




San Francisco
Planning

Housing Element

Planning Commission Initiation Hearing
November 17, 2022

2022 UPDATE





“In times of crisis,
seemingly impossible ideas
suddenly become possible.”

- Naomi Klein

Racial and
social equity

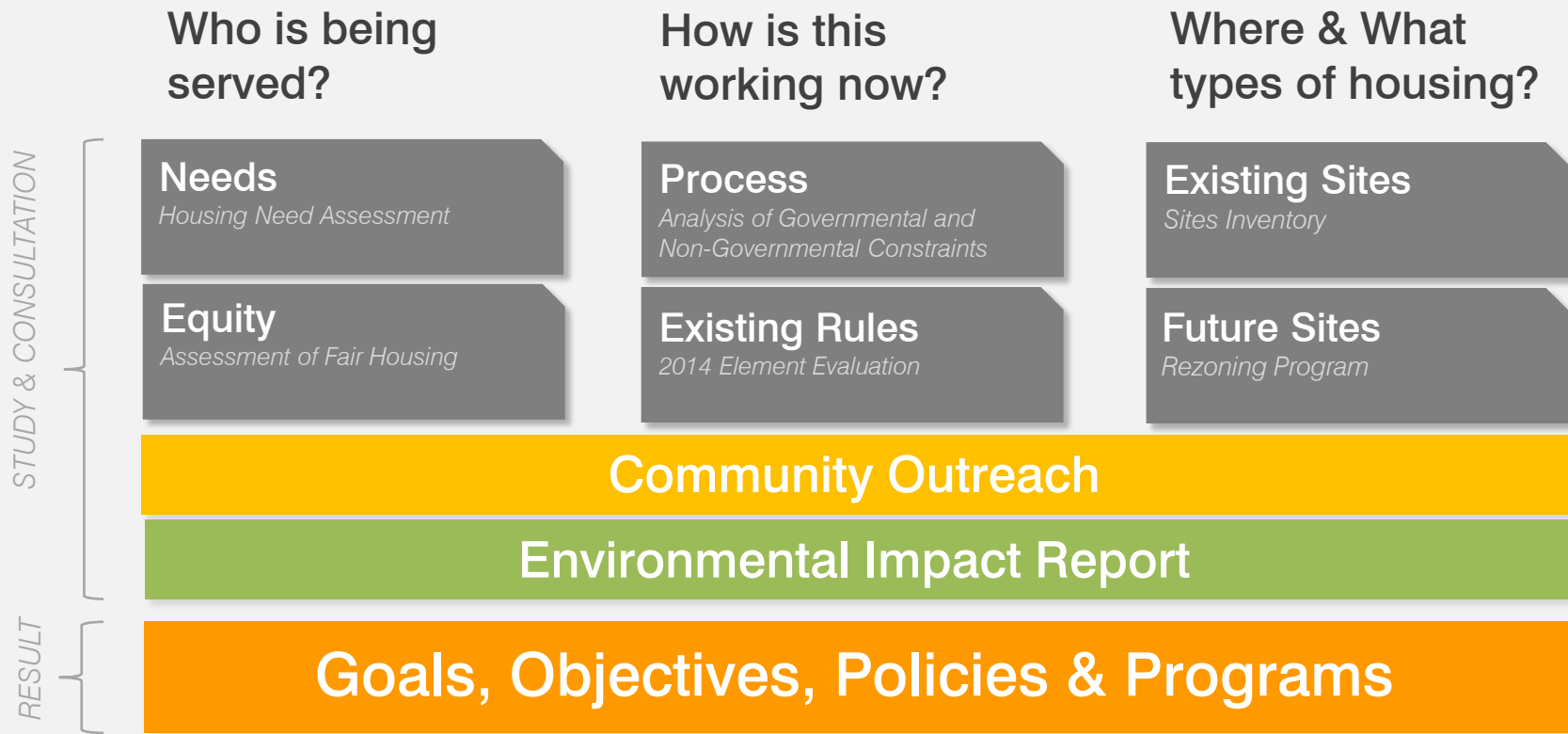
Eliminate
community
displacement

Affordable
housing
choices for
everyone in all
neighborhoods

Thriving
neighborhoods
resilient to
climate and
health crises

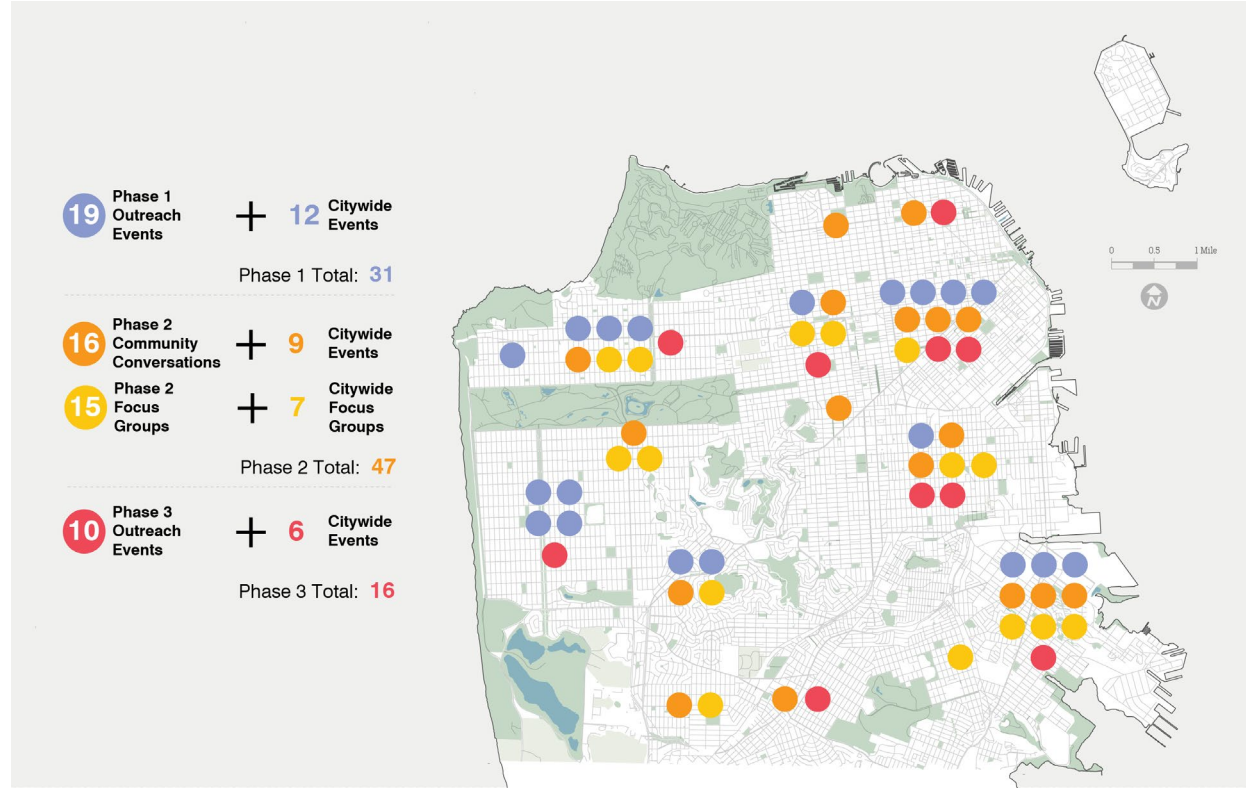
**It is within our power to
overcome our history and
build a more affordable,
more resilient, and more
just city.**

Plan Components

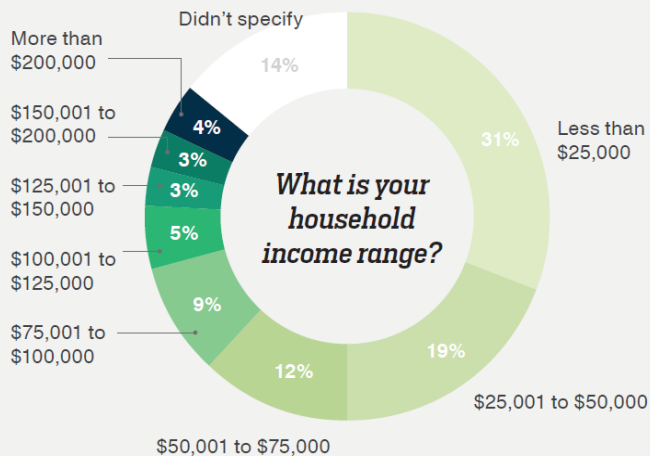
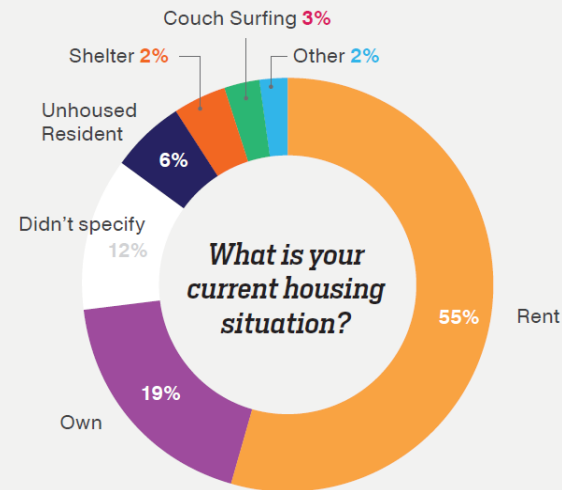
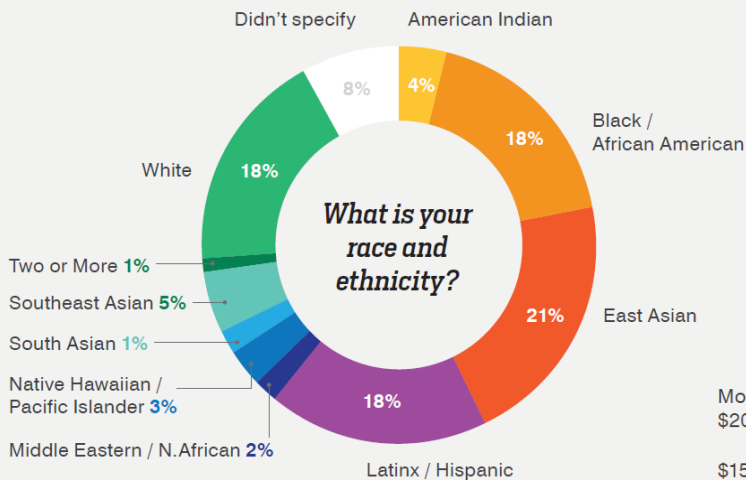


Community Engagement Overview

- 24 focus groups
- 65+ community conversations & listening sessions
- 11 in-language events in Cantonese and Spanish
- 21 community partners
- 226 online platform respondents
- 11 Community ambassadors (HEARD)
- 17 City agencies and subject matter experts
- 1,631 survey respondents
- 12 policy group discussions
- 16 public hearings



Phase I Survey Participant Demographics



Phase II Focus Group Participant Demographics



51%

Income: Less than \$50K



19%

Income: \$50K - \$70K



14%

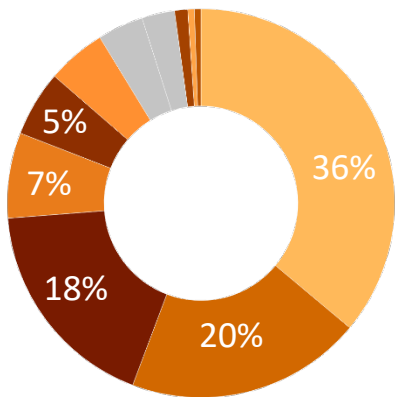
People with Disabilities



28%

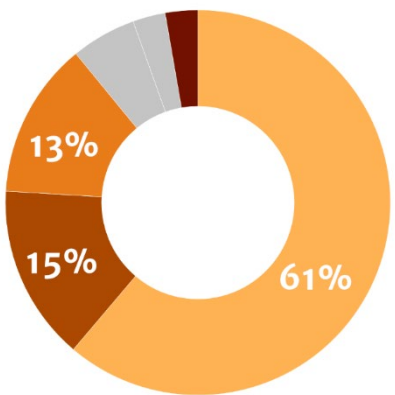
Families with Children

Phase II Focus Group Participant Demographics



Ethnicity/Race

- East Asian (e.g. Chinese, Japanese, Korean, Taiwanese) (36%)
- Hispanic, Latino, or Latinx (20%)
- Black, African-American, or African descendant (18%)
- South East Asian (e.g. Filipino, Vietnamese, Cambodian, Thai, Burmese, Indonesian, Laotian) (7%)
- American Indian (5%)
- White, European, or Caucasian (4.9%)
- Prefer not to answer (3.8%)
- Other not listed (2.7%)
- Native Hawaiian or other Pacific Islander (1.1%)
- Middle Eastern or Northern African (0.5%)
- South Asian (e.g. Indian, Pakistani, Nepali, Bangladeshi) (0.5%)



Housing status

- Renter (61%)
- Home-owner (15%)
- Living with family or not paying rent (13%)
- Prefer not to answer (5%)
- Other not listed (2.7%)
- Un-housed or in an unstable housing situation (2.7%)

Community Directed Planning

QUALITY & ACCESS

1. Increase access to abundant 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 and is affordable to them in their neighborhoods

ACCOUNTABILITY

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

Implementing Program Areas

Goals, Policies → Actions into Implementation

Affordable Housing and
Housing Assistance

Redressing and Preventing
Discrimination

Expanding Housing
Choices

Stabilizing Tenants and
Housing

Centering Equity
Communities and Cultural
Heritage

Reducing Constraints on
Housing Development,
Maintenance, & Improvement

Preventing and Eliminating
Homelessness

Serving Special Needs
Groups

Healthy, Connected, and
Resilient Housing and
Neighborhoods

Affirmatively Furthering Fair Housing

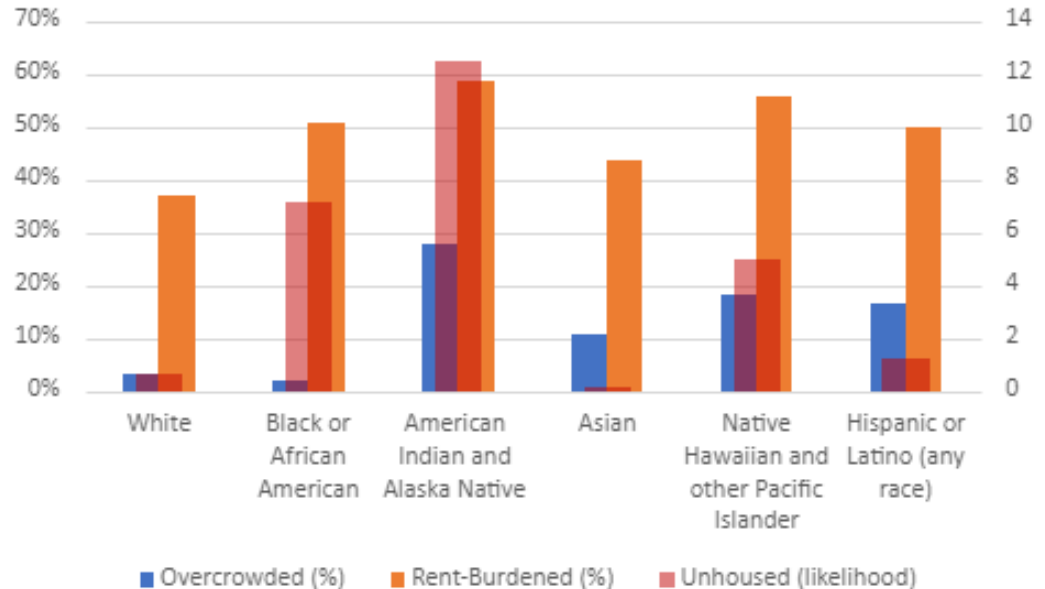
Increase Affordability & Stabilize Residents

Affordable Housing
Resources and Equitable
Access

Stabilizing Tenants and
Rental Housing

Preventing and Eliminating
Homelessness

Overcrowding, Housing Rent Burden, and Homelessness by Race



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

Increase Affordability & Stabilize Residents

- 1.1.1 Convene City leadership, staff, policymakers, affordable housing advocates, and industry experts to collaborate on creating a funding and implementation plan to achieve our RHNA target of 46,000 units affordable at low- and moderate-incomes. Complete this effort by January 31, 2024.
- 1.2.1 Build between 25% and 50% of the City's new permanently affordable housing within Well-resourced Neighborhoods over the next two RHNA cycles, implementing the zoning strategies of Policy 20.
- 1.5.4 Reduce severe cost burdens and increase stability for extremely low and very low-income renters through on-going rental assistance for seniors, people with disabilities, transgender people, and families with children, particularly those living in SROs
- 1.7.8 Evaluate increasing neighborhood preference allocation for Below Market Rate units in Priority Equity Geographies to better serve American Indian, Black, and other communities of color
- 2.1.4 Increase funding to expand the services of community-based organizations and providers for financial counseling, tenant protection, and eviction prevention services
- 3.4.4 Increase operating subsidy funding for services and rent in City-funded affordable housing projects so that the share of housing units for formerly unhoused people can increase to 30% or greater of all project units.

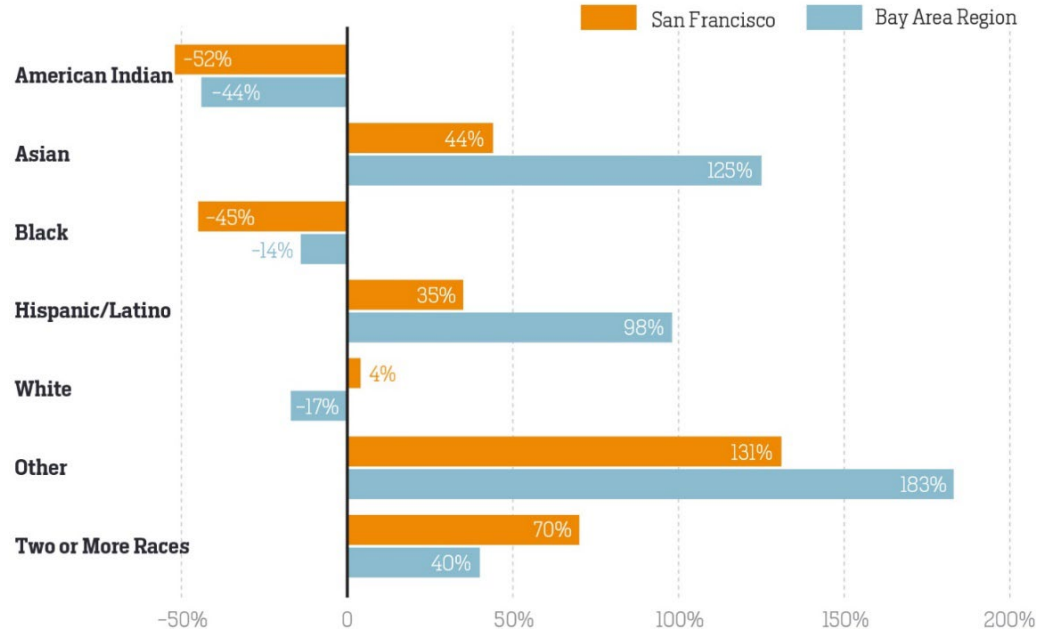
Redress and Prevent Harm and Center Equity

Redressing and
Preventing Discrimination

Centering Equity
Communities and Cultural
Heritage

Serving Special Needs
Groups

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).

Redress and Prevent Harm and Center Equity

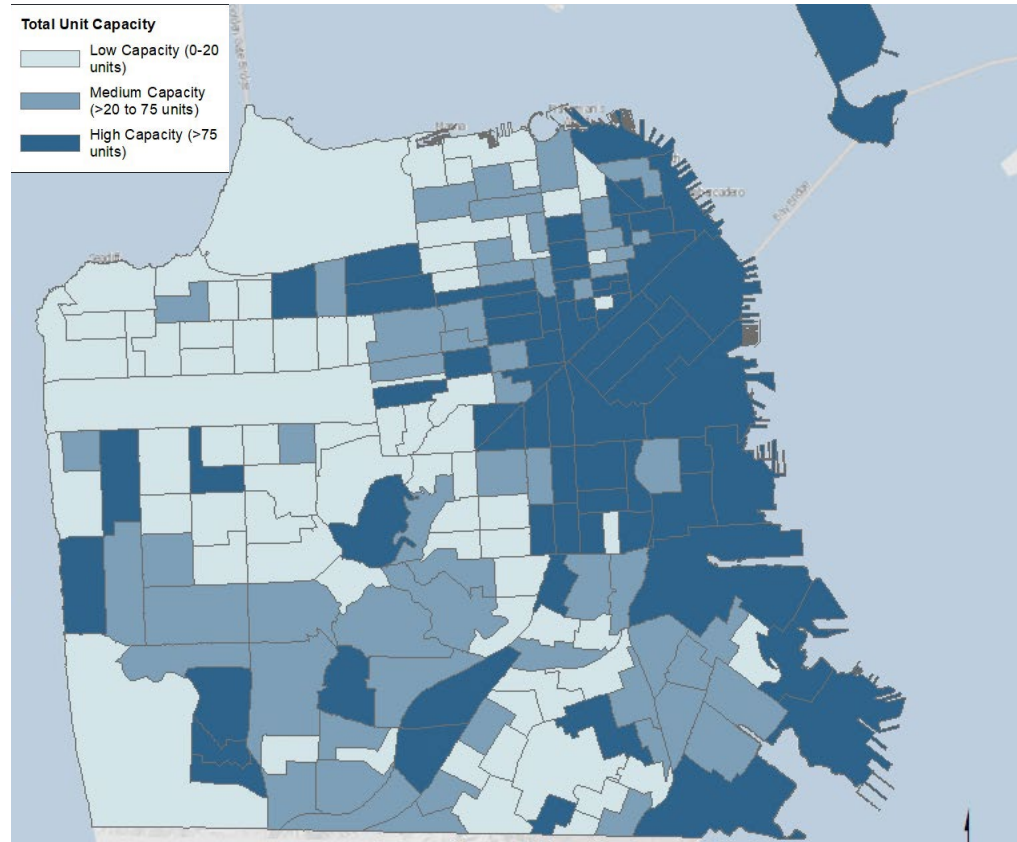
- 4.2.1 Develop and implement community engagement strategies that center racial and social equity and cultural competency
- 4.2.4 Implement the housing strategies recommended by the African American Reparations Advisory Committee and the Transgender Advisory Committee
- 4.3.1 Expand and target job training and financial readiness education programs to residents of Priority Equity Geographies, prioritizing youth from American Indian, Black and other communities of color
- 5.4.1 Prioritize American Indian residents for housing opportunities
- 5.4.2 Establish pilot and permanent programs that offer homeownership opportunities targeted to Black households

Expand Housing Choice & Improve Neighborhoods

Expanding Housing Choices

Reducing Constraints on Housing Development, Maintenance & Improvement

Healthy, Connected & Resilient Housing and Neighborhoods



Expand Housing Choice & Improve Neighborhoods

- 7.1.1 Create a rezoning program with by-right pathways to meet RHNA targets across income levels and AFFH laws ... to accommodate approximately 34,000 new units primarily in Well-resourced Neighborhoods, in proximity to transit and commercial corridors.
- 8.4.2 Establish local ministerial approval for housing applications in Well-resourced Neighborhoods outside of areas vulnerable to displacement that net two or more housing units, do not demolish existing rent-controlled units, and meet tenant protection, relocation, and replacement standards
- 8.6.3 Make shelters, transitional housing, or crisis interventions (such as Safe Sleeping Sites) principally permitted in all zoning districts
- 9.3.2 Prioritize investments in Priority Equity Geographies that overlap with Environmental Justice Communities related to improving transit service, parks, streetscape, and neighborhood amenities
- 9.4.6 Create and implement a long-range community facilities plan

Recent and Next Steps

Oct 6	HCD 2 nd Submittal Publication
Oct 17	HCD 2 nd Submittal
Oct 20	CPC Director's report schedule update
Nov 3	CPC Informational on 2nd HCD Submittal, HCD preliminary comments
Nov 15	Board Committee informational hearing on Housing Element policies
Nov 17	CPC Hearing to initiate Housing Element adoption and certify EIR
Dec 1	HCD Checklist for 2 nd Submittal
Dec 15	CPC Hearing to adopt Housing Element
Jan 10	BOS Hearings begin to adopt Housing Element
Jan 31	Housing Element adopted, signed, completed

Commission's Decisions

Initiate Adoption of the Housing Element 2022 Update and Amendment of the General Plan

- Approve a resolution to initiate the proposed Ordinance to adopt the housing element and amend the Air Quality, Commerce & Industry, Environmental Protection, and Urban Design Elements of the General Plan
- Announce the Commission's intention to consider adoption on or after December 15, 2022
- The draft element may be refined prior to December 15 based on input from the Commission, Board of Supervisors and the public

Commission's Decisions

Certify the Housing Element 2022 Update Environmental Impact Report (EIR)

- Approve a motion adopting findings under the California Environmental Quality Act related to the certification of the EIR
- If the draft element is refined prior to December 15 based on input from the Commission, Board of Supervisors and the public, then the department will analyze those changes for conformance with the EIR and issue a memo
- Resolutions adopting the Mitigation Measures and Reporting Program and Statements of Overriding Considerations will be included with the forthcoming adoption resolution