We acknowledge that we are on the unceded ancestral homeland of the Ramaytush Ohlone who are the original inhabitants of the San Francisco Peninsula.
What is the Housing Element?

The City’s housing plan prepared by the Planning Department in coordination with multiple city agencies

It is a legislated document adopted by the Board of Supervisors and signed into Ordinance

An updated Housing Element is a required eligibility criteria for state affordable housing funds

Update required by State every eight years*

It does not change land use controls or zoning and does not allocate budget but would guide or direct those decisions

* four years if not meeting required timeline
1. San Francisco’s housing challenge
2. Housing Element 2022 Update: vision and requirements
3. Key policy shifts under consideration
4. Outreach and engagement: overview
1. San Francisco’s housing challenge

2. Housing Element 2022 Update: vision, process and requirements

3. Key policy shifts under consideration

4. Outreach and engagement: overview
San Francisco’s housing problem is a racial and social equity problem, with severe disparate outcomes for American-Indian, Black, and other communities of color.
These disparate outcomes are rooted in a long history of institutional racism and discriminatory programs.
Median Income for Black Households is less than one fourth of White Households.

<table>
<thead>
<tr>
<th>Race</th>
<th>Median Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>SAN FRANCISCO</td>
<td>$104,552</td>
</tr>
<tr>
<td>American Indian / Alaskan Native</td>
<td>$61,250</td>
</tr>
<tr>
<td><strong>Black or African American</strong></td>
<td><strong>$30,442</strong></td>
</tr>
<tr>
<td>Hispanic or Latinx (Any Race)</td>
<td>$72,578</td>
</tr>
<tr>
<td>Native Hawaiian and Other Pacific Islander</td>
<td>$76,333</td>
</tr>
<tr>
<td>Some Other Race</td>
<td>$59,497</td>
</tr>
<tr>
<td>Two or More Races</td>
<td>$114,399</td>
</tr>
<tr>
<td><strong>White (Non-Hispanic)</strong></td>
<td><strong>$132,154</strong></td>
</tr>
</tbody>
</table>

Source: 2018 5 year American Community Survey
American Indian and Black individuals are unhoused disproportionately.

**BLACK / AFRICAN AMERICAN**

7 times

More likely to be unhoused compared to their share of the population.

**AMERICAN INDIAN**

17 times

More likely to be unhoused compared to their share of the population.

*2019 San Francisco Homeless Point-in-Time Count & Survey*
American Indian and Black population has dropped significantly.
Black, Latinx, and American Indian households are more likely to be rent burdened* than a white household.

*A household is rent burdened if they are spending more than 30% of their income in rent.
San Francisco’s housing problem is also an economic problem, one that our strong jobs economy did not attend to.
Housing production did not keep up with the increase in housing demand from new workers.

39% Jobs Change 2010 - 2019

8% Housing Unit Change 2010 - 2019
The price to own a home skyrocketed in San Francisco.
San Francisco’s higher-income population exploded replacing low and moderate-income households.
These economic pressures have contributed to displacement, gentrification, and exclusion in SF.
San Francisco has been working to change policies and find new resources to address the symptoms of these problems.

- **Doubled the annual average of new housing units built** in the last five years compared to prior decades.
- **Four times more affordable housing investment** last year, than the average over the previous 15 years.
- **Expanded funding sources**: a housing bond, a gross receipts tax, and a real estate transfer tax to fund affordable housing and supportive housing for unhoused residents.
- **Strengthened eviction and tenant protections**
Dismantling housing inequities requires deeper, long-term investment, and structural changes that address the root causes:

We have accepted racial and economic inequities and segregation.

We have prioritized housing as a commodity rather than as a human right.

We have underbuilt housing compared with increasing demand.
1. San Francisco’s housing challenge

2. Housing Element Update: vision, process, and requirements

3. Key policy shifts under consideration

4. Outreach and Engagement: overview
SF’s first housing plan centered in racial and social equity.

Responding to the Planning Commission equity resolution.
Significant Increase in Housing Targets

2014-2022

25,000 units

Calculated based on:

- Projected growth only

2023-2031

82,000 units

Calculated based on:

- Existing need
  - Cost burden: Paying more than 30% of income for housing
  - Overcrowding
- Projected growth
Other State Mandates

Affirmatively Furthering the Fair Housing law
- Address exclusion and discrimination
- Create housing access in high-opportunity neighborhood
- Bring opportunity to segregated and underserved neighborhoods

Environmental Justice
- Incorporate Environmental Justice policies as required by State Bill 1000 (2016)
- Adopt policies in General Plan to address “unique or compounded health risks”
Planning Process and Major Milestones

**2020**
- MAY - JUN: Vetting Key Ideas with the Community
- JUL - SEPT: First Draft
- OCT - DEC: Refining Policies Together

**2021**
- APR - JUNE: Second Draft
- JULY - SEPT: Third Draft
- OCT - DEC: Environmental impact analysis

**2022**
- JAN - MAR: State Review for Compliance
- APR - JUNE: Approval public hearings and certification of final EIR
- JULY - SEPT: Moving Towards Adoption
- OCT - DEC: (No specific milestone mentioned)
1. San Francisco’s housing challenge
2. Housing Element Update: vision, process, and requirements
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4. Outreach and Engagement: overview
Major Policy Shifts for Consideration: For Who?

American-Indian, Black, and other communities of color
- Those displaced from the city
- Facing housing instability including extremely, very, and low-income households

Vulnerable groups
- Seniors and people with disabilities
- LGBTQ+
- Tenants of subsidized housing or single room occupancy hotels, or low-income tenants
- Mentally ill, formerly incarcerated, victims of violence
- Transitional age youth

Unhoused or at risk of being unhoused
- Extremely low and very low-income households

Moderate- and middle-income families and households
- 75% of whom are people of color
Major Policy Shifts for Consideration: **Summary**

**Recognizing right to housing for vulnerable groups**

**Priority Geographies**
- Reallocating **resources** for acquisition and rehab, tenant protections, and homeownership
- Investing in **facilities and infrastructure** to increase opportunities for residents

**Expand programs to bring back displaced communities**

**High Opportunity Areas**
- Increase investment in **affordable housing**
- Increase housing choice for all income levels and focus on small to mid-rise multi-family buildings
Major Policy Shifts for Consideration: Recognizing Right to Housing

Recognizing right to housing for vulnerable groups

Priority Geographies
- Reallocating resources for acquisition and rehab, tenant protections, and homeownership
- Investing in facilities and infrastructure to increase opportunities for residents

High Opportunity Areas
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Expand programs to bring back displaced communities

Housing Element 2022 Updates
Major Policy Shifts for Consideration: Recognizing Right to Housing

- **Create 5,000 units of Supportive Housing** along with supportive services
- **Elevate rental assistance** as the main strategy towards stability
- **Prioritize residents of Priority Geographies in supportive housing and shelter placement**
Recognizing right to housing for vulnerable groups

Expand programs to bring back displaced communities

Major Policy Shifts for Consideration: Bringing Back Displaced Communities

Priority Geographies
- Reallocating resources for acquisition and rehab, tenant protections, and homeownership
- Investing in facilities and infrastructure to increase opportunities for residents

High Opportunity Areas
- Increase investment in affordable housing
- Increase housing choice for all income levels and focus on small to mid-rise multi-family buildings
Major Policy Shifts for Consideration: **Bringing Back Displaced Communities**

- Expand **cultural assets and anchors** (Cultural districts)
- Continue with **affordable homeownership** opportunities for displaced communities
- Identify opportunities to **dedicate land** to American Indian community
Recognizing right to housing for vulnerable groups

Expand programs to bring back displaced communities

Major Policy Shifts for Consideration: **Priority Geographies**

- **Priority Geographies**
  - Reallocating resources for acquisition and rehab, tenant protections, and homeownership
  - Investing in facilities and infrastructure to increase opportunities for residents

- **High Opportunity Areas**
  - Increase investment in affordable housing
  - Increase housing choice for all income levels and focus on small to mid-rise multi-family buildings
Major Policy Shifts for Consideration: **Priority Geographies**

- Increase housing **affordable to extremely and low-income households**
- Increase **neighborhood preferences** for below market rate units
- Increase and target investments in **preservation of housing, rental assistance, community amenities, open spaces, transit service, and infrastructure**
- **Limit zoning changes** to the needs of American Indian, Black, and other communities of color
Major Policy Shifts for Consideration: Distribute Housing Throughout the City

Recognizing right to housing for vulnerable groups

Priority Geographies
- Reallocating resources for acquisition and rehab, tenant protections, and homeownership
- Investing in facilities and infrastructure to increase opportunities for residents

Expand programs to bring back displaced communities

High Opportunity Areas
- Increase investment in affordable housing
- Increase housing choice for all income levels and focus on small to mid-rise multi-family buildings
Housing production has been heavily concentrated in Priority Geographies.

**Housing Production by Neighborhood, 2005-2019**

<table>
<thead>
<tr>
<th>Total Units</th>
<th>Shade</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 300</td>
<td>Lightest</td>
</tr>
<tr>
<td>301 - 1,500</td>
<td>Light</td>
</tr>
<tr>
<td>1,501 - 3,000</td>
<td>Medium</td>
</tr>
<tr>
<td>3,001 - 8,721</td>
<td>Darkest</td>
</tr>
</tbody>
</table>
Less than 12% of our affordable housing units are in areas identified to bring improved life outcomes to low-income households.
Major Policy Shifts for Consideration: Distribute Housing Throughout the City

- To lower the constant burden of change and pressure on low-income communities of color due to concentrating new housing in their neighborhoods.
- To provide housing options for low-income communities of color in neighborhoods with high quality amenities and wealth.
Major Policy Shifts for Consideration: Distribute Housing Throughout the City

- Increase development capacity along transit corridors or through low density residential districts
- Establish a goal of building 50% of regional targets in these areas in small and mid-rise buildings
- Ensure privately built housing serve moderate- or middle-income households
Significant Increase in Housing Targets

25,000 units vs. 82,000 units

By Income Level

Publicly funded Affordable housing

<table>
<thead>
<tr>
<th>Income Level</th>
<th>SF Current RHNA</th>
<th>SF 2023-2030 Projected RHNA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very low income</td>
<td>6,234</td>
<td>20,867</td>
</tr>
<tr>
<td>Low income</td>
<td>4,639</td>
<td>12,014</td>
</tr>
<tr>
<td>Moderate income</td>
<td>5,460</td>
<td>13,717</td>
</tr>
<tr>
<td>Above moderate income</td>
<td>12,536</td>
<td>35,471</td>
</tr>
</tbody>
</table>

Private market

SF Current RHNA  SF 2023-2030 Projected RHNA
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4. Outreach and Engagement: overview
Phase I Outreach and Engagement: Process and Components

15 Listening Sessions
(4 in language)

Housing Policy Group

Phase II Outreach and Engagement

Community Survey

HEARD Resident Ambassadors Group

Coordinated Interagency Review

MOHCD

HSH

OEW

ORE

+ 13 others

April 2021 Draft

Phase I Participation Summary
15 listening sessions
7 presentations at CBOs
118 online platform participants
1,631 survey respondents
49 organizations, 8 meetings (HPG)
11 community ambassadors (HEARD)
17 City agencies, 4 core agencies

inform \ consult \ engage \ collaborate \ empower

PUBLIC PARTICIPATION SPECTRUM
Phase I Outreach and Engagement: Communities Engaged

**Townhalls, Listening Sessions, and in-person Survey:**

- BMAGIC (D10)
- Fillmore / Western Addition (D5)
- La Voz Latina, Tenderloin in Spanish (D6)
- Richmond Senior Center in Chinese (D1)
- Japantown Listening Session (D5)
- Latino Food hub in-person survey (D9)
- Tenderloin survey with Code Tenderloin health ambassadors (D6)
- Resident Ambassador Group (HEARD)
- Human Right Commission’s Community Roundtable
- YIMBY group
- District 1
- District 4
- District 7
- Four listening sessions one in English, two in Spanish, one in Chinese

**Presentations at CBOs:**

- Richmond CBOs Monthly Meeting
- MOHCD Eviction Prevention & Tenant Empowerment Working Group Monthly Meeting
- Supervisor Walton’s CBO Roundtable Monthly Meeting
- MAP2020 Monthly Meeting
- SOMA Philippines Cultural District Planning 101
- BMAGIC Convener Monthly Meeting
- Japanese Cultural District Land Use / Transportation Committee Meeting
Phase I Outreach and Engagement: Housing Policy Group

**Attendees:**
- **Attended 4 or more meetings**
  - Asian Americans Advancing Justice - Asian Law Caucus
  - California Consortium of Urban Indian Health
  - Chinatown Community Development Center
  - Community Housing Partnership
  - Council of Community Housing Organizations
  - Enterprise Community Partners
  - Homeownership SF
  - Mission Economic Development Agency
  - San Francisco Apartment Association
  - San Francisco Foundation
  - San Francisco Housing Action Coalition
  - San Francisco Housing Development Corporation
  - Senior Disability Action
  - SOMA Pilipinas
  - Tenderloin Housing Clinic
- **Attended 2-3 meetings**
  - American Indian Cultural District
  - Bayview Hunters Point Community Advocates/Southeast Community Council
  - Bridge Housing
  - BUILD
  - Communities United for Health and Justice
  - Episcopal Community Services - San Francisco
  - Eviction Defense Collaborative
  - LISC Bay Area
  - Livable City
  - Mission SRO Collaborative / Dolores Street Community Services
  - Project Level
  - Richmond District Rising
  - Starcity
- **Attended one meeting**
  - Don Bauer & Co
  - Freedom Forward
  - Friendship Association of American Indians
  - Japantown Cultural District
  - Japantown Taskforce
  - L37 Partners
  - Mission Housing Development Corporation
  - Open Door Legal
  - Sia Consulting
  - SF Black Wallstreet
  - Tenants Together
  - Young Community Developers

**Meetings Total:**
- 9 meetings
- 49 total organizations
Phase II Outreach and Engagement: **Community-led Strategy**

Focus groups: A partnership framework with CBOs

**Convene**
Nominate, invite, and coordinate with focus group participants

**Co-host**
- Convene
- Co-design focus group
- Co-host focus group
- Provide translation and event related support services

**Co-facilitate**
- Convene
- Co-host
- Lead facilitator role
- Collect post-event feedback
Phase II Outreach and Engagement: Community-led Strategy

Focus groups
Participants representing communities of color, vulnerable groups and different geographies.

Community Leadership
Equity Advisory Council, and Cultural Districts, Human Rights Community Round Table,

Housing Policy Group
Small conversations based on expertise, key reviewers and commenters.

HE Draft 2
November 2021

HE Draft 1
Goals Policies

Review

Community
Group Conversations

HRC
Roundtable

Digital
Participation
Platform

Coordinated
Interagency
Review

MOHCD

OEWD

ORE

+ 13 others

inform consult engage collaborate empower

PUBLIC PARTICIPATION SPECTRUM
Housing Element
2022 UPDATE

SHAPING THE FUTURE OF HOUSING IN SAN FRANCISCO

sfhousingelement.org