ProHousing Application: Self-Scoring Sheet

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents	Points	Enhancement Category Number	Enhancement Points	Total Points
1A	South San Francisco's opportunity sites development capacity under adopted zoning is 230% of RHNA Target.	E	Housing Element	Housing Element	3	1	2	5
1B	Permitting missing middle housing uses (e.g., duplexes, triplexes, and fourplexes) by right in existing low-density, single-family residential zones in a manner that exceeds the requirements of SB 9 (Chapter 162, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7).		No					

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1C	Sufficient sites, including rezoning, to accommodate 125 to 149 percent of the current or draft RHNA, whichever is greater, by total and income category. These points shall not be awarded if the applicant earns three points pursuant to Category (1)(A) above.		No (Claiming via 1A)					
1D	Density bonus programs that allow additional density for additional affordability beyond minimum statutory requirements (Gov. Code, § 65915 et seq.).		No					

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1E	The City allows the following ADUs on a single-unit lot: one converted ADU; one detached, new construction ADU; one JADU; AND one additional ADU of any type (attached, detached, or converted), resulting in a total of four ADUs allowed on a single-family residential property.	E	Zoning Code	Zoning Code Section 20.350.003	2	2	1	3
1F	The City's Zoning Ordinance includes a no minimum parking requirement for residential uses within Transit Station Areas, per AB 2097. This applies to the majority of the City. Additionally, required parking ratios for residential uses outside of Transit Station Areas are less than ratios outlined in Gov. Code section 65915, subdivision (p).	E	Zoning Code	Zoning Code Chapter 20.330 Transit Station Area Map	2	1	2	4

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1G	Zoning or incentives that are designed to increase affordable housing development in a range of types, including, but not limited to, large family units, Supportive Housing, housing for transition age foster youth, and deep affordability targeted for Extremely Low-Income Households in all parts of the Jurisdiction, with at least some of the zoning, other land use designation methods, or incentives being designed to increase affordable housing development in higher resource areas shown in the TCAC/HCD Opportunity Map, and with the Jurisdiction having confirmed that it considered and addressed potential environmental		No					

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	justice issues in adopting and implementing this policy, especially in areas with existing industrial and polluting uses.							
1H	The City's General Plan and Zoning Code permits residential uses in previous employment-only zones, specifically in areas East of 101 and south of downtown, creating mixed-use zones near transit.	E	General Plan, Zoning Code	General Plan Zoning Code Chapter 20.090 Chapter 20.135	1	2	1	2

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1I	The City's Zoning Code implements minimum density requirements for most zoning districts that permit residential uses, helping to promote greater development intensity. Additionally, maximum density requirements for these districts were also increased with the adoption of the General Plan and Zoning Code Update. Lastly, the City has a Height Incentive Overlay district that allows for increased height and increased maximum density for residential projects meeting certain standards.	E	Zoning Code	Zoning Code Chapter 20.070 Chapter 20.080 Chapter 20.090 Chapter 20.135 Chapter 20.160	1	5	1	2
1J	Establishment of a Workforce Housing Opportunity Zone, as defined in Government Code section 65620, or a housing sustainability district,		No					

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	as defined in Government Code section 66200.							
1K	The City's Inclusionary Housing Ordinance applies to market-rate residential developments of 5 or more units. For rental projects, a minimum of 15% of the dwelling units must be inclusionary, with 1/3 designated for very low-income households and 2/3 for lower-income households. For for-sale projects, a minimum of 15% of the dwelling units must be inclusionary with ½ designated for lower income households and ½ for moderate income households.	E	Zoning Code	Zoning Code Chapter 20.380	1	4	1	2

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1L	Other zoning and land use actions not described in Categories (A)-(K) of this section that measurably support the Acceleration of Housing Production.		No					
2A	The City has established processes and has reviewed and approved single-family and multi-family housing projects through ministerial pathways, SB9, SB6 and AB2011.	E	Zoning Code	Zoning Code Section 20.070, Residential Districts (SB9) Zoning Code Sections 20.090.002, 20.135 (SB6, AB2011)	3	2	1	4
2B	With the adoption of the 2022 General Plan and certified EIR, the City created a streamlined CEQA process for any residential project that complies with General Plan land use, zoning, and objective design standards. The typical CEQA process for a multi-unit project is an Environmental	E	General Plan, General Plan Program EIR, CEQA Resolutions	General Plan General Plan EIR CEQA Resolution: 500 Railroad Ave Multi-Family Residential	2	1	2	4

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	Compliance Analysis showing conformance with the General Plan Update EIR and self-mitigating measures. This is a checklist form completed by the applicant with relatively minimal expense by an environmental consultant or other qualified professional. Staff review this document as part of preparation for a public hearing.							
2C	The City routinely approves categorical and statutory exemptions for residential development, ranging from single-family units to large multi-family developments.	E	Staff Reports, Notices of Exemption,	227 Armour Residential: Staff Report NOE 616 Maple Residential: Staff Report NOE 328 Railroad Residential Staff Report NOE	2			2

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2D	The Building Division implements shorter timelines for review of building permit applications for all residential development projects. For a new application, the review timeline is 15 business days. For subsequent resubmittals, the review timeline is 7 business days. This applies to all reviewing divisions.	E	Internal Policy	Need documentation!	2			2
2E	The City's General Plan ensures compliance with SB 330 requirements for streamlining and provides certainty for residential development. One of the important details is a limit of 5 public meetings for all residential development projects.	E	Guidance Handout for Residential Applicants	SB 330 Streamlining Guidance for Housing Project Submittals	2			2

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2F	Priority permit processing or reduced plan check times for homes affordable to Lower-Income Households.		No					
2G	The reviews and approvals required for residential projects that are consistent with the General Plan and Zoning Code have been reduced overall. Single-family and small multi-family residential projects (2-3 units) are reviewed by the Design Review Board and approved by the Chief Planner. Multi-family residential projects are reviewed and approved by the Planning Commission. Review by the City's Housing Standing Committee and City Council for	E	Zoning Code	Zoning Code Chapter 20.480	1			1

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	residential projects have been eliminated.							
2H	The City's Zoning Ordinance contains objective development and design standards for residential projects based on zoning district and residential development type. The City has also created checklists to help applicants demonstrate zoning compliance.	E	Zoning Ordinance Zoning Checklists	Zoning Code Chapter 20.070 Chapter 20.080 Chapter 20.090 Chapter 20.310 Development Conformance Checklist	1			1
2I	The City of South San Francisco has a consolidated Permit Center, both at a physical location and online.	E	Website, Physical Building	City's Permit Center	1			1
2J	The Building Division implements shorter timelines for review of building permit applications for ADUs/JADUs. For a new application, the review timeline is 15 business days. For	E	Internal Policy	Need documentation!	1			1

	subsequent resubmittals, the review timeline is 7 business days. This applies to all reviewing divisions.							
2K	The City has one application available for all entitlements and is currently working on an update to the application to provide more detailed information on required materials.	E	Application Form	Planning Application	1			1
2L	The City's Development and Construction Map provides information about development projects in the entitlement process, as well as recently approved projects and those under construction. Additionally, the map highlights the locations of approved ADUs under construction.	E	Website	Development and Construction Website	1			1

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2M	Limitation on the total number of hearings for any project to three or fewer. Applicants that accrue points pursuant to Category (2)(E) are not eligible for points under this Category (2)(L).		No (Claiming via 2E)					
2N	Demonstration of other actions, not listed above, that quantifiably decrease production timeframes or promote the streamlining of approval processes.		No					
3A	The City consistently reduces/waives impact fees for lower-income affordable projects. Please refer to the cited examples in the documentation column and note that all of these projects either reduce GHG emissions through their project scope	E	Resolutions, Ordinances, and Development Agreements	500 Linden $1.2M impact fee reduction for affordable senior housing (resolution) 1051 Mission Road approximately $1.3M impact fee reduction [ordinance, authorizing the latest development	3	1	2	5

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	or reduce VMT due to promoting high-density housing in infill, high-quality transit corridors. It is the City's priority to achieve multiple State planning objectives through its use of limited local financial subsidy available to the City.			agreement (DA) amendment, page 3 of the DA] Building and Fire Permit Fee Reduction for the Housing Authority's C Street Housing Complex Electrification Project (Resolution, also evidence of enhancement category 4 by utilizing waivers to prevent displacement and conserve lower-income housing stock)				
3B	The City has contracted a nonprofit (Hello Housing) to provide free feasibility and project management support to homeowners who wish to add an ADU or JADU on their property. Additionally, the Housing	E	Hello ADU Program, HEART Pre-Approved Designs, available on Website, Pre-approved ADU information on Website	Program Website Pre-Approved Designs Pre-Approved Plan information	2	2	1	3

	Endowment and Regional Trust of San Mateo County (HEART) has prepared designs for green, all-electric detached ADUs for South San Francisco residents. The City is a funder of HEART. The City also accepts pre-approved ADU plans, per AB1332.							
3C	Adoption of other fee reduction strategies separate from Category (3)(A), including fee deferrals and reduced fees for housing persons with special needs. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable impact fees and commercial linkage		No					

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	fees).							
3D	Promoting innovative housing types (e.g., manufactured homes, recreational vehicles, park models) that reduce development costs.		No					
3E	The City's mobility plan, Active South City, contains recommended improvements to create complete bicycle and pedestrian networks throughout South San Francisco. The Plan also prioritizes improvements and includes cost estimates to help allocate City funding towards the highest priority and most impactful projects.	E	Mobility Plan	Active South City Plan	1	1	2	3
3F	Adoption of universal design ordinances pursuant to Health and Safety Code section 17959.		No					

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3G	Establishment of pre-approved or prototype plans for missing middle housing types (e.g., duplexes, triplexes, and fourplexes) in low-density, single-family residential areas.							
3H	The City has an Affordable Housing Commercial Linkage Fee program that reduces barriers to developing affordable housing to lower-income households providing much-needed, locally generated funding for these projects. As HCD may be aware, the greatest barrier to affordable housing development and the source of most entitled projects not proceeding to construction is lack of funding. This policy meets the criteria for enhancement factor 4 because the intent of	E	Zoning Code	Chapter 8.69 Municipal Code	1	4	1	2

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	the policy was to mitigate the residential rent raising impact of commercial office space development in the City, which is is a great source of displacement of disadvantaged households who have been in South City for generations.							
3I	Demonstration of other actions, not listed above, that quantifiably reduce construction or development costs.		No					
4A	In addition to the commercial linkage fee funding program described earlier, the City since 2020 has continuously funded an emergency rental assistance program to prevent eviction and homelessness using housing successor agency funds.	E	Resolution	Most recent appropriation resolution ($235,000)	2	4	1	3

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4B	The City has an Affordable Housing Trust Fund that funds housing projects and programs for low, very low, and extremely low-income households. The fund is regularly replenished through loan repayments (including residual receipts), rents collected from City-owned affordable housing, and in-lieu fees. The City annually issues a NOFA from this Fund to support housing-nonprofits that provide core housing services such as homeless shelter/assistance and tenant legal aid.	E	Municipal Code and NOFA	Municipal Code Notice of Funding Availability PY 2025-2026 (please note that while the NOFA title says CDBG,page 2 indicates $100,000 is issued from the local housing trust fund separate from CDBG)	2	8	1	3
4C	The City regularly finances projects that preserve assisted units at risk properties. In 2026 the City provided a loan to an affordable developer to rehabilitate and	E	Resolutions	Resolution Authorizing $3.1M loan for 220 Linden (at-risk property) Resolution Acquiring 226-246 Grand	2	1	2	4

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	extend a soon to expire regulatory agreement on 68 units at a designated historic property in downtown by another 55 years (220 Linden). Additionally, in 2024 the City acquired a mixed-use property with the intent of preventing a market-rate acquisition/conversion such that the City may rehabilitate the former SRO and residential rooms into high-quality affordable housing in a transit-rich, highly walkable downtown area near a Caltrain station. In 2025 the City allocated $890,000 from the commercial linkage fee program to fund this project.			Avenue Resolution Appropriating $890,000 for 226-246 Grand Avenue				

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4D	Provide grants or low-interest loans for ADU/JADU construction affordable to Lower- and Moderate-Income Households.		No					
4E	The City goes beyond the requirements of the Surplus Land Act by making publicly owned land available for affordable housing through land donations and nominal rent ground leases. The City also in recent years has opted to retain former RDA properties as City-owned permanently affordable housing and acquire properties such as 226-246 Grand Avenue for the purpose of expanding publicly owned land for affordable housing.	E	Resolutions, Staff Report	201 Baden Resolution indicating $1 sale price 905 Linden Staff Report (City has been actively working with the HCD SLA team who is aware of the City's intent to ground lease the property for $1 annual rent) Resolution Acquiring 226-246 Grand Avenue	2	2	1	3

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4F	Establishment of an Enhanced Infrastructure Financing District or similar local financing tool that, to the extent feasible, directly supports housing developments in an area where at least 20 percent of the residences will be affordable to lower income households.		No					
4G	Prioritization of local general funds to accelerate the production of housing affordable to Lower-Income Households.		No					
4H	City has committed ~$1M of residual redevelopment funds towards a 65-unit affordable family project at 522 Linden. As noted in the City's Housing Element, the City has a severe shortage of affordable family-sized units.	E	Resolution	522 Linden Funding Commitment Resolution	1	6	1	2

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4l	The City has three primary housing subsidy pools: the City's affordable housing trust fund, the City's Commercial Linkage Fee Program, and the Low- and Moderate-Income Housing Fund. These funds together consistently fund lower-income affordable projects and programs. Please refer to Section V of the City's Affordable Housing Financing Plan for an overview of how the City intends to fund affordable projects from these pools from 2025 through 2027. RE Enhancement Points: the financing plan outlines how the City goes above and beyond State law to reduce displacement of lower-income households and conserve existing affordable housing stock through strategic preservation and protection programs informed by the City's anti-displacement roadmap.	E	Published Financing Plan	South San Francisco Affordable Housing Financing Plan (2025-2027)	1	4	1	2

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4J	Prioritization of local general funds for affordable housing.		No					
4K	Providing operating subsidies for permanent Supportive Housing.		No					
4L	The City regularly requires extremely low-income set asides for City-assisted projects. Examples include the 201-219 and 418 Linden project (29 ELI units), 1051 Mission Road project (at least 3 ELI) and 500 Linden (80 senior units ranging from 15% AMI to 60% AMI, final breakdown pending the project's final award terms from the County). All of these projects are located near high-quality transit stops, including either a Caltrain or BART station. The City also recently subsidized the South San Francisco Housing Authority's	E	Resolutions	201-219 and 418 Linden Project Resolution 1051 Mission Road Resolution (please note HCD's LHTF staff have the latest loan amendment draft indicating the 3 units) 500 Linden Resolution (unit mix listed in Exhibit A) Building and Fire Permit Fee Reduction for the Housing Authority's C Street Housing Complex Electrification Project	1	1	2	3

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	Electrification Project that will reduce exposure risks of carbon monoxide for the development's primarily extremely low income residents.							
4M	The City proactively applies for grant opportunities on developers' behalf to promote and develop innovative, climate-forward affordable housing projects. In addition to actively pursuing prohousing designation and receiving PIP funding, the City applied for and received a competitive ~$2.4M LHTF grant award and a ~$29M IIG award. These 2 latter awards are going towards the 158 unit 100% affordable 1051 Mission Road project discussed earlier that includes within the project scope the construction of 2+ miles of new bike lanes, 6 new bus bulbs, the purchase of 4 electric shuttles, and 4-8 years of free shuttle operations.	E	Resolutions	IIG Application Resolution LHTF Application Resolution Additional background on the 1051 Mission Road Project's funding and climate commitments	1	1	2	3

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TOTAL	46		28	74

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Appendix 5: Homeless Encampment Template

Subchapter 6.6 Prohousing Designation Program requires applicants to confirm that its treatment of encampments on public property complies with and will continue to comply with the constitutional rights of persons experiencing homelessness. An application must include a one-page summary demonstrating how the applicant has enacted best practices in their jurisdiction related to the treatment of unhoused individuals camping on public property, consistent with the United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments (June 17, 2022). The following template and certification are included to help jurisdictions meet this threshold.

- **Principle 1: Establish a Cross-Agency, Multi-Sector Response to Encampments –** Describe how system partners (name partners) work together to prioritize health and safety both for residents and unsheltered individuals. (350 characters max)

  The City works closely with the City's Core Service Agency, the YMCA, alongside nonprofit partners such as LifeMoves and Samaritan House to meet the comprehensive needs of residents and unsheltered individuals. Services include linguistically and culturally appropriate navigational support, food assistance, case management, and more. The City is also working closely with the County to secure a Homekey site at 721 Airport Boulevard in the City.

- **Principle 2: Engage Encampment Residents to Develop Solutions –** Describe street outreach efforts to engage with encampment residents to find alternative shelter, housing, and service options using the housing first approach before an existing encampment is closed. (350 characters max)

  The City only considers encampment closure on public property if the encampment poses public safety or environmental risk, such as leaking substances or fires. If such a risk exists, the City's first response is to connect encampment residents with service providers to ensure they are offered shelter and support. If an encampment closure is pursued, residents will be given a 48 hours minimum notice to vacate.

- **Principle 3: Conduct Comprehensive and Coordinated Outreach –** Describe multidisciplinary connection strategies and linkages to resources and permanent housing solutions that is customized to individual needs. If applicable, describe how the jurisdiction uses the coordinated entry system to connect individuals to resources and permanent housing. (350 characters max)

  The City meets with the YMCA monthly to discuss ongoing strategies to connect households to resources and permanent housing solutions. The City and the YMCA regularly conduct bilingual outreach to advertise resources such as City-funded emergency rental assistance, food, and shelter referrals. Outreach outlets include the City and the YMCA's websites, the City's Promotoros Program, tabling at local events, and flyers at public libraries. Additionally, the City funds and partners with community-based organizations such as the CORA (Community Overcoming Relationship Abuse) Safe

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Housing Program, that are able to reach and support individuals who may not have all their needs met by the traditional continuum of care system.

- **Principle 4: Address Basic Needs and Provide Storage –** Describe efforts to meet basic needs, health, safety, and access to storage (timeframes) for people experiencing unsheltered homelessness while creating clear pathways to permanent housing. (350 characters max)

  The City only pursues encampment closures on public property if the encampment poses public safety or environmental risk. If an encampment closure is pursued, the City will proactively connect residents to service agencies and store all leftover non-perishable belongings for a minimum of 20 days for former residents to access or collect at the City's Corp Yard.

- **Principle 5: Ensure Access to Shelter or Housing Options –** Describe how low barrier resources to housing and supportive services are communicated to encampment residents. Include how strategies involve alternative measures to criminalization, focusing on service engagement and harm reduction. (350 characters max)

  The Police Department will typically call the YMCA on the residents' behalf to prepare Core Service Agency intake for housing and supportive services. If the resident has unique needs or poses a life/safety risk to themselves or others, the Police may call other service partners such as LifeMoves, CORA, or First Chance who may be better able to immediately assist the resident with harm reduction and avoiding criminalization.

- **Principle 6: Develop Pathways to Permanent Housing and Supports –** Describe Housing First strategies emphasizing low barriers, a harm-reduction model, and services to support people obtaining permanent housing more efficiently. Identify efforts to align federal, state, and local funding/programs to provide clear pathways to permanent housing. (350 characters max)

  While homelessness programs are traditionally funded and administered by the County given State and Federal funding structures, the City contributes significant supplemental local dollars into homelessness and homelessness prevention services. During FY25-26 The City has appropriated $235,000 towards emergency rental assistance and $100,000 towards service providers such as LifeMoves and Samaritan House from the City's housing trust fund. The City appropriates these supplemental contributions annually given chronic underfunding of homelessness services and the City's commitment to reducing homelessness through voluntary rapid rehousing and supportive services.

- **Principle 7: Create a Plan for What Will Happen to Encampment Sites After Closure** Describe plans for former encampment spaces (long-term solutions to prevent encampments from reoccurring). Include efforts to emphasize safety, accessibility, and inclusivity that improve infrastructure. Example: Communities can include curb cuts to increase mobility access and enhanced lighting to encourage safety. (350 characters max)

  Given the City is committed to Housing First and only pursues encampment closures on public property if a safety/environmental risk warrants it, the City prioritizes its resources towards A) preventing homelessness and B) offering voluntary housing and wrap around

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services to encampment residents. If a safety/environmental closure does happen, the City's Public Works Department will assess the former site for appropriate clean-up and remediation.

Certification and Authorization:

Signature of Authorized Representative	Date

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