



# HOUSING ELEMENT

UPDATE 2022



**San Francisco**  
**Planning**

May 28, 2020

# Housing and Community Equity Program

## Comprehensive Plans

- **Housing Element**
- Racial and Social Equity
- Environmental Justice Updates to the General Plan

## Knowledge

- Gathering Knowledge COVID-19
- Housing Reports
- Job and Housing Forecast
- Socio-Economic Trends

## Community Engagement

- HOMES
- Bayview
- Mission
- Tenderloin
- SoMa
- Japantown
- Engagement COVID-19
- Richmond
- Sunset
- District 7

## Strategies

- Housing Recovery COVID-19
- Housing Affordability Strategies
- Community Stabilization Initiative
- Cultural Districts



## Collaborations

- Housing Delivery Director
- MOHCD
- OEWD
- ORE
- Arts Commission
- HRC
- DPH

## Regional Strategies



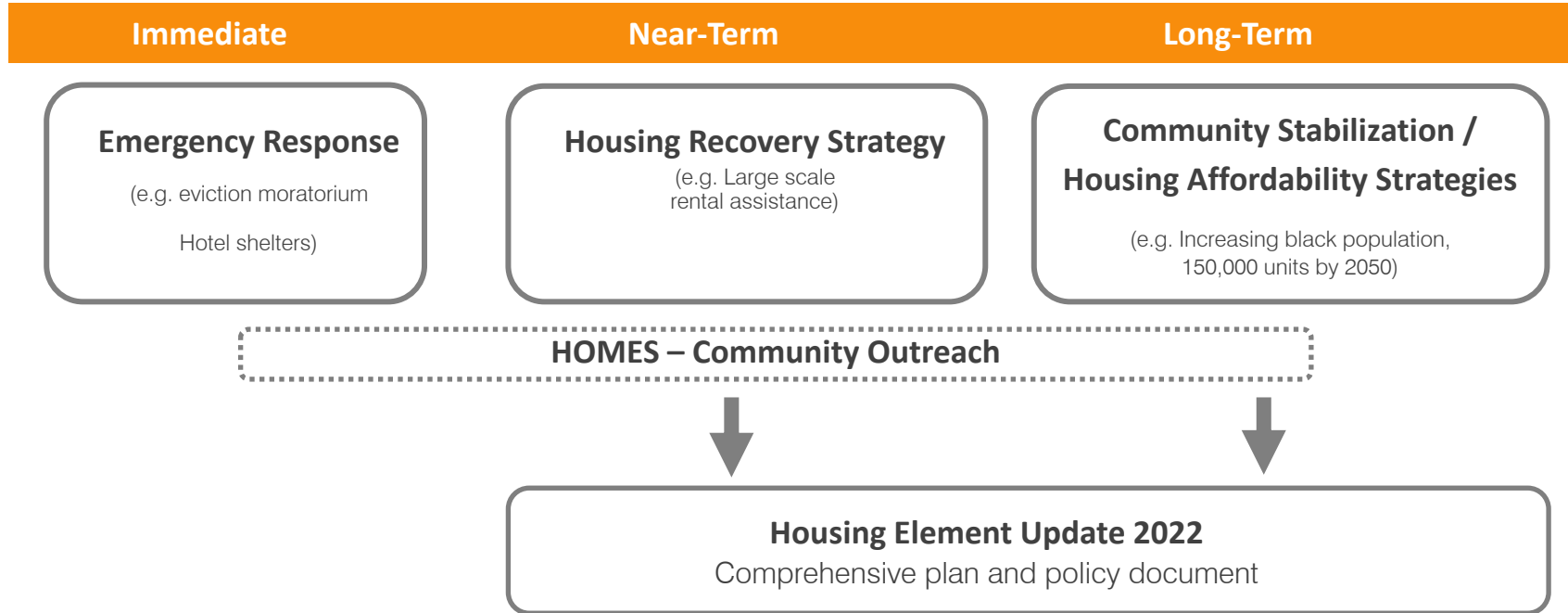
- Plan Bay Area
- PDAs, PCAs, PPAs
- Planning grants

## State Legislation and Funding



- Legislation
- Governor's housing fund
- RHNA

# Housing Element in context



# Housing Recovery Strategy in Response to COVID-19 Crisis

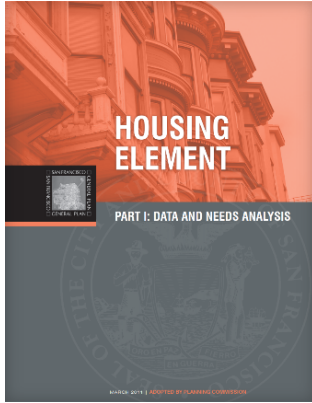
The Planning Department, in collaboration with other City agencies and consultants, is drafting a **housing recovery strategy** in response to the impacts of the Covid-19 pandemic.

The strategy identifies specific actions in four main categories:

1. **Avoid a longer-term eviction, debt, and foreclosure crisis and loss of distressed housing assets to speculation** (e.g. Rental assistance)
2. **Continue to increase shelter capacity and prevent influx of households entering homelessness** (e.g. Acquire hotels for permanent shelters)
3. **Ensure the city continues to build new housing** (e.g. focus on completing pipeline of affordable housing)
4. **Increase public investment to lock in affordability for the future** (e.g. ramp up small sites and site acquisition)



# What is the Housing Element?



**Required by State Law**



**Updated every eight years**



**Responds to Regional Housing Needs Allocation**

## **Includes:**

1. Analysis of housing needs from different groups
2. Site inventory that would correspond to RHNA
3. Policies
4. Action Plan (implementation measures)

# Major changes to Housing Element Law



## **Significant Increase to RHNA**

For the first time, RHNA will include existing housing needs (due to cost burden, overcrowding, etc)

We expect the new RHNA numbers to be as high as three times more than what we are currently required (~ 75,000)



## **Increased fines**

Fines of up to \$10,000-\$100,000 a month for failure to comply on time



## **Site Inventory**

Restrictions on what sites can be identified to address the RHNA



## **State Adopted Affirmatively Furthering the Fair Housing law**

# Housing Element 2022 Major Components

## Incorporate changes to policies to reflect



**Racial and social equity**



**Minimum displacement**



**More housing for all, in all neighborhoods**



**Neighborhoods resilient to climate and health crises**

## Develop an Environmental Impact Report







**In compliance with state and local law**



**Comprehensively analyze environmental impacts of the element, including growth**

# Planning and Outreach Process

	PHASES AND TIMELINE	INTENT	OUTREACH	OUTCOME
	<b>Learning from Past Efforts</b> Dec 2019-April 2020	Gather and summarize key ideas from past and ongoing efforts related to housing and community development	None	Draft key ideas to share with the public for feedback
	<b>Phase I. Vetting Key Ideas with the Community</b> May - Sep 2020	The community will reflect on the draft key ideas to inform the first draft of policy updates.	Website, video promotion, phone, mail, social media, email blasts, traditional media, webinars, and digital participation platform	First draft of policy updates based on the key ideas vetted by the community
	<b>Phase II. Refining Policies Together</b> Oct 2020 - Sep 2021	The community will reflect on the draft policy updates	Two rounds of outreach including open houses, workshops and online participation	Second and third draft of policy updates
	<b>Phase III. Moving Towards Adoption</b> Oct 2021 – Dec 2022	Seek approval of the Housing Element update based on the third draft from the elected officials and State Agency	Public hearings with the Planning Commission and the Board of Supervisors	Adopted update to the Housing Element in compliance with State Law

# Covid-19 Pandemic Context

The COVID-19 pandemic is intensifying the housing challenges we were already facing in San Francisco and **magnifying the city's longstanding inequalities**. It is hitting communities of color and low-income communities the hardest. San Francisco quickly took bold and unprecedented actions to maintain housing stability for vulnerable populations and essential workers.

The Housing Element Update presents the opportunity to incorporate **a long-term recovery** based on these bold actions when shaping the future of housing for the City.



Photo: Alexandra Hootnick for The New York Times



**Residents  
and  
Community  
Members**



**Resident  
Ambassador  
Group**



**Housing  
Policy  
Working  
Group**



# Outreach Participant Groups

**Interagency  
Steering  
Group**



**Government  
Officials**





# Overview of Policy Update Ideas Categories

1

Recognize the historic racial, ethnic, and social inequities in government programs and **champion equitable housing** choice to reverse their consequences.

2

Maintain **housing security** for vulnerable communities and **protect** them against displacement

3

**Preserve affordability** and enhance the resiliency of existing housing

4

Advance the social and economic diversity of San Francisco by increasing **housing production** including permanently affordable housing

5

Promote **sustainable, livable,** and **resilient** neighborhoods when developing housing

# Major Milestones

## FALL

First draft of policy updates based on public outreach

## FALL & WINTER

Complete two rounds of public outreach  
Issue Notice of Preparation for EIR

2020

## WINTER

Second draft of policy updates

## SUMMER

Final draft of policy updates

2021

## SPRING

Complete last round of public outreach

## FALL

Publish Draft Environmental Impact Report (EIR)

## FALL

Approval Hearings and certification of Final EIR

2022

# Housing Element Team

## CITYWIDE PLANNING



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## ENVIRONMENTAL REVIEW



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**Elizabeth White**



**Wade  
Wietgreffe**

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*Outreach and PR*



**Strategic Economics**  
*Analysis*



**Urban Interactive  
Studio**  
*Digital Participation  
Platform*



# Housing Element

2022 UPDATE

*SHAPING THE FUTURE OF HOUSING  
IN SAN FRANCISCO*

[www.sfhousingelement.org](http://www.sfhousingelement.org)

We discussed today:

- Mandated requirements for the Housing Element
- Values shared by our communities in recent efforts
- Schedule and planned milestones
- Community outreach strategies responding to the challenges of the current pandemic