



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: JANUARY 28TH, 2010
INFORMATIONAL ITEM

Date: January 21, 2010
Case No.: 2007.1275EM
Project: **2009 Housing Element Update**
Informational Presentation / Commission Working Session
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Recommendation: **Informational Item only – No Action Required**

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BACKGROUND

The Planning Department, in cooperation with the Mayor's Office of Housing and in consultation with a roundtable of other City agencies, has been working towards the development of the 2009 Update of the Housing Element of the General Plan. The 2009 update of the Housing Element is required by State Law, and includes *Part 1: Data and Needs Analysis*, which contains a description and analysis of San Francisco's population, household and employment trends; existing housing characteristics, and housing needs; *Part 2: Objectives, Policies and Implementation Programs*, which sets forth the policy framework (objectives, policies and implementation measures) to address the needs identified in Part 1; as well as a series of appendices. Additionally the Planning Department will be completing a full Environmental Impact Report on the 2009 Housing Element update.

CURRENT PROPOSAL

After a year-long, comprehensive community-based planning effort, including work with the Community Advisory Body (CAB), fourteen stakeholder sessions and over 30 public workshops throughout the City, staff completed the first draft of the Housing Element. The draft was presented to the Planning Commission at a hearing on June 18th. Notice of its release was made to all community members or groups who have joined the Planning Department's Housing Element email list, the document was posted on the Planning Department's website (<http://housingelement2009.sfplanning.org/>) and hard copies have been available at the Planning Department and at the Planning Information Counter. The draft – which remains unchanged from its initial release - is enclosed as Attachment 1.

Public Comment Process

Throughout the outreach process, community members were invited to provide input. A summary of public comments received, as well as a detailed matrix of individual comments, was presented to the Commission at the June hearing. This *2009 Housing Element Comments and Response Document* continues to be available online, and will be updated as feedback on the draft is received.

Since the draft's release, staff has actively solicited feedback, and has developed an easy-to-use online form to make providing that feedback as simple as possible. Reviewers can provide general comments

via a short, three question survey; can comment specifically on individual objectives or policies using a drop-down menu tied directly to the document; and can, as always, submit their comments by writing directly to staff. Staff will continue to receive written public comment through these forums until February 27th, at which time we will begin revisions to the draft based on collected Commission and public comment.

Policy Comparison

In response to requests about the draft 2009 Housing Element's relationship to previous versions of the Housing Element, staff has developed the attached matrix (Attachment 2). This matrix is intended as a tool to facilitate the review of the preliminary draft policies of the 2009 Housing Element, as they compare to previously adopted policies in the 2004 and 1990 Housing Elements. In this matrix, policies that are new to 2009, or continuing policies that contain new elements, are highlighted, illustrating new concepts that came out of the community workshops and the Community Advisory Body. Please note that this matrix is only intended only to support community review; it is not a comprehensive analysis of the 1990, 2004 and 2009 Housing Elements.

REQUIRED COMMISSION ACTION

None Required - Informational Item only. The hearing on January 28th is intended to provide a forum for Commission and public feedback on the draft. Additionally, staff will be hosting "Listening Sessions" to hear directly from interested parties during the month of February, with drop-in sessions scheduled at the Planning Department on Tuesday, February 16th from 5-7 pm and Thursday, February 18th from 11-1 pm.

While acceptance of written public comment on the draft will conclude on February 27th, 2010, to allow staff to integrate comments into a revised draft, staff will continue to receive public comment at public hearings throughout the spring and summer. Once the revised draft is compiled and the Draft EIR is completed, staff will return to the Planning Commission for further hearings. The Department hopes to achieve full adoption of the plan, including CEQA certification, by summer 2010, as shown on the attached updated timeline (Attachment 3).

BASIS FOR RECOMMENDATION

- The project provides a community based vision for the City's housing future.
- The project is required by State law, with links to infrastructure and housing funds.
- The project supports sustainable growth in the City and the region.

RECOMMENDATION: Informational Item

Attachments:

- 1. Draft 2009 Housing Element (Parts 1 and 2)**
- 2. Housing Element Policy Comparison**
- 3. Updated Project Timeline**

HOUSING ELEMENT 2009: Policy Comparison

The attached matrix was created as a tool to facilitate the review of the preliminary draft policies of the 2009 Housing Element, as they compare to previously adopted policies in the 2004 and 1990 Housing Elements. Policies that are new to 2009, or continuing policies that contain new elements, are denoted by *bold italics*. In many cases, the relationship between 2009 and previous year policies is clear from the 2009 policy's supporting text; to review this text, see the full Housing Element draft of PART II: Objectives, Policies, and Implementation Programs at <http://housingelement2009.sfplanning.org/>. Please note that this matrix is only intended only to support community review; it is not a comprehensive analysis of the 1990, 2004 and 2009 Housing Elements.

Draft 2009 Housing Element Objectives & Policies	Related 2004 Housing Element Objectives and Policies	Related 1990 Residence Element Objectives and Policies
1.0 Identify and <i>make available</i> for development adequate sites to meet the City's quantified housing needs.	1.0 To provide new housing, especially permanently affordable housing, in appropriate locations which meets identified housing needs and takes into account the demand for affordable housing created by employment demand.	1.0 To provide new housing, especially permanently affordable housing, in appropriate locations which meets identified housing needs and takes into account the demand for affordable housing created by employment growth.
<i>1.1 Plan for the full range of existing and projected housing needs in the City and County of San Francisco.</i>		
1.2 Work proactively to identify <i>and secure</i> opportunity sites for permanently affordable housing.	1.5 Support development of affordable housing on surplus public lands. 4.1 Actively identify and pursue opportunity sites for permanently affordable housing.	1.1 Promote development of permanently affordable housing on surplus, underused and vacant public lands. 7.1 Create more housing opportunity sites for permanently affordable housing.
<i>1.3 Continue community planning processes to plan for housing growth.</i>		
1.4 <i>Through community planning processes,</i> establish land use controls that support efficient use of land.	1.8 Allow new secondary units in areas where their effects can be dealt with and there is neighborhood support, especially if that housing is made permanently affordable to lower income households.	1.5 Allow new secondary units in areas where their effects can be dealt with and there is neighborhood support, especially if that housing is made permanently affordable to lower income households.

<p>Draft 2009 Housing Element Objectives & Policies</p>	<p>Related 2004 Housing Element Objectives and Policies</p>	<p>Related 1990 Residence Element Objectives and Policies</p>
	<p>2.6 Consider legalization of existing illegal secondary units where there is neighborhood support and the units can conform to minimum Code standards of safety and livability and the permanent affordability of the units is assured.</p> <p>4.5 Allow greater flexibility in the number and size of units within established building envelopes, potentially increasing the number of affordable units in multi-family structures.</p> <p>11.6 Employ flexible land use controls in residential areas that can regulate inappropriately sized development in new neighborhoods, in downtown areas and in other areas through a Better Neighborhoods type planning process while maximizing the opportunity for housing near transit.</p> <p>11.9 Set allowable densities and parking standards in residential areas at levels that promote the City's overall housing objectives while respecting neighborhood scale and character.</p>	<p>3.3 Consider legalization of existing illegal secondary units where there is neighborhood support and the units can conform to minimum Code standards of safety and livability and the permanent affordability of the units is assured.</p> <p>2.3: Allow flexibility in the number and size of units within permitted volumes of larger multi unit structures, especially if the flexibility results in creation of a significant number of dwelling units that are permanently affordable to lower income households.</p> <p>12.5 Relate land use controls to the appropriate scale for new and existing residential areas.</p> <p>2.1 Set allowable densities in established residential areas at levels which will promote compatibility with prevailing neighborhood character.</p> <p>2.3 Allow flexibility in the number and size of units within permitted volumes of larger multi unit structures, especially if the flexibility results in creation of a significant number of dwelling units that are permanently affordable to lower income households.</p>

Draft 2009 Housing Element Objectives & Policies	Related 2004 Housing Element Objectives and Policies	Related 1990 Residence Element Objectives and Policies
1.5 Support new housing projects on sites that are located close to <i>major transit lines</i> (defined!).	11.6 Employ flexible land use controls in residential areas that can regulate inappropriately sized development in new neighborhoods, in downtown areas and in other areas through a Better Neighborhoods type planning process while maximizing the opportunity for housing near transit.	
1.6 <i>Consider health objectives</i> when designating and promoting housing development sites.		1.6 Discourage development of new housing in areas unsuitable for residential occupancy, or on sites containing existing housing worthy of retention.
1.7 <i>Include</i> housing, particularly permanently affordable housing, in new commercial, institutional or other single use development projects.	1.6 Create incentives for the inclusion of housing, including permanently affordable housing, in new commercial development projects. 1.9 Require new commercial developments and higher educational institutions to meet the housing demand they generate, particularly the need for affordable housing for lower income workers and students.	1.3 Create incentives for the inclusion of housing, including permanently affordable housing in commercial developments. 1.7 Obtain assistance from office developments and higher educational institutions in meeting the housing demand they generate, particularly the need for affordable housing for lower income workers and students.
2.0 Retain existing housing units, <i>and promote safety and maintenance standards</i> .	2.0 Retain the existing supply of housing. 3.0 Enhance the physical condition and safety of housing without jeopardizing the use or affordability.	3.0 Retain the existing supply of housing. 5.0 To maintain and improve the physical condition of housing while maintaining existing affordability levels.
2.1 Discourage the demolition of sound existing housing, <i>unless the demolition results in a net increase in affordable housing</i> .	2.1 Discourage the demolition of sound existing housing. 2.4 Retain sound existing housing in commercial and industrial areas.	3.1 Discourage the demolition of sound existing housing.

Draft 2009 Housing Element Objectives & Policies	Related 2004 Housing Element Objectives and Policies	Related 1990 Residence Element Objectives and Policies
2.2 Retain existing housing by controlling the merger of residential units, except in instances <i>where a merger supports the need for family housing.</i>	2.2 Control the merger of residential units to retain existing housing.	3.2 Control the merger of residential units.
2.3 <i>Prevent the destruction or reduction of housing for parking.</i>		
2.4 Promote physical improvements and continued maintenance to existing units to ensure their long term habitation and safety.	3.1 Ensure that existing housing is maintained in a decent, safe, and sanitary condition without increasing rents or displacing low-income households. 3.4 Monitor the correction of serious continuing code violations to prevent the loss of housing.	5.1- Assure that existing housing is maintained in decent, safe sanitary condition at existing affordability levels. 5.2 Promote and support voluntary housing rehabilitation which does not result in the displacement of lower income occupants. 5.3 Assure correction of serious continuing code violations and loss of housing.
2.5 Encourage and support the seismic retrofitting of the existing housing stock.	3.5 Improve the seismic stability of existing housing without reducing the supply of affordable housing.	4.3 Improve the seismic stability of existing housing.
3.0 Protect the affordability of the existing housing stock, <i>especially rental units</i> .	6.0 Protect the affordability of existing housing.	10.0 To protect the existing affordability of housing.
3.1 Preserve rental units, <i>especially rent controlled units</i> , to meet the City's affordable housing needs.	2.3 Restrict the conversion of rental housing to other forms of tenure or occupancy.	3.4 Restrict the conversion of rental housing to condominiums or other forms of tenure or occupancy. 3.5 Prohibit the conversion of rental housing to time share, corporate suite or hotel use.

Draft 2009 Housing Element Objectives & Policies	Related 2004 Housing Element Objectives and Policies	Related 1990 Residence Element Objectives and Policies
3.2 Maintain balance in affordability of existing housing stock by supporting affordable moderate ownership opportunities.	8.9 Encourage the provision of new home ownership opportunities through new construction so that increases in owner occupancy do not diminish the supply of rental housing.	13.7 Expand opportunities for home ownership without significantly diminishing the supply of rental housing.
3.3 <i>Preserve "naturally affordable" housing types, such as smaller and older ownership units.</i>		
3.4 Retain <i>permanently affordable</i> Residential Hotels and Single Room Occupancy (SRO) units.	2.5 Preserve the existing stock of residential hotels.	3.7 Preserve the existing stock of residential hotels.
4.0 <i>Foster a housing stock that meets the needs of all residents over across lifecycles.</i>		
4.1 Develop new housing, and encourage the remodeling of existing housing, for families.	1.7 Encourage and support the construction of quality, new family housing.	
4.2 Provide a range of housing options for residents with special needs for housing support and services.	8.6 Increase the availability of units suitable for users with supportive housing needs.	13.3 Increase the availability of units suitable for special user groups with special housing needs including large families, the elderly, and the homeless.
4.2 Provide a range of housing options for residents with special needs for housing support and services.	8.10 Ensure an equitable distribution of quality board and care centers, and adult day care facilities throughout the City.	13.8 Amend regulations relating to group housing to ensure a distribution of quality board and care, adult day care facilities and single room occupancies.
4.3 Create housing for physically disabled and elderly occupants <i>by including universal design principles in new and rehabilitated housing units.</i>	8.8 Promote the adaptability and maximum accessibility of residential dwellings for disabled and elderly occupants.	13.2 Promote adaptability and maximum accessibility of residential dwellings for disabled occupants.
4.4 Encourage sufficient and suitable rental housing opportunities, emphasizing permanently affordable rental units whenever possible.	8.1 Encourage sufficient and suitable rental housing opportunities and emphasize permanently affordable units wherever possible.	13.6 Provide adequate rental housing opportunities.

Draft 2009 Housing Element Objectives & Policies	Related 2004 Housing Element Objectives and Policies	Related 1990 Residence Element Objectives and Policies
4.5 Encourage integrated neighborhoods, with a <i>diversity of unit types provided at a range of income levels</i> .	8.4 Encourage greater economic integration within housing projects and throughout San Francisco. 4.2 Include affordable units in larger housing projects.	13.5 Encourage economic integration in housing by ensuring that new permanently affordable housing is located in all the City's neighborhoods, and by requiring that all new large market rate residential development includes affordable housing. 7.2 Include affordable units in larger housing projects.
4.6 <i>Consider environmental justice issues</i> when planning for new housing, especially affordable housing.		1.6 Discourage development of new housing in areas unsuitable for residential occupancy, or on sites containing existing housing worthy of retention.
5.0 Ensure that all residents have equal access to available units.	8.0 Ensure equal access to housing opportunities.	13.0 To provide maximum housing choice.
5.1 <i>Ensure all residents of the City of San Francisco have access to subsidized housing units.</i>		
5.2 Increase access to housing, particularly for those who might not be aware of their housing choices.	8.3 Ensure affirmative marketing of affordable housing.	10.3 Ensure equal access to, protection for, and affirmative marketing of affordable housing.
5.3 Prevent housing discrimination, particularly against immigrants and households with children.	8.5 Prevent housing discrimination. 8.7 Eliminate discrimination against households with children.	13.1 Prevent housing discrimination based on age, race, religion, sex, sexual preference, marital status, ancestry, national origin, color, disability, health (AIDS/ARC), source or amount of income, citizenship or employment status as a family day case provider. 13.4 Eliminate discrimination against households with children.
5.4 <i>Provide a range of unit types for all segments of need, and work to move residents between unit types as their needs change.</i>		

Draft 2009 Housing Element Objectives & Policies	Related 2004 Housing Element Objectives and Policies	Related 1990 Residence Element Objectives and Policies
6.0 Reduce homelessness and the risk of homelessness.	10.0 Reduce homelessness and the risk of homelessness in coordination with relevant agencies and service providers.	15.0 To deal with the root causes of homelessness, recognizing the solution is more than the provision of emergency shelter.
6.1 Continue to pursue both short-and long-term strategies to eliminate homelessness.	<p>10.1 Focus efforts on the provision of permanent affordable and service-enriched housing to reduce the need for temporary homeless shelters.</p> <p>10.2 Aggressively pursue other strategies to prevent homelessness and the risk of homelessness by addressing its contributory factors.</p> <p>10.3 Improve coordination among emergency assistance efforts, existing shelter programs, and</p> <p>10.2 Aggressively pursue other strategies to prevent homelessness and the risk of homelessness by addressing its contributory factors.</p>	<p>15.1 Shift focus from provision of temporary shelter to provision of permanent affordable housing.</p> <p>15.2 Develop strategies to deal with root causes of homelessness including lack of financial resources, employment and health services.</p> <p>15.3 Provide emergency assistance programs including emergency access to food, clothing,</p> <p>15.5: Adopt measures that prevent homelessness.</p>
6.2 <i>Prioritize the highest incidences of homelessness, as well as those most in need, including families and immigrants.</i>		
7.0 Secure funding and resources for permanently affordable housing, including innovative programs that are not solely reliant on traditional mechanisms or capital.	<p>7.0 Expand the financial resources available for permanently affordable housing.</p> <p>12.0 Strengthen citywide affordable housing programs through coordinated regional and state efforts.</p>	<p>8.0 To expand the financial resources for permanently affordable housing.</p> <p>16.0 To address affordable housing needs through a coordinated state and regional approach.</p>
7.1 Expand the financial resources available for permanently affordable housing, especially permanent sources.	7.1 Enhance existing revenue sources for permanently affordable housing.	8.1 Enhance existing revenue sources for permanently affordable housing.

Draft 2009 Housing Element Objectives & Policies	Related 2004 Housing Element Objectives and Policies	Related 1990 Residence Element Objectives and Policies
	7.2 Create new sources of revenue for permanently affordable housing, including dedicated long-term financing for housing programs.	8.2- Create new sources of revenue for permanently affordable housing. 8.3- Provide new mechanisms to assure long-term financing for permanently affordable housing.
7.2 Strengthen San Francisco's affordable housing efforts by planning and advocating at Regional, State and Federal levels.	12.0 Strengthen citywide affordable housing programs through coordinated regional and state efforts.	16.0 To address affordable housing needs through a coordinated state and regional approach.
<i>7.3 Recognize the importance of operations, maintenance and services funding to the success of affordable housing programs.</i>		
7.4 Facilitate affordable housing development through <i>land subsidy programs</i> , such as land trusts and land dedication.	4.0 Support affordable housing production by increasing site availability and capacity. 6.4 Achieve permanent affordability through community land trusts and limited equity housing ownership and management.	7.0 To increase land and improve building resources for permanently affordable housing. 11.1 Encourage non-profit and limited equity ownership and management of housing.
7.5 Encourage the production of affordable housing through <i>process and zoning accommodations</i> , and prioritize affordable housing in the review and approval process.	5.1 Prioritize affordable housing projects in the planning review and approval processes, and work with the development community to devise methods of streamlining housing projects. 4.4 Consider granting density bonuses and parking requirement exemptions for the construction of affordable housing or senior housing.	6.3- Improve the planning review and approval process and give priority to permanently affordable housing projects. 7.3 Grant density bonuses for construction of affordable or senior housing.
<i>7.6 Acquire and rehabilitate existing housing to maximize effective use of affordable housing resources.</i>		

Draft 2009 Housing Element Objectives & Policies	Related 2004 Housing Element Objectives and Policies	Related 1990 Residence Element Objectives and Policies
7.7 Support housing <i>for middle income households</i> , especially through programs that do not require a direct public subsidy.	4.6 Support a greater range of housing types and building techniques to promote more economical housing construction and potentially achieve greater affordable housing production.	7.4- Promote more economical housing construction to achieve affordable housing. 7.6- Encourage industrialized housing production techniques where such techniques result in compatible quality of design at lower cost. 7.7- Allow construction of unconventional housing types that reduce cost, if quality can be maintained.
7.8 Develop, promote and improve ownership models which enable households to achieve homeownership <i>within their means</i> , such as down payment assistance, limited equity ownership and community land trusts.	6.4 Achieve permanent affordability through non-profit and limited equity housing ownership and management.	11.2- Support new affordable ownership programs.
8.0 Build public and private sector capacity to support, facilitate, provide and maintain affordable housing.	5.0 Increase the effectiveness and efficiency of the City's affordable housing production system.	6.0 To improve the citywide affordable housing delivery system.
8.1 Support all efforts to produce and manage permanently affordable housing.	5.2 Support efforts of for-profit and non-profit organizations and other community-based groups and expand their capacity to produce and manage 7.3 Develop greater investments in and support for affordable housing programs by corporations, churches, unions, foundations, and financial institutions.	6.2 Expand affordable housing capacities of community based non-profit organizations. 8.4 Develop greater investment in and support for affordable housing programs by corporations, churches, unions and financial institutions.
8.2 <i>Encourage employers located within San Francisco to develop and advocate for housing appropriate for employees.</i>		

Draft 2009 Housing Element Objectives & Policies	Related 2004 Housing Element Objectives and Policies	Related 1990 Residence Element Objectives and Policies
8.3 Generate greater public awareness about the quality and character of affordable housing projects and generate communitywide support for new affordable housing.	5.3 Create greater public awareness about the quality and character of affordable housing projects and generate community-side support for new affordable housing. 12.4 Foster educational programs across the region that increase public understanding of the need for affordable housing and generate support for quality housing projects.	6.4 Create greater public awareness of the affordable housing problem and support for affordable housing.
9.0 Preserve units subsidized by the Federal, State or local sources.	6.0 Protect the affordability of existing housing.	10.0 To protect the existing affordability of housing.
9.1 Protect the affordability of units at risk of losing their subsidies or being converted to market rate housing.	6.1 Protect the affordability of units in existing buildings at risk of losing their subsidies or being converted to market rate housing. 3.2 Preserve at risk, privately owned assisted housing.	10.1 Preserve affordability of existing affordable units. 10.2 Protect existing buildings at risk of losing their subsidies or being converted to market rate housing.
<i>9.2 Continue prioritization of affordable preservation as the most effective means of providing affordable housing.</i>		
9.3 Maintain and improve the condition of the existing supply of public housing, <i>through programs such as HOPE SF</i> .	3.3 Maintain and improve the existing supply of public housing.	5.4 Maintain and improve the existing supply of public housing.
<i>10.0 Ensure a streamlined, yet thorough, and transparent decision-making process.</i>		
<i>10.1 Create certainty in the development entitlement process, through housing regulations to make community parameters for development clear.</i>		

Draft 2009 Housing Element Objectives & Policies	Related 2004 Housing Element Objectives and Policies	Related 1990 Residence Element Objectives and Policies
10.2 <i>Reduce the need for discretionary processes such as conditional use approval, and ensure an effective decision-making process that ensures adequate community review where discretion is warranted.</i>		
10.3 <i>Use best practices to reduce excessive time or redundancy in local application of CEQA.</i>		
10.4 <i>Support state legislation and programs that promote environmentally favorable projects.</i>		
11.0 Recognize the <i>diverse and distinct character</i> of San Francisco's neighborhoods.	11.0 In increasing the supply of housing, pursue place making and neighborhood building principles and practices to maintain San Francisco's desirable urban fabric and enhance livability in all neighborhoods.	12.0 Provide a quality living environment.
11.1 Promote the construction and rehabilitation of well-designed housing <i>that emphasizes beauty, flexibility, and innovative design</i> , and fits within existing neighborhood character.	11.5 Promote the construction of well-designed housing that enhances existing neighborhood character.	12.4 Promote construction of well designed housing that conserves existing neighborhood character.
11.2 <i>Ensure implementation of the good design standards in project approvals.</i>		
11.3 <i>Foster a sense of community through architectural design, using features that promote community interaction.</i>		
11.4 <i>Respect San Francisco's historic fabric</i> , by preserving landmark buildings <i>and ensuring consistency with historic districts.</i>	3.6 Preserve landmark and historic residential buildings.	5.5 Preserve landmark and historic residential buildings.
11.5 <i>Consider a neighborhood's physical character when integrating new uses into residential areas</i> , and restrict uses that disrupt the residential fabric.	11.4 Avoid or minimize disruption caused by expansion of institutions, large-scale uses and auto-oriented development into residential areas.	12.3 Minimize disruption caused by expansion of institutions into residential areas.

Draft 2009 Housing Element Objectives & Policies	Related 2004 Housing Element Objectives and Policies	Related 1990 Residence Element Objectives and Policies
11.6 <i>Reflect upon local culture, needs and values when planning for new uses and housing; strengthen each area's sense of place and history.</i>		
12.0 <i>Balance housing growth with adequate infrastructure that serves the City's growing population.</i>		
12.1 Promote new housing that is located in close proximity to transportation infrastructure, <i>to promote transit use and environmentally sustainable patterns of movement .</i>	11.6 Employ flexible land use controls in residential areas that can regulate inappropriately sized development in new neighborhoods, in downtown areas and in other areas through a Better Neighborhoods type planning process while maximizing the opportunity for housing near transit.	1.3 Create incentives for the inclusion of housing, including permanently affordable housing in commercial developments.
12.2 Consider the proximity of quality of life elements such as open space, child care and neighborhood services, when developing new housing units.	10.4 Facilitate childcare and educational opportunities for homeless families and children. 11.2 Ensure housing is provided with adequate public improvements, services, and amenities. 11.3 Encourage appropriate neighborhood-serving commercial activities in residential areas, without causing affordable housing displacement.	15.4 Facilitate childcare and education for children of homeless families. 12.1 Assure housing is provided with adequate public improvements, services and amenities. 12.2 Allow appropriate neighborhood-serving commercial activities in residential areas.
12.3 <i>Ensure new housing shall be sustainable supported by water, sewer, and power systems.</i>		
13.0 <i>Prioritize sustainable development in planning for and constructing new housing.</i>		
13.1 Support <i>"smart" regional growth</i> that locates new housing close to jobs and transit.	12.1 Work with localities across the region to establish a better relationship between economic growth and increase housing needs.	16.1 Encourage the balancing of regional employment growth with development and growth of affordable housing in the region.

<p align="center">Draft 2009 Housing Element Objectives & Policies</p>	<p align="center">Related 2004 Housing Element Objectives and Policies</p>	<p align="center">Related 1990 Residence Element Objectives and Policies</p>
<p>13.2 Work with localities across the region to coordinate the production of affordable housing region-wide <i>according to sustainability principles</i> .</p>	<p>12.2 Support the production of well-planned housing regionwide that address regional housing needs and improve the overall quality of life in the Bay Area. 12.3 Encourage jurisdictions throughout the Bay Area to recognize their share in the responsibility to confront the regional affordable housing crisis.</p>	<p>16.2 Encourage development of housing in the Bay Area which will meet regional housing needs and contribute to the quality of life in the region. 16.3 Encourage the distribution of affordable housing throughout the Bay Area without diminishing efforts to expand such housing in the</p>
<p><i>13.3 Promote sustainable land use patterns that integrates land use and transportation to increase transit, pedestrian, and bicycle trips</i></p>		
<p>13.4 Promote the highest feasible level of “green” development in both private and municipally-supported housing.</p>	<p>11.10 Include energy efficient features in new residential development and encourage weatherization in existing housing to reduce overall housing costs and the long-range cost of maintenance.</p>	<p>7.5 Encourage energy efficiency in new residential development and weatherization in existing housing to reduce overall housing cost.</p>

Attachment 3 2009 HOUSING ELEMENT UPDATE Project Timeline

