Housing Element
Board of Supervisors Informational Hearing
November 15, 2022
“In times of crisis, seemingly impossible ideas suddenly become possible.”

- Naomi Klein

It is within our power to overcome our history and build a more affordable, more resilient, and more just city.

Racial and social equity

Eliminate community displacement

Affordable housing choices for everyone in all neighborhoods

Thriving neighborhoods resilient to climate and health crises
What is Different About this Housing Element

- Recognize the right to housing.
- Stop community displacement.
- Prevent and end homelessness.
- Redress the harms of government discrimination.
- Open new housing opportunities.
Priority Equity Geographies and Displacement Risk

Priority Equity Geographies

Areas Undergoing Displacement and Gentrification
Well Resourced Neighborhoods and Areas of Exclusion

Well-Resourced Neighborhoods

1937 San Francisco Redlining
Cultural districts represent many harmed communities.
Empowering and investing in them will bring about equitable change.

African American Arts and Cultural District
American Indian Cultural District
Calle 24 Latino Cultural District
Castro Cultural District
Compton’s Transgender Cultural District
Japantown Cultural District
Leather & LGBTQ Cultural District
SoMa Pilipinas – Filipino Cultural District
Sunset Chinese Cultural District
### Community Directed Planning

**QUALITY & ACCESS**

1. Increase access to housing resources and restructure how resources are prioritized
2. Ensure dignified housing
3. Increase wealth building opportunities

**DISTRIBUTION & CHOICE**

4. Promote equitable distribution of housing, and increase housing in neighborhoods with high quality amenities
5. Build the kind of housing that vulnerable communities want in their neighborhoods

**ACCOUNTABILITY**

6. Create accountability and share decision-making
7. Study the equity impacts of market-rate housing
Plan Components

Who is being served?
- Needs
- Equity

How is this working now?
- Process
- Existing Rules

Where & What types of housing?
- Existing Sites
- Future Sites

STUDY & CONSULTATION

RESULT

Goals - Objectives - Policies - Actions

Community Outreach

Environmental Impact Report
Get and Keep People Housed

- Expand services for navigation, financial counseling, tenant rights, and eviction prevention
- Expand on-site case management
- Increase placement in permanent supportive housing
- Remove barriers to entry
- Expand rental assistance

Source: ACS 2019 1-year Estimates; 2019 San Francisco Point-In-Time Homeless Count and Survey Report, Department of Homeless and Supportive Housing.
Stabilize Priority Equity Communities

- Partner with CBOs in community planning
- Implement housing strategies of the cultural districts
- Build access to economic opportunity
- Expand and target job training and financial readiness
- Study a Community Benefit Use Program
- Invest in cultural anchors

Percentage of the 2018 San Francisco Housing Survey respondents who reported being threatened with an eviction in the previous 5 years by race.

Source: San Francisco Housing Needs and Trends Report; San Francisco Planning Department 2018 Housing Survey.
Redress Harm and Further Fair Housing

- Develop programs that assist harmed communities to access affordable housing and homeownership opportunities
- Prioritize low-income American Indian, Black, and other people of color for housing services
- Build affordable housing in places where patterns of exclusion and segregation persist
- Prioritize public investments in Priority Equity Geographies

Percentage change of population by race and ethnicity from 1990 to 2015.

Source: 1990 Decennial Census (IPUMS-USA); ACS 2015 5-year Estimates (IPUMS-USA).
How much housing do we need per year?

To meet next RHNA, San Francisco needs to increase the rate of production of housing at all income levels.

<table>
<thead>
<tr>
<th>Income Level</th>
<th>Last RHNA Production Rate</th>
<th>New RHNA Goals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very low &amp; low income</td>
<td>750 per year</td>
<td>3,100</td>
</tr>
<tr>
<td>Moderate income</td>
<td>400</td>
<td>1,700</td>
</tr>
<tr>
<td>Above Moderate income</td>
<td>2,700</td>
<td>4,400</td>
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</tbody>
</table>
What is our deficit in site capacity?

82,000 total units allocated

+15% buffer

59,500 units expected

34,800 units still needed

46,000 affordable units allocated

+15% buffer

RHNA ALLOCATION

SITES INVENTORY

REQUIRED REZONING

18,800 for low-income unit capacity
8,400 for moderate-income unit capacity
7,600 for above-moderate income unit capacity
Where is site capacity currently located?

Existing capacity is very concentrated on the east side of the city in Priority Equity Geographies and outside of Well-resourced Neighborhoods.
Rezoning Program Scenarios

Three example scenarios to meet the shortfall in sites

Scenario A: 49,447 projected net units
Scenario B: 55,232 projected net units
Scenario C: 63,912 projected net units
Affordable housing faces complex development and funding challenges

Public funding is significantly insufficient to retain and add affordable housing units

Reliably protecting tenants and rent controlled units will help housing approvals

Challenges in the entitlement process results in uncertainty and higher costs

Mid-sized projects in higher land value areas are the most feasible yet face more government hurdles

Constraints are especially high for very small, multi-family housing
## Affordable Housing Sites & Funding

### Sites

- Need to expand sites acquisitions to meet targets
  - Strategic and opportunistic site acquisition to ensure sufficient pipeline of sites over time
  - Targeting sites in Well Resourced Neighborhoods and Priority Equity Geographies
  - Public sites for housing
  - Partnering with faith-based, nonprofit, philanthropic and other private landowners

### Funding

- Local investment has grown but all sources will need to increase
  - Convene City leaders, staff, policymakers, advocates and experts to identify additional funding sources
  - Advocates for regional, state, and federal funding
  - Continue to support and leverage private development to provide inclusionary units
  - Philanthropic, nonprofit, and other partnerships
  - Track funding against targets by neighborhood and equity priorities

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**Leverage inclusionary in private development**

**Cost reduction will also be key**
### Recent and Next Steps

<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
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<tbody>
<tr>
<td>Oct 6</td>
<td>HCD 2(^{nd}) Submittal Publication</td>
</tr>
<tr>
<td>Oct 17</td>
<td>HCD 2(^{nd}) Submittal</td>
</tr>
<tr>
<td>Oct 20</td>
<td>CPC Director’s report schedule update</td>
</tr>
<tr>
<td>Nov 3</td>
<td>CPC Informational on 2nd HCD Submittal, HCD preliminary comments</td>
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<tr>
<td>Nov 15</td>
<td>Board Committee informational hearing on Housing Element policies</td>
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<tr>
<td>Nov 17</td>
<td>CPC Hearing to initiate Housing Element adoption and certify EIR</td>
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<tr>
<td>Early Dec</td>
<td>HCD Pre-certification goal, Optional CPC Informational</td>
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<tr>
<td>Dec 15</td>
<td>CPC Hearing to adopt Housing Element</td>
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<tr>
<td>Jan 10</td>
<td>BOS Hearings begin to adopt Housing Element</td>
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<tr>
<td>Jan 31</td>
<td>Housing Element adopted, signed, completed</td>
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