan Land Use Element policies 2-I-6, 2-I-10, 2-I-15, 2-I-18, and 2-I-19.

See also General Plan Planning Sub-Areas Element policies 3.1-G-3, 3.1-I-1, 3.1-I-3, 3.3-I-5, 3.3-I-12A, 3.4-I-8, 3.4-I-9, 3.4-I-16, 3.4-I-17, 3.4-I-18, 3.10-G-1, 3.10-I-1, and 3.11-I-1.

See also General Plan Economic Development Element policies 6-I-2, and 6-I-13,

**MAINTENANCE OF EXISTING AFFORDABLE HOUSING STOCK**

**GOAL 2**

To conserve and enhance existing residential neighborhoods while maintaining affordability in existing neighborhoods and neighborhoods with low-income families.

- |              |   |
|--------------|---|
| Policy 2-1   | The City shall continue to encourage private reinvestment in older residential neighborhoods and private rehabilitation of housing. (New Policy)  |
| Policy 2-2   | As appropriate, the City shall use State and Federal funding assistance to the fullest extent these subsidies exist to rehabilitate housing. The City shall continue to give housing rehabilitation efforts high priority in the use of Community Development Block Grant funds. (New Policy)   |
| Policy 2-3   | The City shall prioritize Federal, State and Redevelopment Agency funds for acquisition and rehabilitation of housing in older residential neighborhoods. The City would target funds in order to preserve the older housing stock that exist in older neighborhoods with low income families.  |
| Policy 2-4   | The City shall maintain and improve neighborhoods through the use of systematic code enforcement, regulatory measures, cooperative neighborhood improvement programs and other available incentives. The City shall focus on properties in older neighborhoods with low-income families, such as Village Way, Willow Gardens, Town of Baden, Downtown (or Old Town), Irish Town, and Peck’s Lots. |
| Program 2-4A | The City shall continue to aggressively enforce uniform housing, building, and safety codes. (Existing Program 1.A-2)   |



*Responsibility:* City Attorney; Fire Department, Fire Prevention/  
Building Division

*Time Frame:* On-going

*Funding Source:* City funds

*Quantified Objective:* NQ

- Program 2-4B      The City shall seek to eliminate incompatible land uses or blighting influences from residential neighborhoods through targeted code enforcement and other available regulatory measures. (New Policy)

*Responsibility:* City Attorney; Fire Department, Fire Prevention/  
Building Division

*Time Frame:* On-going

*Funding Source:* City funds

*Quantified Objective:* NQ

- Policy 2-5      The City shall ensure that all rental properties in the community are well maintained. To this end, the City shall aggressively enforce health and safety code regulations on these units. (New Policy)

- Policy 2-6      The City shall continue to support the revitalization of older neighborhoods by keeping streets, sidewalks, and other municipal systems in good repair. The City shall continue to work cooperatively with other agencies and utilities concerning the maintenance of their properties and equipment in South San Francisco. (New Policy)

- Program 2-6A      As appropriate, the City shall create a capital improvement and housing rehabilitation program to upgrade housing in older neighborhoods with low income housing, such as Village Way, Willow Gardens, Town of Baden, Downtown (or Old Town), Irish Town, and Peck's Lots. (New Program)



*The Peck's Lots residential neighborhood contain several aging rental units.*





*Greenridge Affordable Housing project, located on El Camino Real in the El Camino Real Redevelopment Area, includes 34 Townhomes on a 2.6 acre site.*

	<p><i>Responsibility:</i> Department of Economic and Community Development,</p> <p><i>Time Frame:</i> Ongoing</p> <p><i>Funding Source:</i> General Fund, RDA and CDBG</p> <p><i>Quantified Objective:</i> NQ</p>
Policy 2-7	The City shall ensure that rehabilitation efforts promote quality design and harmonize with existing neighborhood surroundings. (Existing Policy 1C)
Policy 2-8	The City shall use City and Redevelopment Agency rehabilitation and other programs as appropriate to arrest the deterioration of newer housing and neighborhoods that are already showing signs of deterioration before repair costs become excessive. (New Policy)
Policy 2-9	The City shall strive to maintain the existing multi-family housing stock. (New Policy)
Program 2-9A	<p>The City shall provide low-interest loans for rehabilitation of owner-occupied single-family homes by supporting the Housing Rehabilitation Program with continued CDBG funding. The City shall give priority is given to homes in the Downtown Target Area. (Revised Program 1.A-1)</p> <p><i>Responsibility:</i> Department of Economic and Community Development, Housing and Community Development Division</p> <p><i>Time Frame:</i> On-going</p> <p><i>Funding Source:</i> CDBG</p> <p><i>Quantified Objective:</i> 40 Units by 2006.</p>

- Program 2-9B      The City shall support the South San Francisco Housing Authority in the continued operation and renting of 80 units of public housing. (Existing Program 2D-1)
- Responsibility:* South San Francisco Housing Authority  
*Time Frame:* On-going  
*Funding Source:* HUD funds and return on rents  
*Quantified Objective:* Preserve 80 units.
- Policy 2-10      The City shall strive to preserve existing boarding rooms and Single Room Occupancies. (New Policy)
- Program 2-10A    The City shall provide financial assistance for physical improvements to existing boarding rooms and Single Room Occupancies in the Downtown area. (Existing Program 2D-2)
- Responsibility:* Department of Economic and Community Development, South San Francisco Redevelopment Agency  
*Time Frame:* 1999 - 2006  
*Funding Source:* 20 percent Redevelopment Housing Set-aside Fund  
*Quantified Objective:* Upgrade 60 Single Rooms between 1999 and 2006.
- Policy 2-11      The City shall strive to limit the conversion of apartment units to condominiums. (New Policy)
- Program 2-11A    The City shall continue to enforce limits on 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 5 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; and
- e. The conversion is consistent with all applicable policies of the General Plan.
- f. Since the Ordinance was adopted, no conversions have occurred. This has helped retain a rental housing stock in the community that provides a substantial source of housing for low- and moderate-income families. (Existing Program 2D-5)

*Responsibility of:* Department of Economic and Community Development, Planning Division

*Time Frame:* On-going

*Funding Source:* NA

*Quantified Objective:* NQ

Policy 2-12	The City shall support State and Federal legislation to make housing more affordable for owners and renters, and to permit rehabilitation of existing deteriorated housing without an increase in tax assessments. (Existing Program 2E-1)
Policy 2-13	The City shall use its best efforts to insure the preservation of subsidized housing units at risk of converting to market rate housing. (New Policy)
Policy 2-14	The City shall track affordability levels in the City by monitoring changes in housing sales prices and rental rates. (New Policy)
Program 2-14A	The City shall regularly monitor housing sales price trends of existing units and new units to determine housing affordability levels. (New Program)

*Responsibility:* Department of Economic and Community Development

*Time Frame:* Annually

*Funding Source:* City funds

*Quantified Objective:* NQ

- Program 2-14B The City shall regularly monitor rental rates to document any trends of unwarranted and unreasonable rent increases. If there are signs of unwarranted and unreasonable rent increases, the City shall investigate the feasibility of establishing a mediation board (New Program)

*Responsibility:* Department of Economic and Community Development

*Time Frame:* Annually

*Funding Source:* City funds

*Quantified Objective:* NQ

### Related General Plan Policies

See also General Plan Land Use Element policies 2-G-1, 2-G-5, 2-G-6, 2-G-7, 2-I-3, 2-I-7, 2-I-8, 2-I-9, and 2-I-15.

See also General Plan Planning Sub-Areas Element Policies 3.1-G-2, 3.1-G-4, 3.1-I-2, 3.1-I-5, 3.1-I-12, 3.4-G-4, 3.4-I-2, 3.6-I-2, 3.7-I-2, 3.8-G-1, 3.8-I-1, 3.8-I-3, and 3.12-G-1.

See also General Plan Open Space and Conservation Element policy 7.5-I-1.



*Chestnut Creek Senior Apartments, located on Chestnut Avenue and Mission Road in the El Camino Real Corridor Redevelopment Area, contains 40 one- and two-bedroom apartments.*

**SPECIAL NEEDS**

**GOAL 3**

To provide housing for groups with special needs.

Policy 3-1	The City shall continue to give special attention in housing programs to the needs of special groups, including the disabled, large families, the elderly, and families with low incomes. (New Policy)
------------	--

**Senior Programs**

Policy 3-2	The City shall encourage the development of housing for elderly. (New Policy)
------------	---

Program 3-2A	The City shall monitor the demand for senior housing to ensure that their needs are being met on an ongoing basis. (New Policy)
--------------	---

Policy 3-3	The City shall encourage non-profit groups to provide housing for the elderly citizens of South San Francisco. The City should encourage the development of senior housing in higher density areas close to shopping and transportation. (Existing Policy 3A)
------------	---

Program 3-3A	The City shall continue to grant density bonuses for senior housing projects. The City shall allow up to 50 units per acre for senior housing projects and permit reduced parking standards. (Revised Program 3A-1)
--------------	---



*Responsibility of:* Department of Economic and Community  
Development, Planning Division and Housing and Community  
Development Division

*Time Frame:* On-going

*Funding Source:* NA

*Quantified Objective:* 100 senior housing units between 1999 and 2006.

Program 3-3B      The City shall continue to provide funding for minor repairs of homes owned and occupied by low-income senior citizens. Eligible repairs include plumbing, electrical, painting, carpentry, roof repairs, and masonry work. (Revised Program 3A-2)

*Responsibility:* Department of Economic and Community Development,  
Housing and Community Development Division

*Time Frame:* On-going

*Funding Source:* CDBG funds

*Quantified Objective:* 100 units from 1999 to 2006

Policy 3-4      The City shall encourage the establishment of a range of housing types for seniors including residential board and care facilities for the elderly in the community. (Existing Policy 3B)

Program 3-4A      The City shall continue to allow reduced parking requirements for residential board and care facilities. (Existing Program 3B-1)

*Responsibility of:* Department of Economic and Community  
Development, Planning Division

*Time Frame:* On-going

*Funding Source:* NA

*Quantified Objective:* NQ

## Disabled Programs

Policy 3-5	Consistent with State law, the City shall require the inclusion of handicapped accessible units in all housing projects. In all new apartment projects with five or more units, State law requires that 5 percent of the units constructed be fully accessible to the physically disabled. (Existing Policy 3C)
Program 3-5A	<p>The City shall review development plans to assure consistency with state handicap and accessibility laws and require modifications for accessibility. (Existing Program 3C.1)</p> <p><i>Responsibility:</i> Fire Department, Fire Prevention/Building Division  <i>Time Frame:</i> On-going  <i>Funding Source:</i> NA  <i>Quantified Objective:</i> Enforcement of applicable State and federal standards.</p>
Program 3-5B	<p>The City shall review its Zoning Ordinance and other development procedures to ensure compliance with fair housing laws and ensure that these regulations do not create a hardship for persons with disabilities. The City shall amend its Zoning Ordinance and change its permit processing procedures, as needed, to facilitate accessibility for disabled persons.</p> <p><i>Responsibility:</i> Department of Economic and Community Development, Planning Division  <i>Timeframe:</i> 2003  <i>Funding Source:</i> City funds  <i>Quantified Objective:</i> NQ</p>
Policy 3-6	The City shall continue to support programs to modify existing units to better serve the needs of disabled citizens. (Existing Policy 3D)
Program 3-6A	The City shall continue to provide funds to make housing units accessible to the disabled. (Existing Program 3D-1)

*Responsibility:* Department of Economic and Community Development,  
Housing and Community Development Division

*Time Frame:* On-going

*Funding Source:* CDBG funds

*Quantified Objective:* 125 units from 1999 to 2006

Policy 3-7      The City shall provide reasonable accommodation for individuals with disabilities to ensure equal access to housing. The purpose of this is to provide a process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from the various land use, zoning, or building laws, rules, policies, practices and/or procedures of the City.

Program 3-7A      The City shall amend its Municipal Code as necessary to provide individuals with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing.

*Responsibility:* Department of Economic and Community Development

*Timeframe:* 2003

*Funding Source:* City funds

*Quantified Objective:* NQ

Program 3-7B      The City shall create a public information brochure on reasonable accommodation for disabled persons and provide that information on the City's website.

*Responsibility:* Department of Economic and Community Development

*Timeframe:* 2003

*Funding Source:* City funds

*Quantified Objective:* NQ

**Large Families Programs**

Policy 3-8            The City shall encourage provision of adequate affordable housing suitable for large families. (Existing Policy 3F)

**Homeless Programs**

Policy 3-9            The City shall assist the homeless and those at risk of becoming homeless. (Existing Policy 3G)

Policy 3-10           The City shall be an active participant in the County of San Mateo “Continuum of Care” planning process that supports emergency shelters, temporary housing, transitional programs, and general housing assistance for the homeless. (New Policy)

Program 3-10A       The City shall continue to be an active participant in the Continuum of Care planning process with the appropriate homeless agencies in its efforts to address the needs of South San Francisco residents in need of emergency shelter or temporary housing. (New Program)

Responsibility of: Department of Economic and Community Development, Planning Division  
Time Frame: On-going  
Funding Source: CDBG & 20 percent Redevelopment Housing Set-Aside Fund  
Quantified Objective: NQ

Program 3-10B       The City shall support non-profits, such as Human Investment Project, Inc (HIP), in the placement of low-income individuals and small households needing housing with individuals who have excess space in their homes and who are willing to share that space. (Revised Program 2C-3)

*Responsibility of:* Department of Economic and Community Development

*Time Frame:* On-going

*Funding Source:* 20 percent Redevelopment Housing Set-aside Fund

*Quantified Objective:* 350 placements between 1999 and 2006.

Program 3-10C      The City shall continue to provide funds to organizations that provide transitional housing. (Revised Program 3G-2)

*Responsibility of:* Department of Economic and Community Development

*Time Frame:* On-going

*Funding Source:* CDBG & 20 percent Redevelopment Housing Set-Aside Fund

*Quantified Objective:* 210 placements of families and/or individuals between 1999 and 2006

Program 3-10D      The City shall sponsor the construction and operation of a 90-bed year round homeless shelter with city limits. Once the shelter is completed and operational, the City shall provide on-going support to ensure the continued operation of the shelter. (New Program)

*Responsibility of:* Department of Economic and Community Development

*Time Frame:* FY 2001-2002

*Funding Source:* CDBG, RDA Housing & Set Aside.

*Quantified Objective:* Construction and operation of a 90-bed year round homeless shelter.

Program 3-10E      The City shall continue to provide financial assistance to organizations helping families with social services including case management and referrals for housing and homeless prevention. (New Program)



*Paradise Valley residential neighborhood. The neighborhood located north of Sign Hill contains an older subdivision with starter housing and narrow streets.*

*Responsibility of:* Department of Economic and Community Development

*Time Frame:* On-going

*Funding Source:* CDBG

*Quantified Objective:* Case management and referrals for 500 individuals and families per year from 1999 to 2006.





## EQUAL OPPORTUNITY

### GOAL 4

To promote equal opportunity to secure safe, sanitary, and affordable housing for everyone in the community regardless of age, race, gender, religion, marital status, national origin, disability, sexual orientation, and other arbitrary factors.

Policy 4-1      The City shall promote housing opportunities for all persons regardless of age, race, sex, religion, marital status, national origin, disability, and or other barriers that prevent choice in housing. (New Policy)

Policy 4-2      The City shall provide information and referrals regarding fair housing complaints, tenant-landlord conflicts, habitability, and other general housing assistance. (New Policy)

Program 4-2A    The City shall provide access to legal counseling and advocacy concerning fair housing laws, rights, and remedies to those who believe they have been discriminated against. Persons requesting information or assistance related to housing discrimination are referred to one or more fair housing group (s). (Existing Program 4.A-1)

*Responsibility of:* Department of Economic and Community Development, Housing and Community Development Division

*Time Frame:* On-going

*Funding Source:* CDBG

*Quantified Objective:* 5 discrimination cases and 10 tenant-landlord cases pursued each year between 1999 and 2006.

Program 4-2B    The City shall provide funding assistance to organizations that provide counseling and tenant-landlord issues, habitability and other general housing assistance.

*Responsibility of:* Department of Economic and Community Development,  
Housing and Community Development Division

*Time Frame:* On-going

*Funding Source:* CDBG

*Quantified Objective:* 100 habitability cases pursued each year between  
1999 and 2006.



*Alta Loma School and Park.*

## NEIGHBORHOOD SAFETY

### GOAL 5

To protect neighborhoods and housing from natural and man-made hazards.

- |              |  |
|--------------|--|
| Policy 5-1   | The City shall prohibit new residential development in areas containing major environmental hazards (such as floods, and seismic and safety problems) unless adequate mitigation measures are taken. (Existing Policy 5A)  |
| Policy 5-2   | The City shall require the design of new housing and neighborhoods to comply with adopted building security standards that decrease burglary and other property-related crimes. (Existing Policy 5B)   |
| Policy 5-3   | As appropriate and required by law, the City shall continue the abatement of unsafe structures. (New Policy)   |
| Program 5-3A | <p>The City shall review residential projects for major environmental hazards during the environmental review process. The City shall not approve the projects unless the hazards are adequately mitigated. (Existing Program 5A-1)</p> <p><i>Responsibility of:</i> Department of Economic and Community Development, Planning Division</p> <p><i>Time Frame:</i> On-going</p> <p><i>Funding Source:</i> General Fund</p> <p><i>Quantified Objective:</i> All residential projects.</p> |
| Program 5-3B | The City shall continue to administer Chapter 15.48, Minimum Building Security Standards, of the Municipal Code. (Existing Program 5B-1)   |

	<p><i>Responsibility:</i> Police Department</p> <p><i>Time Frame:</i> On-going</p> <p><i>Funding Source:</i> General Fund</p> <p><i>Quantified Objective:</i> All new residential units shall comply with City standards.</p>
Policy 5-4	<p>The City shall require new residential developments to comply with the Aircraft Noise/Land Use Compatibility Standards for the San Francisco International Airport Plan Area, as contained in the San Mateo County Airport Land Use Plan. (Existing Policy 5C)</p>
Program 5-4A	<p>The City shall review all new residential development for compliance with the County Airport Land Use Plan. Any incompatible residential use will either be eliminated or mitigation measures will be taken to reduce interior noise levels within the acceptable range in accordance with the Noise Element. (Existing Program 5C-1)</p> <p><i>Responsibility:</i> Department of Economic and Community Development, Planning Division</p> <p><i>Time Frame:</i> On-going</p> <p><i>Funding Source:</i> General Fund</p> <p><i>Quantified Objective:</i> All new residential projects.</p>
Program 5-4B	<p>The City shall investigate the feasibility of pursuing additional funding to support the Airport Noise Insulation Program to assist homeowners in insulating units adversely affected by airport noise, pursuant to the Aviation Safety and Noise Abatement Act of 1979 (Section 49 USC 2101 et seq.). This is a broad-based project to reduce aircraft-associated noise inside residences. This program is available regardless of income level. (New Policy)</p>

*Responsibility:* Department of Public Works

*Time Frame:* 1999-2006

*Funding Source:* NA

*Quantified Objective:* To insulate existing homes within the 65 CNEL zone.

### **Related General Plan Policies**

See also General Plan Planning Sub-Areas Element policies 3.2-G-4, 3.3-G-1, and 3.5-I-3.

See also General Plan Health and Safety Element policies 8.1-G-1, 8.1-I-3, 8.2-I-2, 8.5-G-2, 8.5-I-3, 9-G-1, 9-G-2, 9-I-3, and 9-I-4.



## ENERGY CONSERVATION

### GOAL 6

To encourage energy efficiency in all new and existing homes. (New Goal)

Policy 6-1            The City shall continue to promote the use of energy conservation features in all new residential structures. (New Policy)

Program 6-1A        The City shall assist with energy and water conserving modifications features in existing residential rehabilitation projects.(Existing Program 5E-2)

*Responsibility:* Department of Economic and Community Development, Housing and Community Development Division; Fire Department, Fire Prevention/ Building Division

*Time Frame:* On-going

*Funding Source:* CDBG funds

*Quantified Objective:* Ten units annually.

Policy 6-5            When feasible, the City should encourage new developments to be sited to respond to climatic conditions, such as solar orientation, wind, and shadow patterns. (New Policy)

Program 6-5A        The City shall continue to provide information on energy-efficient standards for residential buildings (e.g., brochures and other information). The City shall promotes 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. (Existing Program 5E-1)

*Responsibility of:* Fire Department, Fire Prevention/ Building Division

*Time Frame:* On-going

*Funding Source:* City funds

*Quantified Objective:* State standards enforced in all new construction.



Policy 6-6            The City shall promote the use of weatherization programs for existing residential units especially among low-income households. (New Policy)

Policy 6-7            The City shall encourage the use of energy efficient and energy conserving design and construction techniques in all types of projects (including new construction and remodeled and rehabilitated structures). (New Policy)

Program 6-7A        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: (New Program)

1. Street and driveway design
2. Lot pattern and configuration
3. Siting of buildings
4. Landscaping
5. Solar access

*Responsibility:* Fire Department, Fire Prevention/ Building Division

*Time Frame:* On-going

*Funding Source:* City Budget

*Quantified Objective:* NQ

SUMMARY OF QUANTIFIED OBJECTIVES

Table 10.1 summarizes the quantified objectives by program and income level that are expected to contribute to the construction, rehabilitation, or conservation of units during the time frame of the Housing Element (2001-2006). These objectives represent a reasonable expectation for the new housing units that will be developed and the households that will be assisted based on the policies and implementation programs outlined in this Housing Element and general market conditions. The following table also indicates ABAG’s net new construction need for South San Francisco by income group.

The programs in this section commit the City of South San Francisco to a construction objective of 528 new affordable units, a number that will exceed the City’s fair share of regional needs as determined by ABAG. In addition, the City plans the rehabilitation or improvement of 325 units and the conservation of 80 public housing units. All these units would be available to low- and very-low-income households, and 125 would be for handicapped households. Other housing assistance programs will provide help for 560 households annually, majority (515) of which will be very low- or low-income households.

Table 10.1 SUMMARY OF QUANTIFIED OBJECTIVES BY INCOME LEVEL City of South San Francisco					
Construction Programs	Total Units	Very Low	Low	Moderate	Above Moderate
NEW CONSTRUCTION					
South San Francisco Fair Share Allocation					
ABAG Housing Need Determination (1999-2006)	1,331	277	131	360	563

<b>Construction Programs</b>	<b>Total Units</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>
Permit Development Activity (July 1, 1999 - December 31, 2001)	1,848	167	0	97	1,584
Remaining Need (January 1, 2002 - July 1, 2006)	504	110	131	263	1,021 (surplus)
Pending Projects					
BART Development Parcels	350	--	28	40	282
Stonegate Estates	24	--	4	--	20
Willow Gardens	16	8	8	--	--
Units Developed Through Implementation Measures					
Program 1-2A - Inclusionary Housing Ordinance	278	--	111	167	--
Program 1-4A - Acquire land by RDA for non-profit developers	60	40	20	--	--
Program 1-6A - Density Bonus Ordinance	50	--	25	25	--
Program 1-8A - Promote second units	20	--	10	10	--
Program 1-12A: MCC Program	20	--	--	20	--

Construction Programs	Total Units	Very Low	Low	Moderate	Above Moderate
Program 3-3A - Density Bonuses for senior housing projects	100	60	40	--	--
Total Construction	528	100	206	222	--
REHABILITATION PROGRAMS					
Program 2-9A - Support Housing Rehabilitation Program	40	20	20	--	--
Program 2-10A - Provide physical improvements to SROs	60	60	--	--	--
Program 3-3B - Repairs for low income senior housing	100	95	5	--	--
Program 3-6A - Funds for disabled access	125	120	5	--	--
Total Rehabilitation	325	295	30	--	--
CONSERVATION PROGRAMS					
Program 2-9B - Support SSF Housing Authority's operation of public housing	80	40	40	—	—
Total Conservation	80	40	40	--	--

Construction Programs	Total Units	Very Low	Low	Moderate	Above Moderate
Assistance Programs					
Program 3-9B - Placement of low-income individuals/seniors will to share space	350	235	70	45	—
Program 3-9C -Provide funds for transitional housing	210	210	—	—	—
Total Assistance	560	445	70	45	—

