



San Francisco  
**Planning**

# Housing Element

Board of Supervisors  
Land Use and Transportation Committee Hearing  
January 23, 2023

2022 UPDATE



# TODAY'S PRESENTATION

- Overview of the Housing Element 2022
- Recent Updates and Next Steps



**San Francisco**  
**Planning**

# Community Values **Defining the 2022 Update**



Racial and  
social equity



Eliminate  
community  
displacement

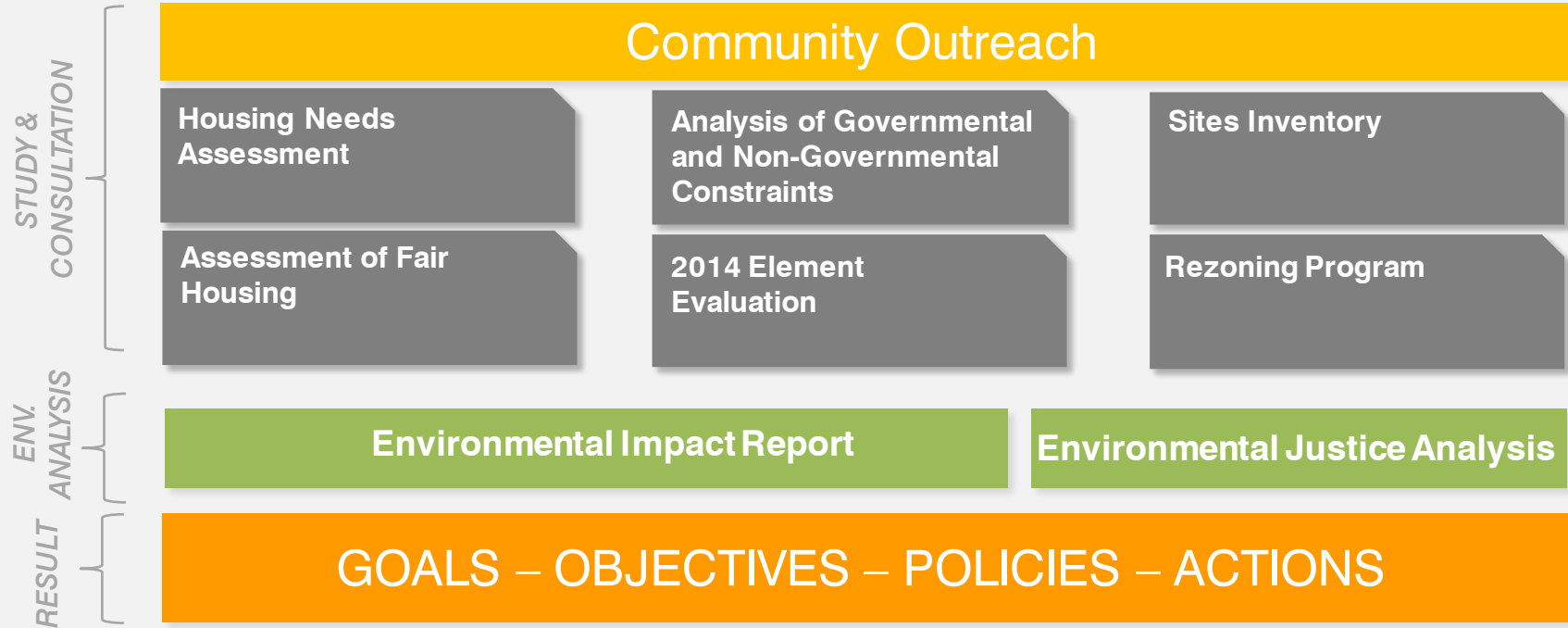


Affordable housing  
choices for everyone in  
all neighborhoods



Thriving neighborhoods  
resilient to climate and  
health crises

# Plan Components Overview



# All cities have faced significant new requirements including expanded housing targets and AFFH



**Affirmatively  
Furthering Fair  
Housing (AFFH)**



**Significant  
Increase  
to RHNA**

82,000 units



**Sites  
Inventory**

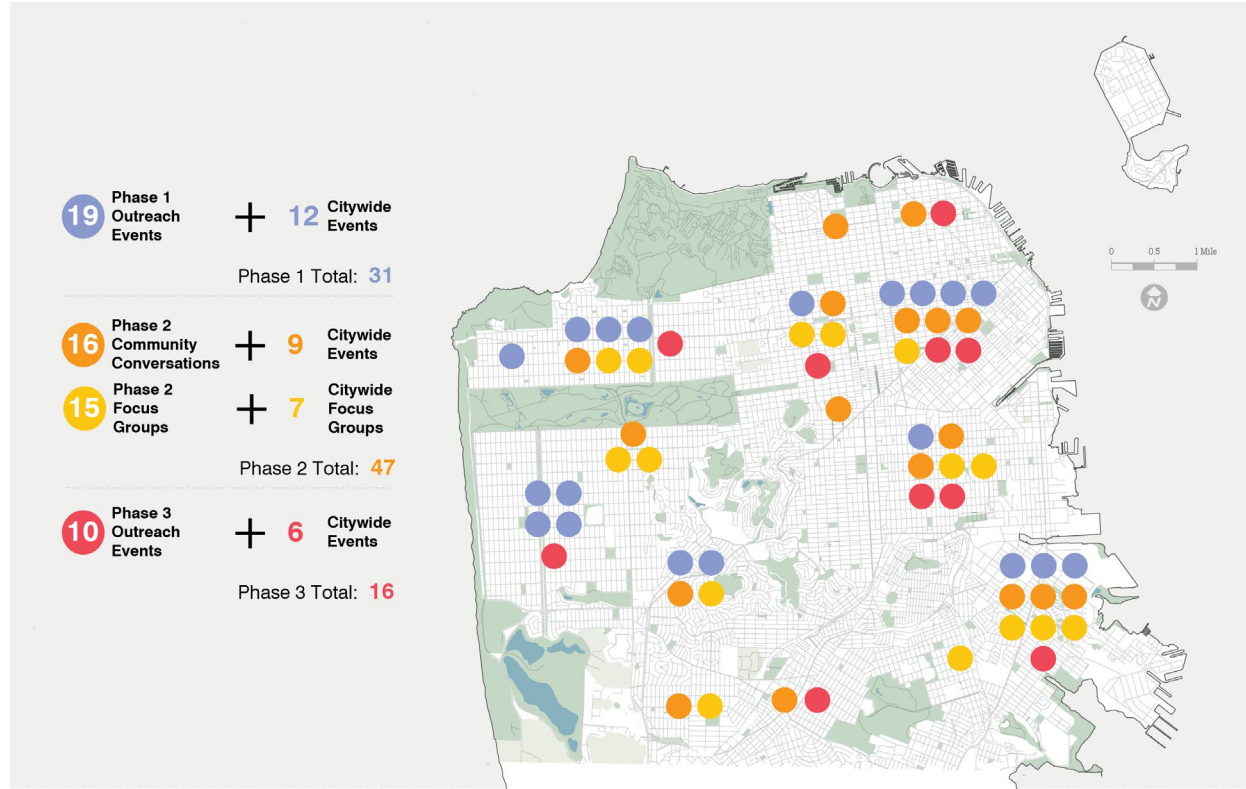


**Increased  
Requirements  
and Enforcement**



# Community Engagement Overview

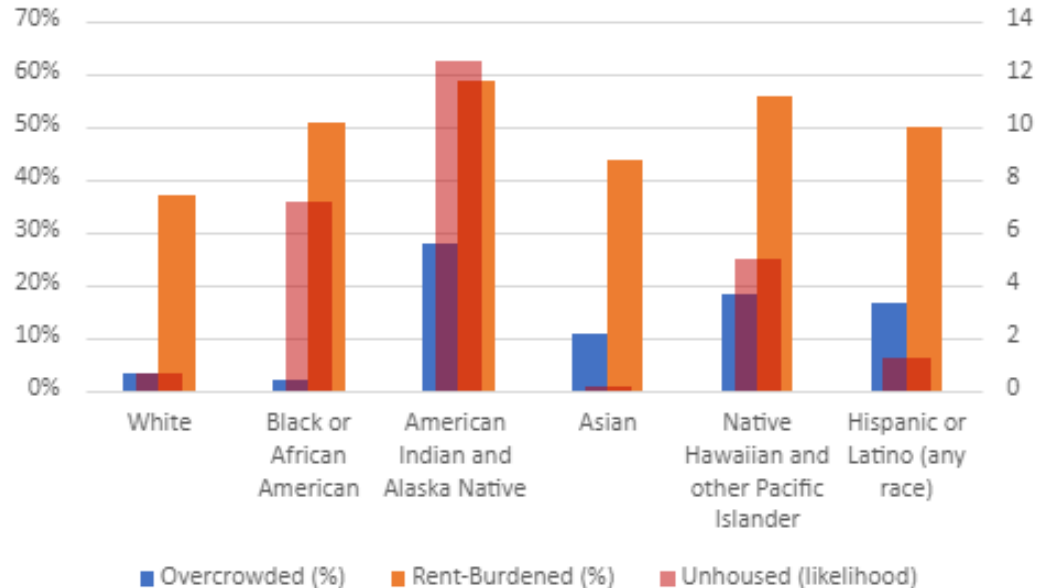
- 24 focus groups
- 65+ community conversations & listening sessions
- 11 in-language events in Cantonese and Spanish
- 21 community partners
- 226 online platform respondents
- 11 community ambassadors (HEARD)
- 17 City agencies and subject matter experts
- 1,631 survey respondents
- 12 policy group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



# Disparities and vulnerabilities in housing

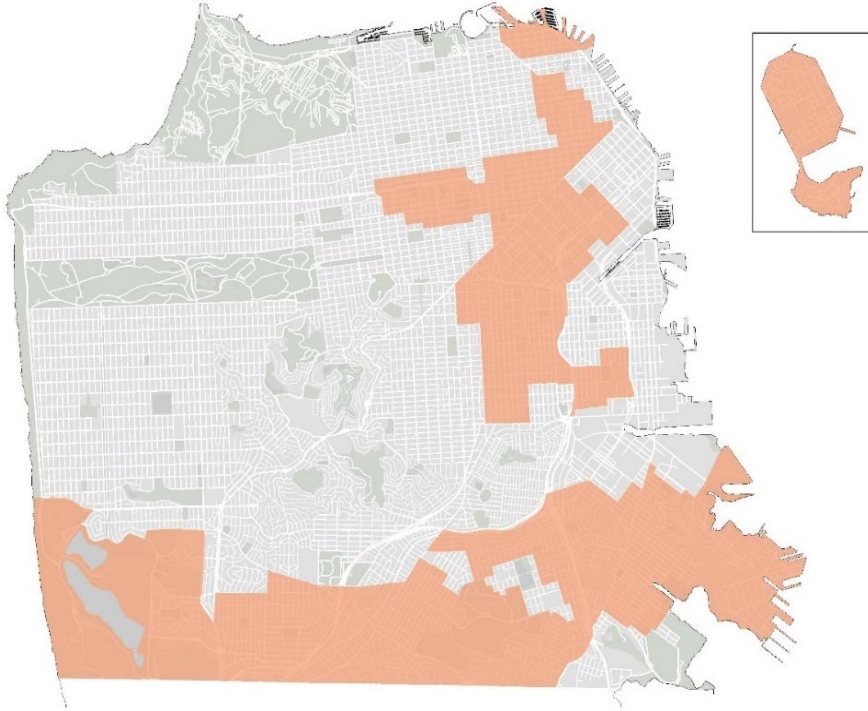
- Housing problems affect communities of color disproportionately
- Rent burden affects renters across the city
- Homelessness and cost burden are elevated for Black, American Indian, and Native Hawaiian and Pacific Islander population

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.

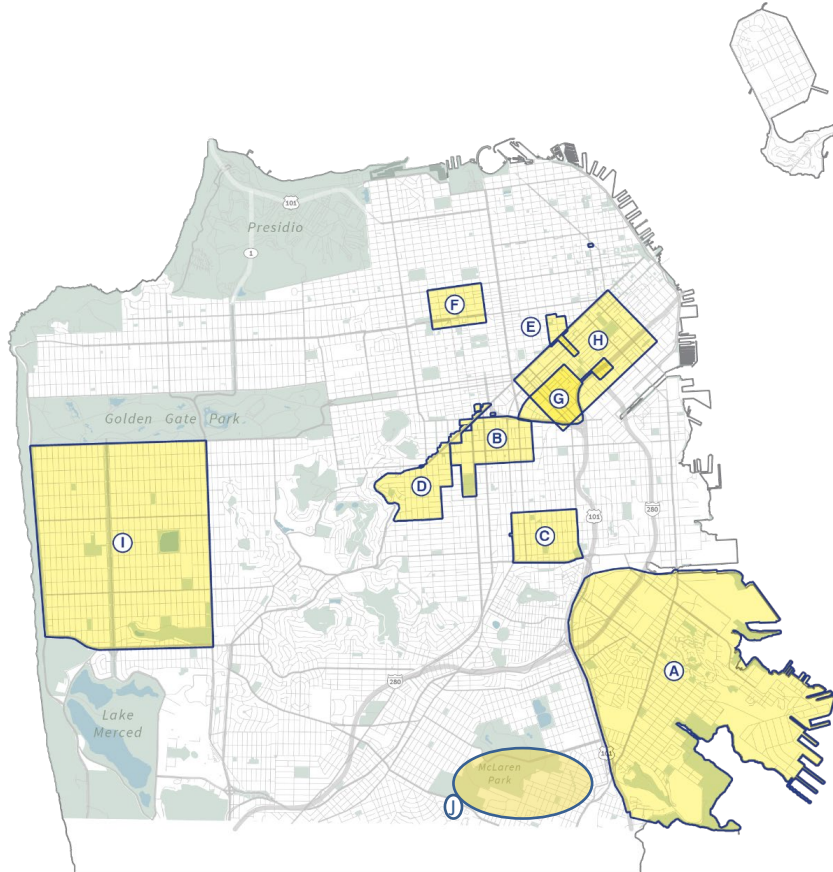
# Priority Equity Geographies



PEGs are areas that are lower income, have worse health outcomes, and are typically communities of color.



# Cultural Districts

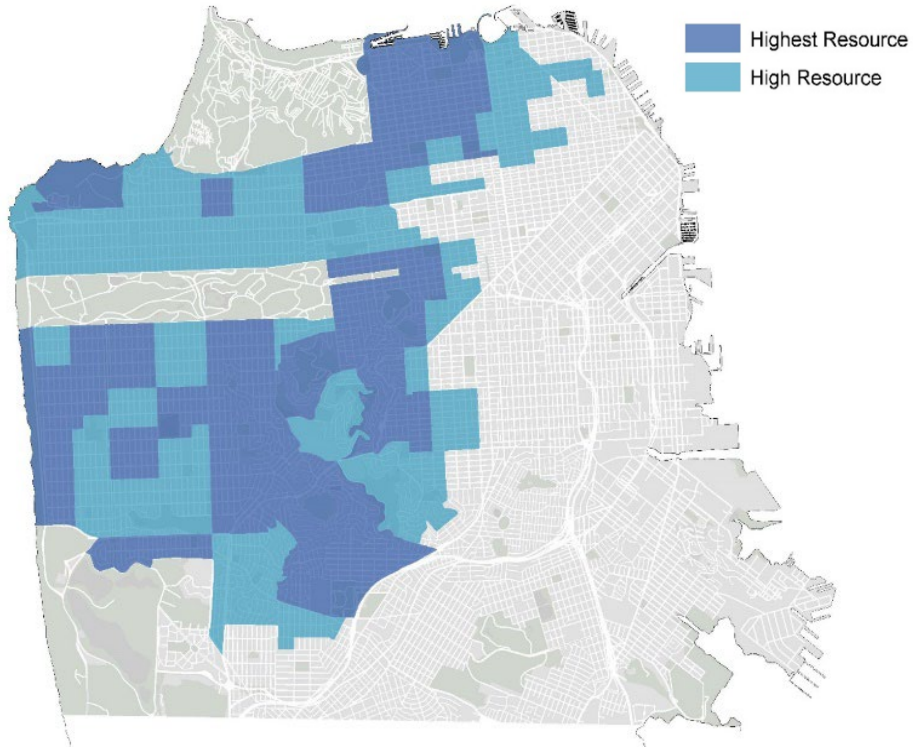


Cultural districts represent many communities harmed by past actions. Empowering and investing in them will bring about equitable change.

- Ⓐ 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
- ⓵ Pacific Islander Cultural District\*

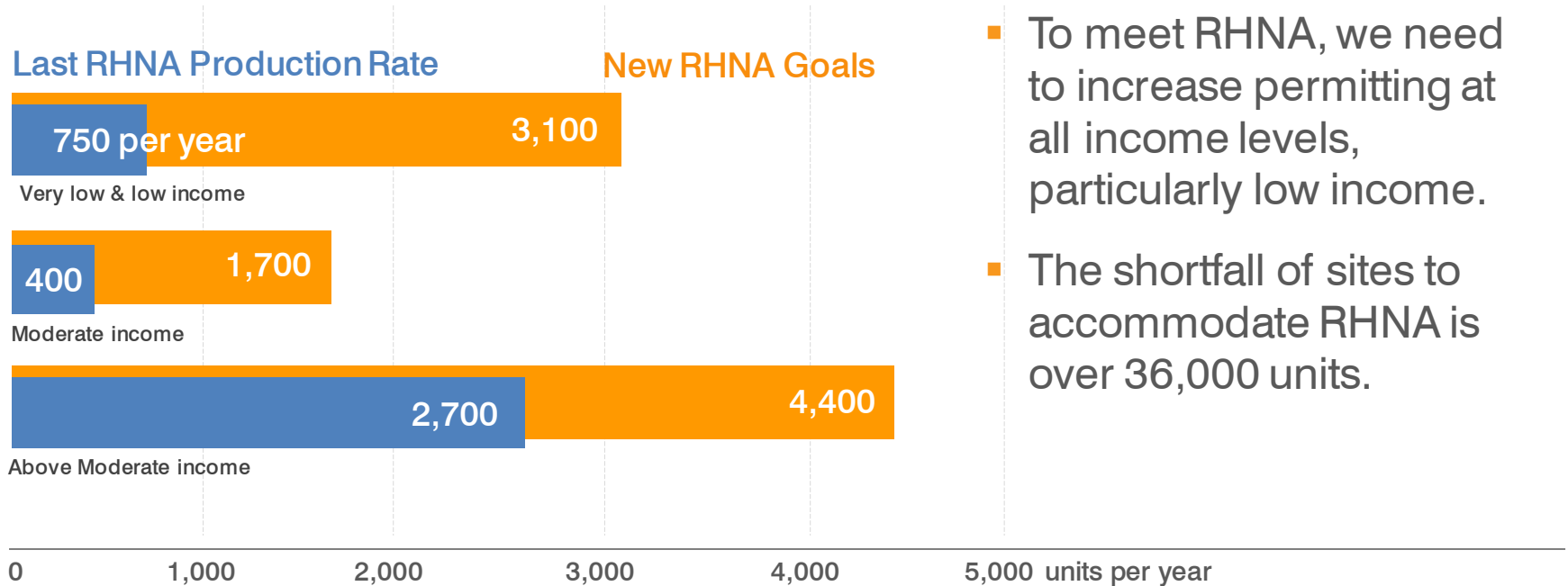
\*exact boundaries not shown

# Well Resourced Areas



Well resourced areas are defined by the State's Opportunity Map based on regional health, economic, social, and educational indicators.

# How much housing do we need per year?



# Plan Structure **Goals, Objectives, Policies, and Programs**

## **5 Goals**

- 1. *Recognize the right to housing***
- 2. *Repair the harms of historic racial, ethnic, and social discrimination***
- 3. *Foster racially and socially inclusive neighborhoods***
- 4. *Provide sufficient housing for existing residents and future generations***
- 5. *Promote neighborhoods that are well-connected, healthy, and rich with community culture***

**15 Objectives, 42 Policies, 300+ Program actions**

# Implementing Programs **Program Areas**

## Affordable Housing, Anti-Displacement, & Homelessness



Affordable Housing and  
Housing Assistance

Stabilizing Tenants and  
Housing

Preventing and Eliminating  
Homelessness

## Centering Communities of Color & Vulnerable Groups



Serving Special Needs  
Groups

Redressing and Preventing  
Discrimination

Centering Equity  
Communities and Cultural  
Heritage

## Housing Production & Neighborhood Infrastructure



Expanding Housing  
Choices

Reducing Constraints on  
Housing Development,  
Maintenance, & Improvement

Healthy, Connected, and  
Resilient Housing and  
Neighborhoods

# Implementing Programs **Response to HCD and Advocates**

- **Mid-cycle RHNA progress:**
  - If we permit <29K after 4 years, SF will pursue additional rezoning and/or constraint reduction
  - Progress towards RHNA will be considered at each income group – under-permitting at lower-income levels has distinct consequences
  - Additional funding and land-banking called for at mid-cycle if lower-income production disproportionately low
- **Affirmatively Furthering Fair Housing (AFFH) metrics**
  - Provided greater specificity on AFFH implementation



# Implementing Programs **Response to HCD and Advocates**

- **Affordable Housing Funding and Sites**
  - General Fund sources for affordable housing are included in HE context statement, including Prop I
  - Interagency group and Affordable Housing Leadership Group will advise on additional sources and strategies to fund affordable housing
  - Clarified public land for housing program requirements
- **Cultural Districts** – strengthened role in Housing Element implementation, along with other Priority Equity Geographies

# Implementing Programs **What follows after adoption?**

## Housing Element → HE Implementation Process

**Public engagement** begins for key programs in early 2023:

- Rezoning Program for minimum of 36,300 units
- Equity Community Prioritization of Actions

**Form Interagency Implementation Group** in early 2023

**Leadership group:** Strategy for Affordable Housing Funding & Implementation early 2023



# Board Decisions and Final Adoption

## Adopt the Housing Element 2022 Update

- Approve the proposed Ordinance to adopt the Housing Element on 1/24/23 and 1/31/23
- Approve the proposed amendments to the Air Quality, Commerce & Industry, Environmental Protection, and Urban Design Elements of the General Plan
- Mayoral signature on 1/31/23 after Board approval, followed by HCD certification

# Board Decisions and Final Adoption

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT  
2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833  
(916) 263-2911 / FAX (916) 263-7453  
[www.hcd.ca.gov](http://www.hcd.ca.gov)

GAVIN NEWSOM, Governor



January 20, 2023

The revised draft element meets the statutory requirements described in HCD's December 14, 2022, review. This finding was based on, among other reasons, programs and actions to affirmatively further fair housing and reduce governmental constraints to facilitating housing production. The housing element will comply with State Housing Element Law (Article 10.6 of the Gov. Code) when it is adopted and submitted to and approved by HCD, in accordance with Government Code section 65585, subdivision (g).

#### Revised Draft Housing Element

of San Francisco's (City) revised draft Housing Element, dated December 23, 2022. Pursuant to the findings of the review, the California Department of Housing and Community Development (HCD) has approved the results of its review. In addition, HCD has approved the findings of the review, including but not limited to, organizations, Race and Equity in all areas, and the City's compliance with Government Code section 65585, subdivision (c).

The revised draft element meets the statutory requirements described in HCD's December 14, 2022, review. This finding was based on, among other reasons, programs and actions to affirmatively further fair housing and reduce governmental constraints to facilitating housing production. The housing element will comply with State Housing Element Law (Article 10.6 of the Gov. Code) when it is adopted and submitted to and approved by HCD, in accordance with Government Code section 65585, subdivision (g).

The element now identifies adequate sites to accommodate the City's regional housing need for lower-income households, demonstrated by Programs 7.1.1 and 8.4.4. These programs commit to rezone at least 36,282 units by October, 2026, permitting multifamily uses without discretionary action and requiring a minimum density of 20 units per acre. The element identified various rezoning scenarios that the City will evaluate and adopt by October 2026. For your information, as the City begins the implementation of its rezoning efforts and as noted in HCD's previous reviews, the City should pursue the most aggressive rezoning strategy to ensure that adequate sites will be available throughout the planning period.



# Housing Element

2022 UPDATE

*SHAPING THE FUTURE OF HOUSING  
IN SAN FRANCISCO*

***[sfhousingelement.org](https://sfhousingelement.org)***

“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.**