

File No. 240269

Committee Item No. 1

Board Item No. 25

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date: April 1, 2024

Board of Supervisors Meeting:

Date: April 16, 2024

#### Cmte Board

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|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/>            | Motion                                       |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Resolution                                   |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Ordinance                                    |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Legislative Digest                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Budget and Legislative Analyst Report        |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Youth Commission Report                      |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Introduction Form                            |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>            | <input type="checkbox"/>            | MOU  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Contract / DRAFT Mills Act Agreement         |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Form 126 – Ethics Commission                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Award Letter                                 |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Application                                  |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Public Correspondence                        |

#### OTHER

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Prepared by: John Carroll

Date: March 28, 2024

Prepared by: John Carroll

Date: April 12, 2024

Prepared by: \_\_\_\_\_

Date: \_\_\_\_\_

1 [Authorizing the Mayor’s Office of Housing and Community Development to Apply for The  
2 Prohousing Designation Program]

3 **Resolution authorizing the City and County of San Francisco, acting by and through**  
4 **the Mayor’s Office of Housing and Community Development (MOHCD), to submit an**  
5 **application to and participate in the Prohousing Designation Program administered by**  
6 **the California Department of Housing and Community Development.**

7  
8 WHEREAS, California Government Code, Section 65589.9 established the Prohousing  
9 Designation Program (“PDP” or “Program”), which creates incentives for jurisdictions that are  
10 compliant with state housing element requirements and that have enacted local policies that  
11 are defined as “Prohousing” under said Section 65589.9; and

12 WHEREAS, The California Department of Housing and Community Development  
13 (“Department”) has adopted regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) to  
14 implement the Program (“Program Regulations”), as authorized by Government Code,  
15 Section 65589.9, subdivision (d) and approved as of January 2, 2024; and

16 WHEREAS, Local jurisdictions that are eligible under California Government Code,  
17 Section 65589.9 and the Program Regulations will be designated by the Department as  
18 Prohousing (“Prohousing Designation”), and, as such, will receive additional points or other  
19 preference during the scoring of their competitive applications for specified housing and  
20 infrastructure funding; and

21 WHEREAS, Under Section 6604(d) of the Program Regulations, the Department shall  
22 reject a Prohousing Designation application if the Department discovers that the applicant is  
23 engaging in certain activities, including “enacting laws, developing policies, or taking other  
24 actions that are reasonably likely to inhibit or constrain housing production, or that can be  
25 objectively shown to have inhibited or constrained housing production, including, but not

1 limited to, moratoriums on development; local voter approval requirements related to housing  
2 production” or violating any applicable state housing laws; and

3 WHEREAS, The City has adopted a Housing Element that complies with California  
4 Government Code, Section 65585(h); and

5 WHEREAS, The City is in compliance with applicable state housing laws; and

6 WHEREAS, The City and County of San Francisco, acting by and through the Mayor’s  
7 Office of Housing and Community Development (“City”), desires to submit to the Department  
8 an application for a Prohousing Designation on file with the Clerk of the Board of Supervisors  
9 in File No. 240269 (“Application”); now, therefore, be it

10 RESOLVED, That City is hereby authorized and directed to submit an Application to  
11 the Department, and the Director of the Mayor’s Office of Housing and Community  
12 Development (or designee) is authorized to execute and deliver the Application and, if the  
13 Application is approved, the Program Documents (defined below) on behalf of the City for  
14 participation in the Program; and, be it

15 FURTHER RESOLVED, That City is currently in compliance with applicable state  
16 housing laws; and, be it

17 FURTHER RESOLVED, That City shall continue to comply with applicable state  
18 housing laws and refrain from enacting laws, developing policies, or taking other local  
19 governmental actions that would not comply with state housing laws; and, be it

20 FURTHER RESOLVED, That City acknowledges that, under Section 6604(d)(1) of the  
21 Program Regulations, enacting laws, developing policies, or taking other local governmental  
22 actions that are reasonably likely to inhibit or constrain housing production may disqualify the  
23 City from the Program and a Prohousing Designation, and that examples of such local laws,  
24 policies, and actions include moratoriums on development; local voter approval requirements  
25

1 related to housing production; downzoning; and unduly restrictive or onerous zoning  
2 regulations, development standards, or permit procedures; and, be it

3 FURTHER RESOLVED, That the Prohousing Policies in the Application comply with  
4 City’s duty to affirmatively furthering fair housing pursuant to California Government Code,  
5 Section 8899.50 and 65583; and, be it

6 FURTHER RESOLVED, That City confirms that its General Plan is in alignment with an  
7 adopted sustainable communities strategy pursuant to Public Resources, Code  
8 Section 21155- 21155.4; and, be it

9 FURTHER RESOLVED, That City confirms that its policies for the treatment of  
10 homeless encampments on public property comply with and will continue to comply with the  
11 Constitution and that it has enacted best practices in its jurisdiction that are consistent with the  
12 United States Interagency Council on Homelessness’ “7 Principles for Addressing  
13 Encampments” (June 17, 2022, update); and, be it

14 FURTHER RESOLVED, That if the Application is approved by Department, the  
15 Director of MOHCD is hereby authorized on behalf of the City to enter into, execute, and  
16 deliver all documents required or deemed necessary or appropriate to participate in the  
17 Program, and all amendments thereto (the “Program Documents”); and, be it

18 FURTHER RESOLVED, That City acknowledges and agrees that it shall be subject to  
19 the Application, the terms and conditions specified in the Program Documents, the Program  
20 Regulations, and any and all other applicable law; and, be it

21 FURTHER RESOLVED, That within thirty (30) days of the agreement being fully  
22 executed by MOHCD and the Department, MOHCD shall provide the final agreement to the  
23 Clerk of the Board for inclusion into the official file.



# Prohousing Designation Program Application



**State of California  
Governor Gavin Newsom**

**Tomiquia Moss, Secretary**

**Business, Consumer Services and Housing Agency**

**Gustavo Velasquez, Director  
Department of Housing and Community Development**

**Megan Kirkeby, Deputy Director  
Division of Housing Policy Development**

2020 West El Camino, Suite 500  
Sacramento, CA 95833

Website: <https://www.hcd.ca.gov/community-development/prohousing>

Email: [ProhousingPolicies@hcd.ca.gov](mailto:ProhousingPolicies@hcd.ca.gov)

January 2024

## Prohousing Designation Program Application Package Instructions

The applicant is applying for a Prohousing Designation under the Prohousing Designation Program (“**Prohousing**” or “**Program**”), which is administered by the Department of Housing and Community Development (“**Department**”) pursuant to Government Code section 65589.9.

The Program creates incentives for Jurisdictions that are compliant with State Housing Element Law and that have enacted Prohousing Policies. These incentives will take the form of additional points or other preference in the scoring of applications for competitive housing and infrastructure programs. The administrators of each such program will determine the value and form of the preference.

In order to be considered for a Prohousing Designation, the applicant must accurately complete all sections of this application, including any relevant appendices. The Department reserves the right to request additional clarifying information from the applicant.

This application is subject to Government Code section 65589.9 and to the regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) adopted by the Department in promulgation thereof (“**Regulations**”). All capitalized terms in this application shall have the meanings set forth in the Regulations.

All applicants must submit a complete, signed application package to the Department, in electronic format, in order to be considered for a Prohousing Designation. Please direct electronic copies of the completed application package to the following email address: [ProhousingPolicies@hcd.ca.gov](mailto:ProhousingPolicies@hcd.ca.gov).

A complete application will include all items identified in the Application Checklist.

In relation to **Appendix 1**, the Formal Resolution for the Prohousing Designation Program, please use ~~strike through~~ and underline if proposing any modifications to the text of the Resolution. Please be aware, any sustentative deviations from the Formal Resolution may result in an incomplete application and will likely be subject to additional internal review and potential delays.

**Appendix 2**, the Proposed Policy Completion Schedule, applies only if an application includes proposed policies.

**Appendix 3**, Project Proposal Scoring Sheet and Sample Project Proposal Scoring Sheet, includes a blank template to be completed by the applicant as part of the application, as well as a Sample Project Proposal Scoring Sheet with an example of how this template may be completed.

**Appendix 4** lists examples of Prohousing Policies with enhancement factors to aid applicants in understanding how enhancement factors may be applied.

**Appendix 5** is where the applicant will include any additional information and supporting documentation for the application.

If you have questions regarding this application or the Program, or if you require technical assistance in preparing this application, please email [ProhousingPolicies@hcd.ca.gov](mailto:ProhousingPolicies@hcd.ca.gov).



### Application Checklist

	Yes	No
Application Information	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Certification and Acknowledgement	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Legislative Information form is completed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Threshold Requirements Checklist is completed.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A duly adopted and certified Formal Resolution for the Prohousing Designation Program is included in the application package. (See <b>Appendix 1</b> for the Formal Resolution for the Prohousing Designation Program form.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If applicable, the Proposed Policy Completion Schedule is completed. (See <b>Appendix 2</b> .)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The Project Proposal Scoring Sheet is completed. (See <b>Appendix 3</b> for the Project Proposal Scoring Sheet and the Sample Project Proposal Scoring Sheet.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Additional information and supporting documentation (Applicant to provide as <b>Appendix 5</b> )	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Application Information

Applicant (Jurisdiction):	City and County of San Francisco, Mayor's Office of Housing and Community Development (MOHCD)
Applicant Mailing Address:	1 South Van Ness Avenue, 5 <sup>th</sup> Floor
City:	San Francisco
ZIP Code:	94103
Website:	<a href="http://www.mohcd.org">Mayor's Office of Housing and Community Development   San Francisco (sf.gov)</a>
Authorized Representative Name	Daniel Adams
Authorized Representative Title:	Director
Phone:	415-701-5500
Email:	<a href="mailto:Dan.Adams@sfgov.org">Dan.Adams@sfgov.org</a>
Contact Person Name:	Mara Blitzer
Contact Person Title:	Director of Special Projects
Phone:	628-652-5820
Email:	<a href="mailto:Mara.Blitzer@sfgov.org">Mara.Blitzer@sfgov.org</a>
<b>Proposed Total Score (Based on Appendix 3):</b>	80

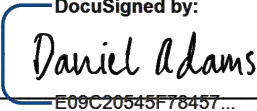
### CERTIFICATION AND ACKNOWLEDGMENT

As authorized by the Formal Resolution for the Prohousing Designation Program (Resolution No. TBD), which is attached hereto and incorporated by reference as if set forth in full, I hereby submit this full and complete application on behalf of the applicant.

I certify that all information and representations set forth in this application are true and correct.

I further certify that any proposed Prohousing Policy identified herein will be enacted within two (2) years of the date of this application submittal.

I acknowledge that this application constitutes a public record under the California Public Records Act (Gov. Code, § 6250 et seq.) and is therefore subject to public disclosure by the Department.

Signature:  \_\_\_\_\_  
E09C20545F78457...

Name and Title: Daniel Adams, Director, Mayor’s Office of Housing and Community Development

Date: 3/15/2024 | 3:57 PM PDT

### Legislative Information

District	Number	Legislators Name(s)
State Assembly District	12	Matt Haney
State Senate District	17	Scott Weiner

Applicants can find their respective State Senate representatives at <https://www.senate.ca.gov/>, and their respective State Assembly representatives at <https://www.assembly.ca.gov/>

### Threshold Requirements Checklist

The applicant meets the following threshold requirements in accordance with Section 6604 of the Regulations:

	Yes	No
The applicant is a Jurisdiction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has adopted a Compliant Housing Element.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has submitted or will submit a legally sufficient Annual Progress Report prior to designation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has completed or agrees to complete, on or before the relevant statutory deadlines, any rezone program or zoning that is necessary to remain in compliance with Government Code sections 65583, subdivision (c)(1), and 65584.09, subdivision (a), and with California Coastal Commission certification where appropriate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant is in compliance, at the time of the application, with applicable state housing law, including, but not limited to those included in Government Section 65585, subdivision (j); laws relating to the imposition of school facilities fees or other requirements (Gov. Code, § 65995 et seq.); Least Cost Zoning Law (Gov. Code, § 65913.1); Permit Streamlining Act (Gov. Code, § 65920 et seq.); and provisions relating to timeliness of CEQA processing by local governments in Public Resources Code sections 21080.1, 21080.2, and 21151.5(a).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant further acknowledges and confirms that its treatment of homeless encampments on public property complies with and will continue to comply with the constitutional rights of persons experiencing homelessness and that it has submitted a one-page summary to the Department demonstrating how the applicant has enacted best practices in their jurisdiction related to the treatment of unhoused individuals camping on public property, consistent with United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments," (June 17, 2022 update), hereby incorporated by reference.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has duly adopted and certified, by the applicant's governing body, a Formal Resolution for the Prohousing Designation Program, which is hereby incorporated by reference. (A true and correct copy of the resolution is included in this application package.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>



**Project Proposal**  
**Category 1: Favorable Zoning and Land Use**

Category	Prohousing Policy Description	Points
1A	Sufficient sites, including rezoning, to accommodate 150 percent or greater of the current or draft RHNA, whichever is greater, by total and income category. These additional sites must be identified in the Jurisdiction's housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).	3
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).	3
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. These additional sites must be identified in the Jurisdiction's housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).	2
1D	Density bonus programs that allow additional density for additional affordability beyond minimum statutory requirements (Gov. Code, § 65915 et seq.).	2
1E	Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law, (Gov. Code, §§ 65852.2, 65852.22) (e.g., permitting more than one converted ADU; one detached, new construction ADU; and one JADU per single-family lot), and in a manner that exceeds the requirements of SB 9 (Chapter 192, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7). These policies shall be separate from any qualifying policies under Category (1)(B).	2
1F	Eliminating minimum parking requirements for residential development as authorized by Government Code section 65852.2; adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of Gov. Code section 65915, subdivision (p)(1); or adopting maximum parking requirements at or less than ratios pursuant to Gov. Code section 65915, subdivision (p).	2
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	2

	the Jurisdiction having confirmed that it considered and addressed potential environmental justice issues in adopting and implementing this policy, especially in areas with existing industrial and polluting uses.	
1H	Zoning or other land use designation methods to allow for residential or mixed uses in one or more non-residential zones (e.g., commercial, light industrial). Qualifying non-residential zones do not include open space or substantially similar zones.	1
1I	Modification of development standards and other applicable zoning provisions or land use designation methods to promote greater development intensity. Potential areas of focus include floor area ratio, height limits, minimum lot or unit sizes, setbacks, and allowable dwelling units per acre. These policies must be separate from any qualifying policies under Category (1)(B) above.	1
1J	Establishment of a Workforce Housing Opportunity Zone, as defined in Government Code section 65620, or a Housing Sustainability District, as defined in Government Code section 66200.	1
1K	Establishment of an inclusionary housing program requiring new developments to include housing affordable to and reserved for low- and very low-income households, consistent with the requirements of AB 1505 (Chapter 376, Statutes of 2017, Gov. Code, § 65850.01).	1
1L	Other zoning and land use actions not described in Categories (A)-(K) of this section that measurably support the Acceleration of Housing Production.	1

**Project Proposal**  
**Category 2: Acceleration of Housing Production Timeframes**

Category	Prohousing Policy Description	Points
2A	Establishment of ministerial approval processes for multiple housing types, including, for example, single-family, multifamily and mixed-use housing.	3
2B	Acceleration of Housing Production through the establishment of streamlined, program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents.	2
2C	Documented practice of streamlining housing development at the project level, such as by enabling a by-right approval process or by utilizing statutory and categorical exemptions as authorized by applicable law, (e.g., Pub. Resources Code, §§ 21155.1, 21155.4, 21159.24, 21159.25; Gov. Code, § 65457; Cal Code Regs., tit. 14, §§ 15303, 15332; Pub. Resources Code, §§ 21094.5, 21099, 21155.2, 21159.28).	2
2D	Establishment of permitting processes that take less than four months to complete. Policies under this category must address all approvals necessary to issue building permits.	2
2E	Absence or elimination of public hearings for projects consistent with zoning and the general plan.	2
2F	Priority permit processing or reduced plan check times for homes affordable to Lower-Income Households.	1
2G	Establishment of consolidated or streamlined permit processes that minimize the levels of review and approval required for projects, and that are consistent with zoning regulations and the general plan.	1
2H	Absence, elimination, or replacement of subjective development and design standards with objective development and design standards that simplify zoning clearance and improve approval certainty and timing.	1
2I	Establishment of one-stop-shop permitting processes or a single point of contact where entitlements are coordinated across city approval functions (e.g., planning, public works, building) from entitlement application to certificate of occupancy.	1
2J	Priority permit processing or reduced plan check times for ADUs/JADUs or multifamily housing.	1
2K	Establishment of a standardized application form for all entitlement applications.	1
2L	Documented practice of publicly posting status updates on project permit approvals on the internet.	1
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.	1

2N	Other policies not described in Categories (2)(A)-(M) of this section that quantifiably decrease production timeframes or promote the streamlining of approval processes.	1
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**Project Proposal**  
**Category 3: Reduction of Construction and Development Costs**

Category	Prohousing Policy Description	Points
3A	Waiver or significant reduction of development impact fees for residential development with units affordable to Lower-Income Households. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable housing impact fees, and commercial linkage fees).	3
3B	Adoption of policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22 to reduce barriers for property owners to create ADUs/JADUs. Examples of qualifying policies include, but are not limited to, development standards improvements, permit processing improvements, dedicated ADU/JADU staff, technical assistance programs, and pre-approved ADU/JADU design packages.	2
3C	Adoption of other fee reduction strategies separate from Category (3)(A), including fee deferrals and reduced fees for housing for 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 fees).	1
3D	Accelerating innovative housing production through innovative housing types (e.g., manufactured homes, recreational vehicles, park models, community ownership, and other forms of social housing) that reduce development costs.	1
3E	Measures that reduce costs for transportation-related infrastructure or programs that encourage active modes of transportation or other alternatives to automobiles. Qualifying policies include, but are not limited to, publicly funded programs to expand sidewalks or protect bike/micro-mobility lanes, creation of on-street parking for bikes, transit-related improvements, or establishment of carshare programs.	1
3F	Adoption of universal design ordinances pursuant to Health and Safety Code section 17959.	1
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.	1



3H	Adoption of ordinances that reduce barriers, beyond existing law, for the development of housing affordable to Lower-Income Households.	1
3I	Other policies not described in Categories (3)(A)-(H) of this section that quantifiably reduce construction or development costs.	1

**Project Proposal**  
**Category 4: Providing Financial Subsidies**

Category	Prohousing Policy Description	Points
4A	Establishment of a housing fund or contribution of funds towards affordable housing through proceeds from approved ballot measures.	2
4B	Establishment of local housing trust funds or collaboration on a regional housing trust fund, which include the Jurisdiction's own funding contributions. The Jurisdiction must contribute to the local or regional housing trust fund regularly and significantly. For the purposes of this Category, "regularly" shall be defined as at least annually, and "significant" contributions shall be determined based on the impact the contributions have in accelerating the production of affordable housing.	2
4C	Demonstration of regular use or planned regular use of funding (e.g., federal, state, or local) for preserving assisted units at-risk of conversion to market rate uses and conversion of market rate uses to units with affordability restrictions (e.g., acquisition/rehabilitation). For the purposes of this category, "regular use" can be demonstrated through the number of units preserved annually by utilizing this funding source.	2
4D	Provide grants or low-interest loans for ADU/JADU construction affordable to Lower- and Moderate-Income Households.	2
4E	A comprehensive program that complies with the Surplus Land Act (Gov. Code, § 54220 et seq.) and that makes publicly owned land available for affordable housing, or for multifamily housing projects with the highest feasible percentage of units affordable to Lower Income Households. A qualifying program may utilize mechanisms such as land donations, land sales with significant write-downs, or below-market land leases.	2
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.	2
4G	Prioritization of local general funds to accelerate the production of housing affordable to Lower-Income Households.	2
4H	Directed residual redevelopment funds to accelerate the production of affordable housing.	1
4I	Development and regular (at least biennial) use of a housing subsidy pool, local or regional trust fund, or other similar funding source sufficient to facilitate and support the development of housing affordable to Lower-Income Households.	1

4J	Prioritization of local general funds for affordable housing. This point shall not be awarded if the applicant earns two points pursuant to Category (4)(G).	1
4K	Providing operating subsidies for permanent Supportive Housing.	1
4L	Providing subsidies for housing affordable to Extremely Low-Income Households.	1
4M	Other policies not described in Categories (4)(A)-(L) of this section that quantifiably promote, develop, or leverage financial resources for housing affordable to Lower-Income Households.	1

## Project Proposal Enhancement Factors

The Department shall utilize enhancement factors to increase the point scores of Prohousing Policies. An individual Prohousing Policy may not use more than one enhancement factor. Each Prohousing Policy will receive extra points for enhancement factors in accordance with the chart below.

Category	Prohousing Policy Description	Points
1	The policy represents one element of a unified, multi-faceted strategy to promote multiple planning objectives, such as efficient land use, access to public transportation, housing affordable to Lower-Income Households, climate change solutions, and/or hazard mitigation.	2
2	Policies that promote development consistent with the state planning priorities pursuant to Government Code section 65041.1.	1
3	Policies that diversify planning and target community and economic development investments (housing and non-housing) toward place-based strategies for community revitalization and equitable quality of life in lower opportunity areas. Such areas include, but are not limited to, Low Resource and High Segregation & Poverty areas designated in the most recently updated TCAC/HCD Opportunity Maps, and disadvantaged communities pursuant to Health and Safety Code sections 39711 and 39715 (California Senate Bill 535 (2012)).	1
4	Policies that go beyond state law requirements in reducing displacement of Lower-Income Households and conserving existing housing stock that is affordable to Lower-Income Households.	1
5	Rezoning and other policies that support intensification of residential development in Location Efficient Communities.	1
6	Rezoning and other policies that result in a net gain of housing capacity while concurrently mitigating development impacts on or from Environmentally Sensitive or Hazardous Areas.	1
7	Zoning policies, including inclusionary housing policies, that increase housing choices and affordability, particularly for Lower-Income Households, in High Resource and Highest Resource areas, as designated in the most recently updated TCAC/HCD Opportunity Maps.	1
8	Other policies that involve meaningful actions towards Affirmatively Furthering Fair Housing outside of those required pursuant to Government Code sections 65583, subdivision (c)(10), and 8899.50, including, but not limited to, outreach campaigns, updated zoning codes, and expanded access to financing support.	1

## Project Proposal Scoring Sheet Instructions

The Department shall validate applicants' scores based on the extent to which each identified Prohousing Policy contributes to the Acceleration of Housing Production. The Department shall assess applicants' Prohousing Policies in accordance with statutory requirements and the Regulations.

The Department shall further assess applicants' Prohousing Policies using the following four scoring categories: Favorable Zoning and Land Use, Acceleration of Housing Production Timeframes, Reduction of Construction and Development Costs, and Providing Financial Subsidies. Applicants shall demonstrate that they have enacted or proposed at least one policy that significantly contributes to the Acceleration of Housing Production in each of the four categories. A Prohousing Designation requires a total score of 30 points or more across all four categories.

### Instructions

Please utilize one row of the Scoring Sheet for each Prohousing Policy.

- **Category Number:** Select the relevant category number from the relevant Project Proposal list in this application. Where appropriate, applicants may utilize a category number more than once.
- **Concise Written Description of Prohousing Policy:** Set forth a brief description of the enacted or proposed Prohousing Policy.
- **Enacted or Proposed:** Identify the Prohousing Policy as enacted or proposed. For proposed Prohousing Policies, please complete **Appendix 2: Proposed Policy Completion Schedule**.
- **Documentation Type:** For enacted Prohousing Policies, identify the relevant documentary evidence (e.g., resolution, zoning code provisions). For proposed Prohousing Policies, identify the documentation which shows that implementation of the policy is pending.
- **Web Links/Electronic Copies:** Insert the Web link(s) to the relevant documentation or indicate that electronic copies of the documentation have been attached to this application as **Appendix 5**.
- **Points:** Enter the appropriate number of points using the relevant Project Proposal list in this application.
- **Enhancement Category Number (optional):** If utilizing an enhancement factor for a particular Prohousing Policy, enter the appropriate category number using the relevant Project Proposal list in this application.
- **Enhancement Points (optional):** If utilizing an enhancement factor for a particular Prohousing Policy, enter the point(s) for that Prohousing Policy.
- **Total Points:** Add the enhancement point(s) to the Prohousing Policy's general point score.

**Appendix 1: Formal Resolution for the Prohousing Designation Program**

**Formal Resolution for the PROHOUSING Designation Program**

**RESOLUTION NO. [INSERT RESOLUTION NUMBER]**

**A RESOLUTION OF THE GOVERNING BODY OF  
[INSERT THE NAME OF THE CITY OR COUNTY] AUTHORIZING APPLICATION TO  
AND PARTICIPATION IN THE PROHOUSING DESIGNATION PROGRAM**

WHEREAS, Government Code section 65589.9 established the Prohousing Designation Program (“Program”), which creates incentives for jurisdictions that are compliant with state housing element requirements and that have enacted Prohousing local policies; and

WHEREAS, such jurisdictions will be designated Prohousing, and, as such, will receive additional points or other preference during the scoring of their competitive Applications for specified housing and infrastructure funding; and

WHEREAS, the California Department of Housing and Community Development (“Department”) has adopted regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) to implement the Program (“**Program Regulations**”), as authorized by Government Code section 65589.9, subdivision (d); and

WHEREAS, the [INSERT THE NAME OF THE CITY OR COUNTY] (“Applicant”) desires to submit an Application for a Prohousing Designation (“Application”).

**THEREFORE, IT IS RESOLVED THAT:**

1. Applicant is hereby authorized and directed to submit an Application to the Department.
2. Applicant acknowledges and confirms that it is currently in compliance with applicable state housing law.
3. Applicant acknowledges and confirms that it will continue to comply with applicable housing laws and to refrain from enacting laws, developing policies, or taking other local governmental actions that may or do inhibit or constrain housing production. Examples of such local laws, policies, and actions include moratoriums on development; local voter approval requirements related to housing production; downzoning; and unduly restrictive or onerous zoning regulations, development standards, or permit procedures. Applicant further acknowledges and confirms that the Prohousing Policies in its Application comply with its duty to Affirmatively Further Fair Housing pursuant to Government Code sections 8899.50 and 65583. Applicant further acknowledges and confirms that its general plan is in alignment with an adopted sustainable communities strategy pursuant to Public Resources Code sections 21155-21155.4. Applicant further acknowledges and confirms that its policies for the treatment of homeless encampments on public property comply do and will continue to comply with the Constitution and that it has enacted best practices in its jurisdiction

that are consistent with the United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments" (June 17, 2022, update).

4. If the Application is approved, Applicant is hereby authorized and directed to enter into, execute, and deliver all documents required or deemed necessary or appropriate to participate in the Program, and all amendments thereto (the "Program Documents").
5. Applicant acknowledges and agrees that it shall be subject to the Application, the terms and conditions specified in the Program Documents, the Program Regulations, and any and all other applicable law.

6. **[INSERT THE TITLE OF THE APPLICANT'S AUTHORIZED SIGNATORY]** is authorized to execute and deliver the Application and the Program Documents on behalf of the Applicant for participation in the Program.

PASSED AND ADOPTED this day of \_\_\_\_\_, 2024, by the following vote:

AYES: [Insert #] NOES: [Insert #] ABSENT: [Insert #] ABSTAIN: [Insert #]

The undersigned, [INSERT NAME AND TITLE OF SIGNATORY] of Applicant, does hereby attest and certify that the foregoing is a true and full copy of a resolution of the Applicant's governing body adopted at a duly convened meeting on the date above-mentioned, and that the resolution has not been altered, amended, or repealed.

SIGNATURE:

DATE:

NAME:

TITLE:

## Appendix 2: Proposed Policy Completion Schedule

Category Number	Concise Written Description of Proposed Policy	Key Milestones and Milestone Dates	Anticipated Completion Date	Notes
2J	<p>On April 8, 2024, San Francisco is launching a digital roundtable over-the-counter approval process for State ADUs to streamline and prioritize those permits. All permit agencies are dedicating staff to prioritize this appointment-based effort. Lead time will be 2 weeks. If complete/approvable projects will be approved on the spot. If not, consolidated comments will be provided in writing at that meeting. Rechecks available on two-week lead-time.</p> <p>All other housing projects are prioritized by all City permitting staff, with 100% affordable as the City's top priority across agencies: plan checks by Planning Staff within 30 days, plan checks by all other agencies within 30-60 days (per AB2011).</p>	April 8, 2024 launch	April 8, 2024 launch	This is duplicated below, for reference.



**Appendix 3: Project Proposal Scoring Sheet and Sample Project Proposal Scoring Sheet**

**Project Proposal Scoring Sheet**

<b>Item Number</b>	<b>Prohousing Policy Description</b>	<b>Concise Written Description of Prohousing Policy</b>	<b>Enacted/Proposed</b>	<b>Documentation Type (e.g., resolution, zoning code)</b>	<b>Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 5</b>	<b>Points</b>	<b>Enhancement Category Number</b>	<b>Enhancement Points</b>	<b>Total Points</b>
1D	Density bonus programs that allow additional density for additional affordability beyond minimum statutory requirements (Gov. Code, § 65915 et seq.).	Local density bonus program (HOME-SF) exceeds statutory requirements by more than 35 percent -allows form-based density, and project must provide more than 135% of the zoned capacity of the site.	E	Planning Code	<a href="#">Planning Code § 206.3</a>	2	7	1	3
1E	Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law, (Gov. Code, §§ 65852.2, 65852.22) (e.g., permitting more than one converted ADU; one detached, new construction ADU; and one JADU per single-family lot), and in a manner that exceeds the requirements of SB 9 (Chapter 192, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7). These policies shall be separate from any qualifying policies under Category (1)(B).	Local ADU law increases allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit law. Local program, when coupled with seismic retrofit, allows for unlimited ADUs regardless of underlying density. In addition, the "Fourplex" program allows up to four units (six units on corner lots) in all RH Districts, including RH-1 (single-family zoning districts).	E	Planning Code	Planning Code § <a href="#">207(c)(4)</a> , <a href="#">207(c)(6)</a> , and Board File No. <a href="#">230310</a> for ADU provisions. Note that this pending ordinance, once effective will relocate ADU controls from <a href="#">207(c)(4)</a> and <a href="#">207(c)(6)</a> to <a href="#">202.1</a> and <a href="#">202.2</a> . Planning Code § <a href="#">207(c)(8)</a> for Fourplex program	2	-	-	2
1F	Eliminating minimum parking requirements for residential development as authorized by Government Code section 65852.2; adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of Gov. Code section 65915, subdivision (p)(1); or adopting maximum parking requirements at or less than ratios pursuant to Gov. Code section 65915, subdivision (p).	San Francisco has eliminated parking requirements for residential development. No parking minimums apply in any district or for any use type.	E	Planning Code	<a href="#">Planning Code § 151</a>	2	1	2	4

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 justice issues in adopting and implementing this policy, especially in areas with existing industrial and polluting uses.	The HOME-SF Bonus program provides the incentive of additional density and waivers in exchange for higher inclusionary rates, while applying unit mix requirements that require large family 2- and 3-bedroom units. Planning Code Sec. 207(c)(3) allows double density senior housing in residential districts. The 100% affordable housing bonus program offers priority processing and height, density, and design modifications to projects in which all of the residential units are affordable to low- and very-low income households.	E	Planning Code, Planning website	Home SF: <a href="#">Home SF website;</a> <a href="#">Planning Code § 206.3</a> Senior Housing: <a href="#">Planning Code § 207</a> 100% Affordable Housing Bonus: <a href="#">Planning Code Sec. 206.4</a>	2	-	-	2
1H	Zoning or other land use designation methods to allow for residential or mixed uses in one or more non-residential zones (e.g., commercial, light industrial). Qualifying non-residential zones do not include open space or substantially similar zones.	All commercial districts, including Community Business (C-2) and Downtown Commercial (C-3) districts permit residential and mixed uses.	E	Planning Code	Planning Code §§ <a href="#">210.1, 210.2</a>	1	5	1	2

1I	Modification of development standards and other applicable zoning provisions or land use designation methods to promote greater development intensity. Potential areas of focus include floor area ratio, height limits, minimum lot or unit sizes, setbacks, and allowable dwelling units per acre. These policies must be separate from any qualifying policies under Category (1)(B) above.	The HOME-SF bonus program and the 100% Affordable Housing bonus programs allow for increased height and density and the relaxation of development standards to encourage greater development intensity for qualifying projects that produce affordable housing.	E	Planning Code	HOME-SF: <a href="#">Planning Code § 206.3</a> 100% Affordable Housing Bonus: <a href="#">Planning Code § 206.4</a>	1	-	-	1
1J	Establishment of a Workforce Housing Opportunity Zone, as defined in Government Code section 65620, or a Housing Sustainability District, as defined in Government Code section 66200.	Planning Code Sec. 343 establishes the Central SoMa Housing Sustainability District and confers streamlined approval to qualifying projects.	E	Planning Code	<a href="#">Planning Code § 343</a>	1	1	2	3
2A	Establishment of ministerial approval processes for multiple housing types, including, for example, single-family, multifamily and mixed-use housing.	Planning Code Sec. 343 establishes the Central SoMa Housing Sustainability District and confers streamlined approval to qualifying projects, including mixed-use, multifamily housing.	E	Planning Code	<a href="#">State ADU, SB-4, SB-9, SB-35, AB-2011</a> (100% affordable & mixed-use programs), <a href="#">AB-2162, HSDs</a>	3	-	-	3

2B	Acceleration of Housing Production through the establishment of streamlined, program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents.	Completed programmatic plan-level Environmental Impact Reports (EIRs) for multiple area planning and upzoning efforts, including most recently for Housing Element, the Hub area of the Market-Octavia (2020), Central SOMA (2018) and Eastern Neighborhoods (2009), among several other area plans for the city of San Francisco. Residential projects consistent with an Area Plan's zoning and density controls are eligible to tier off that Area Plan's Program EIR for streamlined General Plan E Community Plan Evaluations (CPEs) under CEQA and projects can apply the relevant programmatic mitigation measures from the Area Plan's EIR. With the Housing Element EIR, the entire City is now covered by a Program EIR.	E	Plans and implementation plan documents via plan websites	<a href="#">2022 Housing Element EIR Eastern Neighborhoods EIR (at bottom of webpage) Central SOMA Market-Octavia</a>	2	1	2	4
2C	Documented practice of streamlining housing development at the project level, such as by enabling a by-right approval process or by utilizing statutory and categorical exemptions as authorized by applicable law, (e.g., Pub. Resources Code, §§ 21155.1, 21155.4, 21159.24, 21159.25; Gov. Code, § 65457; Cal Code Regs., tit. 14, §§ 15303, 15332; Pub. Resources Code, §§ 21094.5, 21099, 21155.2, 21159.28).	Planning encourages the use of statutory and categorical exemptions whenever they are available to projects. Published environmental review documents for each project (linked right) show frequent use of exemptions for qualifying projects.	E	CEQA documents via Planning website	<a href="#">Environmental Review Documents CEQA Exemption Map/Search Tool</a>	2	-	-	2

2F	Priority permit processing or reduced plan check times for homes affordable to Lower-Income Households.	Priority permitting processing for 100% affordable projects, local density bonus projects, and projects with increased affordability	E	Planning Director Bulletin	<a href="#">Planning Director Bulletin 2: Priority Application Processing Guidelines</a>	2	1	2	3
2G	Establishment of consolidated or streamlined permit processes that minimize the levels of review and approval required for projects, and that are consistent with zoning regulations and the general plan.	San Francisco recently adopted the Constraints Reduction Ordinance to remove streamline housing entitlements and eliminating hearings for housing projects.	E	Ordinance	<a href="#">Constraints Reduction Ordinance (2023)</a>	1	-	-	1
2I	Establishment of one-stop-shop permitting processes or a single point of contact where entitlements are coordinated across city approval functions (e.g., planning, public works, building) from entitlement application to certificate of occupancy.	Establishment of one-stop shop Permit Center where building permits are coordinated across city approval functions.	E	Permit Center website	<a href="#">Permit Center</a>	1	1	2	3

2J	Priority permit processing or reduced plan check times for ADUs/JADUs or multifamily housing.	<p>On April 8, 2024, San Francisco is launching a digital roundtable over-the-counter approval process for State ADUs to streamline and prioritize those permits. All permit agencies are dedicating staff to prioritize this appointment-based effort. Lead time will be 2 weeks. If complete/approvable projects will be approved on the spot. If not, consolidated comments will be provided in writing at that meeting. Rechecks available on two-week lead-time. All other housing projects are prioritized by all City permitting staff, with 100% affordable as the City's top priority across agencies: plan checks by Planning Staff within 30 days, plan checks by all other agencies within 30-60 days (per AB2011).</p>	P	<p>Pending Publication on Planning Website (after April 8)</p>	<p><a href="#">ADU Overview Webpage</a></p> <p><a href="#">Updated Planning Approval Webpage</a></p> <p>Step-by-Step Guides:  <a href="#">Prepare ADU</a>; <a href="#">Build ADU</a>; <a href="#">Apply</a></p>	1	-	-	1
2K	Establishment of a standardized application form for all entitlement applications.	<p>The Planning Department's "Project Application" aka "PRJ" is a standardized application required for all entitlements, other than permits approvable over-the-counter (which only require a Building Permit). Any additional applications or findings required are submitted as a supplemental application, appended to this standard PRJ application.</p>	E	<p>Application document via Planning website</p>	<p><a href="#">PRJ Application</a></p>	1	1	2	3

2L	Documented practice of publicly posting status updates on project permit approvals on the internet.	The status of all entitlements are posted on-line through the City's Property Information Map.	E	Property Information Map via Planning Website	<a href="#">Property Information Map</a> (PIM) Click into "Planning Applications", scroll to the PRJ, click "Accela Citizen Access" under the "Further Info" section. In Accela Citizen Access, click "Record Info>Processing Status". Then processing status' are displayed.	1	-	-	1
2N	Other policies not described in Categories (2)(A)-(M) of this section that quantifiably decrease production timeframes or promote the streamlining of approval processes.	Mayoral Executive Directive 23-01 set benchmarks for reducing post-entitlement permitting timelines across all involved departments in order to accelerate housing construction. Housing and permitting departments have implemented ongoing process reforms to improved housing permitting efficiency and transparency.	E	Executive Directive; Department Plans	<a href="#">Executive Directive 23-01</a> <a href="#">One City: A Housing for All Action Plan</a>	1	-	-	1
3A	Waiver or significant reduction of development impact fees for residential development with units affordable to Lower-Income Households. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable housing impact fees, and commercial linkage fees).	Section 406(b) waives impact fees for affordable housing, including recent amendments made to ensure that 100% affordable projects that use state density bonus benefit from the fee waiver.	E	Planning Code	<a href="#">Planning Code § 406</a>	3	1	2	5



3D	Accelerating innovative housing production through innovative housing types (e.g., manufactured homes, recreational vehicles, park models, community ownership, and other forms of social housing) that reduce development costs.	San Francisco has used modular construction for many projects, including: Maceo May, 1064 Mission, and Mission Bay South Block 9, and 833 Bryant (Tahanan). In addition, the City supported 833 Bryant's use of innovative financing to reduce development costs. The use of modular has supported low-income housing while helping the City meet its climate and energy efficiency goals.	E	Report on 833 Bryant ULI Case Study on Maceo May	<a href="#">Turner Center Report on 833 Bryant Maceo May Case Study</a>	1	1	2	3
3E	Measures that reduce costs for transportation-related infrastructure or programs that encourage active modes of transportation or other alternatives to automobiles. Qualifying policies include, but are not limited to, publicly funded programs to expand sidewalks or protect bike/micro-mobility lanes, creation of on-street parking for bikes, transit-related improvements, or establishment of carshare programs.	SFMTA currently supports: a roughly \$5M (checking this #) annual quick-build program (3rd Street, Folsom, e.g.), for protected lanes for cyclists, powerchair, and scooter users; an update to San Francisco's Biking and Rolling Plan to continue to produce a well-connected, safe network for active transportation users over the next 5-15 years; the expansion of San Francisco's safe and reliable rapid transit network with the Muni Forward Project to meet the city's housing goals; and the Muni Metro Modernization project which repairs and upgrades Muni core systems to anchor future service.	E	SFMTA Website	Quick-build program: (e.g., <a href="#">3rd Street, Folsom Biking and Rolling Plan Muni Forward Project Muni Metro Modernization project</a> )	1	1	2	3

4A	Establishment of a housing fund or contribution of funds towards affordable housing through proceeds from approved ballot measures.	In 2012, SF voters passed Proposition C to amend the City Charter and create the Housing Trust Fund (HTF). The City committed to annual contributions: \$20M in 2013 as the Year 1 baseline, and an additional \$2.8M over the previous year's amount annually until the Fund reaches a total of \$50.8M in 2024. Thereafter, the \$50.8M would be adjusted based on the annual percentage increase or decrease in the City's General Fund discretionary revenues until 2043, at which time the Housing Trust Fund expires.	E	San Francisco Charter	<a href="#">San Francisco Charter Section 16.110</a>	2	4	1	3
4C	Demonstration of regular use or planned regular use of funding (e.g., federal, state, or local) for preserving assisted units at-risk of conversion to market rate uses and conversion of market rate uses to units with affordability restrictions (e.g., acquisition/rehabilitation). For the purposes of this category, "regular use" can be demonstrated through the number of units preserved annually by utilizing this funding source.	SF has demonstrated use of funding to preserve affordable units at risk of conversion to market rate uses, in particular through the Small Sites Program.	E	MOHCD Website	<a href="#">Small Sites Program</a> <a href="#">MOHCD 2021-22 Annual Report</a> (see Table 6 for small sites preservation expenditures)	2	1	2	4

4E	A comprehensive program that complies with the Surplus Land Act (Gov. Code, § 54220 et seq.) and that makes publicly owned land available for affordable housing, or for multifamily housing projects with the highest feasible percentage of units affordable to Lower Income Households. A qualifying program may utilize mechanisms such as land donations, land sales with significant write-downs, or below-market land leases.	Surplus Lands Ordinance guides comprehensive plan to make publicly owned land available for affordable housing. The City's Public Lands for Housing Program has generated affordable housing at such sites at 1950 Mission (SFUSD parcel) and 2340 San Jose (MTA parcels) as well as the plan area at the Balboa Reservoir.	E	Administrative Code  Planning Dept website	<a href="#">Admin. Code Chapter 23A</a>  <a href="#">Planning Public Land Website</a>	2	1	2	4
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.	Established Enhanced Infrastructure Financing District to directly support housing where at least 20% is Low income. The City passed legislation to allow the creation of Enhanced Infrastructure Financing Districts (EIFDs) that can be used to finance the development of infrastructure needed to allow large-scale housing projects to proceed. This legislation is being used to allow stalled projects, like Potrero Power Station, to proceed to development by bridging financing gaps and allowing underlying infrastructure to be built.	E	EIFD Ordinance; SF Chronicle Article	<a href="#">EIFD Ordinance (2023)</a> <a href="#">Potrero Power Station Article</a>	2	3	1	3

<p>4G</p>	<p>Prioritization of local general funds to accelerate the production of housing affordable to Lower-Income Households.</p>	<p>In FY21-22, the City invested approximately \$184M in local funds into the production and preservation of affordable housing. These funds leverage double that in state/federal funds.</p> <p>The vast majority of MOHCD's funds serve households at the Low-Income level or lower. MOHCD does have some programs that specifically target the "missing middle", including our homeownership programs and funds for rental housing specific to Educators, each of which supports a wider band of eligible households and are consistent with our guiding policies.</p>	<p>E</p>	<p>MOHCD Annual Report FY 21-22</p> <p>City of San Francisco 10-year Capital Plan, Housing chapter</p> <p>5 Year Consolidated Plan for HUD funds</p> <p>Housing Element</p>	<p><a href="#">MOHCD 2021-22 Annual Report</a> (Page 59)</p> <p>2024 Capital Plan: <a href="#">Affordable Housing Overview</a>; <a href="#">Affordable Housing Sources Consolidated Plan 2020-2024</a></p> <p><a href="#">2022 Housing Element</a></p>	<p>2</p>	<p>1</p>	<p>2</p>	<p>4</p>
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4H	Directed residual redevelopment funds to accelerate the production of affordable housing.	Between 2013 and 2022, MOHCD collected nearly \$39 million in residual rent from ground leases, generated predominantly by those that were entered into by the SFRA before dissolution. These funds were loaned out by MOHCD to new affordable housing developments as the funds became available. There are 74 ground leases covering 7,175 units (out of 969 projects and 28,926 units, or 7.6% of MOHCD's portfolio.)	E	MOHCD Ground Lease Policy	<a href="#">Ground Lease Policy</a>	1	1	2	3
4I	Development and regular (at least biennial) use of a housing subsidy pool, local or regional trust fund, or other similar funding source sufficient to facilitate and support the development of housing affordable to Lower-Income Households.	The Flexible Housing Subsidy Pool (FHSP) provides a permanent rental subsidy for a unit within the private rental market. Tenants in FHSP pay 30% of their income towards rent with leases that do not limit the length of stay.	E	Research Report; HSH Website	<a href="#">Tipping Point Community's Flexible Housing Subsidy Pool Research Report HSH Program Description</a> (see section on Flexible Housing Subsidy Pool)	1	1	2	3
4L	Providing subsidies for housing affordable to Extremely Low-Income Households.	The Senior Operating Subsidy (SOS) Program is one of several local housing subsidy programs. SOS is a project-based subsidy for new senior affordable housing developments funded by the City through MOHCD with general funds and funds from HCD's PLHA.	E	Admin Code	<a href="#">Senior Operating Subsidy Legislation Program Guidelines</a>	1	1	2	3

4K	Providing operating subsidies for permanent Supportive Housing.	In 2006, the Local Operating Subsidy Program (LOSP) was established to support the creation of permanent supportive housing on a large scale. The subsidy leverages capital financing by integrating homeless units into Low Income Housing Tax Credit projects by providing funds to eliminate operating deficits. LOSP was created by the Mayor's Office of Housing and Community Development (MOHCD) in partnership with the Department of Public Health (DPH) and the Human Services Agency (HSA).	E	Procedures Manual	<p>Authorizing Leg:  <a href="#">LOSP Policy and Procedures Manual</a></p>	1	1	2	3
<b>Total Points</b>									<b>80</b>

### Sample Project Proposal Scoring Sheet

**Note: This is a Sample Project Proposal Scoring Sheet; an actual submission may include more specificity when an applicant completes the “Concise Written Description of Prohousing Policy.”**

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <b>or</b> Indicate that Electronic Copies are Attached as <b>Appendix 5</b>	Points	Enhancement Category Number	Enhancement Points	Total Points
1B	Permitted missing middle housing uses by allowing duplexes and triplexes by right in existing low-density, single-family residential	E	Zoning code	Electronic copy attached	3	6	1	4

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as <b>Appendix 5</b>	Points	Enhancement Category Number	Enhancement Points	Total Points
	zones beyond what is required by SB 9.							
1C	Sufficient sites to accommodate 131 percent of the current RHNA with rezoning by total or income category.	P	Resolution	Electronic copy attached	2	1	2	4
1D	Density bonus program exceeds statutory requirements by 12 percent.	E	Zoning code	Electronic copy attached	2			2
1F	Eliminated parking requirements for residential development as authorized by Government Code section 65852.2.	E	Zoning code	Electronic copy attached	2			2
1G	Zoning that that is designed to increase affordable housing for a range of types and for extremely low-income households.	E	Zoning code	Electronic copy attached	1	1	2	3
1H	Modified development standards/other applicable zoning provisions to allow for residential uses in non-residential zones (light industrial).	E	Zoning code	Electronic copy attached	1	1	2	3
1L	Other zoning and land use actions that	P	Resolution	Electronic copy attached	1			1

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as <b>Appendix 5</b>	Points	Enhancement Category Number	Enhancement Points	Total Points
	measurably support the Acceleration of Housing Production.							
2B	Streamlined program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents.	E	Zoning code	Electronic copy attached	2			2
2G	Consolidated permit processes that minimize the levels of review and approval required for projects.	E	Zoning code	Electronic copy attached	1			1
2I	Established a one-stop-shop permitting process.	P	Resolution	Electronic copy attached	1	1	2	3
2N	Other actions that quantifiably decrease production timeframes.	E	Zoning code	Electronic copy attached	1			1
3A	Waiver of residential development impact fees.	E	Zoning code	Electronic copy attached	3			3
3B	Adopted policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22.	P	Resolution	Electronic copy attached	2	1	2	4



Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents <u>or</u> Indicate that Electronic Copies are Attached as <b>Appendix 5</b>	Points	Enhancement Category Number	Enhancement Points	Total Points
3E	Measures that reduce costs for transportation-related infrastructure.	E	Zoning code	Electronic copy attached	1			1
3I	Other actions that quantifiably reduce construction or development costs.	E	Zoning code	Electronic copy attached	1			1
4A	Local housing trust funds.	E	Zoning code	Electronic copy attached	2			2
4C	Regular use of funding for preserving assisted units at-risk of conversion to market-rate uses.	E	Zoning code	Electronic copy attached	2	2	1	3
4E	Establishes a program that complies with the Surplus Land Act and offers below-market land leases for affordable housing.	E	Zoning code		2			2
4G	Prioritization of local general funds for affordable housing.	E	Zoning code		2			2
4M	Other actions that leverage financial resources for housing.	E	Zoning code		1			1
TOTAL					33		12	45

## **Appendix 4: Examples of Prohousing Policies with Enhancement Factors**

If a Prohousing Policy incorporates any of the enhancement factors specified in the Project Proposal Enhancement Factors chart, it will receive extra points as indicated therein.

Examples of such qualifying Prohousing Policies include the following:

### **Category 1: Favorable Zoning and Land Use**

- Rezoning sufficient sites to accommodate 150 percent or greater of the Regional Housing Needs Allocation by total or income category, including sites in Location Efficient Communities.
- Rezoning sufficient sites to accommodate 150 percent or greater of the Regional Housing Needs Allocation by total or income category, including sites in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Rezoning to accommodate 125 to 149 percent of the Regional Housing Needs Allocation in downtown commercial corridors or other infill locations.
- Expanding density bonus programs to exceed statutory requirements by 10 percent or more in Location Efficient Communities.
- Reducing or eliminating parking requirements for residential development as authorized by Government Code section 65852.2 in Location Efficient Communities.
- Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Modification of development standards and other applicable zoning provisions to promote greater development intensity in downtown commercial corridors or other infill locations.
- Coupling rezoning actions with policies that go beyond state law requirements in reducing displacement of lower-income households and conserving existing housing stock that is affordable to lower-income households.

### **Category 2: Acceleration of Housing Production Timeframes**

- Ministerial approval processes for multifamily housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Streamlined, program-level CEQA analysis and certification of specific plans in Location Efficient Communities.
- Documented practice of streamlining housing development at the project level in downtown commercial corridors and other infill locations.
- Expedited permit processing for housing affordable to lower-income households in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

### **Category 3: Reduction of Construction and Development Costs**

- Fee waivers for affordable housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Fee waivers or reductions for higher density housing in downtown commercial corridors or other infill locations.
- Measures that reduce costs and leverage financial resources for transportation-related infrastructure or programs in Low Resource and High Segregation & Poverty areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Adoption of universal design ordinances to increase housing choices and affordability for persons with disabilities in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Permitting innovative housing types, such as manufactured homes, recreational vehicles or park models, in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

#### **Category 4: Providing Financial Subsidies**

- Targeting local housing trust funds to acquisition or rehabilitation of existing affordable units, or to affordable units at risk of converting to market rate uses, in Low Resource and High Segregation & Poverty areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Marketing grants and other financial products for ADUs/JADUs in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Utilizing publicly owned land for affordable housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Establishment of an Enhanced Infrastructure Financing District or similar local financing tool in a Low Resource or High Segregation & Poverty area (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Directing residual redevelopment funds or general funds to conservation or preservation of affordable housing in areas at high risk of displacement.

## **Appendix 5: Additional Information and Supporting Documentation**