

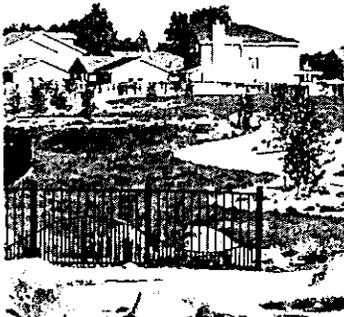
DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT
Division of Housing Policy Development
P.O. Box 952053
Sacramento, California 94252-2053



City & County of San Francisco
Attn: Teresa Ojeda, Planner
1660 Mission St., Suite 500
San Francisco, CA 94103-2414



DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT
Division of Housing Policy Development
P.O. Box 952053
Sacramento, California 94252-2053



Thank you for submitting the annual progress report on
your jurisdiction's housing element for the period of

Calendar Yr 2005

The report was received by the department on

12/28/06

12-29-06

Submission of the annual progress report satisfies one of
the eligibility requirements for the Department's Workforce
Housing Reward Program.

If you have any questions or would like additional
information on the Workforce Housing Reward Program,
please contact us at (916) 445-4728 or visit our website at
www.hcd.ca.gov/fa/whrp.

Jem



PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER
(415) 558-6378

DIRECTOR'S OFFICE
PHONE: 558-6411
4TH FLOOR
FAX: 558-6426

ZONING ADMINISTRATOR
PHONE: 558-6350
5TH FLOOR
FAX: 558-6409

PLANNING INFORMATION
PHONE: 558-6377
MAJOR ENVIRONMENTAL
FAX: 558-5991

COMMISSION CALENDAR
INFO: 558-6422
INTERNET WEB SITE
WWW.SFGOV.ORG/PLANNING

28 December 2006

HOUSING POLICY
DEVELOPMENT, HCD
DEC 29 2006
*Calendar yr
Jem*

Ms. Linda Nichols, Program Manager
Department of Housing and Community Development
Division of Housing Policy Development
1800 – 3rd Street, Suite 430
Sacramento, CA 94252-2053

**RE: WFH ANNUAL PROGRESS REPORT ON THE
IMPLEMENTATION OF THE HOUSING ELEMENT**

Dear Ms. Nichols:

Enclosed please find our response to Attachment D: WFH Annual Progress Report on the Implementation of the Housing Element. The enclosed documents are being submitted in compliance with your Department's qualifying requirements for the Workforce Housing Reward Program.

The *Housing Element* of the *General Plan* of the City and County of San Francisco was adopted on May 13, 2004. The state department of Housing and Community Development certified it compliant with state housing element law on October 28, 2004. The reporting period in the accompanying report covers January – December 2006.

If you have any questions about our submittal, please feel free to contact me by phone at 415 558 62 51 or by e-mail (teresa.ojeda@sfgov.org). We look forward to working with you as we go through the application process.

Sincerely,

Teresa Ojeda, Planner
Citywide Policy and Analysis

attachments
cc: Jennifer Seeger, HCD Program Representative

ATTACHMENT D

**WFH Annual Progress Report
on Implementation of the Housing Element**

General Plan Report requirement pursuant to
Section 65400 of the Government Code

Jurisdiction: **CITY AND COUNTY OF SAN FRANCISCO**
Address: c/o PLANNING DEPARTMENT
1660 MISSION STREET, SAN FRANCISCO, CA 94103
Contact: Teresa Ojeda, Planner, Citywide Policy and Analysis
teresa.ojeda@sfgov.org
Phone: 415 558 62 51

Reporting Period: January - December 2005

A. PROGRESS IN MEETING REGIONAL HOUSING NEED

1. Total number of new housing permits issued in 2005:
5,571 units
2. Describe the affordability, by income level, of new units including the number of deed restricted affordable housing units completed in 2005:

New Housing Construction Completed in 2005

Income Level	No. of New Units*
Very Low (50% or below AMI)	689
Low (80% or below AMI)	-
Moderate (120% or below AMI)	110
Above Moderate	1,073
TOTAL	1,872

(This table lists only new construction and does not include net addition of 157 dwelling units through rehabilitation/conversion of commercial uses and secondary units added to existing structures.)

3. Compare units added to regional housing needs allocation by income category (very low, lower, moderate, and above moderate).

HOUSING PRODUCTION TARGETS, 1999-June 2006 and ACTUAL PRODUCTION, 1999-2005 Including Acquisition and Rehabilitation of Existing Units as Permitted by HCD Guidelines					
Income Category	ABAG/HCD Regional Housing Needs Determination (RHND) Production Goals 1999-June 2006		Actual New Housing Production and Acquisition/Rehabilitation 1999 - 2005		
	No. of Units	% of Total	No. of Units	% of Actual Production	% of RHND Goal
Very Low (< 50% AMI)	5,244	25.7%	3,666	27.5%	69.9%
Low (50-79% AMI)	2,126	10.4%	1,097	8.2%	51.6%
Moderate (80-120% AMI)	5,639	27.7%	555	4.2%	9.8%
Market (over 120% AMI)	7,363	36.1%	9,870	74.0%	134.0%
TOTALS	20,372	100.0%	15,188	113.8%	74.6%

Source: Housing Inventory 2000, 2001-2004, 2005

B. THE EFFECTIVENESS OF THE HOUSING ELEMENT IN ATTAINMENT OF THE COMMUNITY'S HOUSING GOALS AND OBJECTIVES

(SEE ATTACHED)

C. PROGRESS TOWARD MITIGATING GOVERNMENTAL CONSTRAINTS IDENTIFIED IN THE HOUSING ELEMENT.

Part I of the Housing Element identified and analyzed potential governmental constraints that may impede new housing development in San Francisco. These include:

1. **Entitlements and Processing** – These regulatory controls are not necessarily constraints to housing development as they have been carefully crafted over time to balance citywide needs and were tempered by public concerns. These regulations were established to be consistent with the City's General Plan priorities to conserve and protect existing housing and neighborhood character.
2. **Permit Application Fees** – San Francisco's fees for entitlements and building permits compare favorably with other jurisdictions. Entitlement fees imposed by San Francisco do not form a substantial proportion development costs and are not seen as a significant constraint to housing production.

Development projects by non-profit housing organization are eligible for reduced or deferred City Planning permit fees pursuant to City Planning Code 351(a),(e),(g),(h), and (i).

3. **Building Code Standards** – Local amendments to state building codes ease the production of housing by recognizing particular local conditions. These amendments do not made housing production more difficult or more expensive.
4. **Transportation** – Recent planning efforts seek to address the issue of the City’s strained transportation system that promotes driving by closely examining the interaction of land use and transportation to assure that current and future San Franciscans are able to travel conveniently and efficiently to jobs, services and recreational facilities. The San Francisco County Transportation Authority (SFCTA) is also preparing the Countywide Transportation Plan that will prioritize numerous improvements to the City’s transportation system.
5. **Infrastructure Standards** – San Francisco imposes development fees on project sponsors for various on- and off-site infrastructure improvements when necessary. Given the densities at which residential land is developed in San Francisco, these infrastructure fees, even when borne partially by the developer, represent a relatively small cost per unit.

ATTACHMENT D

**WFH Annual Progress Report
on Implementation of the Housing Element**

General Plan Report requirement pursuant to
Section 65400 of the Government Code

Jurisdiction: **CITY AND COUNTY OF SAN FRANCISCO**
Address: c/o PLANNING DEPARTMENT
1660 MISSION STREET, SAN FRANCISCO, CA 94103
Contact: Teresa Ojeda, Planner, Citywide Policy and Analysis
teresa.ojeda@sfgov.org
Phone: 415 558 62 51

Reporting Period: January - December 2005

A. PROGRESS IN MEETING REGIONAL HOUSING NEED

1. Total number of new housing permits issued in 2005:
5,571 units
2. Describe the affordability, by income level, of new units including the number of deed restricted affordable housing units completed in 2005:

New Housing Construction Completed in 2005

Income Level	No. of New Units*
Very Low (50% or below AMI)	689
Low (80% or below AMI)	-
Moderate (120% or below AMI)	110
Above Moderate	1,073
TOTAL	1,872

(This table lists only new construction and does not include net addition of 157 dwelling units through rehabilitation/conversion of commercial uses and secondary units added to existing structures.)

3. Compare units added to regional housing needs allocation by income category (very low, lower, moderate, and above moderate).

HOUSING PRODUCTION TARGETS, 1999-June 2006 and ACTUAL PRODUCTION, 1999-2005 Including Acquisition and Rehabilitation of Existing Units as Permitted by HCD Guidelines					
Income Category	ABAG/HCD Regional Housing Needs Determination (RHND) Production Goals 1999-June 2006		Actual New Housing Production and Acquisition/Rehabilitation 1999 - 2005		
	No. of Units	% of Total	No. of Units	% of Actual Production	% of RHND Goal
Very Low (< 50% AMI)	5,244	25.7%	3,666	27.5%	69.9%
Low (50-79% AMI)	2,126	10.4%	1,097	8.2%	51.6%
Moderate (80-120% AMI)	5,639	27.7%	555	4.2%	9.8%
Market (over 120% AMI)	7,363	36.1%	9,870	74.0%	134.0%
TOTALS	20,372	100.0%	15,188	113.8%	74.6%

Source: Housing Inventory 2000, 2001-2004, 2005

B. THE EFFECTIVENESS OF THE HOUSING ELEMENT IN ATTAINMENT OF THE COMMUNITY'S HOUSING GOALS AND OBJECTIVES

(SEE ATTACHED)

C. PROGRESS TOWARD MITIGATING GOVERNMENTAL CONSTRAINTS IDENTIFIED IN THE HOUSING ELEMENT.

Part I of the Housing Element identified and analyzed potential governmental constraints that may impede new housing development in San Francisco. These include:

1. **Entitlements and Processing** – These regulatory controls are not necessarily constraints to housing development as they have been carefully crafted over time to balance citywide needs and were tempered by public concerns. These regulations were established to be consistent with the City's General Plan priorities to conserve and protect existing housing and neighborhood character.
2. **Permit Application Fees** – San Francisco's fees for entitlements and building permits compare favorably with other jurisdictions. Entitlement fees imposed by San Francisco do not form a substantial proportion development costs and are not seen as a significant constraint to housing production.

Development projects by non-profit housing organization are eligible for reduced or deferred City Planning permit fees pursuant to City Planning Code 351(a),(e),(g),(h), and (i).

3. **Building Code Standards** – Local amendments to state building codes ease the production of housing by recognizing particular local conditions. These amendments do not made housing production more difficult or more expensive.
4. **Transportation** – Recent planning efforts seek to address the issue of the City’s strained transportation system that promotes driving by closely examining the interaction of land use and transportation to assure that current and future San Franciscans are able to travel conveniently and efficiently to jobs, services and recreational facilities. The San Francisco County Transportation Authority (SFCTA) is also preparing the Countywide Transportation Plan that will prioritize numerous improvements to the City’s transportation system.
5. **Infrastructure Standards** – San Francisco imposes development fees on project sponsors for various on- and off-site infrastructure improvements when necessary. Given the densities at which residential land is developed in San Francisco, these infrastructure fees, even when borne partially by the developer, represent a relatively small cost per unit.

**EFFECTIVENESS OF THE 2004 HOUSING ELEMENT IN
ATTAINMENT OF SAN FRANCISCO'S
HOUSING GOALS AND OBJECTIVES**

Program Status Report – December 2006 Update

- 1. Implementation Action:** Complete Eastern Neighborhoods planning process and draft permanent zoning controls.

Objectives and Policies Implemented: Policies 1.1, 1.2, 1.3, 1.4, 1.6, 1.7, 2.4, 4.1 4.4, and 5.1

Status:

East South of Market, Showplace Square/Potrero Hill, Mission Plans and Re-zoning: A two-year community planning effort involving the South of Market, Showplace Square/ Potrero Hill, Mission, Bayview, and Visitacion Valley neighborhoods resulted in the *Draft Rezoning Workbook*, released in February 2003. The proposed rezoning alternatives would create the capacity for these neighborhoods to accommodate from 4,250 to 12,000 additional housing units.

The second phase of community planning efforts that will result in neighborhood plans for the Mission, Showplace Square/Potrero Hill and the eastern section of South of Market were launched in February-March 2006. Adoption of these neighborhood plans is slated for December 2007. Required environmental review of the proposed re-zoning and community plans, along with complementary socio-economic impact assessment and health impact analysis reports, are expected to be adopted on December 2007.

Bayview Hunters Point Redevelopment Projects and Zoning (South Bayshore): The Environmental Impact Report (EIR) for the Bayview Hunters Point Redevelopment Projects and Zoning was certified and adopted on March 2006. The Planning Commission also adopted amendments to the General Plan area plan for the Bayview district on March 2006.

Visitacion Valley: From 2000-2002, city staff worked intensively with community members to create a new vision for the vacant Schlage Lock site. A Concept Plan summarizing the community vision for the site was released in 2002. In 2005, the Board of Supervisors initiated a process to determine if a Redevelopment Area should be established on and around the Schlage site. A series of community meetings focusing on re-zoning and development of a detailed master plan for the site was launched in August 2006. Adoption of proposed zoning, the master plan and required environmental review for the Schlage Lock site is expected by December 2007.

- 2. Implementation Action:** New Downtown Neighborhoods and Transit Corridor Plans.

Objectives and Policies Implemented: Policies 11.1, 11.2, 11.3, 11.7, and 11.8

Status:

- **Rincon Hill Permanent Zoning:** The *Rincon Hill Plan* was approved by the Board of Supervisors on August 2, 2005. This Plan will enable 2,220 new housing units, including 265 to 375 new affordable units, as part of a comprehensive plan for a dynamic new mixed-use neighborhood. This is in addition to the 1,455 units already approved for projects at 201 Folsom and 300 Spear Street. These two approved projects will result in 254 to 360 affordable units. Approval of the Rincon Hill Plan will also generate funding for more than \$22 million in public improvements via a Rincon Hill Community Infrastructure Impact Fee (\$11 per square foot). An additional \$14 per square foot SOMA Stabilization Fee will support affordable housing, small business programs, and community development programs in the South of Market.
- **MidMarket General Plan amendments and permanent zoning controls:** Redevelopment Plan adoption is anticipated in 2007. The proposed Mid-Market Redevelopment Plan and Special Use District are currently pending before the Board of Supervisors. Once adopted, the Plan and SUD will enable approximately 3,300 new housing units.

3. Implementation Action: Better Neighborhoods Programs (BN)

Objectives and Policies Implemented: Policies 11.1, 11.2, 11.3, 11.7, and 11.8

Status:

Market-Octavia Better Neighborhood: The proposed Market-Octavia plan will enable 4,500 to 5,300 new housing units as part of a comprehensive plan to improve the neighborhoods around the new Octavia Boulevard. The plan also seeks to revise zoning and planning code controls to build on the area's historically dense, mixed-use urban fabric, and proposes extensive transit, traffic and streetscape improvements, along with the creation of new neighborhood services and open spaces. Certification of the environmental review and adoption of the plan is expected in December 2007.

Central Waterfront Better Neighborhood: The *Draft Central Waterfront Neighborhood Plan* was published in December 2002, after several years of an intensive planning process that involved community groups, residents, businesses, and city agencies. Adoption of the environmental review of the *Draft Central Waterfront Neighborhood Plan* is expected in December 2007 as part of the Eastern Neighborhoods EIR. The *Draft Central Waterfront Neighborhood Plan* foresees up to 1,500 additional housing units in the area.

Glen Park Community Plan: The *Draft Glen Park Community Plan* was released in November 2003 and has been endorsed by the Planning Commission. The Planning Department is working to secure funds for environmental review and selected implementation projects. Once approved, the Community Plan will help guide investment in public improvements around the neighborhood and may result in changes to zoning, design guidelines, or other city policies.

4. **Implementation Action:** Approval of new in-fill housing construction.

Objectives and Policies Implemented: Policy 1.4

Status: San Francisco is largely built-out and has very few large open tracts of land to develop. However, a few thousand vacant or underutilized parcels scattered across the City present in-fill housing development opportunities. The table below shows that in the last seven years, almost 13,112 new housing units have been added in newly constructed structures. A substantial majority of this new housing construction is located in such parcels.

Year	New Units Constructed	New Units Approved
1999	1,225	3,360
2000	1,626	2,897
2001	1,619	2,380
2002	2,260	1,478
2003	2,730	1,845
2004	1,780	2,318
2005	1,872	5,571
TOTAL	13,112	19,849

5. **Implementation Action:** Support and periodically re-assess fee levels of the job-housing linkage program.

Objectives and Policies Implemented: Policies 1.9 and Objective 7

Status: The table below shows that over \$ 37.5 million has been added to the City's Affordable Housing Fund in the last seven years. The table also shows that some \$6.7 million and \$2.9 million have also been required of new commercial developments for parking impacts fees and childcare funds, respectively.

DOWNTOWN IMPACT FEES, 1999 - 2005

Year	Affordable Housing	Downtown Park	Child Care
1999	\$ 3,652,347.00	\$ -	\$ -
2000	\$ 12,466,370.00	\$ 906,042.00	\$ 565,736.00
2001	\$ 13,088,313.00	\$ 984,228.00	\$ 110,472.00
2002	\$ 662,250.00	\$ 3,569,256.73	\$ 802,979.00
2003	\$ 20,300.00	\$ 1,134,140.00	\$ 768,894.00
2004	\$ 5,443,077.21	\$ 112,206.00	\$ 622,401.00
2005	\$ 2,201,859.88	\$ -	\$ 56,103.00
TOTAL	\$ 37,534,517.09	\$ 6,705,872.73	\$ 2,926,585.00

6. Implementation Action: Facilitate transfer of SROs to non-profit housing organizations.

Objectives and Policies Implemented: Policies 2.5 and 4.3

Status: The table below shows that in the last seven years, 14 single-room occupancy residential hotels with 1,167 rooms have been transferred to non-profit ownership and management.

Year	For Profit Residential Hotels			Non-Profit Residential Hotels		TOTAL RESIDENTIAL HOTEL ROOMS	
	No. of Bldgs.	Resid. Rooms	Tourist Rooms	No. of Bldgs.	Resid. Rooms	No. of Bldgs.	Resid. Rooms
1999	459	16,578	3,954	58	3,040	517	19,618
2000	457	16,331	3,781	61	3,314	518	19,645
2001	460	16,031	4,084	61	3,482	521	19,513
2002	457	15,902	3,846	61*	3,473	518	19,375
2003	457	15,878	3,520	62*	3,495	517	19,373
2004	455	15,767	3,239	65	3,652	520	19,419
2005	435	15,106	3,345	71	4,217	506	19,323

** This information does not include 966 Tourist Guest Rooms (certified by the Residential Hotel Unit Conversion & Demolition Ordinance Chapter 41 of the Administrative Code (HCO) which file an Annual Unit Usage Report*

7. Implementation Action: Enforce building code standards.

Objectives and Policies Implemented: Policy 3.4

Status: In 1999, the Planning Department’s Code Enforcement Program was reinvigorated with 4.8 FTE positions assigned within the Neighborhood Planning division. A staff person was assigned to each Neighborhood Planning Quadrant to address specific local problems as well as respond to past and on-going complaints.

The Board of Supervisors also instructed the Department to implement an extensive outreach program to the neighborhood groups in shaping the program. With input from some 60 neighborhood organizations, the resulting survey showed that neighborhood groups share the Planning Commission’s concerns regarding adherence to conditions of approval for Commission-authorized projects. Bringing such cases to the Commission will be an important part of the Department’s Code Enforcement program.

The survey also indicated that other high priorities were for ensuring residential demolitions go through required procedures, and preventing illegal units in new construction. Based on the survey, localized code enforcement priorities include:

Southwest Quadrant: illegal units in new construction; non-permitted uses in residential zones

Northwest Quadrant: non-permitted uses in residential zones

Southeast Quadrant: nuisances from commercial uses, auto wrecking

Northeast Quadrant: removal of rental units from housing supply; conditional use scofflaws; sign violations

The table below lists common code violations complaints received since the revitalization of the code enforcement program.

Code Violation Type		1999	2000	2001	2002	2003	2004
Filed	Illegal Unit	9	18	41	150	144	128
	Illegal Auto Repair	1	6	16	10	6	13
	Illegal Commercial Use	16	91	81	107	77	79
	Building Enlargement Without Permit	16	43	73	187	263	284
Closed	Illegal Unit	-	-	6	18	18	30
	Illegal Auto Repair	-	-	5	2	-	2
	Illegal Commercial Use	-	5	47	43	34	32
	Building Enlargement Without Permit	-	1	19	47	38	46

8. Implementation Action: Pursue development opportunities in underused public lands.

Objectives and Policies Implemented: Policy 4.1

Status: Two vacant publicly owned lands – 155 Grove and 150 Otis – are already undergoing land use approvals to house very low income single people and homeless adult males, respectively.

Parcels previously part of the Central Freeway are now under the jurisdiction of the Mayor's Office and the Redevelopment Agency. The 23 parcels, with a total area of approximately 7.2 acres, can accommodate between 750 to 900 new housing units. The City has created a plan to develop approximately 50% of these new units as affordable housing.

According to the Mayor's Office of Economic Development, which is managing the disposition of the land, about 40% of the parcels have been sold by the end of the third quarter of 2004. An additional 15% of the parcels are expected to be sold over the next few months. Most of the sales to date have been to the San Francisco Redevelopment Agency as sites designated for below-market rate housing or as special needs housing.

9. Implementation Action: Enforce and monitor the Inclusionary Affordable Housing Program.

Objectives and Policies Implemented: Policies 4.2 and 8.4

Status: In October 2001, the Planning Department revisited and updated its ten-year old inclusionary affordable housing program. The expanded program required 10% to 17% of units in all projects with 10 units or more to be affordable. In 2006, this program was further expanded to encompass projects with five units or more. Furthermore, the recent revision increased the minimum inclusionary requirement from 10% to 15% for on-site housing provision, and from 15% to 20% for off-site provision.

The Mayor's Office of Housing administers the sales and leasing of units created through this program. In the last seven years, some 666 inclusionary affordable housing units were created and \$17,464,325 in in-lieu fees collected.

EXHIBIT A: Appendix C of the Housing Element

Appendix C

**PRELIMINARY WORK PROGRAM FOR IMPLEMENTING
THE HOUSING ELEMENT**

Objective & Policy Implemented	Implementation Action	Resources Needed		Target Dates
		Staff	Other Resources	
Housing Element	Complete and hold hearings on Housing Element	0.5 FTE		June 2003
Policies 1.1, 1.2, 1.3, 1.6, 1.8, 11.1, 11.2, 11.6, 11.8, 11.9	Complete and hold hearings on new <i>Land Use Element</i> , which for the first time would establish the policy basis for the Citywide Action Plan (CAP) in one element of the <i>General Plan</i> .	2.0 FTE	\$50,000	December 2004
Policies 11.5, 11.8	Complete public information exchange, draft and hold hearings on amendments to the <i>Urban Design Element</i> to establish the policy basis for the CAP.	2.0 FTE	\$100,000	December 2004
Policies 10.4, 11.2	Update <i>Community Facilities Element</i> for form the policy basis for the CAP.	To be determined		
Policies 1.1, 1.2, 1.3, 1.4, 1.6, 1.7, 2.4, 4.1, 4.4, 5.1	Complete Eastern Neighborhoods planning process and draft permanent zoning controls	5.0 FTE		
	Visitation Valley			September 2002
	South of Market, Showplace Square/Potrero Hill, Mission, South Bayshore. Complete Environmental Impact Report (EIR).		\$500,000	December 2004
Policies 11.1, 11.2, 11.3, 11.7, 11.8	New Downtown Neighborhoods and Transit Corridor Plans			
	Adopt permanent zoning controls for Rincon Hill, Ball Park Special Use District	0.5 FTE	S.F. Redevelopment Agency	December 2004
	General Plan amendments and adopt permanent zoning controls for Transbay Terminal and Mid-Market Redevelopment Areas	0.5 FTE	S.F. Redevelopment Agency	December 2004
	Draft and hold hearings for permanent controls in other downtown neighborhoods and other transit-served corridors	4.0 FTE	\$350,000	December 2006
Policies 11.1, 11.2, 11.3, 11.7, 11.8	Better Neighborhoods Programs			
	Complete EIR, draft zoning amendments and continue program implementation of Market and Octavia	1.5 FTE		June 2004
	Preliminary zoning schemes for Central Waterfront and Balboa Park Specific Plans	0.5 FTE	\$800,000	To be determined
	Begin Geary Boulevard Better Neighborhood program	3.0 FTE	\$600,000	To be determined
Policy 2.6	Complete planning studies requested by the Board of Supervisors; analyze and process Board-sponsored Code amendments	1.5 FTE	\$50,000	On-going Program
	Study various means for encouraging legalization of housing in appropriate areas and for keeping units affordable		To be determined	
Policy 1.4	Approval of new in-fill housing construction	On-going Program		

Policy 1.5	Maintainance of inventory of surplus public lands; prioritization of affordable housing development on surplus public lands	Mayor's Office on Housing; S.F. Redevelopment Agency; Real Estate Department	On-going Programs
Policy 1.9, Objective 7	Support and periodically reassess fee level of Jobs-Housing Linkage Program	City Planning and Mayor's Office of Housing	On-going Program
Policy 2.1	Evaluate expanding definition of demolition to prevent loss of housing classified as "remodels"	City Planning, Department of Building Inspection	On-going Programs
Policy 2.2	Require discretionary review for all dwelling unit merger applications	City Planning, Rent Stabilization Board	On-going Programs
Policy 2.3	Evaluate sales price limitations on conversion of affordable units	City Planning, Rent Stabilization Board	On-going Programs
Policies 2.5, 4.3	Regulate and protect SROs Facilitate transfer of SROs to effective non-profit housing organizations	S.F. Redevelopment Agency, Mayor's Office of Housing, Department of Building Inspection	On-going Programs
Policy 3.1	Enforce building code standards Provide low interest and deferred payment rehabilitation loans	City Planning, Department of Building Inspection, Department of Public Health	On-going Programs
Policy 3.2	Acquire and rehabilitate expiring Section 8 multi-family and senior housing	S.F. Redevelopment Agency	On-going Programs
Policy 3.3	Administer Hope VI grants Modernization and capital improvements on existing publicly assisted housing	S.F. Redevelopment Agency, S.F. Housing Authority	On-going Programs
Policy 3.4	Support the Code Enforcement Rehabilitation Fund Continued code enforcement	City Planning, Department of Building Inspection	On-going Programs
Policy 3.5	Mandate and fund seismic rehabilitation	Department of Building Inspection	On-going Program
Policy 3.6	Adopt Preservation Element of General Plan Document resources through Citywide Cultural Resources Survey	To be determined	
Policy 4.1	Pursue development opportunities in underused public lands	S.F. Redevelopment Agency Mayor's Office of Housing	On-going Programs
Policies 4.2, 8.4	Enforce and monitor the Inclusionary Affordable Housing Program	City Planning, Mayor's Office of Housing	On-going Programs
Policy 4.6	Investigate and promote industrial housing production techniques	To be determined	
Policy 5.1	Develop a process to consolidate hearings and avoid duplication of discretionary hearings and appeals.	On-Going Program	
Policy 5.2	Fund and provide technical support to non-profit housing corporations	S.F. Redevelopment Agency Mayor's Office of Housing	On-going Programs
Policy 5.3	Coordinate and support community outreach efforts	S.F. Redevelopment Agency Mayor's Office of Housing	On-going Programs
Policy 5.4	Draft and distribute the Consolidated Plan	Mayor's Office of Housing	On-going Program

Objective 6 Objective 7	Keep affordable housing affordable Work with Mayor's Office on Housing to establish a fee system to pay for monitoring system	S.F. Redevelopment Agency Mayor's Office of Housing	On-going Programs
Policy 8.1	Support development and conservation of affordable rental housing	S.F. Redevelopment Agency Mayor's Office of Housing	On-going Programs
Policy 8.2	Periodically review affordability standards for accuracy	Mayor's Office of Housing	On-going Program
Policies 8.3, 8.5, 8.7, 8.8	Support and monitor Fair Housing Access laws	Human Rights Commission	On-going Program
Policy 8.6	Support development of specialized, supportive housing types	Mayor's Office of Housing; S.F. Redevelopment Agency	On-going Programs
Policy 8.7	Enforce standards of adaptability and accessibility	Department of Building Inspection, Mayor's Office of Housing, Human Rights Commission	On-going Programs
Policy 8.9	Administer affordable homeownership programs, first-time homebuyer programs	Mayor's Office of Housing, S.F. Redevelopment Agency	On-going Programs
Policy 8.10	Consider expanding as-of-right group housing in Planning Code definitions of "Other Housing" in neighborhood commercial districts	To be determined	
Objective 9	Require one-to-one replacement of affordable housing and provide relocation services	S.F. Redevelopment Agency, Mayor's Office of Housing	On-going Programs
Policies 10.1, 10.2	Prioritize development of affordable housing with supportive services Eviction prevention, rental assistance, and job training programs	Mayor's Office of Housing, S.F. Redevelopment Agency, Dep't of Human Service, Dep't of Public Health	On-going Programs
Policy 10.3	Implement Homeless Management Information System	Mayor's Office on Homelessness, Department of Human Service	On-going Programs
Policy 10.4	Implement California Work Opportunity and Responsibility to Kids (CalWORKS)	Department of Human Services	On-going Program
Policy 11.4	Require Institutional Master Plans	On-going Program	
Policy 11.10	Enforce energy code requirements Continue environmental education programs Provide funding for energy-efficiency improvements in preserving non-profit affordable rental housing	Department of Building Inspection, Mayor's Office of Housing	On-going Programs
Objective 12	Work with Association of Bay Area Governments, Metropolitan Transportation Commission and state Housing and Community Development Department	City Planning, Mayor's Office of Housing	On-going Programs

EXHIBIT B: Objectives and Policies, Housing Element

HOUSING ELEMENT
OBJECTIVES AND POLICIES SUMMARY
Adopted May 13, 2004

HOUSING SUPPLY

OBJECTIVE 1

TO PROVIDE NEW HOUSING, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING, IN APPROPRIATE LOCATIONS WHICH MEETS IDENTIFIED HOUSING NEEDS AND TAKES INTO ACCOUNT THE DEMAND FOR AFFORDABLE HOUSING CREATED BY EMPLOYMENT DEMAND.

POLICY 1.1

Encourage higher residential density in areas adjacent to downtown, in underutilized commercial and industrial areas proposed for conversion to housing, and in neighborhood commercial districts where higher density will not have harmful effects, especially if the higher density provides a significant number of units that are affordable to lower income households. Set allowable densities in established residential areas at levels which will promote compatibility with prevailing neighborhood scale and character where there is neighborhoods support.

POLICY 1.2

Encourage housing development, particularly affordable housing, in neighborhood commercial areas without displacing existing jobs, particularly blue-collar jobs or discouraging new employment opportunities.

POLICY 1.3

Identify opportunities for housing and mixed-use districts near downtown and former industrial portions of the City.

POLICY 1.4

Locate in-fill housing on appropriate sites in established residential neighborhoods.

POLICY 1.5

Support development of affordable housing on surplus public lands.

POLICY 1.6

Create incentives for the inclusion of housing, including permanently affordable housing, in new commercial development projects.

POLICY 1.7

Encourage and support the construction of quality, new family housing.

POLICY 1.8

Allow new secondary units in areas where their effects can be dealt with and there is neighborhood support, especially if that housing is made permanently affordable to lower-income households.

POLICY 1.9

Require new office developments and higher educational institutions to meet the housing demand they generate, particularly the need for affordable housing for lower income workers and students.

HOUSING RETENTION

OBJECTIVE 2

RETAIN THE EXISTING SUPPLY OF HOUSING.

POLICY 2.1

Discourage the demolition of sound existing housing.

POLICY 2.2

Control the merger of residential units to retain existing housing.

POLICY 2.3

Restrict the conversion of rental housing to other forms of tenure or occupancy.

POLICY 2.4

Retain sound existing housing in commercial and industrial areas.

POLICY 2.5

Preserve the existing stock of residential hotels.

POLICY 2.6

Consider legalization of existing illegal secondary units where there is neighborhood support and the units can conform to minimum Code standards of safety and livability and the permanent affordability of the units is assured.

HOUSING CONDITION

OBJECTIVE 3

ENHANCE THE PHYSICAL CONDITION AND SAFETY OF HOUSING WITHOUT JEOPARDIZING USE OR AFFORDABILITY.

POLICY 3.1

Ensure that existing housing is maintained in a decent, safe, and sanitary condition, without increasing rents or displacing low-income households.

POLICY 3.2

Preserve at risk, privately owned assisted housing.

POLICY 3.3

Maintain and improve the condition of the existing supply of public housing.

POLICY 3.4

Monitor the correction of serious continuing code violations to prevent the loss of housing.

POLICY 3.5

Improve the seismic stability of existing housing without reducing the supply of affordable housing.

POLICY 3.6

Preserve landmark and historic residential buildings.

HOUSING AFFORDABILITY

OBJECTIVE 4

SUPPORT AFFORDABLE HOUSING PRODUCTION BY INCREASING SITE AVAILABILITY AND CAPACITY

POLICY 4.1

Actively identify and pursue opportunity sites for permanently affordable housing.

POLICY 4.2

Include affordable units in larger housing projects.

POLICY 4.3

Encourage the construction of affordable units for single households in residential hotels and “efficiency” units.

POLICY 4.4

Consider granting density bonuses and parking requirement exemptions for the construction of affordable or senior housing.

POLICY 4.5

Allow greater flexibility in the number and size of units within established building envelopes, potentially increasing the number of affordable units in multi-family structures.

POLICY 4.6

Support a greater range of housing types and building techniques to promote more economical housing construction and achieve greater affordable housing production.

**OBJECTIVE 5
INCREASE THE EFFECTIVENESS AND EFFICIENCY OF THE CITY'S
AFFORDABLE HOUSING PRODUCTION SYSTEM.**

POLICY 5.1

Prioritize affordable housing projects in the planning review and approval processes, and work with the development community to devise methods of streamlining housing projects.

POLICY 5.2

Support efforts of non-profit organizations and other community-based groups and expand their capacity to produce and manage affordable housing.

POLICY 5.3

Create greater public awareness about the quality and character of affordable housing projects and generate community-wide support for new affordable housing.

POLICY 5.4

Coordinate governmental activities related to affordable housing.

**OBJECTIVE 6
PROTECT THE AFFORDABILITY OF EXISTING HOUSING.**

POLICY 6.1

Protect the affordability of units in existing buildings at risk of losing their subsidies or being converted to market rate housing.

POLICY 6.2

Ensure that affordable housing is kept affordable.

POLICY 6.3

Safeguard tenants from excessive rent increases.

POLICY 6.4

Achieve permanent affordability through non-profit and limited equity housing ownership and management.

POLICY 6.5

Monitor and enforce the affordability of units provided as a condition of approval of housing projects.

OBJECTIVE 7

EXPAND THE FINANCIAL RESOURCES AVAILABLE FOR PERMANENTLY AFFORDABLE HOUSING.

POLICY 7.1

Enhance existing revenue sources for permanently affordable housing.

POLICY 7.2

Create new sources of revenue for permanently affordable housing, including dedicated long-term financing for housing programs.

POLICY 7.3

Develop greater investments in and support for affordable housing programs by corporations, churches, unions, foundations, and financial institutions.

HOUSING CHOICE

OBJECTIVE 8

ENSURE EQUAL ACCESS TO HOUSING OPPORTUNITIES.

POLICY 8.1

Encourage sufficient and suitable rental housing opportunities and emphasize permanently affordable units wherever possible.

POLICY 8.2

Employ uniform definitions of affordability that accurately reflect the demographics and housing needs of San Franciscans.

POLICY 8.3

Ensure affirmative marketing of affordable housing.

POLICY 8.4

Encourage greater economic integration within housing projects and throughout San Francisco.

POLICY 8.5

Prevent housing discrimination.

POLICY 8.6

Increase the availability of units suitable for users with supportive housing needs.

POLICY 8.7

Eliminate discrimination against households with children.

POLICY 8.8

Promote the adaptability and maximum accessibility of residential dwellings for disabled and elderly occupants.

POLICY 8.9

Encourage the provision of new home ownership opportunities through new construction so that increased owner occupancy does not diminish the supply of rental housing.

POLICY 8.10

Ensure an equitable distribution of quality board and care centers, adult day care facilities, and single-room occupancy hotels throughout the City.

OBJECTIVE 9

AVOID OR MITIGATE HARDSHIPS IMPOSED BY DISPLACEMENT

POLICY 9.1

Minimize the hardships of displacement by providing essential relocation services.

POLICY 9.2

Offer displaced households the right of first refusal to occupy replacement housing units that are comparable in size, location, cost, and rent control protection.

HOMELESSNESS

OBJECTIVE 10

REDUCE HOMELESSNESS AND THE RISK OF HOMELESSNESS IN COORDINATION WITH RELEVANT AGENCIES AND SERVICE PROVIDERS.

POLICY 10.1

Focus efforts on the provision of permanent affordable and service-enriched housing to reduce the need for temporary homeless shelters.

POLICY 10.2

Aggressively pursue other strategies to prevent homelessness and the risk of homelessness by addressing its contributory factors.

POLICY 10.3

Improve coordination among emergency assistance efforts, existing shelter programs, and health care outreach services.

POLICY 10.4

Facilitate childcare and educational opportunities for homeless families and children.

HOUSING DENSITY, DESIGN, AND QUALITY OF LIFE

OBJECTIVE 11

IN INCREASING THE SUPPLY OF HOUSING, PURSUE PLACE MAKING AND NEIGHBORHOOD BUILDING PRINCIPLES AND PRACTICES TO CONTINUE SAN FRANCISCO'S DESIRABLE URBAN FABRIC AND ENHANCE LIVABILITY IN ALL NEIGHBORHOODS.

POLICY 11.1

Use new housing development as a means to enhance neighborhood vitality and diversity.

POLICY 11.2

Ensure housing is provided with adequate public improvements, services, and amenities.

POLICY 11.3

Encourage appropriate neighborhood-serving commercial activities in residential areas, without causing affordable housing displacement.

POLICY 11.4

Avoid or minimize disruption caused by expansion of institutions, large-scale uses and auto-oriented development into residential areas.

POLICY 11.5

Promote the construction of well-designed housing that enhances existing neighborhood character.

POLICY 11.6

Employ flexible land use controls in residential areas that can regulate inappropriately sized development in new neighborhoods, in downtown areas and in other areas through a Better Neighborhoods type planning process while maximizing the opportunity for housing near transit.

POLICY 11.7

Where there is neighborhood support, reduce or remove minimum parking requirements for housing, increasing the amount of lot area available for housing units.

POLICY 11.8

Strongly encourage housing project sponsors to take full advantage of allowable building densities in their housing developments while remaining consistent with neighborhood character.

POLICY 11.9

Set allowable densities and parking standards in residential areas at levels that promote the City's overall housing objectives while respecting neighborhood scale and character.

POLICY 11.10

Include energy efficient features in new residential development and encourage weatherization in existing housing to reduce overall housing costs and the long-range cost of maintenance.

REGIONAL AND STATE HOUSING NEEDS

OBJECTIVE 12

STRENGTHEN CITYWIDE AFFORDABLE HOUSING PROGRAMS THROUGH COORDINATED REGIONAL AND STATE EFFORTS.

POLICY 12.1

Work with localities across the region, of the relationship between economic growth and increased housing needs.

POLICY 12.2

Support the production of well-planned housing region wide that address regional housing needs and improve the overall quality of life in the Bay Area.

POLICY 12.3

Encourage jurisdictions throughout the Bay Area to recognize their share in the responsibility to confront the regional affordable housing crisis.

POLICY 12.4

Foster educational programs across the region that increase public understanding of the need for affordable housing and generate support for quality housing projects.

POLICY 12.5

Support the State of California in developing and implementing state affordable housing plans and programs.



PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER
(415) 558-6378

DIRECTOR'S OFFICE
PHONE: 558-6411
4TH FLOOR
FAX: 558-6426

ZONING ADMINISTRATOR
PHONE: 558-6350
5TH FLOOR
FAX: 558-6409

PLANNING INFORMATION
PHONE: 558-6377
MAJOR ENVIRONMENTAL
FAX: 558-5991

COMMISSION CALENDAR
INFO: 558-6422
INTERNET WEB SITE
WWW.SFGOV.ORG/PLANNING

29 December 2005

Ms. Linda Nichols, Program Manager
Department of Housing and Community Development
Division of Housing Policy Development
1800 – 3rd Street, Suite 430
Sacramento, CA 94252-2053

RECEIVED
DEC 29 2005
DIV. OF HOUSING
POLICY DEVELOPMENT HCD

**RE: WFH ANNUAL PROGRESS REPORT ON THE
IMPLEMENTATION OF THE HOUSING ELEMENT**

Dear Ms. Nichols:

Enclosed please find our response to Attachment D: WFH Annual Progress Report on the Implementation of the Housing Element. As noted in Item B of the attached report, the *Housing Element* of the *General Plan* of the City and County of San Francisco was adopted on May 13, 2004. The state department of Housing and Community Development certified it compliant with state housing element law on October 28, 2004. The reporting period in the accompanying draft report spans January 1999 through December 2004.

If you have any questions about our submittal, please feel free to contact me by phone at 415 558 62 51 or by e-mail (teresa.ojeda@sfgov.org). We look forward to working with you as we go through the application process.

Sincerely,

Teresa Ojeda, Planner
Citywide Policy and Analysis

attachments
cc: Jennifer Seeger, HCD Program Representative

ATTACHMENT D

**WFH Annual Progress Report
on Implementation of the Housing Element**

General Plan Report requirement pursuant to
Section 65400 of the Government Code

Jurisdiction: **CITY AND COUNTY OF SAN FRANCISCO**
Address: c/o PLANNING DEPARTMENT
1660 MISSION STREET, SAN FRANCISCO, CA 94103
Contact: Teresa Ojeda, Planner, Citywide Policy and Analysis
teresa.ojeda@sfgov.org
Phone: 415 558 62 51

Reporting Period: January - December 2004

A. PROGRESS IN MEETING REGIONAL HOUSING NEED

1. Total number of new housing permits issued in 2004:
2,318 units
2. Describe the affordability, by income level, of new units including the number of deed restricted affordable housing units completed in 2004:

New Housing Construction Completed in 2004

Income Level	No. of New Units*
Very Low (50% or below AMI)	383
Low (80% or below AMI)	2
Moderate (120% or below AMI)	163
Above Moderate	1,232
TOTAL	1,780

3. Compare units added to regional housing needs allocation by income category (very low, lower, moderate, and above moderate).

HOUSING PRODUCTION TARGETS, 1999-June 2006 and ACTUAL PRODUCTION, 1999-2004					
Income Category	ABAG/HCD Regional Housing Needs Determination (RHND) Production Goals 1999-June 2006		Actual New Housing Production 1999 - 2004		
	No. of Units	% of Total	No. of Units	% of Actual Production	% of RHND Goal
Very Low (< 50% AMI)	5,244	25.7%	1,902	16.6%	36.3%
Low (50-79% AMI)	2,126	10.4%	329	2.9%	15.5%
Moderate (80-120% AMI)	5,639	27.7%	445	3.9%	7.9%
Market (over 120% AMI)	7,363	36.1%	8,797	76.7%	119.5%
TOTALS	20,372	100.0%	11,473	100.0%	56.3%

Source: Housing Inventory 2000, 2001-2004

B. THE EFFECTIVENESS OF THE HOUSING ELEMENT IN ATTAINMENT OF THE COMMUNITY'S HOUSING GOALS AND OBJECTIVES

(SEE ATTACHED)

C. PROGRESS TOWARD MITIGATING GOVERNMENTAL CONSTRAINTS IDENTIFIED IN THE HOUSING ELEMENT.

Part I of the Housing Element identified and analyzed potential governmental constraints that may impede new housing development in San Francisco. These include:

1. **Entitlements and Processing** – These regulatory controls are not necessarily constraints to housing development as they have been carefully crafted over time to balance citywide needs and were tempered by public concerns. These regulations were established to be consistent with the City's General Plan priorities to conserve and protect existing housing and neighborhood character.
2. **Permit Application Fees** – San Francisco's fees for entitlements and building permits compare favorably with other jurisdictions. Entitlement fees imposed by San Francisco do not form a substantial proportion development costs and are not seen as a significant constraint to housing production.

Development projects by non-profit housing organization are eligible for reduced or deferred City Planning permit fees pursuant to City Planning Code 351(a),(e),(g),(h), and (i).

3. **Building Code Standards** – Local amendments to state building codes ease the production of housing by recognizing particular local conditions. These amendments do not made housing production more difficult or more expensive.
4. **Transportation** – Recent planning efforts seek to address the issue of the City’s strained transportation system that promotes driving by closely examining the interaction of land use and transportation to assure that current and future San Franciscans are able to travel conveniently and efficiently to jobs, services and recreational facilities. The San Francisco County Transportation Authority (SFCTA) is also preparing the Countywide Transportation Plan that will prioritize numerous improvements to the City’s transportation system.
5. **Infrastructure Standards** – San Francisco imposes development fees on project sponsors for various on- and off-site infrastructure improvements when necessary. Given the densities at which residential land is developed in San Francisco, these infrastructure fees, even when borne partially by the developer, represent a relatively small cost per unit.

**EFFECTIVENESS OF THE 2004 HOUSING ELEMENT IN
ATTAINMENT OF SAN FRANCISCO'S
HOUSING GOALS AND OBJECTIVES**

Program Status Report

1. Implementation Action: Adopt the Housing Element.

Status: The City Planning Commission adopted the *Housing Element* on May 13, 2004 and it was deemed approved by the San Francisco Board of Supervisors on September 28, 2004. On October 28, 2004, the state department of Housing and Community Development certified the *Housing Element* compliant with state housing element law.

2. Implementation Action: Complete and hold hearings on the new *Land Use Element*, which for the first time would establish the policy basis for the Citywide Action Plan (CAP) in one element of the *General Plan*.

Objectives and Policies Implemented: Policies 1.1, 1.2, 1.3, 1.6, 1.8, 11.1, 11.2, 11.6, 11.8, and 11.9

Status: Work to date on a new *Land Use Element* has consisted of reviewing the *General Plan* and culling from it existing land use policies, organizing these land use policies, and evaluating to some degree what issues are not sufficiently addressed by existing policy. Staff has also prepared a summary prospectus for the *Land Use Element*, and a draft of the goals, principles and ideas that it should address. Further work has been delayed until at least FY 2005-2006. However, funding has not yet been identified for this task.

3. Implementation Action: Complete public information exchange, draft and hold hearings on amendments to the *Urban Design Element* to establish the policy basis for the CAP.

Objectives and Policies Implemented: Policies 11.5 and 11.9

Status: Funding and schedule to update the *Urban Design Element* are yet to be determined. The project is current on hold.

4. Implementation Action: Update *Community Facilities Element* to form the policy basis for the Citywide Action Plan.

Objectives and Policies Implemented: Policies 10.4 and 11.2

Status: Funding and schedule to update the element are yet to be determined.

5. **Implementation Action:** Complete Eastern Neighborhoods planning process and draft permanent zoning controls.

Objectives and Policies Implemented: Policies 1.1, 1.2, 1.3, 1.4, 1.6, 1.7, 2.4, 4.1 4.4, and 5.1

Status:

Visitacion Valley: In 1999, the imposition of new interim zoning by the San Francisco Board of Supervisors effectively stopped development of a proposed new Home Depot on the former Schlage Lock site. This 20-acre former industrial site in San Francisco's Visitacion Valley neighborhood is adjacent to a future multi-modal transit hub. In 2002, the Planning Department held a week-long series of workshops in which local residents, and business and property owners worked with Planning Department staff and consultants to create a vision for the site's redevelopment, resulting in a *Community Concept Plan* for Visitacion Valley.

The *Concept Plan* envisions a new mixed-use, transit-oriented neighborhood taking shape on the site, with 600-800 units of housing, neighborhood-serving retail including a supermarket, public open space and community facilities.

Since 2002, the Planning Department has been working with the Schlage Lock site's owners to move forward with development proposals in the spirit of the *Concept Plan*.

South of Market, Showplace Square/Potrero Hill, Mission: Dramatic changes in the City's industrial lands fueled by the dot-com and live/work development boom of the late 1990s led to clashes with existing low-rent paying production, distribution and repair (PDR) businesses and lower-income residents. These conflicts required the imposition of temporary zoning controls and the launching of a community planning process in the Eastern Neighborhoods of the City.

The two-year planning effort involving the South of Market, Showplace Square/Potrero Hill, Mission, Bayview, and Visitacion Valley neighborhoods, resulted in the *Draft Rezoning Workbook*, released in February 2003. (The particularities of the Visitacion Valley and Bayview neighborhoods required two different planning tracks described elsewhere in this report.) The proposed rezoning alternatives would create the capacity for these neighborhoods to accommodate from 4,250 to 12,000 additional housing units.

Interim policies for the Mission, Showplace Square/Potrero Hill, and parts of the South of Market were set in place in February 2004 to regulate proposed projects in the area that may be inconsistent with the rezoning alternatives developed by the communities while the environmental review for the rezoning of these neighborhoods proceeds. The EIR, along with the complementary socio-economic impact assessment and health impact analysis reports, are expected to be adopted on December 2005. Community planning efforts that will result in neighborhood plans for the Mission, Showplace Square/Potrero Hill and the eastern section of South of Market are expected to commence in April 2005. Adoption of these neighborhood plans is slated for December 2005.

Bayview Hunters Point Redevelopment Projects and Zoning (South Bayshore): The Draft Environmental Impact Report (EIR) for the Bayview Hunters Point Redevelopment Projects and Zoning was released in October 2004 and a public hearing before the Planning Commission was conducted on December 3, 2004.

6. Implementation Action: New Downtown Neighborhoods and Transit Corridor Plans.

Objectives and Policies Implemented: Policies 11.1, 11.2, 11.3, 11.7, and 11.8

- Adopt permanent zoning controls for Rincon Hill, Ball Park Special Use District.
- General Plan amendments and adopt permanent zoning controls for Transbay Terminal and Mid-Market Redevelopment Areas.
- Draft and hold hearings for permanent controls in other downtown neighborhoods and other transit-served corridors.

Status:

Rincon Hill Permanent Zoning: The *Rincon Hill Plan*, once adopted, will enable 3,900 housing units as part of a comprehensive plan for a dynamic new mixed-use neighborhood. Since the presentation of a draft plan to the community in November 2003, the plan has been further refined through workshops and detailed planning with other public agencies.

Starting in January 2005, the Planning Commission will review the plan and supporting EIR.

Plan adoption, including the necessary zoning and planning code changes, is scheduled for February 2005.

Transbay *General Plan* amendments and permanent zoning controls: The Transbay Redevelopment Plan is a joint planning effort between the San Francisco Redevelopment Agency and the Planning Department to create a modern multimodal transportation facility at the heart of downtown. The plan will create a new high-density neighborhood on the underutilized and blighted land near the facility where the Embarcadero Freeway once stood. It will enable the creation of over 3,000 new housing units (including 30% affordable overall in the Plan area), new public open space, improvements to streets and infrastructure, a new transit terminal, and an extension of the Caltrain commuter rail to downtown.

The City Planning Commission has incorporated the Transbay Redevelopment Plan into the *General Plan* and will complete implementation of rezoning in January 2005. The Redevelopment Commission and Board of Supervisors are expected to approve the Transbay Redevelopment Plan in February 2005.

MidMarket *General Plan* amendments and permanent zoning controls: The Planning Department and the Redevelopment Agency, working collaboratively, are

currently finishing a three-year public planning process for the Mid-Market Survey Area. The goal is to adopt a Redevelopment Plan for the district, along with a Special Use District that includes planning code changes to encourage the development of housing, neighborhood services, and arts, cultural, and entertainment uses in the district.

The public process to refine this Plan and the special use district (SUD) will be completed in April 2005, with the Plan and SUD adoption scheduled for May 2005.

Once adopted, the Plan and SUD will enable approximately 3,300 new housing units.

7. Implementation Action: Better Neighborhoods Programs (BN)

- Complete EIR, draft zoning amendments and continue implementation programs for Market-Octavia BN.
- Preliminary zoning schemes for Central Waterfront BN.
- Preliminary zoning schemes for Balboa Park BN.
- Begin Geary Boulevard BN.

Objectives and Policies Implemented: Policies 11.1, 11.2, 11.3, 11.7, and 11.8

Status:

Market-Octavia Better Neighborhood: Developed through a two-year community planning process as part of the city's Better Neighborhoods Program, the Draft *Market and Octavia Neighborhood Plan* was released in December 2002. The draft plan will enable 4,500 to 5,300 new housing units as part of a comprehensive plan to improve the neighborhoods around the new Octavia Boulevard. The plan also seeks to revise zoning and planning code controls to build on the area's historically dense, mixed-use urban fabric, and proposes extensive transit, traffic and streetscape improvements, along with the creation of new neighborhood services and open spaces.

A draft environmental impact report (EIR) for the plan will be published in April 2005. A final plan will be submitted to the Planning Commission for review and adoption is expected in the Fall of 2005.

Central Waterfront Better Neighborhood: The main goal of the Central Waterfront Neighborhood Plan is to balance the various demands placed on land in the area, particularly by housing and businesses involved in production, distribution, and repair activities, and to ensure that future development fulfills a well-defined vision of place.

The *Draft Central Waterfront Neighborhood Plan* was published in December 2002, after several years of an intensive planning process that involved community groups, residents, businesses, and city agencies. Funding problems delayed further work on the plan until recently. Environmental review of the *Draft Central Waterfront Neighborhood Plan* is now expected to commence in January, with a draft EIR completed by December 2005.

The *Draft Central Waterfront Neighborhood Plan* foresees up to 1,500 additional housing units in the area.

Balboa Park Better Neighborhood: The draft *Balboa Park Station Area Plan* was released in October 2002, two years after the launching of a community planning process. Proposed zoning in this neighborhood could mean some 800 to 3,150 additional housing units – primarily with the development of the surplus reservoir land and nearby MUNI and BART parcels. The Department has secured funding for environmental review of the plan, with adoption of the EIR expected by December 2005.

Glen Park Community Plan: The San Francisco Planning Department, in partnership with BART, Caltrans, and the San Francisco Public Library, held a series of public workshops in the July 2003 to develop a community plan for the "downtown" Glen Park neighborhood. The study area included downtown Glen Park, the BART station area, city streets, and public open spaces. An intensive one-week planning process involved community members, business owners, and public agencies in developing a long-term plan for the neighborhood to guide future infrastructure improvements and update zoning, design guidelines, and other city policies for future development.

The *Draft Glen Park Community Plan* was released in November 2003 and has been endorsed by the Planning Commission. The Planning Department is working to secure funds for environmental review and selected implementation projects. Once approved, the Community Plan will help guide investment in public improvements around the neighborhood and may result in changes to zoning, design guidelines, or other city policies.

8. **Implementation Action:** Complete planning studies requested by the Board of Supervisors; analyze and process Board-sponsored Code amendments.
 - Study various means for encouraging legalization of housing in appropriate areas and for keeping units affordable.

Objectives and Policies Implemented: Policy 2.6

Status: The Planning Department staff provided technical support to the Board of Supervisors in their many efforts to pass legislation regarding secondary units. The staff has also responded to other housing-related legislation including: ?????

9. **Implementation Action:** Approval of new in-fill housing construction.

Objectives and Policies Implemented: Policy 1.4

Status: San Francisco is largely built-out and has very few large open tracts of land to develop. However, a few thousand vacant or underutilized parcels scattered across the City present in-fill housing development opportunities. The table below shows that in the last five years, almost 9,500 new housing units have been constructed. A substantial majority of this new housing construction is located in such parcels.

Year	New Units Constructed	New Units Approved
1999	1,225	3,360
2000	1,626	2,897
2001	1,619	2,131
2002	2,260	3,103
2003	2,730	1,885
TOTAL	9,460	13,376

10. Implementation Action: Maintenance of inventory of surplus public lands; prioritization of affordable housing development on surplus lands.

Objectives and Policies Implemented: Policy 1.5

Status: Properties declared surplus by City Departments are transferred to the Mayor’s Office of Housing (MOH) to be evaluated for their potential as sites for certain priority uses. The priority uses are: a) housing for homeless persons¹; b) facilities designed to provide services for homeless persons; and c) other lower income affordable housing.²

Suitable properties are to be made available for disposition to appropriate entities that propose to develop homeless or affordable housing or homeless-serving facilities. Unsuitable properties are to be transferred to another City Department or made available for public sale, with the proceeds prioritized for financing affordable housing in the City.

A new 13-member Citizens’ Action Committee (CAC) was convened on October 2004 to review the annual Surplus Property Report and the suitability of sites for priority uses under the Program. This CAC will be holding public hearings regarding transfer of suitable sites to appropriate developers and regarding surplus or underutilized properties that should be included in future Surplus Property Reports. The committee will then make recommendations to the Board and Mayor regarding disposition of all surplus properties.

¹ Includes any persons earning less than 20% of the Area Median Income.

² Includes persons or households earning up to 60% of Area Median Income.

Below is a list of surplus public properties that were transferred to the Mayor's Office of Housing.

2003 Surplus Properties Transferred to Mayor's Office of Housing			
<i>Address</i>	<i>Neighborhood</i>	<i>Size (sf)</i>	<i>Description</i>
1051 Palou	Bayview	4,396	Irregularly shaped 230' by 30' curving, vacant concrete strip.
114 Elmira	Bayview	2,300	Approximately 1/2 of a curving Cul-de-sac.
150 Otis Street	South of Market/Mission	50,455	9-story steel-reinforced concrete building used for shelter and storage; originally used as Juvenile Hall and Detention Home; proposed for designation as city landmark.
155 & 165 Grove Street	Civic Center	13,814	Rectangular vacant lot excavated to basement depth below street grade and adjacent one-story 4,000 square foot building.
201 Broadway	Chinatown/North Beach	17,846	Rectangular half vacant, half paved (parking lot) sloping site.
301 Wilde Avenue	Visitacion Valley	1,799	Vacant corner lot, mostly 35-40% slope with small (990 sf) level area at top.
341 Corbett	Upper Market	12,775	Very irregularly shaped, steeply sloped, thickly overgrown vacant lot with views of downtown.
395 Justin Drive	Outer Mission	962	10' wide strip used as common side yard between two single family homes
879 Ocean	Ocean Merced Ingleside	8,541	Triangular lot; location of anchor beams for elevated crosswalk providing access to City College
949 Vermont Street	Potrero Hill	60	approx. 60 sf triangular remainder lot at sidewalk's edge
Junipero Serra @ Shields	Ocean Merced Ingleside	2,400	flat, rectangular lot along east side of Junipero Serra largely incorporated into backyards of East-facing single family homes.
Lawton & 20th Ave.	Sunset	1,900	flat, rectangular alleyway lined with backyards and garages of adjacent single family homes; used as mid-block alley.
Roosevelt Way @ Henry	Buena Vista	14,623	very irregularly shaped, steeply sloped, thickly overgrown partially landscaped vacant lot with panoramic view.
San Jose @ Cuvier	Bernal Heights	2,034	flat, triangular lot below retaining wall along southern edge of San Jose Ave with columns that support elevated public walkway.
San Jose @ Milton	Bernal Heights	1,742	flat, triangular lot below retaining wall along southern edge of San Jose Ave and behind single family home.
TOTAL		135,647	

12. Implementation Action: Support and periodically re-assess fee levels of the job-housing linkage program.

Objectives and Policies Implemented: Policies 1.9 and Objective 7

Status: In February 2001, the Office-Affordable Housing Production Program (OAHPP) was expanded and renamed the Jobs-Housing Linkage Program (JHLP). This change recognized that in addition to offices, other commercial developments – entertainment, hotel, retail, and research and development – generate new jobs that lead to greater housing demand. The \$24 million collected from 30 new commercial developments during the dot-com building boom of 1999 and 2001 funded seven housing developments including some 474 apartments.

The table below shows that over \$31.2 million has been added to the City’s Affordable Housing Fund in the last five years. This amount represents almost 78% of the total collected since the program’s inception in 1986. The table also shows that almost \$6.6 million and \$2.2 million have also been required of new commercial developments for parking impacts fees and childcare funds, respectively.

In August 2003, collection and monitoring of these fees was transferred to the City Treasurer’s Office.

DOWNTOWN IMPACT FEES, 1999 - 2003

Year	Affordable Housing	Downtown Park	Child Care
1999	\$ 62,903.10	\$ -	\$ -
2000	\$ 10,753,894.30	\$ 906,042.00	\$ 565,736.00
2001	\$ 13,397,925.05	\$ 984,228.00	\$ 110,472.00
2002	\$ 5,698,006.74	\$ 3,569,256.73	\$ 802,979.00
2003*	\$ 1,364,666.00	\$ 1,134,140.00	\$ 768,894.00
TOTAL	\$ 31,277,395.19	\$ 6,593,666.73	\$ 2,248,081.00

**Collected as of 31 October 2003*

As % of total since 1986	77.9%	72.0%	54.3%
---------------------------------	--------------	--------------	--------------

13. Implementation Action: Evaluate expanding definition of “demolition” to prevent loss of housing classified as “remodels.”

Objectives and Policies Implemented: Policy 2.1

Status: Under requirements of the *General Plan*, the Department is predisposed to discourage the demolition of sound housing. If the structure proposed for demolition

is determined to be sound, the applicant may be advised to consider a project that alters or enlarges, rather than demolishes and replaces, the sound building, unless the proposal meets a preponderance of other (non-soundness related) General Plan Objectives.

The City Planning Commission adopted temporary residential demolition policies on December 11, 2003. These policies were expected to be in place for approximately six months, after which time they will be refined and brought back to the Commission for adoption of long-term policies.

15. Implementation Action: Require discretionary review for all dwelling unit merger applications.

Objectives and Policies Implemented: Policy 2.2

Status: On December 14, 2000, the Planning Commission adopted a policy of mandatory discretionary review of all building permit applications that result in the removal of legal dwelling units. This came about because of concerns over the loss of housing at a time when there is a shortage of affordable housing in San Francisco.

Applications are evaluated based on their consistency with applicable policies of Planning Code Section 101.1 (General Plan Priority Policies) and the objectives and policies of the *Housing Element* and other applicable Elements of the General Plan. In addition, the Planning Commission consider the following criteria adopted by the Commission on January 18, 2001:

1. Removal of the unit will not be detrimental to the supply of housing and any hardships resulting from displacement are minimized
2. Removal of the unit will bring the building closer into conformance with the prevailing dwelling unit density in the area, and other Planning Code provisions
3. Removal of the unit is necessary to correct design or functional deficiencies
4. Removal of the unit is necessary to preserve or rehabilitate a designated landmark or other listed building
5. The units are intended for occupancy by the owner

16. Implementation Action: Evaluate sales price limitations on dwelling unit conversions.

Objectives and Policies Implemented: Policy 2.3

Status: The City continues to limit the conversion of rental housing with the Condominium Conversion Ordinance. This ordinance limits the annual number of units converted to 200 annually and allows only small projects with owner occupants to be considered for conversion. The conversion criteria include Tenant Rights Rules. Renters are given the right to purchase their unit at a price established by the owner or

they can choose to rent the unit at their current rent for one year after the conversion is complete. Tenant who are 62 years old or older are entitled to a lifetime lease. The table below shows condominium conversions in the last five years. Despite the annual limit, there is a growing trend to allow more conversions of rental housing into condominiums. With recent proposed legislation to relax restrictions to encourage homeownership, and buoyed by very low mortgage interest rates, affordable housing advocates are reporting owner-move in and Ellis Act evictions.

CONDO CONVERSIONS

Year	Units
1999	262
2000	323
2001	371
2002	376
2003	432
TOTAL	1,602

Source: Dept of Public Works

17. Implementation Action: Regulate and protect SROs.

Objectives and Policies Implemented: Policies 2.5 and 4.3

Status: The Department of Building Inspection and the San Francisco Fire Department continues to regulate the safety of these buildings through annual inspections.

Recently, legislation was proposed to amend the Planning Code to define a single-room occupancy unit as one affordable to very low income or extremely low income households in response to a number of proposed market-rate developments in areas designated for a housing type long associated with transient and very low income single persons and small households.

18. Implementation Action: Facilitate transfer of SROs to non-profit housing organizations.

Objectives and Policies Implemented: Policies 2.5 and 4.3

Status: The table below shows that in the last six years, 7 single-room occupancy residential hotels with 612 rooms have been transferred to non-profit ownership and management.

Year	For Profit Residential Hotels			Non-Profit Residential Hotels		TOTAL RESIDENTIAL HOTEL ROOMS	
	No. of Bldgs.	Resid. Rooms	Tourist Rooms	No. of Bldgs.	Resid. Rooms	No. of Bldgs.	Resid. Rooms
1999	459	16,578	3,954	58	3,040	517	19,618
2000	457	16,331	3,781	61	3,314	518	19,645
2001	460	16,031	4,084	61	3,482	521	19,513
2002	457	15,902	3,846	61*	3,473	518	19,375
2003	457	15,878	3,520	62*	3,495	517	19,373
2004	455	15,767	3,239	65	3,652	520	19,419

* This information does not include 966 Tourist Guest Rooms (certified by the Residential Hotel Unit Conversion & Demolition Ordinance Chapter 41 of the Administrative Code (HCO) which file an Annual Unit Usage Report

19. Implementation Action: Enforce building code standards.

Objectives and Policies Implemented: Policy 3.4

Status: In 1999, the Planning Department’s Code Enforcement Program was reinvigorated with 4.8 FTE positions assigned within the Neighborhood Planning division. A staff person was assigned to each Neighborhood Planning Quadrant to address specific local problems as well as respond to past and on-going complaints.

The Board of Supervisors also instructed the Department to implement an extensive outreach program to the neighborhood groups in shaping the program. With input from some 60 neighborhood organizations, the resulting survey showed that neighborhood groups share the Planning Commission’s concerns regarding adherence to conditions of approval for Commission-authorized projects. Bringing such cases to the Commission will be an important part of the Department’s Code Enforcement program.

The survey also indicated that other high priorities were for ensuring residential demolitions go through required procedures, and preventing illegal units in new construction. Based on the survey, localized code enforcement priorities include:

Southwest Quadrant: illegal units in new construction; non-permitted uses in residential zones

Northwest Quadrant: non-permitted uses in residential zones

Southeast Quadrant: nuisances from commercial uses, auto wrecking

Northeast Quadrant: removal of rental units from housing supply; conditional use scofflaws; sign violations

The table below lists common code violations complaints received since the revitalization of the code enforcement program

	Code Violation Type	1999	2000	2001	2002	2003	2004
Filed	Illegal Unit	9	18	41	150	144	128
	Illegal Auto Repair	1	6	16	10	6	13
	Illegal Commercial Use	16	91	81	107	77	79
	Building Enlargement Without Permit	16	43	73	187	263	284
Closed	Illegal Unit	-	-	6	18	18	30
	Illegal Auto Repair	-	-	5	2	-	2
	Illegal Commercial Use	-	5	47	43	34	32
	Building Enlargement Without Permit	-	1	19	47	38	46

20. Implementation Action: Provide low-interest and deferred payment rehabilitation loans.

Objectives and Policies Implemented: Policy 3.1

Status: The Mayor's Office of Housing continues to offer low-interest and deferred payment loan programs designed to target and benefit senior and low-income homeowners. In 2002-2003, the Code Enforcement Rehabilitation Fund (CERF) assisted 22 households. The Community Housing Rehabilitation Program (CHRP) rehabilitated 24 units. CERF and CHRP loans are due when the property is sold or transferred.

21. Implementation Action: Acquire and rehabilitate expiring Section 8 multi-family and senior housing.

Objectives and Policies Implemented: Policy 3.2

Status: The San Francisco Redevelopment Agency continues to support the acquisition and rehabilitation of multi-family and senior housing at risk of being converted to market rate due to the expiration of existing rental subsidy contracts or the prepayment of HUD-insured mortgages. In 2003, \$6.5 million was allocated to safeguard 196 at risk units.

22. Implementation Action: Administer Hope VI grants.

Objectives and Policies Implemented: Policy 3.3

Status: The San Francisco Housing Authority (SFHA) administers HOPE VI grants. Recent grants will help revitalize five housing sites with a total of 1,228 affordable housing units. Additional funds will add 137 accessible and 207 adaptable apartments to the SFHA inventory.

23. Implementation Action: Modernization and capital improvements on existing publicly assisted housing.

Objectives and Policies Implemented: Policy 3.3

Status: The San Francisco Housing Authority manages publicly assisted housing projects. Its Capital Fund Program (CFP), with Community Development Block Grants (CDBG) funds, assists in sustaining comprehensive modernization and capital improvements at SFHA sites.

24. Implementation Action: Support the Code Enforcement Rehabilitation Fund.

Objectives and Policies Implemented: Policy 3.4

Status: See Implementation Action No. 20.

25. Implementation Action: Mandate and fund seismic rehabilitation.

Objectives and Policies Implemented: Policy 3.5

Status: The Department of Building Inspection monitors and enforces seismic retrofit of unreinforced masonry buildings. In 2003, the DBI referred 21 cases of Risk Level 3 to the City Attorney's Office for enforcement purposes. The department also completed Director's hearings for all Risk Level 1, 2 and 3 cases.

26. Implementation Action: Adopt the *Preservation Element* of the *General Plan*.

Objectives and Policies Implemented: Policy 3.6

Status: The Planning Department is re-commencing work on a *Preservation Element* for the City's *General Plan*. This work is included in the Department's 2004-2005 Work Program, with the goal of adopting a *Preservation Element* by June 2005.

Work on the *Preservation Element* has been on-going for several years, but has never been completed as a result of changing priorities, staff changes and resource shortages. Members of the preservation community and department staff members believe the *Preservation Element*'s adoption will serve as an important tool for guiding future development in the City.

The Draft *Preservation Element*, dated June 6, 2000 was reviewed by the Landmarks Preservation Advisory Board on June 21, 2000, discussed at two community workshops, and reviewed again by the Board on October 2, 2000. Comments were received at the public hearings, at the community workshops, and by mail. The Department prepared a Draft Implementation Document, dated June 31, 2001, detailing how the Draft *Preservation Element*'s policies can be carried out. Both the Draft *Preservation Element* and the Implementation Document are now being updated and revised to address the comments received to date.

27. **Implementation Action:** Document resources through a citywide Cultural Resources Survey.

Objectives and Policies Implemented: Policy 3.6

Status: The Cultural Resources Survey Program is supported by *Urban Design*, *Draft Preservation* and *Housing* elements of the *San Francisco General Plan*.

The Planning Department sees such historic resource surveys leading to registration the incorporation of evaluated survey results into the local planning process. Survey and evaluation is an activity that is encouraged by the existing General Plan elements and Planning Code.

The Planning Department conducts its survey program in-house and does not hire consultants to carry out the work. Planning Department staff meets the Secretary of the Interior's Professional Standards for an Architectural Historian. An Advisory group who also meet the Professional Standards meets quarterly to review progress and direction of the Survey Program, and reviews survey products. The Department intends to use all available survey information in addition to primary research to complete a survey that conforms to National Register Bulletin 24: *Guidelines for Local Surveys* and the California Office of Historic Preservation's *Instructions for Recording Historical Resources*. The Office of Historic Preservation has suggested that the context statement could be revised and made more effective as a tool for evaluation of properties and their levels of significance.

The completed intensive-level survey will become a planning tool that will first be used in reviewing building permit applications and second, it will inform long range planning decisions. Survey evaluations will aid in the expedient environmental review of projects and building permit applications for both CEQA and Federal Section 106 reviews.

An intensive-level historic survey is a key element in the Planning Department's rezoning study, as it informs the process, and can affect the most change. Since 2000, the Planning Department has documented and evaluated nearly 700 properties in the Central Waterfront and Mission neighborhoods.

28. **Implementation Action:** Pursue development opportunities in underused public lands.

Objectives and Policies Implemented: Policy 4.1

Status: An earlier table detailed the transfer of **vacant public lands** to the Mayor's Office of Housing. Two of the parcels listed – 155 Grove and 150 Otis – are already undergoing land use approvals to house very low income single people and homeless adult males, respectively.

The **Central Freeway parcels** are under the jurisdiction of the Mayor's Office and the Redevelopment Agency. The 23 parcels, with a total area of approximately 7.2 acres, can accommodate between 750 to 900 new housing units. The City has created a plan to develop approximately 50% of these new units as affordable housing.

According to the Mayor's Office of Economic Development, which is managing the disposition of the land, about 40% of the parcels have been sold by the end of the third quarter of 2004. An additional 15% of the parcels are expected to be sold over the next few months. Most of the sales to date have been to the San Francisco Redevelopment Agency as sites designated for below-market rate housing or as special needs housing.

See also, Implementation Action No. 10.

29. Implementation Action: Enforce and monitor the Inclusionary Affordable Housing Program.

Objectives and Policies Implemented: Policies 4.2 and 8.4

Status: In October 2001, the Planning Department revisited and updated its ten-year old inclusionary affordable housing program. The expanded program requires 10% to 17% of units in all projects with 10 units or more to be affordable. The Mayor's Office of Housing administers the sales and leasing of units created through this program.

Since the launch of this expanded requirement, the Planning Commission has approved some 40 proposed housing projects with about 2,660 units, 350 of which are affordable.

30. Implementation Action: Develop a process to consolidate hearings and avoid duplication of discretionary hearings and appeals.

Objectives and Policies Implemented: Policy 5.1

Status: Community planning efforts in the Better Neighborhoods program and the Eastern Neighborhoods have or will result in area or neighborhood plans and programmatic environmental impact reports (EIR) that would eliminate uncertainty and need for conditional use permits and individual project EIRs.

31. Implementation Action: Investigate and promote industrial housing production techniques.

Objectives and Policies Implemented: Policy 4.6

Status: No funding available at this time.

32. Implementation Action: Fund and provide technical support to non-profit housing organizations.

Objectives and Policies Implemented: Policy 5.2

Status: The Mayor's Office of Housing and the San Francisco Redevelopment Agency continues to fund and provide technical support to non-profit housing

corporations. These agencies also invite and encourage for-profit builders to avail of the same opportunities.

33. Implementation Action: Coordinate and support community outreach efforts.

Objectives and Policies Implemented: Policy 5.3

Status: City agencies and housing advocacy groups continue to coordinate community outreach efforts to gain neighborhood acceptance of affordable housing projects.

34. Implementation Action: Draft and distribute the Consolidated Plan.

Objectives and Policies Implemented: Policy 5.4

Status: The Mayor's Office of Housing released the *2000 Consolidated Plan* in April 2000. In preparation for the development of this *Consolidated Plan*, MOH and the Mayor's Office of Community Development convened five public hearings during the months of July and August 1999. The public hearings were held in the Bayview-Hunters Point, Chinatown, the Excelsior, the Sunset, and at City Hall.

35. Implementation Action: Keep affordable housing affordable.

Objectives and Policies Implemented: Objective 6, Policies 6.1, 6.2, 6.3, and 6.5

Status: The San Francisco Redevelopment Agency (SFRA) continues to administer the Preservation of at-Risk Affordable Housing Program. In 2003, \$6.5 million was allocated to safeguard 196 at risk units.

Affordable housing funded by the Mayor's Office of Housing and SFRA continue to be required to maintain affordability for as long as legally permissible and financially practicable. Regulatory agreements and other legally binding instruments are linked to such units, maintaining affordability for 55 years or more.

36. Implementation Action: Work with the Mayor's Office of Housing to establish a fee system to pay for monitoring system.

Objectives and Policies Implemented: Objective 7

Status: Information on funding and schedule not available at this time.

37. Implementation Action: Support development and conservation of affordable rental housing.

Objectives and Policies Implemented: Policy 8.1

Status: The Mayor's Office of Housing continues to implement affordable rental housing programs for families, seniors and households with special needs. The table

below shows MOH funding allocations for specific programs for fiscal year 2002-2003.

Supportive Housing - AIDS related	\$1,066,000
Supportive Housing -- Non-AIDS related	\$18,800,000
Family Rental Housing	\$22,000,000
Senior Housing	\$12,700,000

38. Implementation Action: Periodically review affordability standards for accuracy.

Objectives and Policies Implemented: Policy 8.2

Status: The Mayor's Office of Housing administers the annual affordability standards established by the federal Department of Housing and Urban Development. To adjust for an area median income pushed upward by the higher incomes in Marin and San Mateo counties, income goals for rental projects are pegged at 60% of AMI rather than 80% of AMI as suggested by HUD standards.

39. Implementation Action: Support and monitor fair housing access law.

Objectives and Policies Implemented: Policies 8.3, 8.5, 8.7 and 8.8

Status: The Human Rights Commission (HRC) continues to support and monitor the Fair Housing Access laws and advises the Mayor's Office of Housing and the Mayor's Office on Disability on issues of accessibility and impediments to fair housing. On December 2003, the Mayor's Office of Housing released the *Analysis of Impediments to Fair Housing*, which noted that while the City's public policies have generally been favorable to the development of affordable and accessible housing, housing development agencies have not had the financial resources that are needed for the enormous job of ensuring an adequate supply of affordable housing.

40. Implementation Action: Support development of specialized, supportive housing types.

Objectives and Policies Implemented: Policies 8.6

Status: The City, through the Mayor's Office of Housing and the San Francisco Redevelopment Agency, continues to support the development of specialized housing types that meet the particular needs of various users groups. The City's social services agencies will also continue to work with the MOH, SFRA, and housing providers in cooperative efforts to develop and support special user housing.

See also, Implementation Action 37.

41. Implementation Action: Enforce standards of adaptability and accessibility.

Objectives and Policies Implemented: Policy 8.7

Status: The Department of Building Inspection continues to enforce the standards of accessibility and adaptability for both commercial facilities and new residential construction. Its Disabled Access Section (DAS) investigates complaints of violations of disability access related code requirements, issues Notices of Violations, and pursues a code enforcement abatement process to correct the deficiencies.

In 2003, DBI abated and/or resolved 133 cases, issued 130 notices of violations (NoV), and performed 430 disability access related inspections. It has billed almost \$60,000 in code enforcement assessment fees and received over \$49,760 in code enforcement assessment costs.

42. Implementation Action: Administer affordable homeownership programs, first-time homebuyer programs.

Objectives and Policies Implemented: Policy 8.9

Status: Section 1302(c)2 of the San Francisco Subdivision Code, promotes homeownership opportunities for existing tenants and prevent displacements by requiring a high degree of tenant intent to purchase their rental units as a condition of approval of applications for residential conversion.

The Mayor's Office of Housing continues to administer affordable homeownership and first-time homebuyers programs. In 2003, its Silent Second Loan Program provided 25 deferred second loans to low- and moderate-income first-time homebuyers of units originally developed as part of the City's affordable first time homebuyer program. That year, however, no new housing developments for first-time homebuyers received commitments of funds or were completed. The funding source for the Homeownership Assistance-Downpayment Assistance Loan Program was also depleted so no activity took place under this program in 2003.

43. Implementation Action: Implement Homeless Management Information System.

Objectives and Policies Implemented: Policy 10.3

Status: The Mayor's Office of Homelessness, the Department of Human Services, Department of Public Health, and the Department of Telecommunications and Information Services have collaborated to create a centralized information technology solution called - **CHANGES** - to provide homeless citizens with easier access to these services. **CHANGES** stands for **C**oordinated **H**omeless **A**ssessment of **N**eeds and **G**uidance thru **E**ffective **S**ervices and tracks the needs of homeless persons, the level of services provided and the outcome of service provided. The first phase of implementation will include all city-funded shelter programs for individuals and families, street outreach, homeless resource centers, and the free storage facility. As of January 2004, the Mayor's Office of Homelessness was closed and its services transferred to the Department of Human Services' Housing and Homeless Services.

44. Implementation Action: Implement California Work Opportunity and Responsibility to Kids (CalWORKS)

Objectives and Policies Implemented: Policy 10.4

Status: The Department of Human Services continues to implement the CalWORKS program, which serves adult and dependent children by providing them with financial support and services for 18-24 months as they work with an employment specialist to follow an individualized employment plan.

In July 2001, there were 4,846 cases and in July 2003 there were 5,080 cases, an increase of 5% (234 cases). The number of people applying for CalWORKS also increased steadily since 2001. However, the federal limitations on personal assets caused many of them to be found ineligible, and more than half of new applications were denied.

45. Implementation Action: Require Institutional Master Plans.

Objectives and Policies Implemented: Policy 11.4

Status: Recent reallocation of resources provided for the implementation and enforcement of the Institutional Master Plan requirement. Institutional master plans give insight, and alert the City, to potential future development of these institutions for the next 10 years.

Over the past two years, the City received institutional master plans from such institutions as the University of San Francisco, the City College of San Francisco, Golden Gate University, and Hastings College. Medical institutions that have submitted development plans include the California Pacific Medical Center and the Haight Ashbury Free Clinic. In addition, several institutions have been notified of the schedule for submittal of their master plans in the coming years, including St. Francis Hospital and the Chinese Hospital.

46. Implementation Action: Enforce energy code requirements.

Objectives and Policies Implemented: Policy 11.10

Status: The Department of Building Inspection continues to enforce Title 24 energy code requirements. In addition to Title 24, DBI requires that residential buildings comply with the Residential Energy Conservation Ordinance (RECO) at the time of sale or at time of meter conversion, major improvement or condominium conversion.

47. Implementation Action: Continue environmental education programs.

Objectives and Policies Implemented: Policy 11.4

Status: The Department of Building Inspection, together with Pacific Gas and Electric (PG&E) and the Building Science industry, offer environmental education

programs for the general public, development projects sponsors and residential contractors.

48. Implementation Action: Provide funding for energy-efficiency improvements in preserving non-profit affordable rental housing.

Objectives and Policies Implemented: Policy 11.11

Status: The Mayor's Office of Housing provides funding for the physical and financial preservation of non-profit owned affordable rental housing that requires energy efficiency improvements in order to protect its affordability.

49. Implementation Action: Work with the Association of Bay Area Governments, Metropolitan Transportation Commission, and the state Housing and Community Development department.

Objectives and Policies Implemented: Objective 12, Policies 12.1, 12.2, 12.3, 12.4, 12.5

Status: The Citywide Action Plan, which articulates all the planning programs and policies for the long-range planning of the city, is the City's strategy for accommodating ABAG's Smart Growth projections. The Planning Department also works with ABAG on an on-going basis to coordinate policies and planning (Better Neighborhoods and Eastern Neighborhoods planning programs) for the allocation of these projections.

The Planning Department is also working with the Transportation Authority (TA), which develops San Francisco's transportation model, in developing the land use growth allocations. The key input into this model is ABAG's Smart Growth Projections. The TA's model is San Francisco's portion of the regional model developed by the Metropolitan Transportation Commission.

EXHIBIT A: Appendix C of the Housing Element

Appendix C

**PRELIMINARY WORK PROGRAM FOR IMPLEMENTING
THE HOUSING ELEMENT**

Objective & Policy Implemented	Implementation Action	Resources Needed		Target Dates
		Staff	Other Resources	
Housing Element	Complete and hold hearings on Housing Element	0.5 FTE		June 2003
Policies 1.1, 1.2, 1.3, 1.6, 1.8, 11.1, 11.2, 11.6, 11.8, 11.9	Complete and hold hearings on new <i>Land Use Element</i> , which for the first time would establish the policy basis for the Citywide Action Plan (CAP) in one element of the <i>General Plan</i> .	2.0 FTE	\$50,000	December 2004
Policies 11.5, 11.8	Complete public information exchange, draft and hold hearings on amendments to the <i>Urban Design Element</i> to establish the policy basis for the CAP.	2.0 FTE	\$100,000	December 2004
Policies 10.4, 11.2	Update <i>Community Facilities Element</i> for form the policy basis for the CAP.	To be determined		
Policies 1.1, 1.2, 1.3, 1.4, 1.6, 1.7, 2.4, 4.1, 4.4, 5.1	Complete Eastern Neighborhoods planning process and draft permanent zoning controls	5.0 FTE		September 2002
	Visitation Valley			
	South of Market, Showplace Square/Potrero Hill, Mission, South Bayshore. Complete Environmental Impact Report (EIR).		\$500,000	December 2004
Policies 11.1, 11.2, 11.3, 11.7, 11.8	New Downtown Neighborhoods and Transit Corridor Plans			
	Adopt permanent zoning controls for Rincon Hill, Ball Park Special Use District	0.5 FTE	S.F. Redevelopment Agency	December 2004
	General Plan amendments and adopt permanent zoning controls for Transbay Terminal and Mid-Market Redevelopment Areas	0.5 FTE	S.F. Redevelopment Agency	December 2004
	Draft and hold hearings for permanent controls in other downtown neighborhoods and other transit-served corridors	4.0 FTE	\$350,000	December 2006
Policies 11.1, 11.2, 11.3, 11.7, 11.8	Better Neighborhoods Programs			
	Complete EIR, draft zoning amendments and continue program implementation of Market and Octavia	1.5 FTE		June 2004
	Preliminary zoning schemes for Central Waterfront and Balboa Park Specific Plans	0.5 FTE	\$800,000	To be determined
	Begin Geary Boulevard Better Neighborhood program	3.0 FTE	\$600,000	To be determined
Policy 2.6	Complete planning studies requested by the Board of Supervisors; analyze and process Board-sponsored Code amendments	1.5 FTE	\$50,000	On-going Program
	Study various means for encouraging legalization of housing in appropriate areas and for keeping units affordable		To be determined	
Policy 1.4	Approval of new in-fill housing construction	On-going Program		

Policy 1.5	Maintenance of inventory of surplus public lands; prioritization of affordable housing development on surplus public lands	Mayor's Office on Housing; S.F. Redevelopment Agency; Real Estate Department	On-going Programs
Policy 1.9, Objective 7	Support and periodically reassess fee level of Jobs-Housing Linkage Program	City Planning and Mayor's Office of Housing	On-going Program
Policy 2.1	Evaluate expanding definition of demolition to prevent loss of housing classified as "remodels"	City Planning, Department of Building Inspection	On-going Programs
Policy 2.2	Require discretionary review for all dwelling unit merger applications	City Planning, Rent Stabilization Board	On-going Programs
Policy 2.3	Evaluate sales price limitations on conversion of affordable units	City Planning, Rent Stabilization Board	On-going Programs
Policies 2.5, 4.3	Regulate and protect SROs Facilitate transfer of SROs to effective non-profit housing organizations	S.F. Redevelopment Agency, Mayor's Office of Housing, Department of Building Inspection	On-going Programs
Policy 3.1	Enforce building code standards Provide low interest and deferred payment rehabilitation loans	City Planning, Department of Building Inspection, Department of Public Health	On-going Programs
Policy 3.2	Acquire and rehabilitate expiring Section 8 multi-family and senior housing	S.F. Redevelopment Agency	On-going Programs
Policy 3.3	Administer Hope VI grants Modernization and capital improvements on existing publicly assisted housing	S.F. Redevelopment Agency, S.F. Housing Authority	On-going Programs
Policy 3.4	Support the Code Enforcement Rehabilitation Fund Continued code enforcement	City Planning, Department of Building Inspection	On-going Programs
Policy 3.5	Mandate and fund seismic rehabilitation	Department of Building Inspection	On-going Program
Policy 3.6	Adopt Preservation Element of General Plan Document resources through Citywide Cultural Resources Survey	To be determined	
Policy 4.1	Pursue development opportunities in underused public lands	S.F. Redevelopment Agency Mayor's Office of Housing	On-going Programs
Policies 4.2, 8.4	Enforce and monitor the Inclusionary Affordable Housing Program	City Planning, Mayor's Office of Housing	On-going Programs
Policy 4.6	Investigate and promote industrial housing production techniques	To be determined	
Policy 5.1	Develop a process to consolidate hearings and avoid duplication of discretionary hearings and appeals.	On-Going Program	
Policy 5.2	Fund and provide technical support to non-profit housing corporations	S.F. Redevelopment Agency Mayor's Office of Housing	On-going Programs
Policy 5.3	Coordinate and support community outreach efforts	S.F. Redevelopment Agency Mayor's Office of Housing	On-going Programs
Policy 5.4	Draft and distribute the Consolidated Plan	Mayor's Office of Housing	On-going Program

Objective 6 Objective 7	Keep affordable housing affordable Work with Mayor's Office on Housing to establish a fee system to pay for monitoring system	S.F. Redevelopment Agency Mayor's Office of Housing	On-going Programs
Policy 8.1	Support development and conservation of affordable rental housing	S.F. Redevelopment Agency Mayor's Office of Housing	On-going Programs
Policy 8.2	Periodically review affordability standards for accuracy	Mayor's Office of Housing	On-going Program
Policies 8.3, 8.5, 8.7, 8.8	Support and monitor Fair Housing Access laws	Human Rights Commission	On-going Program
Policy 8.6	Support development of specialized, supportive housing types	Mayor's Office of Housing; S.F. Redevelopment Agency	On-going Programs
Policy 8.7	Enforce standards of adaptability and accessibility	Department of Building Inspection, Mayor's Office of Housing, Human Rights Commission	On-going Programs
Policy 8.9	Administer affordable homeownership programs, first-time homebuyer programs	Mayor's Office of Housing, S.F. Redevelopment Agency	On-going Programs
Policy 8.10	Consider expanding as-of-right group housing in Planning Code definitions of "Other Housing" in neighborhood commercial districts	To be determined	
Objective 9	Require one-to-one replacement of affordable housing and provide relocation services	S.F. Redevelopment Agency, Mayor's Office of Housing	On-going Programs
Policies 10.1, 10.2	Prioritize development of affordable housing with supportive services Eviction prevention, rental assistance, and job training programs	Mayor's Office of Housing, S.F. Redevelopment Agency, Dep't of Human Service, Dep't of Public Health	On-going Programs
Policy 10.3	Implement Homeless Management Information System	Mayor's Office on Homelessness, Department of Human Service	On-going Programs
Policy 10.4	Implement California Work Opportunity and Responsibility to Kids (CalWORKS)	Department of Human Services	On-going Program
Policy 11.4	Require Institutional Master Plans	On-going Program	
Policy 11.10	Enforce energy code requirements Continue environmental education programs Provide funding for energy-efficiency improvements in preserving non-profit affordable rental housing	Department of Building Inspection, Mayor's Office of Housing	On-going Programs
Objective 12	Work with Association of Bay Area Governments, Metropolitan Transportation Commission and state Housing and Community Development Department	City Planning, Mayor's Office of Housing	On-going Programs

EXHIBIT B: Objectives and Policies, Housing Element

**HOUSING ELEMENT
OBJECTIVES AND POLICIES SUMMARY
Adopted May 13, 2004**

Deleted: & III

HOUSING SUPPLY

OBJECTIVE 1

TO PROVIDE NEW HOUSING, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING, IN APPROPRIATE LOCATIONS WHICH MEETS IDENTIFIED HOUSING NEEDS AND TAKES INTO ACCOUNT THE DEMAND FOR AFFORDABLE HOUSING CREATED BY EMPLOYMENT DEMAND.

POLICY 1.1

Encourage higher residential density in areas adjacent to downtown, in underutilized commercial and industrial areas proposed for conversion to housing, and in neighborhood commercial districts where higher density will not have harmful effects, especially if the higher density provides a significant number of units that are affordable to lower income households. Set allowable densities in established residential areas at levels which will promote compatibility with prevailing neighborhood scale and character where there is neighborhoods support.

POLICY 1.2

Encourage housing development, particularly affordable housing, in neighborhood commercial areas without displacing existing jobs, particularly blue-collar jobs or discouraging new employment opportunities.

POLICY 1.3

Identify opportunities for housing and mixed-use districts near downtown and former industrial portions of the City.

POLICY 1.4

Locate in-fill housing on appropriate sites in established residential neighborhoods.

POLICY 1.5

Support development of affordable housing on surplus public lands.

POLICY 1.6

Create incentives for the inclusion of housing, including permanently affordable housing, in new commercial development projects.

POLICY 1.7

Encourage and support the construction of quality, new family housing.

POLICY 1.8

Allow new secondary units in areas where their effects can be dealt with and there is neighborhood support, especially if that housing is made permanently affordable to lower-income households.

POLICY 1.9

Require new office developments and higher educational institutions to meet the housing demand they generate, particularly the need for affordable housing for lower income workers and students.

HOUSING RETENTION

OBJECTIVE 2

RETAIN THE EXISTING SUPPLY OF HOUSING.

POLICY 2.1

Discourage the demolition of sound existing housing.

POLICY 2.2

Control the merger of residential units to retain existing housing.

POLICY 2.3

Restrict the conversion of rental housing to other forms of tenure or occupancy.

POLICY 2.4

Retain sound existing housing in commercial and industrial areas.

POLICY 2.5

Preserve the existing stock of residential hotels.

POLICY 2.6

Consider legalization of existing illegal secondary units where there is neighborhood support and the units can conform to minimum Code standards of safety and livability and the permanent affordability of the units is assured.

HOUSING CONDITION

OBJECTIVE 3

ENHANCE THE PHYSICAL CONDITION AND SAFETY OF HOUSING WITHOUT JEOPARDIZING USE OR AFFORDABILITY.

POLICY 3.1

Ensure that existing housing is maintained in a decent, safe, and sanitary condition, without increasing rents or displacing low-income households.

POLICY 3.2

Preserve at risk, privately owned assisted housing.

POLICY 3.3

Maintain and improve the condition of the existing supply of public housing.

POLICY 3.4

Monitor the correction of serious continuing code violations to prevent the loss of housing.

POLICY 3.5

Improve the seismic stability of existing housing without reducing the supply of affordable housing.

POLICY 3.6

Preserve landmark and historic residential buildings.

HOUSING AFFORDABILITY

OBJECTIVE 4

SUPPORT AFFORDABLE HOUSING PRODUCTION BY INCREASING SITE AVAILABILITY AND CAPACITY

POLICY 4.1

Actively identify and pursue opportunity sites for permanently affordable housing.

POLICY 4.2

Include affordable units in larger housing projects.

POLICY 4.3

Encourage the construction of affordable units for single households in residential hotels and “efficiency” units.

POLICY 4.4

Consider granting density bonuses and parking requirement exemptions for the construction of affordable or senior housing.

POLICY 4.5

Allow greater flexibility in the number and size of units within established building envelopes, potentially increasing the number of affordable units in multi-family structures.

POLICY 4.6

Support a greater range of housing types and building techniques to promote more economical housing construction and achieve greater affordable housing production.

**OBJECTIVE 5
INCREASE THE EFFECTIVENESS AND EFFICIENCY OF THE CITY'S
AFFORDABLE HOUSING PRODUCTION SYSTEM.**

POLICY 5.1

Prioritize affordable housing projects in the planning review and approval processes, and work with the development community to devise methods of streamlining housing projects.

POLICY 5.2

Support efforts of non-profit organizations and other community-based groups and expand their capacity to produce and manage affordable housing.

POLICY 5.3

Create greater public awareness about the quality and character of affordable housing projects and generate community-wide support for new affordable housing.

POLICY 5.4

Coordinate governmental activities related to affordable housing.

**OBJECTIVE 6
PROTECT THE AFFORDABILITY OF EXISTING HOUSING.**

POLICY 6.1

Protect the affordability of units in existing buildings at risk of losing their subsidies or being converted to market rate housing.

POLICY 6.2

Ensure that affordable housing is kept affordable.

POLICY 6.3

Safeguard tenants from excessive rent increases.

POLICY 6.4

Achieve permanent affordability through non-profit and limited equity housing ownership and management.

POLICY 6.5

Monitor and enforce the affordability of units provided as a condition of approval of housing projects.

OBJECTIVE 7

EXPAND THE FINANCIAL RESOURCES AVAILABLE FOR PERMANENTLY AFFORDABLE HOUSING.

POLICY 7.1

Enhance existing revenue sources for permanently affordable housing.

POLICY 7.2

Create new sources of revenue for permanently affordable housing, including dedicated long-term financing for housing programs.

POLICY 7.3

Develop greater investments in and support for affordable housing programs by corporations, churches, unions, foundations, and financial institutions.

HOUSING CHOICE

OBJECTIVE 8

ENSURE EQUAL ACCESS TO HOUSING OPPORTUNITIES.

POLICY 8.1

Encourage sufficient and suitable rental housing opportunities and emphasize permanently affordable units wherever possible.

POLICY 8.2

Employ uniform definitions of affordability that accurately reflect the demographics and housing needs of San Franciscans.

POLICY 8.3

Ensure affirmative marketing of affordable housing.

POLICY 8.4

Encourage greater economic integration within housing projects and throughout San Francisco.

POLICY 8.5

Prevent housing discrimination.

POLICY 8.6

Increase the availability of units suitable for users with supportive housing needs.

POLICY 8.7

Eliminate discrimination against households with children.

POLICY 8.8

Promote the adaptability and maximum accessibility of residential dwellings for disabled and elderly occupants.

POLICY 8.9

Encourage the provision of new home ownership opportunities through new construction so that increased owner occupancy does not diminish the supply of rental housing.

POLICY 8.10

Ensure an equitable distribution of quality board and care centers, adult day care facilities, and single-room occupancy hotels throughout the City.

OBJECTIVE 9

AVOID OR MITIGATE HARDSHIPS IMPOSED BY DISPLACEMENT

POLICY 9.1

Minimize the hardships of displacement by providing essential relocation services.

POLICY 9.2

Offer displaced households the right of first refusal to occupy replacement housing units that are comparable in size, location, cost, and rent control protection.

HOMELESSNESS

OBJECTIVE 10

REDUCE HOMELESSNESS AND THE RISK OF HOMELESSNESS IN COORDINATION WITH RELEVANT AGENCIES AND SERVICE PROVIDERS.

POLICY 10.1

Focus efforts on the provision of permanent affordable and service-enriched housing to reduce the need for temporary homeless shelters.

POLICY 10.2

Aggressively pursue other strategies to prevent homelessness and the risk of homelessness by addressing its contributory factors.

POLICY 10.3

Improve coordination among emergency assistance efforts, existing shelter programs, and health care outreach services.

POLICY 10.4

Facilitate childcare and educational opportunities for homeless families and children.

HOUSING DENSITY, DESIGN, AND QUALITY OF LIFE

**OBJECTIVE 11
IN INCREASING THE SUPPLY OF HOUSING, PURSUE PLACE MAKING
AND NEIGHBORHOOD BUILDING PRINCIPLES AND PRACTICES TO
CONTINUE SAN FRANCISCO'S DESIRABLE URBAN FABRIC AND
ENHANCE LIVABILITY IN ALL NEIGHBORHOODS.**

POLICY 11.1

Use new housing development as a means to enhance neighborhood vitality and diversity.

POLICY 11.2

Ensure housing is provided with adequate public improvements, services, and amenities.

POLICY 11.3

Encourage appropriate neighborhood-serving commercial activities in residential areas, without causing affordable housing displacement.

POLICY 11.4

Avoid or minimize disruption caused by expansion of institutions, large-scale uses and auto-oriented development into residential areas.

POLICY 11.5

Promote the construction of well-designed housing that enhances existing neighborhood character.

POLICY 11.6

Employ flexible land use controls in residential areas that can regulate inappropriately sized development in new neighborhoods, in downtown areas and in other areas through a Better Neighborhoods type planning process while maximizing the opportunity for housing near transit.

POLICY 11.7

Where there is neighborhood support, reduce or remove minimum parking requirements for housing, increasing the amount of lot area available for housing units.

POLICY 11.8

Strongly encourage housing project sponsors to take full advantage of allowable building densities in their housing developments while remaining consistent with neighborhood character.

POLICY 11.9

Set allowable densities and parking standards in residential areas at levels that promote the City's overall housing objectives while respecting neighborhood scale and character.

POLICY 11.10

Include energy efficient features in new residential development and encourage weatherization in existing housing to reduce overall housing costs and the long-range cost of maintenance.

REGIONAL AND STATE HOUSING NEEDS

OBJECTIVE 12

STRENGTHEN CITYWIDE AFFORDABLE HOUSING PROGRAMS THROUGH COORDINATED REGIONAL AND STATE EFFORTS.

POLICY 12.1

Work with localities across the region, of the relationship between economic growth and increased housing needs.

POLICY 12.2

Support the production of well-planned housing region wide that address regional housing needs and improve the overall quality of life in the Bay Area.

POLICY 12.3

Encourage jurisdictions throughout the Bay Area to recognize their share in the responsibility to confront the regional affordable housing crisis.

POLICY 12.4

Foster educational programs across the region that increase public understanding of the need for affordable housing and generate support for quality housing projects.

POLICY 12.5

Support the State of California in developing and implementing state affordable housing plans and programs.