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PLANNING DEPARTMENT

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18 April 2014

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

To Whom It May Concern

Government Code Section 65400 requires governing bodies to prepare an annual report on the status and progress in implementing the jurisdiction's housing element and to use the forms and definitions adopted by the Department of Housing and Community Development (HCD). Enclosed, please find the City and County of San Francisco's annual Housing Element Progress Reports for the calendar year 2013.

The San Francisco Housing Element was adopted by the City's Planning Commission on 24 March 2011 and approved by its Board of Supervisors on 21 June 2011. The state department of Housing and Community Development reviewed and certified this element as compliant with state housing element law on 29 July 2011. The reporting period in the accompanying report covers 1 January 2011 through 31 December 2011.

If you have any questions about our submittal, please feel free to contact me by phone at 415 558 62 51 or by email (teresa.ojeda@sfgov.org).

Sincerely,

Teresa Ojeda, Manager
Information and Analysis Group
Citywide Policy Planning

attachments

Housing Policy Department
Received on:

APR 25 2014

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ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Policy Department
Received on:

APR 25 2014

City or County Name: **City and County of San Francisco**

Mailing Address: Planning Department
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San Francisco, CA 94103-2479

Contact Person: Teresa Ojeda Title: Senior Planner

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Reporting Period by Calendar Year **1 January 2013 through 31 December 2013**

Submitted to:

Department of Housing and Community Development Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

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

Jurisdiction City and County of San Francisco

Reporting Period 1-Jan-13 - 31-Dec-13

Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
1190 Mission / Trinity Plaza	5+	R		63		355	418	418			inclusionary units
333 Harrison / Rincon Green	5+	R		49		277	326	326			inclusionary units
1407 Market / NEMA	5+	R		38		279	317	317			inclusionary units
1880 Mission / Vara	5+	R		40		162	202	202			inclusionary units
25 Essex / Rene Cazenave	5+	R	120				120	120			
1844 Market / Venn	5+	R		14		99	113	113			inclusionary units
1285 Sutter St / Etta	5+	R				107	107	107			
701 Golden Gate	5+	R	100				100	100			
38 Dolores St	5+	R				81	81	81			
1075 Le Conte / Bayview Gardens	5+	R	73				73	73			
474 Natoma	5+	R	60				60	60			
401 Grove / 300 Ivy	5+	O			9	54	63	63			inclusionary units
60 West Point / Hunters' View	5+	R	54				54	54			
374 - 5th St	5+	R	44				44	44			
1461 Pine St	5+	R				35	35	35			
48 Harriet	5+	R				23	23	23			
1301 Divisadero	5+	O				21	21	21			
2652 Harrison	5+	R				20	20	20			
1818 Eddy St	5+	O				19	19	19			
2299 Market / Icon SF	5+	O				18	18	18			

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3500 - 19th St	5+	O				17	17	17			
616 - 20th St	5+	O			2	14	16	16			inclusionary units
2829 California St	5+	O			2	11	13	13			inclusionary units
61 West Point / Hunters' View	5+	R	13				13	13			
537 Natoma	5+	O			1	12	13	13			inclusionary units
200 Dolores	5+	O			2	11	13	13			inclusionary units
3135 24th St	5+	O				9	9	9			
1945 Hyde St	5+	O				7	7	7			
(9) Total of Moderate and Above Moderate from Table A3 ► ►					28	156	184	184			
(10) Total by income Table A/A3 ► ►			464	204	44	1,787	2,499	2,499			
(11) Total **Extremely Low-Income** Units*			264								

* Note: These fields are voluntary

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

Jurisdiction City and County of San Francisco

Reporting Period 1-Jan-13 - 31-Dec-13

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	153			153	472 Ellis St / Arlington Preservation
(2) Preservation of Units At-Risk					
(3) Acquisition of Units					
(5) Total Units by Income	153			153	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**				28		28	
No. of Units Permitted for **Above Moderate**	23	68	65			156	

* Note: This field is voluntary

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

Jurisdiction City and County of San Francisco

Reporting Period 1-Jan-13 - 31-Dec-13

Table B1

Regional Housing Needs Allocation Progress

Units Completed by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.													Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	2007	2008	2009	2010	2011	2012	2013	Year 8	Year 9			
Very Low	Deed Restricted	6,589	434	366	535	480	140	318	464				2,737	2,818
	Non-deed restricted		290	270	16	11	294	-	153				1,034	
Low	Deed Restricted	5,535	104	90	500	21	21	91	204				1,031	4,504
	Non-deed restricted													
Moderate	Deed Restricted	6,754	143	291	203	47	4	67	16				771	5,679
	Non-deed restricted		51	59	50	34	46	36	28				304	
Above Moderate		12,315	1,947	2,534	2,282	856	207	959	1,787				10,572	1,743
Total RHNA by COG. Enter allocation number:		31,193												
Total Units ► ► ►			2,969	3,610	3,586	1,449	712	1,471	2,652				16,449	14,744
Remaining Need for RHNA Period ► ► ► ► ►														

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

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

Jurisdiction City and County of San Francisco
Reporting Period 1 Jan 13 - 31 Dec 13

Table C
Program Implementation Status

Implementing Program Number	Program Description	Housing Programs Progress Report Government Code Section 65583	
	(By Housing Element Program Names)	Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the Housing Element.	
	Name of Program	Timeframe in H.E.	Status of Program Implementation
Objective 1: Identify and make available for development adequate sites to meet the city's housing needs, especially permanently affordable housing.			
1	Planning staff shall provide data to the Planning Commission on the expected unit type and income level of any proposed projects or area plans under review, including how such units would address the City's fair share of the Regional Housing Needs.	Adopted April 2012.	Completed. Staff includes a table in each commission approved case report indicating projects approved relative to RHNA targets. The Department updates this data on a quarterly basis in coordination with the quarterly pipeline report.
2	Planning shall continue to make data on housing production available to the public through the annual *Housing Inventory*, and increase its notification and distribution to neighborhood organizations.	Continue existing efforts	Ongoing. The Planning Department releases the Housing Inventory on an annual basis. The report is posted to the department's website [ex: http://www.sf-planning.org/index.aspx?page=1663] and hard copies are distributed to public libraries and other interested parties.

3	All agencies subject to the Surplus Property shall annually report surplus property to the DRE/Assessor's Office, for use by MOH in land evaluation. MOH shall continue evaluating surplus publicly-owned land for affordable housing development potential. To the extent that land is not suitable for development, MOH shall sell surplus property and use the proceeds for affordable housing development for homeless people consistent with the Surplus Property Ordinance (this should all be together and mirror the ordinance).	Continue existing efforts	Ongoing A Budget and Legislative Analyst's Office report completed in Spring 2012 at the request of Supervisor Mark Farrell, found that required annual surplus property reports have not been prepared since 2007. The same report inventoried city-owned properties from ten City departments, finding just two of the 15 properties transferred to MOH for affordable housing were being used for that purpose. A subsequent Civil Grand Jury report similarly concluded that publicly-owned surplus properties were not being optimized, and issued a set of recommendations for putting them towards greater use. http://civilgrandjury.sfgov.org/2012_2013/Optimizing_Use_of_Publicly-Owned_Real_Estate_5-29-13-3.pdf .
4	MOH shall continue to actively pursue surplus or underused publicly-owned land for housing potential, working with agencies not subject to the Surplus Property Ordinance such as the SFPUC, SFUSD and MTA to identify site opportunities early and quickly. City agencies shall continue to survey their properties for affordable housing opportunities or joint use potential.	Continue existing efforts	Ongoing
5	Consistent with the SFMTA's Climate Action Plan, MTA shall continue Transit-Oriented Development efforts, including identifying large MTA sites (rail, storage and maintenance yards) that can serve as potential housing sites and working with MOH and the private sector towards their development.	Phelan Loop housing project completed Fall 2012.	Completed.
6	To further smaller scale TOD opportunities, Planning and MTA shall evaluate smaller surplus MTA-owned sites (typically surface parking lots) and identify barriers towards their redevelopment, such as Planning Code issues, neighborhood parking needs and community sentiment.	Initiate in Fall 2010	The SFMTA is examining all sites for TOD through its Real Estate and Facilities Vision for the 21st Century, which is underway. Planning and SFMTA are currently working towards joint development of TOD on two future station sites - in Chinatown and in South of Market.
7	The Redevelopment Agency shall continue to set-aside sites in redevelopment areas for affordable housing development.	Continue existing efforts	SFRA has been disbanded as of March 1, 2012. The Office of Community Investment and Infrastructure, the successor agency, continues to work with MOH to provide affordable housing in former redevelopment areas. http://sf-moh.org/index.aspx?page=952

8	Planning, Redevelopment and MOEWD shall complete long range planning processes already underway: Japantown, Glen Park, the Northeast Embarcadero Study, Candlestick / Hunters Point, India Basin Shoreline Community Planning Process, and Treasure Island.	Projected approval dates: Candlestick/Hunters Point Shipyard – adopted Summer 2010, Japantown – expected Winter 2010, Glen Park – expected Winter 2010, Park Merced - expected Winter 2010 and Transbay – expected Summer 2011adopted Summer 2010,	Candlestick/Hunters Point Shipyard – adopted, Japantown – ongoing, Glen Park – adopted, Park Merced - adopted and Transbay – expected Summer 2012, Treasure Island - Adopted, India Basin Shoreline Community Planning Process - ongoing
9	Planning shall publish its work program annually, citing all community planning processes that are to be initiated or are underway. This annual work program shall be located on the Department's website after it is adopted by the Board of Supervisors.	Publish final work program in Summer 2010 and annually thereafter, subsequent to Board of Supervisors approval	In addition to publishing the annual work program, the Department has posted an interactive map and complete list of all of its active plans and projects. For the latest report, please see: http://commissions.sfplanning.org/cpcpackets/Work_Program_Memo_FY14-16_01-16-14.pdf
10	At the initiation of any community planning process, the Planning Department shall notify all neighborhood organizations who have registered with the Planning Department on its Neighborhood Organization List and make continued outreach efforts will all established neighborhood and interest groups in that area of the City.	Implement at the beginning of every community planning process.	The Department's Communications staff maintains a complete and up-to-date list of neighborhood organizations throughout the city. For more information: http://www.sf-planning.org/index.aspx?page=1654
11	At the conclusion of any community planning process, the Planning Commission shall ensure that the community project's planning process has entailed substantial public involvement before approving any changes to land use policies and controls.	Implement at the beginning of every community planning process.	Ongoing For a recent example, see the SF Planning Commission's endorsement of the Japantown Cultural Heritage and Economic Strategy (JECHESS), which includes specific reference to the project's extensive public process, as well as the written support the document received from local stakeholders. http://www.sf-planning.org/ftp/files/plans-and-programs/in-your-neighborhood/japantown/JCHESS_SIGNED_CPC_Resolution.pdf
12	Planning shall continue to require integration of new technologies that reduce space required for non-housing functions, such as parking lifts, tandem or valet parking, into new zoning districts, and shall also incorporate these standards as appropriate when revising existing zoning districts.	Ongoing	A recent update: Per Planning Code Sec. 151.1(g)(1)(B)(i): For projects with 50 dwelling units or more, all residential accessory parking in excess of 0.5 spaces per unit shall be stored and accessed by mechanical stackers or lifts, valet, or other space-efficient means that reduces space used for parking and maneuvering, and maximizes other uses.

13	When considering legalization of secondary units within a community planning processes, Planning should develop design controls that illustrates how secondary units can be developed to be sensitive to the surrounding neighborhood, to ensure neighborhood character is maintained.	Ongoing	In early 2014, the Planning Department will introduce a pilot program in the Castro Neighborhood. The pilot program will allow an additional unit to be added to the existing building evelope. It will be monitored to see how the additional units will impact the neighborhood. Additionally, the Department will hire a consultant to develop architectural plans for accesory dwelling units depending on the building space available, for example attics, soft stories, garages, etc.
14	Planning shall continue to impose requirements under the Jobs Housing Linkage Program, and shall work with new or expanding commercial and institutional uses to plan for the related housing need they generate. The fee structure should also be reviewed regularly to ensure that developers continue to contribute adequately to the costs created by the demand for housing caused by their projects, while not damaging project feasibility.	Ongoing	The Jobs-Housing Linkage Program Fee Schedule, last updated January 1, 2014, is available here: http://www.sf-moh.org/index.aspx?page=1031
15	Planning should work with DPH to tailor the use of the Healthy Development Measurement Tool (HDMT) in development of neighborhood or citywide plans to be effective given the tradeoffs inherent in achieving affordable housing, and utilize the information received in the development of policy and programs.	Ongoing	Ongoing, SF Planning continues to consult SFDPH on the Sustainable Communities Index for large planning processes that include large changes in infrastructure. Recent examples include the Western SOMA Community Plan and the Health Services Master Plan
16	Planning shall continue to implement City requirements for Institutional Master plans (Section 304.5 of the Planning Code) to ensure that institutions address housing and other needs, with full participation by the Planning Commission, community and neighborhood organizations, other public and private agencies and the general public.	Ongoing	Ongoing
17	The Planning Department shall require the preparation of an analysis that includes a site survey to identify potential noise-generating uses within two blocks of the project site prior to completion of the environmental review for all residential projects located in areas exceeding 75 Ldn. The analysis shall include at least one 24-hour noise measurement (with maximum noise level readings taken at least every 15 minutes). The analysis shall demonstrate with reasonable certainty that Title 24 standards, where applicable, can be met. If there are particular circum-stances about the proposed project site that appear to warrant heightened concern about noise levels in the vicinity, the Department may require the completion of a detailed noise assessment prior to the first project approval action, in order to demonstrate that acceptable interior noise levels consistent with those in the Title 24 standards can be attained;	Ongoing	The Planning Department's Environmental Planning division maintains a map layer of ambient noise levels throughout the city. Residential projects located in areas exceeding 75 Ldn (60 Ldn in Eastern Neighborhood Plan Areas) are required to complete noise surveys during the environmental review process to ensure interior noise levels will not exceed standards set by Title 24 of the California Code of Regulations.

18	To minimize effects on development in noisy areas, for new residential uses located in areas exceeding 75 Ldn, the Planning Department shall, through its building permit review process, in conjunction with noise analysis, require that open space required under the Planning Code for such uses be protected, to the maximum feasible extent, from existing ambient noise levels that could prove annoying or disruptive to users of the open space. Implementation of this measure could involve, among other things, site design that uses the building itself to shield on-site open space from the greatest noise sources, construction of noise barriers between noise sources and open space, and appropriate use of both common and private open space in multi-family dwellings, and implementation would also be undertaken consistent with other principles of urban design.	Ongoing	The Planning Department's Environmental Planning division maintains a map layer of ambient noise levels throughout the city. Residential projects located in areas exceeding 75 Ldn (60 Ldn in Eastern Neighborhood Plan Areas) are required to complete noise surveys during the environmental review process to ensure interior noise levels will not exceed standards set by Title 24 of the California Code of Regulations.
Objective 2: Retain existing housing units, and promote safety and maintenance standards, without jeopardizing affordability.			
19	Planning shall continue to implement the recently adopted Planning Code Section 317, which codifies review criteria for allowing housing demolition, conversion and mergers, amend it when necessary, and shall continue to apply Section 311 of the Planning Code to deny residential demolition permits until approval of a new construction permit is obtained. Planning shall also continue to require that all publicly subsidized housing units be replaced one for one.	Ongoing	Data on demolitions, conversions and mergers are included in the annual Housing Inventory report.
20	Planning shall continue to require Discretionary Review (DR) for all dwelling unit merger applications.	Ongoing	Statistics on discretionary review filings for dwelling unit merger applications since 2007 has been compiled and will be discussed in the Housing Element update.
21	The Department of Building Inspection (DBI) shall continue its earthquake preparedness programs, such as the UMB Loan Program, the Building Occupancy Resumption Program, which allows San Francisco building owners to pre-certify private post-earthquake inspection of their buildings, and the Community Action Plan for Seismic Safety, under which DBI is developing a program which mandates seismic upgrades for "soft-story" buildings.	2010	See SFDBI's Earthquake Preparedness page: http://sfdbi.org/earthquake-preparedness-0
22	The Mayor's Office, in cooperation with the Department of Building Inspection (DBI), shall pursue programs, both voluntary and mandatory, to promote seismic upgrades for "soft-story" buildings.	Voluntary seismic strengthening legislation adopted in Spring 2010; pursue mandatory legislation in Fall 2010.	San Francisco's Mandatory Soft Story Program was signed into law on April 18, 2013. Details of the ordinance are available here: http://sfdbi.org/mandatory-soft-story-program. To date, DBI has accepted over 630 screening forms from property owners, and has granted 23 building permits for retrofitting work.

23	The Department of Building Inspection (DBI) shall continue to provide educational programs to assist property owners with non-structural improvements that assist in long-term safety, such as securing water heaters and developing household emergency plans.	Ongoing (existing program)	SFDBI's educational information is available here: http://sfdbi.org/brochures
24	DBI shall continue to provide and improve public information materials for residents and property owners about best practices and programs to maintain and enhance their home(s), including advertising of funding sources. DBI shall provide language translation of all materials, and shall explore methods of working through neighborhood organizations to expand knowledge about programs.	Ongoing (existing program)	SFDBI's educational information is available here: http://sfdbi.org/brochures
25	The Mayor's Office of Neighborhood Services shall expand the capacity of the Neighborhood Empowerment Network (NEN), a partnership of City Agencies, local non profits and committed community leaders, to share information to prepare homeowners and residents for natural disasters.	Ongoing	Ongoing: http://www.empowersf.org/
26	DBI shall continue to ensure that residential units meet building code standards by responding to complaints and through periodic inspection.	Ongoing	Ongoing: http://www.sfdbi.org/inspection-services
27	The City shall continue to seek outside funding to help low and moderate income homeowners to address building code issues related to accessibility, health and safety as well as funding for energy efficiency and green energy.	Ongoing	The City continues to provide funding for low and moderate income homeonwers through the following programs: CalHome Loan Program (major rehabilitation) Code Enforcement Rehabilitation(CERF) Loan Program (minor rehabilitation) LEAD-Based Paint Hazards Control Grant Program Underground Utility Grant Program - UUP CalHome Grant Program Code Enforcement Rehabilitation Fund (CERF) Grant Program Federal grants, including HUD's Healthy Homes and Lead Hazard Control; and local sources such as CERF and CHIRP and GreenFinanceSF Property Assessed Clean Energy (PACE) Financing Program
Objective 3: Protect the affordability of the existing housing stock, especially rental units			

28	DBI and DPW shall continue to monitor the conversion of tenancies in common to condominiums.	Ongoing	The condo conversion program is managed by SFDPW. Condo conversions are tracked annually by the Planning Department in the Housing Inventory. Tenancies-in-common are not tracked separately, but comprise the vast majority of residential condominium conversions. http://sfdpw.org/index.aspx?page=1710#Condo1 See table A-7 in the Housing Element Part 1 Appendix A.
29	Planning shall continue to enforce the Residential Hotel Unit Conversion and Demolition Ordinance.	Ongoing	Residential Hotel Unit conversions and demolitions are tracked by SFDBI and reported annually in the Planning Department's Housing Inventory.
30	The Department of Health and Human Services (HSA) shall continue to facilitate the transfer of residential hotels to effective non-profit housing organizations; and HSA, DPH, and MOH should develop programs that further encourage non-profit operation of SROs.	Ongoing	Statistics regarding the City's For-Profit and Non-Profit Residential Hotel buildings and rooms are provided in the annual Housing Inventory report.
31	MOH shall implement the Small Site Acquisition and Rehabilitation Program using inclusionary in-lieu fees to enable non-profits to acquire existing rental properties under 25 units for long-term affordability; and shall explore other methods of support, such as low-interest rate financing and technical assistance for small site affordable development.	Ongoing	The MOH has begun to implement the Small Site Acquistion and Rehabilitation Program using funding from the Housing Trust Fund. It expects to purchase its first building by the end of 2014.
32	MOH / SFRA shall continue funding the acquisition and rehabilitation of landmark and historic buildings for use as affordable housing.	Ongoing	Ongoing. In 2011,,two out of the three buildings rehabilitated through MOH/SFRA funding were Category A historic resource buildings.
33	MOH shall continue to monitor the sale, re-sale, rental and re-rental of all privately developed below-market-rate housing units originating from the City's Inclusionary Housing Program to insure that they are sold or rented at restricted prices.	Ongoing	Ongoing: http://sf-moh.org/index.aspx?page=152
Objective 4: Foster a housing stock that meets the needs of all residents across lifecycles.			
34	The Mayor's Office of Housing shall develop, and City agencies shall utilize, a common definition for family housing (2 or more bedrooms), to guide the provision of family units in both private and public construction.	2010	Planning Code Section 207.6 defines family-sized units as units containing at least 2 bedrooms.

35	Planning should evaluate the impact of requiring minimum percentages of family units in new recently adopted community plans, by tracking the number of these units proposed and produced within required monitoring reports. Planning shall continue the practice if this evaluation demonstrates that the requirement promotes family housing accessible to residents.	Ongoing - Monitoring Reports due every five years.	Area Plan Monitoring Reports are completed every 5 years. Market Octavia: 143 2+ BR units (out of 556 total, roughly 26%) produced between 2005-2009 Central Waterfront: 123 2+BR units (104 out of 198, 53%) produced between 2006-2010 East Soma: 123 2+BR units (179 out of 975, 18%) produced between 2006-2010 Mission: 123 2+BR units (out of 284, 43%) produced between 2006-2010 Showplace Square Potrero Hill: 142 2+ BR units (out of 604, 24%) produced between 2006-2010
36	The Mayor and the Board of Supervisors shall continue efforts to meet the goal of the Next Generation SF agenda, including planning for and/or acquiring sites for 3,000 family units by 2011. Units will be completed based on funding availability.	Construct or acquire 3,000 family units by 2011.	At least 1,950 2+ bedroom units were completed in San Francisco in 2009 and 2010. Due to the significant downturn in the economy, only 348 total units were completed in 2011.
37	The Department of Aging and Adult Services (DAAS), through the Community Living Fund, will continue to support home and community-based services that help individuals remain housed- either in their home in appropriate locations.	Ongoing	Ongoing: http://www.sfhsa.org/388.htm

38	Planning shall continue to implement Planning Code Section 209, which allows a density bonus of twice the number of dwelling units otherwise permitted as a principal use in the district, when the housing is specifically designed for and occupied by senior citizens, physically or mentally disabled persons.	Ongoing	Planning Code Section 209.1 principally permits the follwing - Dwelling specifically designed for and occupied by senior citizens, as defined in Section 102.6.1 and meeting all of the requirements of that Section, at a density ratio or number of dwelling units not exceeding twice the number of dwelling units otherwise permitted above as a principal use in the district. - in all residential districts. Planning Code Section 209.3 principally permits the following - Residential care facility providing lodging, board and care for a period of 24 hours or more to six or fewer persons in need of specialized aid by personnel licensed by the State of California. Such facility shall display nothing on or near the facility which gives an outward indication of the nature of the occupancy except for a sign as permitted by Article 6 of this Code, shall not provide outpatient services and shall be located in a structure which remains residential in character. Such facilities shall include but not necessarily be limited to a board and care home, family care home, long-term nursery, orphanage, rest home or home for the treatment of addictive, contagious or other diseases or psychological disorders. - in all residential districts.
39	Planning will develop a legislative ordinance that will enable persons with disabilities who require reasonable accommodation" as exceptions to the City's Planning Code to bypass the currently required variance process, and to access a streamlined procedure permitting special structures or appurtenances such as access ramps of lifts and other non-physical accommodations.	Fall 2010	Sf Planning has been working with the Mayor's Office of Disability and plans to adopt legislation by the end of 2014.
40	Planning will amend the San Francisco Planning Code to identify the appropriate districts, development standards, and management practices for as of right emergency shelters, per Government code section 65583(a), which requires the City to identify at least one zoning district where emergency shelters are allowed as of right. Emergency shelters will only be subject to the same development and management standards that apply to other uses within the identified zone. The City will amend and aim to locate zoning for by-right shelters close to neighborhood amenities & support services, which are generally found in the City's Commercial (C) and Neighborhood Commercial (NC) districts, and which, per Appendix D-3, include a significant amount of housing opportunity sites.	Within one year of adoption of the Housing Element.	SF Planning has begun its initial outreach to key stakeholders and plans to introduce legislation by the end of 2014.

41	Through its core staff of Historic Preservation Technical Specialists, Planning staff will continue to provide information about preservation incentives to repair, restore, or rehabilitate historic resources towards rental housing in lieu of demolition, including local incentives, those offered through California Office of Historic Preservation, Historic Rehabilitation Tax Credits that can help subsidize rental projects, and creative solutions provided for within the California Historic Building Code (CHBC).	Ongoing	Examples: http://www.sf-planning.org/index.aspx?page=1832#faq6 http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=5078
42	MOH and SFRA shall encourage economic integration by locating new affordable and assisted housing opportunities outside concentrated low-income areas wherever possible, and by encouraging mixed-income development such as for-profit/non-profit partnerships. MOH and SFRA shall and regularly provide maps and statistics to the Planning Commission on the distribution of projects. This information shall be included in the annual Housing Inventory.	Present to Planning Commission on an annual basis.	See annual Housing Inventory Table A-2 for data on inclusionary affordable housing units. http://www.sf-planning.org/index.aspx?page=1663
43	Planning and MOH shall continue to implement and update the Citywide Inclusionary Housing Program, which promotes the inclusion of permanently affordable units in housing developments of 5 or more units.	Ongoing	Ongoing: http://www.sf-moh.org/index.aspx?page=263
Objective 5: Foster a housing stock that meets the needs of all residents across Ensure that all residents have equal access to available units			
44	All housing agencies shall require associated project sponsors to provide the agency with an outreach program that includes special measures designed to attract those groups identified as least likely to apply..	Ongoing (part of project review)	Ongoing: http://sf-moh.org/modules/showdocument.aspx?documentid=6983
45	The Mayor's Office on Housing (MOH) shall work with the SFRA, SFHA, HSA, DPH, and nonprofit and private housing providers to develop a "one- stop" center providing information on all affordable housing opportunities within the City, including BMRs, providing specific information about the availability of units and related registration processes, and applications.	Online by the end of 2010. Pursue a physical location following the completion of the online version is up and running.	SFRA was disbanded as of March 1, 2012.
46	The City's Human Rights Commission (HRC) will continue to support and monitor the Fair Housing Access laws and advise the Mayor's Office of Housing and the Mayor's Office on Disability on issues of accessibility and impediments to Fair Housing. The HRC will investigate and mediate discrimination complaints. When appropriate, the HRC will provide referrals to other government agencies.	Ongoing – existing program	Ongoing: http://www.sf-hrc.org/

47	The HRC will continue to assist in resolving landlord-tenant problems in rental housing, including single room occupancy hotels.	Ongoing – existing program	Ongoing: http://www.sf-hrc.org/
48	The Board of Supervisors shall continue to uphold local measures prohibiting tenant harassment. Section Sec. 37.10B of the City's Administrative Code prevents landlords or their agents from doing specified acts, such as abusing the right of entry to the unit, threatening or attempting to coerce a tenant to move, or interfering with the tenant's right of privacy.	Ongoing	SF Administrative Code Section 37.10B: http://www.amlegal.com/nxt/gateway.dll/California/administrative/chapter37residentialrentstabilizationand?f=templates$fn=default.htm$3.0$vid=amlegal:sanfrancisco_ca$anc=JD_37.10B
49	DBI shall enforce housing codes where such infractions adversely affect protected resident categories, and shall monitor the correction of such continuing code violations to prevent the loss of housing.	Ongoing	Ongoing: http://sfdbi.org/inspection-services-divisions#ces
50	The City and all of its partners shall continue to provide translation of all marketing materials, registration processes, applications, etc. Such materials should be marketed broadly and specifically target underserved populations.	Ongoing	A recent example: http://www.sf-planning.org/ftp/files/plans-and-programs/in-your-neighborhood/ocean_ave_corridor/Ocean-Avenue-Corridor-Design-Announcement-Final-Chinese.pdf
51	The Police Department will continue to implement San Francisco's Municipal Police Code under Article 1.2, which prohibits housing discrimination against families with minor children. This law prohibits the most common forms of discrimination, such as restrictive occupancy standards, rent surcharges and restrictive rules.	Ongoing	SF Police Code Article 1.2: http://sf-hrc.org/sites/sf-hrc.org/files/migrated/FileCenter/Documents/Governing_Laws/Police_Code_Article_1.2_9_24_12.pdf
52	The City will continue to promote access to housing by families by enforcing Section 503(d) of the City's Housing Code, and supporting amendments that increase equity.	Ongoing – existing program	SF Housing Code Section 503: http://www.amlegal.com/nxt/gateway.dll/California/sfbuilding/housingcode2013edition/chapter5spaceandoccupancystandards?f=templates$fn=default.htm$3.0$vid=amlegal:sanfrancisco_ca$anc=JD_H503
Objective 6: Reduce homeless and the risk of homelessness			
53	The Department of Public Health, the Human Services Agency; the Mayor's Office of Community Development; the Department on the Status of Women; the Department of Children, Youth and Their Families; the Mayor's Office of Housing; and the San Francisco Redevelopment Agency shall continue to implement the City's "10 Year Plan to End Chronic Homelessness" and the "Continuum of Care: Five-Year Strategic Plan of San Francisco."	Ongoing	The Department of Public Health, the Human Services Agency; the Mayor's Office of Community Development; the Department on the Status of Women; the Department of Children, Youth and Their Families; the Mayor's Office of Housing continue to implement the 10 year plan to end the "Continuum of Care Five-Year Strategic Plan of San Francisco." The City has also created a new Mayoral office, the Housing, Opportunity, Partnerships and Engagement (HOPE), which find ways to improve outcomes for individuals in all forms of city sponsored housing-including shelters, supportive, public and affordable housing.

54	The San Francisco Local Homeless Coordinating Board (LHCB) will continue to work with the Mayor's Office of Housing, the Human Service Agency and the Department of Public Health to phase out ineffective shelter-based programs and to create 3,000 new units according to a "housing first "model."	2014	The San Francisco Local Homeless Coordinating Board (LHCB) will continue to work with the Mayor's Office of Housing, the Human Service Agency and the Department of Public Health to maintain and expand housing solutions to homelessness by focusing on new housing, coordinated assessment to place the longest term homeless people in service enriched housing.
55	HSA will continue to facilitate permanent SRO housing through its Master Lease Program, which renovates hotels to be managed by nonprofit agencies providing case management and supportive services on-site, and to fund non-profit agencies to provide on-site supportive services; as well as through programs such as its transitional housing partnership with affordable housing developers.	Ongoing	Ongoing: http://www.sfhsa.org/91.htm
56	DPH shall continue to offer permanent supportive housing and shelter programs; as well as services and clinics which deliver a variety of health services to homeless persons; and to provide on-site case managers who can help residents avoid eviction.	Ongoing	The Department of Public Health continues to provide the following programs, Direct Access to Housing (DAH) Program (permanent supportive housing), Homeless Death Prevention (shelter), Winter Shelter Program (shelter) Community Housing Partnership (shelter)
Objective 7: Secure funding and resources for permanently affordable housing, including innovative programs that are not solely reliant on traditional mechanisms of capital.			
57	The City shall continue to require that new development contributes towards the related affordable housing need they generate, either through financial contributions or through development of affordable housing units. The City shall continue to monitor the inclusionary housing program, including annually updating the nexus and feasibility analysis as appropriate.	Ongoing	The Planning Department's annual Housing Inventory tracks affordable housing units created through the inclusionary housing program.
58	The San Francisco Redevelopment Agency will continue to maximize its contribution towards permanent affordable housing construction by exceeding the statutory 20% of tax increment financing for affordable housing, and aiming to devote 50% of tax increment funds towards housing. It shall continue its practice of reauthorizing Tax Increment Financing in expiring redevelopment areas wherever possible to continue revenue for affordable housing purposes.	Ongoing	SFRA has been disbanded as of March 1, 2012. The Office of Community Investment and Infrastructure, the successor agency, continues to work with MOH to provide affordable housing in former redevelopment areas. http://sf-moh.org/index.aspx?page=952
59	HSA and DPH will continue to administer operating subsidies for special needs housing through their supportive housing programs.	Ongoing	The Human Services Agency and the Department of Public Health continue to offer the Season of Sharing Fund (rental subsidy); The Homeless Prenatal Program (rental subsidy); Housing for Single Adults and Families with Disabilities (rental subsidy for designated sites)

60	MOH, SFRA, and SFHA will continue efforts to provide financial support to nonprofit and other developers of affordable housing, through CDBG and other funding sources.	Ongoing	SFRA has been disbanded as of March 1, 2012. MOH continues this effort. http://sf-moh.org/index.aspx?page=952 See table A-13 of the Housing Element Part I Appendix A.
61	Under the oversight of the Capital Planning Committee, the City shall formalize an interagency grant committee tasked with creating a coordinated grant strategy for pursuing stimulus funds for housing and supporting infrastructure.	June 2011	The Transportation Working Group is the grant committee that formed from the Capital Planning Committee. And meets regularly for transportation funding to support housing.
62	The City's housing agencies shall keep apprised of federal and state affordable housing funds and other grant opportunities to fund affordable housing for the City of San Francisco, and shall work with federal Representatives to keep the abreast of the specifics of the housing crisis in San Francisco. MOH, SFRA and other agencies shall continue to use such funds for housing at all AMI levels below market.	Ongoing	Although the SFRA was disbanded in 2012, the Mayors Office of Housing continue to keep apprised of federal and state afforable housing funds.
63	Planning shall monitor the construction of middle income housing under new provisions included within the inclusionary requirements of the Eastern Neighborhoods Area Plans, and consider expanding those provisions Citywide if they meet Housing Element goals.	Ongoing	The Eastern Neighborhoods Plans include an option, restricted to infill sites in the newly created UMU district, for developers to provide a higher number of affordable units at a higher, "middle-income" price as a way of satisfying the inclusionary requirements. Eastern Neighborhoods defines 'Middle Income Households' as those making between 120-150% of median income. Affordable units produced in the Eastern Neighborhoods Plan Areas are tracked in the EN Monitoring reports; to date, no middle-income units have been completed in any of the Eastern Neighborhood Plan Areas.
64	MOH shall continue to administer first time home buyer programs.	Ongoing	Ongoing: http://sf-moh.org/index.aspx?page=181
65	Planning shall continue implementing the City's requirement set forth in Planning Code Section 167 that units be sold and rented separately from parking so as to enable the resident the choice of owning a car.	Ongoing	Planning Code Section 167: http://www.amlegal.com/nxt/gateway.dll/California/planning/article15off-streetparkingandloading?f=templates$fn=default.htm$3.0$vid=amlegal:sanfrancisco_ca$anc=JD_167
66	The City shall pursue federal and state opportunities to increase programs for limited equity homeownership, homeowner assistance programs and down payment assistance. Programs specific to the recent foreclosure trends should be pursued as appropriate. Upon implementation, all programs have a significant pre-purchase counseling program, and that consumers are supported by a post-purchase services network to assure access to information and services to prevent foreclosure.	Ongoing	MOH has a section of its website devoted to foreclosure-related concerns and programs: http://sf-moh.org/index.aspx?page=922 MOH includes funding for pre- and post-purchase counseling in its annual budget. MOH requires every adult household member applying for a City administered homeownership assistance program, in connection with the purchase of a residential unit, to attend Pre-Purchase Homeownership workshop, and meet with a counselor for a one-on-one counseling session

Objective 8: Build public and private sector capacity to support, facilitate, provide and maintain affordable housing.			
67	MOH shall continue to coordinate local affordable housing efforts and set strategies and priorities to address the housing and community development needs of low-income San Franciscans.	Ongoing	Ongoing: http://sf-moh.org/index.aspx?page=35
68	OEWD shall coordinate with institutions and employer organizations such as the Chamber of Commerce, to facilitate their advocation, sponsorship or even subsidization of affordable housing, including the organization of a collective housing trust fund. As part of this effort, OEWD shall explore targets for construction of employer assisted housing, similar to the City of Chicago's program that created a goal that 10% of all "Plan For Transformation" units be employer-assisted.	Initiate efforts in Fall 2010, ongoing	The San Francisco Housing Trust Fund was a ballet-initiative measure that was passed in November of 2012. The Housing Trust Fund begins in year one with a general fund revenue transfer of $20 million and increases to $50 million over time. The Housing Trust Fund will capture revenue from former Redevelopment Agency Tax Increment funds (an example of what is being referred to as "boomerang" funds in post-redevelopment California), a small portion of the Hotel Tax which has been appropriated yearly for affordable housing, plus an additional $13 million in new General Fund revenue from an increase in business license fees. The consensus business tax reform measure, Proposition E, which also passed on the November ballot, will generate $28.5 million in the first year–$13 million of which will go to fund affordable and workforce housing. It is estimated that $1.5 billion will be invested in affordable housing production and housing programs over the next thirty years.
69	MOH, SFRA, and other housing agencies shall continue to provide support to nonprofit and faith-based organizations in creating affordable housing, including both formal methods such as land donation, technical assistance and training to subsidized housing cooperative boards, and informal methods such as providing information about programs that reduce operations costs, such as energy efficient design.	Ongoing	SFRA has been disbanded as of March 1, 2012. MOH continues this effort. http://sf-moh.org/index.aspx?page=952
70	Planning, MOH, DBI and other agencies shall continue to provide informational sessions at Planning Commission, Department of Building Inspection Commission and other public hearings to educate citizens about affordable housing, including information about its residents, its design, and its amenities.	Initiated Fall 2008, ongoing	Planning Staff continues to present the Housing Inventory at the Planning Commission and engages the Community Advisory Committees in Market Octavia and Eastern Neighborhoods on affordable housing issues.
71	Planning staff shall support affordable housing projects in the development review process, including allowing sponsors of permanently affordable housing to take full advantage of allowable densities provided their projects are consistent with neighborhood character.	Ongoing	Ongoing. See Planning Director's Bulletin No. 2, last updated in February of 2014, which states that affordable housing developments be prioritized ahead of all other applications. http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=8460

72	The City shall encourage manufactured home production, per California law (Government Code 65852.3), and explore innovative use of manufactured home construction that works within the urban context of San Francisco.	Ongoing	Ongoing
73	OEWD and Planning shall continue to apply a 3-year time limit to Conditional Use Authorizations, by tying approvals to building permits (which expire in 3 years). Planning shall work with DBI to ensure notification of Planning when building permits are renewed, and review the appropriateness of continuing the Conditional Use Authorization along with building permit renewal.	Ongoing	Standard language in the Conditions of Approval for Conditional Use Authorizations: *"The Commission may also consider revoking the approvals if a permit for the project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved."* For a recent example: http://commissions.sfplanning.org/cpcpackets/2012.0752C.pdf
Objective 9: Protect the affordability of units at risk of losing subsidies or being converted to market rate housing.			
74	SFRA shall continue monitoring of all "at risk" or potentially at risk subsidized affordable housing units, to protect and preserve federally subsidized housing.	Ongoing	SFRA has been disbanded as of March 1, 2012. The Office of Community Investment and Infrastructure, the successor agency, continues to work with MOH to protect and preserve subsidized units. = http://sf-moh.org/index.aspx?page=952
75	SFRA shall continue to ensure relocation of all tenants who are displaced, or who lose Section 8 subsidies, through housing reconstruction and preferential consideration.	Ongoing	SFRA has been disbanded as of March 1, 2012. The Office of Community Investment and Infrastructure, the successor agency, continues to work with MOH to ensure relocation of tenants who are displaced or who lose Section 8 subsidies. http://sf-moh.org/index.aspx?page=952
76	MOH shall continue to lead a citywide effort, in partnership with SFRA, SFHA and other City agencies to prioritize and facilitate the preservation and redevelopment of the City's distressed public housing according to the recommendations of the HOPE SF task force.	Replace all 2,500 distressed units by 2017	Ongoing: http://www.hope-sf.org/
Objective 10: Ensure streamlined, yet thorough and transparent decision-making process			
77	Where conditional use authorization is required, the Planning Code should provide clear conditions for deliberation, providing project sponsors, the community, and the Planning Commission with certainty about expectations.	Ongoing as community plans are completed and/or amended	The process for obtaining Conditional Use Authorization, including the Planning Commission's conditions for deliberation, is detailed in the CUA application packet, available at the Planning Information Center and on the department's website: http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=481

78	Planning shall implement a Preliminary Project Assessment phase to provide project sponsors with early feedback on the proposed project, identify issues that will may overlap among the various departments, and increase the speed at which the project can move through all City review and approval processes.	Fall 2011	On February 1, 2011, the department began requiring any project proposing to add 6 or more dwelling units, or to construct more than 10,000 square feet of non-residential space to submit a Preliminary Project Assessment (PPA). To date, over 200 PPA applications have been filed with the department, at least half of which involved proposed residential uses. Completed PPA letters are posted on the department's website as well as on the SF Property Information Map: http://www.sf-planning.org/index.aspx?page=2786
79	Planning shall continue to utilize, and explore ways to increase the benefits of Community Plan exemptions and tiered environmental reviews. As a part of this process, Planning shall prioritize projects which comply with CEQA requirements for infill exemptions by assigning planners immediately upon receipt of such applications.	Implemented/ongoing	The first Community Plan Exemption (CPE) for a project was issued for a 35-unit mixed use building in the Market-Octavia Plan Area in July of 2009. Since then over 40 projects have received CPEs from the department. A current list of CPEs is available here: http://www.sf-planning.org/index.aspx?page=2780
80	The Department of the Environment, Planning and other agencies shall coordinate City efforts to update the Climate Action Plan, create climate protection amendments to the San Francisco General Plan, and develop other plans for addressing greenhouse gases necessary per AB 32 and SB 375.	Complete Climate Action Plan by Fall 2011	Climate Action Strategy updated 2013: http://www.sfenvironment.org/sites/default/files/engagement_files/sfe_cc_ClimateActionStrategyUpdate2013.pdf Each department required to produce and update a Department Climate Action Plan annually.
81	Planning shall implement tools to decrease EIR production time, such as creating an established pool for consultant selection for project applications to streamline environmental review processes for project applicants; screening applications upon intake to identify necessary special studies and the likely level of review required for the project, which will allow project sponsors to initiate any required special studies while the application is waiting to be assigned to a planner; and adding Planning staff to increase in-house resources for transportation environmental review.	Implemented.	Implemented.
Objective 11: Recognize the diverse and distinct character of San Francisco's neighborhoods			
82	Planning staff shall coordinate the City's various design guidelines and standards, including those in the General Plan, Planning Code, and Residential Design Guidelines into a comprehensive set of Design Standards. This effort shall include development of Neighborhood Commercial Design Standards as well as updates to existing standards.	Initiate Neighborhood Commercial Standards in Fall 2010, rest ongoing	In process. The Planning Department hired an architecure staff in 2011 to revise and collate design guidelines as appropriate.

83	Planning staff shall reform the Planning Department's internal design review process to ensure consistent application of design standards, establish a "Residential Design Team" who shall oversee application of the standards on small projects, and continue the "Urban Design Advisory Team" to oversee design review for larger projects.	Initiated Fall 2009, complete by Spring 2010.	Completed. The Residential Design Advisory Team (RDAT) meets three times a week to ensure smaller residential projects are consistent with the department's Residential Design Guidelines. The Urban Design Advisory Team (UDAT) meets once a week to provide design review on larger projects. Both teams are comprised of planners from the department's Current and Citywide divisions.
84	Planning staff shall continue to work with the design community to provide informational sessions at the Planning Commission, Department of Building Inspection Commission and in public forums to educate decision makers and citizens about architectural design.	Initiate Brown Bag series in Spring 2010; rest ongoing	Ongoing.
85	Planning staff shall continue to use community planning processes to develop policies, zoning, and design standards that are tailored to neighborhood character; and shall include design standards for mixed use, residential and commercial buildings in development of new community plans (if not covered by the City's comprehensive Design Standards described above).	Ongoing (community planning processes will be identified in the Department's work program on an annual basis).	Ongoing. Community planningprocesses are currently underway in Japantown, Western SOMA+E61, the Central Corridor and the Transit Center District.
86	Planning Department staff shall continue project review and historic preservation survey work, in coordination with the Historic Preservation Commission; and shall continue to integrate cultural and historic surveys into community planning projects.	Ongoing (community planning processes will be identified in the Department's work program on an annual basis).	Ongoing.
87	Planning Department staff shall develop a process for Neighborhood Design Guideline review and approval. Staff shall ensure any new guidelines facilitate certainty in the pre-development process, and do not add undue burden on planners or developers.	Within one year of Housing Element adoption.	The Planning Department has identified two potential routes for community initiated design guidelines. Next steps include determining the steps necessary to memorilize proposed paths for public information.
88	Planning Department staff shall research mechanisms to help preserve the character of certain distinctive neighborhoods and unique areas which are worthy of recognition and protection, but which may not be appropriate as historical districts. Such mechanisms should recognize the particular qualities of a neighborhood and encourage their protection, maintenance and organic growth, while providing flexibility of approach and style so as not to undermine architectural creativity, existing zoning, or create an undue burden on homeowners.	Fall 2011, and ongoing.	Ongoing

89	Planning shall complete and adopt the Preservation Element of the General Plan.	Complete draft by Spring 2011, with goal of full adoption by Fall 2012	Currently in draft: http://www.sf-planning.org/Modules/ ShowDocument.aspx?documentid=3928 Preservation Element will be presented to the HPC in Spring 2014 for review and comment. Fundind is set aside for FY 2015-16 for CEQA review.
Objective 12: Balance housing growth with adequate infrastructure that serves the city's growing population.			
90	Planning shall cooperate with infrastructure agencies such as SFMTA and DPW to plan for adequate transportation to support the needs of new housing, and within each community planning process shall develop clear standards for transit and transportation provision per unit.	Ongoing (community planning processes will be identified in the Department's work program on an annual basis).	Ongoing. The Interagency Plan and Infrastructure Committee (IPIC) , meetings on monthly basis to coordinate infrastructure improvements in the Plan Areas.
91	Planning shall ensure community plans for growth are accompanied by capital plans and programs to support both the "hard" and "soft" elements of infrastructure needed by new housing.	Ongoing (community planning processes will be identified in the Department's work program on an annual basis).	Ongoing. The Interagency Plan and Infrastructure Committee (IPIC) , meetings on monthly basis to coordinate infrastructure improvements in the Plan Areas.
92	Planning shall formalize an "Implementation Group" in the Planning Department, to manage the implementation of planned growth areas after Plan adoption, including programming impact fee revenues and coordinating with other City agencies to ensure that needed infrastructure improvements are built.	2009	Completed: http://www.sf-planning.org/index.aspx?page=2893
93	Planning shall update CEQA review procedures to account for trips generated, including all modes, and corresponding transit and infrastructure demands, with the goal of replacing LOS with a new metric measuring total number of new automobile trips generated (ATG).	2012	In process. Environmental Planning is refining the metric which uses person trips and vehicle miles traveled.
94	Planning shall update other elements of the City's General Plan, such as the Open Space, Transportation and Community Facilities Element to plan for infrastructure to support projected growth.	Complete Open Space draft by Spring 2010, with goal of full adoption by Winter 2010. Initiate Transportation Element in Fall 2011. Initiate Community Facilities Element in Fall/Winter 2013.	Open Space Element - Final Draft, scheduled for adoption in March 2014. Transportation Element - Preliminary assessment of existing plan and update need completed, in workplan for FY14-16. Urban Design Element - in workplan for FY14-16.

95	Planning and SFMTA shall coordinate housing development with implementation and next phases of the ongoing Transit Effectiveness Project (TEP), which adjusts transit routes to increase service, improve reliability, and reduce travel delay to better meet current and project travel patterns throughout the City.	TEP first phase service changes implemented in 2009; initiation of pilot programs expected in 2010-2011.	The DEIR for the Transit Effectiveness Project (TEP) was released in July 2013. The project is currently undergoing an extensive public outreach process to collect feedback and make adjustments to route change proposals.
96	Planning and other relevant agencies shall maintain consistency of development fees, while updating such fees through regular indexing according to construction cost index to maintain a correct relationship between development and infrastructure costs. Fees to be updated include the Transportation Impact Development Fee, Area Plan specific impact fees, downtown impact fees, and other citywide impact fees.	Ongoing	The current schedule of fees, updated regularly, is available to the public here: http://www.sf-planning.org/Modules/ShowDocument.aspx?documentid=513
97	The PUC will continue to ensure charges for system upgrades are equitably established, so that new growth will pay its way for increased demands placed on the system, while all residents pay for general system upgrades and routine and deferred maintenance.	Ongoing	The SFPUC's rates policy is available here: http://www.sfwater.org/modules/showdocument.aspx?documentid=3236
98	The PUC will continue to implement conservation regulations and incentives such the City's Green Building Ordinance and the Stormwater Design Guidelines.	Ongoing	The SFPUC's website includes a page devoted to Conservation which includes tips, resources, information about rebates and incentives. http://www.sfwater.org/index.aspx?page=136
Objective 13: Prioritize sustainable development in planning for and constructing new housing			
99	Regional planning entities such as ABAG shall continue to prioritize regional transportation decisions and funding to "smart" local land use policies that link housing, jobs and other land uses, including focusing on VMT reduction. The City shall encourage formalization of state policy that similarly prioritizes transportation and infrastructure dollars transit infrastructure for "smart growth" areas such as San Francisco, rather than geographic allocation.	Ongoing	In July of 2013 Plan Bay Area was adopted by MTC and ABAG. The Plan includes the region's Sustainable Communities Strategy and the 2040 Regional Transportation Plan. Regional planning entities MTC and ABAG continue to prioritize regional transportation decisions and funding to "smart" local land use policies that link housing, jobs and other land uses, including focusing on VMT reduction. The City shall encourage formalization of state policy that similarly prioritizes transportation and infrastructure dollars transit infrastructure for "smart growth" areas such as San Francisco, rather than geographic allocation.

100	The City shall coordinate with regional entities to complete the necessary planning document for SB 375, including a "Sustainable Communities Strategy" (SCS) which promotes sustainable growth; and corresponding updates to the Housing, Recreation and Open Space, and Land Use Elements of the General Plan.	Initiate cooperation with ABAG on SCS fall 2010; complete SCS in coordination with RHNA and Regional Transportation Plan Development by fall 2014. Housing Element and Recreation and Open Space Elements to be completed in 2010. Development of a Land Use Element could occur in 2012.	Plan Bay Area, the nine-county Bay Area's long-range integrated transportation anad land-use housing strategy through 2040, was jointly approved by ABAG and MTC on July 18th, 2013.
101	The City shall advocate at the federal level for the Federal Transportation Reauthorization Act to include sustainable growth language that links transportation and land use, and create strong links between transportation funding and transit-oriented development, such as mixed-income housing.	Advocacy should occur during the development prior to passage of the bill, which is expected to be completed in 2010.	The San Francisco County Transportation Authroity (SFCTA) was supportive of MAP-21 the latest Federal Transportation Reauthorization Act and continues to play an active role in federal transportation dollars that support transit-oriented development. In March of 2014 the SFCTA lead staff as well as SFCTA commissioners traveled to DC to speak to federal transportation officials about Bay Area transportation priorities. SFCTA will continue to advocate at the federal level for transit-oriented development
102	On a local level, the City shall prioritize planned growth areas such as designated Priority Development Areas (PDAs), Area Plans or Redevelopment Areas for regional, state and federal bond and grants, especially for discretionary funding application processes such as the State's Prop 1C.	Ongoing	Ongoing. The City continues to prioritize planned growth areas such as designated Priority Development Areas (PDAs), Area Plans or Redevelopment Areas for regional, state and federal bond and grants, especially for discretionary funding application processes such as the State's Prop 1C.
103	The San Francisco Transportation Authority shall implement regional traffic solutions that discourage commuting by car, such as congestion pricing, parking pricing by demand, and shall continue to work with the Metropolitan Transportation Commission (MTC) on funding strategies.		The SFCTA's efforts in this area include the Parking Management Study completed Fall 2009 and Mobility, Access and Pricing Study in Winter 2010. The SFCTA also manages the distribution of MTC's One Bay Area Grant funds to local transportation-related projects: http://www.sfcta.org/funding-opportunities/onebayarea-grant
104	The City shall continue to support efforts to use state or regional funds to give housing subsidies or income tax credits to employees who live close to their workplaces, and shall consider offering housing subsidies or income tax credits to employees who live close to their workplaces.	Ongoing	

105	The City will continue to support transit-related income tax credits to encourage employees to commute to work via transit. The City shall also require master developers to provide transit passes as a condition of approval in major development projects, such as Visitacion Valley, Executive Park and Bayview; and shall explore local requirements that require new developments to provide residents with a MUNI Fast Pass as part of condominium association benefits to promote local transit use.	Establish local requirements by Fall 2012	The City continues to support these efforts.
106	OEWD will facilitate employer-supported transit and transportation demand management (TDM) programs, including rideshare matching, transit improvements, bicycle and pedestrian facility improvements, parking management and restriction of free parking; , and continue to require that employers offer commuter benefits per Section 421 of the Environment Code to encourage employees to use transit or carpool.	Ongoing	The SFMTA, in coordination with several other city agencies, is leading an effort to codify a citywide TDM framework, towards the goal of achieving 50% of all trips made by 'sustainable modes' by 2018. http://sfmta.com/projects-planning/planning/transportation-demand-management
107	DBI, Planning, and the Department of Environment shall continue to implement the City's Green Building Ordinance, mandating that newly constructed residential buildings must meet a sliding scale of green building requirements based on the project's size in order to increase energy and water efficiency in new buildings and significant alterations to existing buildings.	Ongoing	
108	The City shall continue local and state incentive programs for green upgrades.	Ongoing	Ongoing: http://www.sfenvironment.org/buildings-environments/green-building/policy-incentives-and-resources http://www.sfwater.org/index.aspx?page=129