

File No. 190635

Committee Item No. 4

Board Item No. 21

### COMMITTEE/BOARD OF SUPERVISORS

#### AGENDA PACKET CONTENTS LIST

Committee: Budget & Finance Committee

Date June 20, 2019

Board of Supervisors Meeting

Date July 16, 2019

#### Cmte Board

- |                                     |                                     |  |
|-------------------------------------|-------------------------------------|--|
| <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 checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>            | <input type="checkbox"/>            | MOU  |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Grant Information Form                       |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Grant Budget                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Contract/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 (Use back side if additional space is needed)

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Completed by: Linda Wong Date June 14, 2019

Completed by: Linda Wong Date July 8, 2019

1 [Apply for, Accept, and Expend Grant - California Department of Housing and Community  
2 Development - California SB 2 Planning Grant Program - \$625,000]

3 **Resolution authorizing the Planning Department, on behalf of the City and County of**  
4 **San Francisco, to apply for, accept, and expend \$625,000 in SB 2 Planning Grant**  
5 **Program funds from the California Department of Housing and Community**  
6 **Development for citywide planning projects that streamline housing approvals and**  
7 **accelerate housing production, for the period of July 1, 2019, through June 30, 2022.**

8  
9 WHEREAS, The San Francisco Administrative Code requires City departments to  
10 obtain Board of Supervisors' approval in order to accept or expend any grant funds (Section  
11 10.170 et seq.); and

12 WHEREAS, The Board of Supervisors provided in Section 11.1 of the administrative  
13 provisions of the FY2019-2020 Annual Appropriation Ordinance that approval of grant funds  
14 contained in departmental budget submissions and approved in the FY2019-2020 budget are  
15 deemed to meet the requirements of the San Francisco Administrative Code regarding grant  
16 approvals; and

17 WHEREAS, The State of California, Department of Housing and Community  
18 Development (Department) has issued a Notice of Funding Availability (NOFA) dated March  
19 29, 2019, for its Planning Grants Program (PGP); and

20 WHEREAS, The Department is authorized to provide up to \$123 million under the SB 2  
21 Planning Grants Program from the Building Homes and Jobs Trust Fund for assistance to  
22 Cities and Counties (as described in Health and Safety Code section 50470 et seq. (Chapter  
23 364, Statutes of 2017 (SB 2)) related to the PGP Program; and

24 WHEREAS, The State of California Department of Housing and Community  
25 Development NOFA requires documentation of the Board's approval of PGP funds; and

1        WHEREAS, The Board of Supervisors of the City and County of San Francisco has the  
2 authority to submit a project application for PGP funds to accelerate the production of housing  
3 in the City and County of San Francisco and will submit a 2019 PGP grant application as  
4 described in the Planning Grants Program NOFA and SB 2 Planning Grants Program  
5 Guidelines released by the Department for the PGP Program; and

6        WHEREAS, The City's budget for FY2019-2020 lists individual grants for the Planning  
7 Department; and

8        WHEREAS, The San Francisco County Board of Supervisors has the authority to  
9 submit a project application for the PGP program to accelerate the production of housing in  
10 the City of San Francisco and will submit a 2019 PGP grant application as described in the  
11 Planning Grants Program NOFA and SB 2 Planning Grants Program Guidelines released by  
12 the Department for the PGP Program; and

13        WHEREAS, This grant does not create any new positions and will not require an  
14 amendment to the Annual Salary Ordinance; and

15        WHEREAS, The Planning Department proposes to maximize use of available grant  
16 funds on program expenditures by not including indirect costs in the grant budget; now,  
17 therefore, be it

18        WHEREAS, This Resolution requires expedited review by the Board of Supervisors to  
19 ensure that documentation of specific grant funds can be provided to the State as early as  
20 possible in the funding year; and

21        WHEREAS, Resolutions authorizing the acceptance and expenditure of grant funds  
22 may be placed automatically on consent agendas in committee, as they are usually  
23 considered to be routine items, and this resolution authorizes the acceptance and expenditure  
24 of grant funding; now, therefore, be it

25        RESOLVED, That the Board of Supervisors hereby waives inclusion of indirect costs

1 in the grant budget; and, be it

2 FURTHER RESOLVED, That the Board of Supervisors of the City and County of San  
3 Francisco authorizes the Planning Department to apply for and submit to the Department the  
4 2019 Planning Grants Program application released March 29, 2019, in the amount of  
5 \$625,000; and, be it

6 FURTHER RESOLVED, That the Board of Supervisors hereby approves the  
7 acceptance and expenditure of the PGP included in the Department's budget; and, be it

8 FURTHER RESOLVED, That in connection with the PGP grant, if the application is  
9 approved by the Department, the Planning Department, as represented by the Director of  
10 Planning or his designee, is authorized by the Board of Supervisors of the City and County of  
11 San Francisco to enter into, execute, and deliver a State of California Standard Agreement  
12 (Standard Agreement) for the amount of \$625,000 and any and all other documents required  
13 or deemed necessary or appropriate to evidence and secure the PGP grant, San Francisco's  
14 obligations related thereto, and all amendments thereto (collectively, the "PGP Grant  
15 Documents"); and, be it

16 FURTHER RESOLVED, That the City and County of San Francisco shall be subject to  
17 the terms and conditions as specified in the Standard Agreement, the SB 2 Planning Grants  
18 Program Guidelines, and any applicable PGP guidelines published by the Department; and,  
19 be it


20 FURTHER RESOLVED, Funds are to be used for allowable expenditures as  
21 specifically identified in the Standard Agreement; the application in full is incorporated as part  
22 of the Standard Agreement; any and all activities funded, information provided, and timelines  
23 represented in the application will be enforceable through the executed Standard Agreement;  
24 and, be it

25 FURTHER RESOLVED, The Board of Supervisors of the City and County

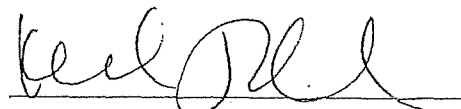
1 of San Francisco hereby agrees to use the funds for eligible uses in the manner presented in  
2 the application as approved by the Department and in accordance with the Planning Grants  
3 NOFA, the Planning Grants Program Guidelines, and 2019 Planning Grants Program  
4 Application; and, be it

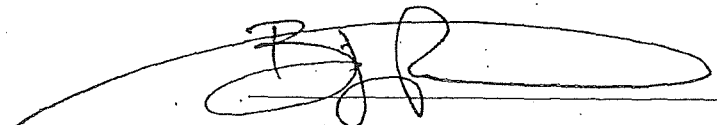
5 FURTHER RESOLVED, That the Planning Department, as represented by the Director  
6 of Planning or his designee, is authorized and directed to execute the City and County of San  
7 Francisco's Planning Grants Program application, the PGP Grant Documents, and any  
8 amendments thereto, on behalf of the City and County of San Francisco as required by the  
9 Department for receipt of the PGP Grant.

10  
11 RECOMMENDED:

12   
13 \_\_\_\_\_  
14 Planning Department

APPROVED:

15   
16 \_\_\_\_\_  
17 for Office of the Mayor

18   
19 \_\_\_\_\_  
20 Office of the Controller

File Number: \_\_\_\_\_  
(Provided by Clerk of Board of Supervisors)

**Grant Resolution Information Form**  
(Effective July 2011)

Purpose: Accompanies proposed Board of Supervisors resolutions authorizing a Department to accept and expend grant funds.

The following describes the grant referred to in the accompanying resolution:

1. Grant Title: SB 2 Planning Grant Program

2. Department: Planning

3. Contact Person: Sheila Nickolopoulos Telephone: 415-575-9089

4. Grant Approval Status (check one):

Approved by funding agency  Not yet approved

5. Amount of Grant Funding Approved or Applied for: \$625,000

6a. Matching Funds Required: \$ 0

b. Source(s) of matching funds (if applicable):

7a. Grant Source Agency: California Department of Housing and Community Development

b. Grant Pass-Through Agency (if applicable):

8. Proposed Grant Project Summary: Development of citywide policy and programs that streamline housing approvals and accelerate housing production.

9. Grant Project Schedule, as allowed in approval documents, or as proposed:

Start-Date: 7/1/19

End-Date: 6/30/22

10a. Amount budgeted for contractual services: TBD

b. Will contractual services be put out to bid?

c. If so, will contract services help to further the goals of the Department's Local Business Enterprise (LBE) requirements?

d. Is this likely to be a one-time or ongoing request for contracting out?

11a. Does the budget include indirect costs?  Yes  No

b1. If yes, how much? \$

b2. How was the amount calculated?

c1. If no, why are indirect costs not included?

Not allowed by granting agency  To maximize use of grant funds on direct services

Other (please explain):

c2. If no indirect costs are included, what would have been the indirect costs? TBD

12. Any other significant grant requirements or comments:

**\*\*Disability Access Checklist\*\*\*(Department must forward a copy of all completed Grant Information Forms to the Mayor's Office of Disability)**

13. This Grant is intended for activities at (check all that apply): *none applicable*

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Existing-Site(s)      | <input type="checkbox"/> Existing Structure(s)      | <input type="checkbox"/> Existing Program(s) or Service(s) |
| <input type="checkbox"/> Rehabilitated Site(s) | <input type="checkbox"/> Rehabilitated Structure(s) | <input type="checkbox"/> New Program(s) or Service(s)      |
| <input type="checkbox"/> New Site(s)           | <input type="checkbox"/> New Structure(s)           |  |

14. The Departmental ADA Coordinator or the Mayor's Office on Disability have reviewed the proposal and concluded that the project as proposed will be in compliance with the Americans with Disabilities Act and all other Federal, State and local disability rights laws and regulations and will allow the full inclusion of persons with disabilities. These requirements include, but are not limited to:

1. Having staff trained in how to provide reasonable modifications in policies, practices and procedures;
2. Having auxiliary aids and services available in a timely manner in order to ensure communication access;
3. Ensuring that any service areas and related facilities open to the public are architecturally accessible and have been inspected and approved by the DPW Access Compliance Officer or the Mayor's Office on Disability Compliance Officers.

If such access would be technically infeasible, this is described in the comments section below:

Comments:

*Please have staff incoming to this position trained in 1 + 2 above.*

Departmental ADA Coordinator or Mayor's Office of Disability Reviewer:

*Nick Bohn*

(Name)

*Director, Mayor's Office on Disability*

(Title)

Date Reviewed: *April 30, 2019*

*Nick Bohn*  
(Signature Required)

Department Head or Designee Approval of Grant Information Form:

*John Rahaim*

(Name)

*Director of Planning*

(Title)

Date Reviewed: *April 30, 2019*

*John Rahaim*  
(Signature Required)

# SB 2 Planning Grants Program Application



**State of California  
Governor Gavin Newsom**

**Alexis Podesta, Secretary  
Business, Consumer Services and Housing Agency**

**Ben Metcalf, Director  
Department of Housing and Community Development**

2020 West El Camino, Suite 500  
Sacramento, CA 95833

Website: <http://www.hcd.ca.gov/grants-funding/active-funding/planning-grants.shtml>

Email: [sb2planninggrant@hcd.ca.gov](mailto:sb2planninggrant@hcd.ca.gov)

March 28, 2019



## SB 2 Planning Grants Application

### Planning Grants Program Application Packaging Instructions

The applicant is applying to the Department of Housing and Community Development (Department) for a grant authorized underneath the Planning Grants Program (PGP) provisions of SB 2 (Chapter 364, Statutes of 2017). The PGP program is intended for the preparation, adoption, and implementation of plans that streamline housing approvals and accelerate housing production. Please refer to the SB 2 Planning Grants Program Guidelines and Notice of Funding Availability (NOFA) for detailed information on eligible activities, applicants, and awards. If you have questions regarding this application or the PGP, email [sb2planninggrant@hcd.ca.gov](mailto:sb2planninggrant@hcd.ca.gov).

If approved for funding, this grant application will be a part of your Standard Agreement with the Department. In order to be considered for funding, all sections of this application, including attachments and exhibits if required, must be complete and accurate.

All applicants must submit a complete, signed, original application package and an electronic copy on CD or USB flash drive containing the following documentation, in the order listed below, to the Department by the specified due date in the Notice of Funding Availability (NOFA) in order to be considered for award:

- 1) A complete, signed, original application (the Department will only accept this **fillable pdf** as the application) with the following attachments:
  - a. **Attachment 1: State and Other Planning Priorities** (All applicants must submit this form to self-certify compliance)
  - b. **Attachment 2: Nexus to Accelerating Housing Production - NOTE:** if the applicant is proposing only Priority Policy Areas (PPA), as defined in section VIII, subsection (3) of the NOFA, **do not fill out Attachment 2**. However, if the applicant is proposing to fund PPAs AND other activities that are not considered PPAs, the application must demonstrate how these other activities have a nexus to accelerating housing production by filling out Attachment 2 of this application.
- 2) A fully executed resolution authorizing application for, and receipt of, PGP funds (see Attachment 3: Sample Resolution).
- 3) A fully executed Government Agency Taxpayer ID Form (available as a download from the SB 2 Planning Grants webpage at <http://www.hcd.ca.gov/grants-funding/active-funding/planning-grants.shtml>).
- 4) If the applicant is partnering with another local government or other entity pursuant to Article II, Section 200 of the SB 2 Planning Grant Program Guidelines (the "Guidelines"), include a copy of the legally binding agreement.

**NOTE:** All local governments must submit a separate, signed application package, notwithstanding whether it will partner with another form of government or entity. Only one application per locality will be accepted by the Department. Joint applications are not allowed.

## SB 2 Planning Grants Application

### A. Applicant Information

Pursuant to Article II, Section 200 of the Guidelines, local governments may partner through legally binding agreements with other forms of governments or entities. However, all local governments must submit separate, signed application packages that identify their respective responsibilities and deliverables, even if partnering with other entities.

<b>Is the applicant partnering with another eligible local government entity?</b>		
<input type="checkbox"/>	*Yes	<i>*If Yes, the application package must include a fully executed copy of the legally binding agreement. Provide the partners' name(s) and type(s) below for reference only.</i>
<input checked="" type="checkbox"/>	No	

<b>Complete the following Applicant information</b>			
Applicant's Name		City and County of San Francisco	
Applicant's Agency Type		San Francisco Planning Department	
Applicant's Mailing Address		1650 Mission Street, Suite 400	
City		San Francisco	
State	California	Zip Code	94103
County		San Francisco	
Website		www.sfplanning.org	
Authorized Representative Name		John Rahaim	
Authorized Representative Title		Director of Planning	
Phone	415-558-6411	Fax	415-558-6409
Email	John.Rahaim@sfgov.org		
Contact Person Name		Deborah Landis	
Contact Person Title		Deputy Director of Administration	
Phone	415-575-9118	Fax	415-558-6409
Email	Deborah.Landis@sfgov.org		
Partner(s) Name (if applicable)			
Partner Agency Type			
Partner(s) Name (if applicable)			
Partner Agency Type			
Proposed Grant Amount	\$	625,000	

### B. Applicant Certification

As the official designated by the governing body, I hereby certify that if approved by HCD for funding through the Planning Grants Program (PGP), the \_\_\_\_\_ San Francisco Planning Department \_\_\_\_\_ assumes the responsibilities specified in the 2019 Notice of Funding Availability and PGP guidelines, and certifies that the information, statements, and other contents contained in this application are true and correct.

Signature: \_\_\_\_\_ Name: \_\_\_\_\_ John Rahaim

Date: \_\_\_\_\_ Title: \_\_\_\_\_ Director of Planning

## SB 2 Planning Grants Application

### C. Threshold Requirements

Pursuant to Section 201(a) through (d) of the Guidelines, all applicants must meet the following threshold criteria in items 1-4 below to be eligible for an award.

<b>1. Does the applicant have an adopted housing element found to be in substantial compliance by the Department on or before the date of the applicant's submission of their SB 2 Planning Grant application?</b>	
<input checked="" type="checkbox"/>	Yes Date of HCD Review Letter: 5/29/15
<input type="checkbox"/>	No
<input type="checkbox"/>	The Applicant requests HCD to consider housing element compliance threshold as met due to significant progress achieved in meeting housing element requirements.

<b>2. Has the applicant submitted to the Department the Annual Progress Report (APR) for the current or prior year on or before the date of submission of their SB 2 Planning Grant application?</b>	
<input checked="" type="checkbox"/>	Yes
	APR
<input checked="" type="checkbox"/>	2017 CY Report
<input checked="" type="checkbox"/>	2018 CY Report
<input type="checkbox"/>	No

<b>3. Is the applicant utilizing one of the Priority Policy Areas listed below (as defined in section VIII, subsection (3) of the NOFA)?</b>						
<input checked="" type="checkbox"/>	*Yes	*If the applicant is proposing <u>only</u> Priority Policy Areas, <u>do not fill out Attachment 2</u> . However, if the applicant is proposing to fund PPAs AND other activities that are not considered PPAs, the application must demonstrate how these other activities have a nexus to accelerating housing production by filling out Attachment 2 of this application.				
	Rezone to permit by-right	Objective design and development standards	Specific Plans or form based codes coupled with CEQA streamlining	Accessory Dwelling Units or other low-cost building strategies	Expedited processing	Housing related infrastructure financing and fee reduction strategies
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	No	If an applicant is not proposing Priority Policy Areas, the application must include an explanation and document the plans or processes' nexus and impact on accelerating housing production based on a reasonable and verifiable methodology and must submit Attachment 2 in the Application pursuant to section VIII, subsection (3) of the NOFA.				
<input type="checkbox"/>	The applicant is proposing PPAs and other activities not considered PPAs and is demonstrating how these activities have a nexus to accelerating housing production by submitting Attachment 2.					

<b>4. Does the applicant demonstrate that the locality is consistent with State Planning or Other Priorities, as certified in Attachment 1?</b>	Yes	<input checked="" type="checkbox"/>	*No	<input type="checkbox"/>
*If No, consistency may be demonstrated through activities (not necessarily proposed for SB 2 funding) that were completed within the last five years, as certified in Attachment 1.				

<b>5. Is a completed and signed resolution included with the application package? See Attachment 3, "Sample Resolution"</b>	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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## SB 2 Planning Grants Application

### D. Proposed Activities Checklist (Section VI, items (1) through (17) of the NOFA)

Check all activities the locality is undertaking for their PGP efforts below. Activities must match Section E. Project Description, and Section F. Timeline and Budget.

1	<input checked="" type="checkbox"/>	updates to general plans, community plans, specific plans, local planning related to implementation of sustainable communities strategies, or local coastal plans
2	<input checked="" type="checkbox"/>	updates to zoning ordinances
3	<input checked="" type="checkbox"/>	environmental analyses that eliminate the need for project-specific review
4	<input checked="" type="checkbox"/>	local process improvements that improve and expedite local planning
5	<input checked="" type="checkbox"/>	a smaller geography with a significant impact on housing production including an overlay district, project level specific plan or development standards modifications proposed for significant areas of a locality, such as corridors, downtown or priority growth areas
6	<input checked="" type="checkbox"/>	the creation or enhancement of a housing sustainability district pursuant to AB 73 (Chapter 371, Statutes of 2017)
7	<input type="checkbox"/>	workforce housing opportunity zone pursuant to SB 540 (Chapter 369, Statutes of 2017)
8	<input checked="" type="checkbox"/>	zoning for by-right supportive housing, pursuant to Government Code section 65651 (Chapter 753, Statutes of 2018)
9	<input type="checkbox"/>	zoning incentives for housing for persons with special needs, including persons with developmental disabilities
10	<input checked="" type="checkbox"/>	rezoning to meet requirements pursuant to Government Code Section 65583.2(c) and other rezoning efforts to facilitate supply and affordability
11	<input checked="" type="checkbox"/>	rezoning for multifamily housing in high resource areas (according to Tax Credit Allocation Committee/Housing Community Development Opportunity Area Maps)
12	<input checked="" type="checkbox"/>	pre-approved architectural and site plans
13	<input type="checkbox"/>	regional housing trust fund plans
14	<input type="checkbox"/>	funding plans for the Sb 2 ongoing funds
15	<input type="checkbox"/>	infrastructure financing plans
16	<input checked="" type="checkbox"/>	environmental hazard assessments; data collection on permit tracking; feasibility studies, site analysis, or other background studies that are ancillary and part of a proposed activity with a nexus to accelerating housing production
17	<input checked="" type="checkbox"/>	Other activities demonstrating a nexus to accelerating housing production

## SB 2 Planning Grants Application

### E. Project Description

*Provide a description of the project and the scope of work to be performed below. Use Appendix A for additional information if necessary. Note: If partnering with another local government or entity, be sure to clarify the responsibilities and deliverables of your locality pursuant to such partnership.*

[Empty text box for project description]



SB 2 Planning Grants Application

G. Legislative Information

District	#	Legislator Name
Federal Congressional District	12	Nancy Pelosi
	14	Jackie Speier
State Assembly District	17	David Chiu
	19	Phil Ting
State Senate District	11	Scott Wiener

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/>.

## SB 2 Planning Grants Application

### Attachment 1: State and Other Planning Priorities Certification (Page 1 of 3)

Pursuant to Section 201(d) of the Guidelines, all applicants must demonstrate that the locality is consistent with State Planning or Other Planning Priorities by certifying that at least one activity was completed in 1) State Planning Priorities (i.e., Infill and Equity, Resource Protection, Efficient Development Patterns) or 2) Other Planning Priorities (i.e., Affordability, Conservation, or Climate Change). Consistency may be demonstrated through activities (not necessarily proposed for SB 2 funding) that were completed within the last five years.

Complete the following self-certification by selecting one or more of the policy areas in the following tables by inserting the date completed for each applicable action, briefly describing the action taken, and certifying.

#### State Planning Priorities

Date Completed	Brief Description of the Action Taken
<b>Promote Infill and Equity</b>	
<i>Rehabilitating, maintaining, and improving existing infrastructure that supports infill development and appropriate reuse and redevelopment of previously developed, underutilized land that is presently served by transit, streets, water, sewer, and other essential services, particularly in underserved areas.</i>	
5/10/18	Central SoMa Plan
<i>Seek or utilize funding or support strategies to facilitate opportunities for infill development.</i>	
7/1/18	HOME-SF Inclusionary Housing Program (ongoing)
<i>Other (describe how this meets subarea objective)</i>	
<b>Promote Resource Protection</b>	
<i>Protecting, preserving, and enhancing the state's most valuable natural resources, including working landscapes such as farm, range, and forest lands; natural lands such as wetlands, watersheds, wildlife habitats, and other wildlands; recreation lands such as parks, trails, greenbelts, and other open space; and landscapes with locally unique features and areas identified by the state as deserving special protection.</i>	
3/1/14	Green Connections Biodiversity Resolution (5/23/17)
<i>Actively seek a variety of funding opportunities to promote resource protection in underserved communities.</i>	
<i>Other (describe how this meets subarea objective)</i>	
<b>Encourage Efficient Development Patterns</b>	
<i>Ensuring that any infrastructure associated with development, other than infill development, supports new development that does the following:</i>	
<i>(1) Uses land efficiently.</i>	
12/1/19	The Hub Area Plan Central SoMa Plan (5/10/18)



## SB 2 Planning Grants Application

### Attachment 1: State and Other Planning Priorities Certification (Page 2 of 3)

<i>(2) Is built adjacent to existing developed areas to the extent consistent with environmental protection.</i>	
8/1/17	Plan Bay Area 2040
<i>(3) Is located in an area appropriately planned for growth.</i>	
8/1/17	Plan Bay Area 2040
<i>(4) Is served by adequate transportation and other essential utilities and services.</i>	
	Connect SF, including the SF Transportation Plan, Transit Corridors Study, Streets + Freeways Study, and Transportation Element update (under way)
<i>(5) Minimizes ongoing costs to taxpayers.</i>	
9/27/17	Executive Directive 17-02 (expedite housing approvals process)
<i>Other (describe how this meets subarea objective)</i>	

### Other Planning Priorities

<b>Affordability and Housing Choices</b>	
<i>Incentives and other mechanisms beyond State Density Bonus Law to encourage housing with affordability terms.</i>	
	Housing Element Update (2014); Inclusionary Affordable Housing Program (ongoing); Small Sites Acquisition Program (ongoing); HOME-SF (ongoing)
<i>Efforts beyond state law to promote accessory dwelling units or other strategies to intensify single-family neighborhoods with more housing choices and affordability.</i>	
7/19/16	ADU program (adopted 7/16; various amendments to modify expand since then)
<i>Upzoning or other zoning modifications to promote a variety of housing choices and densities.</i>	
	SF completed significant up-zoning plans 2005-2010. In past five years: Central SoMa, Hub Area Plan, HOME-SF, ADUs
<i>Utilizing surplus lands to promote affordable housing choices.</i>	
	Public Land for Housing Program (ongoing); Balboa Reservoir development (under way)
<i>Efforts to address infrastructure deficiencies in disadvantaged communities pursuant to Government Code Section 65302.10.</i>	
	Southeast Framework (under way)
<i>Other (describe how this meets subarea objective)</i>	
3/1/17	Mission Action Plan 2020

## SB 2 Planning Grants Application

### Attachment 1: State and Other Planning Priorities Certification (Page 3 of 3)

<b>Conservation of Existing Affordable Housing Stock</b>	
<i>Policies, programs or ordinances to conserve stock such as an at-risk preservation ordinance, mobilehome park overlay zone, condominium conversion ordinance and acquisition and rehabilitation of market rate housing programs.</i>	
	Housing Affordability Strategy (ongoing)
<i>Policies, programs and ordinances to protect and support tenants such as rent stabilization, anti-displacement strategies, first right of refusal policies, resources to assist tenant organization and education and "just cause" eviction policies.</i>	
	Housing Affordability Strategy (ongoing); Community Stabilization Strategy (final document summer 2019); MAP202; Development without Displacement Program; Sustainable Chinatown
<i>Other (describe how this meets subarea objective)</i>	
<b>Climate Adaptation</b>	
<i>Building standards, zoning and site planning requirements that address flood and fire safety, climate adaptation and hazard mitigation.</i>	
	Sea Level Rise Action Plan (2016); Climate Adaptation Strategy (2015)
<i>Long-term planning that addresses wildfire, land use for disadvantaged communities, and flood and local hazard mitigation.</i>	
	Resilient San Francisco (2016); Climate & Health: An Assessment of San Francisco's Vulnerability to Flooding & Extreme Storms (2016); Urban Water Management Plan (2015)
<i>Community engagement that provides information and consultation through a variety of methods such as meetings, workshops, and surveys and that focuses on vulnerable populations (e.g., seniors, people with disabilities, homeless, etc.).</i>	
	Rigorous community engagement is incorporated into all planning and policy development efforts.
<i>Other (describe how this meets subarea objective)</i>	
	Additional long-term planning: SLR Vulnerability & Consequences Assessment (2019); Hazard & Climate Resilience Plan (2019)

### State and Other Planning Priorities Certification

I certify under penalty of perjury that all of the information contained in this PGP State Planning and Other Planning Priorities certification form (pages 9, 10, and 11 of this application) is true and correct.

Certifying Officials Name: John Rahaim

Certifying Official's Title: Director of Planning

Certifying Official's Signature: \_\_\_\_\_

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

## SB 2 Planning Grants Application

### Attachment 2: Application Nexus to Accelerating Housing Production

**Fill out Attachment 2 only if the applicant answered "No" to item 3 in Section C or is utilizing Policy Priority Areas AND other activities not designated as such. Applicants answering "Yes" to question 3 in Section C and utilizing ONLY Priority Policy Areas are automatically deemed to demonstrate a nexus to accelerating housing production, and do not need to complete this form.**

*Pursuant to section VIII, subsection (4) of the NOFA, applicants shall demonstrate how the application includes a nexus to accelerating housing production. Please complete the following chart by providing information about the current conditions and expected outcomes with respect to the planned activity and housing production. Please attach documentation as necessary and see the NOFA for additional details. Use Appendix B if additional room is needed.*

Type (Select at least one)	*Baseline	**Projected	***Difference	Notes
Timing (e.g., reduced number of processing days)				
Development cost (e.g., land, fees, financing, construction costs per unit)				
Approval certainty and reduction in discretionary review (e.g., prior versus proposed standard and level of discretion)				
Entitlement streamlining (e.g., number of approvals)				
Feasibility of development				
Infrastructure capacity (e.g., number of units)				
Impact on housing supply and affordability (e.g., number of units)				

*\*Baseline – Current conditions in the jurisdiction  
(e.g. 6-month development application review, or existing number of units in a planning area)*

*\*\*Projected – Expected conditions in the jurisdiction because of the planning grant actions  
(e.g. 2-month development application review)*

*\*\*\*Difference – Potential change resulting from the planning grant actions  
(e.g., 4-month acceleration in permitting, creating a more expedient development process)*

SB 2 Planning Grants Application

Attachment 3: Sample Resolution

RESOLUTION NO. 2019-XX
A RESOLUTION OF THE [CITY COUNCIL/COUNTY BOARD OF SUPERVISORS] OF
[CITY, COUNTY NAME]
AUTHORIZING APPLICATION FOR, AND RECEIPT OF,
SB 2 PLANNING GRANTS PROGRAM FUNDS

WHEREAS, the State of California, Department of Housing and Community Development (Department) has issued a Notice of Funding Availability (NOFA) dated March 29, 2019, for its Planning Grants Program (PGP); and

WHEREAS, the [City Council/County Board of Supervisors] of \_\_\_\_\_ (City/County) desires to submit a project application for the PGP program to accelerate the production of housing and will submit a 2019 PGP grant application as described in the Planning Grants Program NOFA and SB 2 Planning Grants Program Guidelines released by the Department for the PGP Program; and

WHEREAS, the Department is authorized to provide up to \$1.2 million under the SB 2 Planning Grants Program from the Building Homes and Jobs Trust Fund for assistance to Counties (as described in Health and Safety Code section 50470 et seq. (Chapter 364, Statutes of 2017 (SB 2)) related to the PGP Program.

NOW, THEREFORE, THE [CITY COUNCIL/COUNTY BOARD OF SUPERVISORS] OF \_\_\_\_\_ RESOLVES AS FOLLOWS:

SECTION 1. The [City Council/County Board of Supervisors] is hereby authorized and directed to apply for and submit to the Department the 2019 Planning Grants Program application released March 29, 2019 in the amount of \$ \_\_\_\_\_.

SECTION 2. In connection with the PGP grant, if the application is approved by the Department, the [City Council/County Board of Supervisors] is authorized to enter into, execute, and deliver a State of California Standard Agreement (Standard Agreement) for the amount of \$ \_\_\_\_\_, and any and all other documents required or deemed necessary or appropriate to evidence and secure the PGP grant, the [City/County's] obligations related thereto, and all amendments thereto (collectively, the "PGP Grant Documents").

SECTION 3. The [City/County] shall be subject to the terms and conditions as specified in the Standard Agreement, the SB.2 Planning Grants Program Guidelines, and any applicable PGP guidelines published by the Department. Funds are to be used for allowable expenditures as specifically identified in the Standard Agreement. The application in full is incorporated as part of the Standard Agreement. Any and all activities funded, information provided, and timelines represented in the application will be enforceable through the executed Standard Agreement. The [City Council/County Board of Supervisors] hereby agrees to use the funds for eligible uses in the manner presented in the application as approved by the Department and in accordance with the Planning Grants NOFA, the Planning Grants Program Guidelines, and 2019 Planning Grants Program Application.

SECTION 4. The [City Council/County Board of Supervisors] Executive or designee is authorized and directed to execute the [City/County] of \_\_\_\_\_ Planning Grants Program application, the PGP Grant Documents, and any amendments thereto, on behalf of the [City/County] as required by the Department for receipt of the PGP Grant.

ADOPTED \_\_\_\_\_, 2019, by the [City/County] Board of Supervisors of the County of \_\_\_\_\_ by the following vote:

- AYES:
NOES:
ABSENT:
ABSTAIN:

County Executive

ATTEST: APPROVED AS TO FORM:

County Clerk County Attorney

SB 2 Planning Grants Application

Appendix A

*Use this area for additional information if necessary.*

A large, empty rectangular box with a thin black border, occupying the central portion of the page. It is intended for providing additional information as indicated by the text above it.

SB 2 Planning Grants Application

Appendix B

*Use this area for additional information if necessary.*

A large, empty rectangular box with a thin black border, occupying the central portion of the page. It is intended for the applicant to provide additional information if necessary.

## SB 2 Planning Grants Application

### E. Project Description

*Provide a description of the project and the scope of work to be performed below. Use Appendix A for additional information if necessary. Note: If partnering with another local government or entity be sure to clarify the responsibilities and deliverables of your locality pursuant to such partnership.*

SB 2 funds will support six projects in San Francisco that contribute to the streamlining of housing approvals and accelerating housing production. This portfolio of projects supports all six Priority Policy Areas and addresses various constraints and barriers. For all of these projects, SB 2 funds will leverage public dollars and other grant sources.

1. **TOD REZONING:** A planning effort to increase housing and jobs density in immediate proximity (¼-mile radius) to the 4<sup>th</sup>/King Caltrain terminal commuter rail station. The effort will retain industrial protection zoning on core industrial lands, and add housing, office development, and additional light industrial (PDR: Production, Distribution, and Repair). Building off of recent significant area plans in eastern San Francisco, this effort will evaluate the evolution and role of PDR in this area in relation to the city as a whole and consider novel approaches to mix PDR with housing and office uses in consideration of major planned and potential infrastructure changes, including the undergrounding of the Caltrain rail as part of the Downtown Rail Extension and relocation of the 4<sup>th</sup>/King railyard. Given the recent legacy of comprehensive planning in the area, this effort will be a strategic update to those plans and policies. This project will deliver rezoning legislation and General Plan amendments, along with public process and supporting background analysis (including value capture analysis and strategy, Existing Conditions/Opportunities analysis, including soft sites, urban design/public realm), and a Programmatic EIR to enable further project-specific CEQA streamlining.

2. **MULTIFAMILY ZONING:** Older buildings of two, three, or four units define San Francisco's historic residential character. However, this family-friendly scale is largely not possible under existing zoning, with 46% of San Francisco's privately held parcels zoned RH-1. This family-friendly scale is largely not possible under extant zoning. State funds will be used to analyze how to bring multi-unit buildings back to our neighborhoods, including developing design metrics (height, bulk, open space requirements) that could best accommodate this housing typology; 3D models of potential typologies; focus groups with homeowners, small-scale developer, and architects; and identifying neighborhoods to pilot zoning changes. The City will hire consultants to carry out the focus groups.

3. **IMPLEMENTATION OF RECENT AND EMERGING STATE LAWS:** The package of housing bills signed by Governor Brown in fall 2017 included several bills for which the City must develop new policies and procedures to facilitate implementation. For example, the implementation of AB 73 / Housing Sustainability Districts requires updated environmental documents and local legislation. In addition to continuing work to implement the 2017 bills, we anticipate additional local implementation work will be needed to best enact recent State bills, including local efforts in response to a potential robust package of approved bills to come out of Sacramento in fall 2019 for which the City may need to conduct outreach, and develop new analysis, procedures, and guidelines to ensure legal and effective implementation.

## SB 2 Planning Grants Application

### Appendix A

*Use this area for additional information if necessary.*

4. STREAMLINING: SB 2 funds will augment efforts to implement ongoing and future permit streamlining and process improvements that support housing development. This will focus on three key areas: (1) implementation of State housing and streamlining programs for certain affordable and supportive housing developments, Housing Sustainability Districts (HSDs), and any additional State legislation to pass out of the current legislative cycle; (2) implementation and expansion of pre-entitlement process improvements per Mayoral Executive Directive 17-02, including tracking and reporting, troubleshooting and program refinements, and public information; and 3) implementing an online application review system, which will require supporting interagency collaboration and training staff.

5. ADU PROGRAM EXPANSION: San Francisco's successful ADU program, established in 2014, has received almost 1,700 applications for new housing units within existing buildings. The City will develop a new program to incentivize deed-restricted affordable ADUs, targeting senior or low-income homeowners. This affordable ADU program will include tangible design checklists, pro-bono architects, and accessible financing options in exchange for below market rate rents. Such units can be caretaker homes or help offset living costs for low-income households. The program will be piloted in two San Francisco neighborhoods—Bayview and Sunset—where higher rates of senior and low-income homeowners reside. The elected officials representing these neighborhoods are supportive and enthusiastic about affordable ADUs. The Planning Department will partner with two nonprofit organizations implement the program in collaboration with architects and financial institutions.

6. ELECTRONIC PLAN REVIEW: San Francisco's current permit review process is entirely paper-based. In summer 2020, the City is opening a new one stop permit shop for construction, business, and special event permitting. Along with this change to our physical space, it is imperative that staff have the tools and equipment to provide excellent customer service and collaborate in a digital world. SB 2 funds will support the implementation of an Electronic Plan Review (EPR) process with multiple City departments. EPR will expedite review time by allowing agencies, such as Planning, Department of Building Inspection, and Fire, to simultaneously review plans and issue consolidated comments digitally to customers.



**TO:** Angela Calvillo, Clerk of the Board of Supervisors  
**FROM:** Sheila Nickolopoulos, Planning Department  
**DATE:** April 30, 2019  
**SUBJECT:** Apply for, Accept, and Expend Resolution for Grant

**GRANT TITLE:** SB 2 Planning Grant Program

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Attached please find the original and 4 copies of each of the following:

- Proposed grant resolution; original signed by Department, Mayor, Controller
- Grant information form, including disability checklist
- Grant budget (included in Grant Application)
- Grant application
- Grant award letter from funding agency
- Ethics Form 126 (if applicable)
- Contracts, Leases/Agreements (if applicable)
- Other (Explain):

**Special Timeline Requirements:**

**Departmental representative to receive a copy of the adopted resolution:**

Name: Sheila Nickolopoulos

Phone: 415-575-9089

Interoffice Mail Address: 1650 Mission Street, Suite 400

Certified copy required Yes

No

(Note: certified copies have the seal of the City/County affixed and are occasionally required by funding agencies. In most cases ordinary copies without the seal are sufficient).

OFFICE OF THE MAYOR  
SAN FRANCISCO



LONDON N. BREED  
MAYOR

To: Angela Calvillo, Clerk of the Board of Supervisors  
From: Kelly Kirkpatrick, Mayor's Budget Director  
Date: May 31, 2019  
Re: Mayor's FY 2019-20 and FY 2020-21 Budget Submission

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Madam Clerk,

In accordance with City and County of San Francisco Charter, Article IX, Section 9.100, the Mayor's Office hereby submits the Mayor's proposed budget by June 1<sup>st</sup>, corresponding legislation, and related materials for Fiscal Year 2019-20 and Fiscal Year 2020-21.

In addition to the Annual Appropriation Ordinance, Annual Salary Ordinance, and Mayor's Proposed FY 2019-20 and FY 2020-21 Budget Book, the following items are included in the Mayor's submission:

- The budget for the Office of Community Investment and Infrastructure for FY 2019-20
- 18 separate pieces of legislation (see list attached)
- A Transfer of Function letter detailing the transfer of positions from one City department to another. See letter for more details.
- An Interim Exception letter
- A letter addressing funding levels for nonprofit corporations or public entities for the coming two fiscal years

If you have any questions, please contact me at (415) 554-6125.

Sincerely,

A handwritten signature in black ink, appearing to read "Kelly Kirkpatrick".

Kelly Kirkpatrick  
Mayor's Budget Director

cc: Members of the Board of Supervisors  
Harvey Rose  
Controller

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2019 MAY 31 AM 11:07  
BY [Signature]

DEPT	Budget & Finance Committee Calendar Date	Description or Title of Legislation	Type of Legislation
CON	12-Jun	Neighborhood Beautification and Graffiti Clean-up Fund Tax Designation Ceiling	Ordinance
CON	12-Jun	Resolution Adjusting the Access Line Tax with the Consumer Price Index of 2019	Resolution
CON	12-Jun	Proposition J Contract Certification Specified Contracted- Out Services Previously Approved	Resolution
CON	12-Jun	Ordinance Authorizing Refunding Certificates of Participation, Series 2019-R1 (Multiple Capital Improvement Projects) - Not to Exceed \$160,000,000	Ordinance
OCII	12-Jun	Office of Community Investment and Infrastructure, operating as Successor Agency to the San Francisco Redevelopment Agency, Fiscal Year 2019-20 Interim budget	Resolution
OCII	12-Jun	Office of Community Investment and Infrastructure, operating as Successor Agency to the San Francisco Redevelopment Agency, Fiscal Year 2019-20 Budget - Bond Issuance Not to Exceed \$40,714,400	Resolution
PUC, PRT, AIR	12-Jun	Appropriating \$12,218,229 in the San Francisco Public Utilities Commission, and De-Appropriation and Re-Appropriation - Expenditures of \$2,431,505 in the Port Commission and Airport Commission - FY2019-2020	Ordinance
CON	13-Jun	Appropriation - City and County of San Francisco Refunding Certificates of Participation of \$160,000,000 and Deappropriating \$16,500,000 - FY 2019-20	Ordinance
DPW	13-Jun	Accept and Expend Grants - State Transportation Development Act, Article 2 - Pedestrian and Bicycle Projects - \$372,338	Resolution
FIR	13-Jun	Fire Code - SFFD Fee Amendment	Ordinance
REC	13-Jun	Park Code - Marina Guest Docking Fees	Ordinance
REC	13-Jun	Park Code - Non-Resident Fees at Certain Specialty Attractions	Ordinance
REC	13-Jun	Park Code - Temporary Surocharge at Japanese Tea Garden	Ordinance
CPC	14-Jun	Resolution to Apply for, Accept, and Expend \$625,000 in California SB 2 Planning Grant Program funds	Resolution
DPH	14-Jun	Accept and Expend Grants - Recurring State Grant Funds - Department of Public Health - FY2019-2020	Resolution
HOM	14-Jun	Homelessness and Supportive Housing Fund - FYs 2019-20 and 2020-21 Expenditure Plans	Resolution
LIB	14-Jun	Accept and Expend Grant - Friends of San Francisco Public Library - Annual Grant Award, 2019-20 - Up to \$807,820 of In-kind Gifts, Services and Cash Monies	Resolution
LIB	14-Jun	Administrative Code - Eliminating Fines for Overdue Library Materials	Ordinance

OFFICE OF THE MAYOR  
SAN FRANCISCO



LONDON N. BREED  
MAYOR

Handwritten initials, possibly "OK", in blue ink.

TO: Angela Calvillo, Clerk of the Board of Supervisors  
FROM: Sophia Kittler  
RE: Resolution to Apply for, Accept, and Expend \$625,000 in California SB 2  
Planning Grant Program funds  
DATE: May 31, 2019

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**Resolution authorizing the San Francisco Planning Department, on behalf of the City and County of San Francisco, to apply for, accept, and expend \$625,000 in SB 2 Planning Grant Program funds from the California Department of Housing and Community Development for citywide planning projects that streamline housing approvals and accelerate housing production, for the period of July 1, 2019 through June 30, 2022.**

Should you have any questions, please contact Sophia Kittler at 415-554-6153.

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO  
2019 MAY 31 AM 11:06  
BY \_\_\_\_\_