

File No. 150763

Committee Item No. 8

Board Item No. 22

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date October 19, 2015

Board of Supervisors Meeting

Date October 21, 2015

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Memorandum of Understanding (MOU) |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 - Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 700 |
| <input type="checkbox"/> | <input type="checkbox"/> | Vacancy Notice |
| <input type="checkbox"/> | <input type="checkbox"/> | Information Sheet |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Housing Balance Report, dtd 9/4/15</u> |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Housing Balance Report, dtd 7/7/15</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
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Completed by: Alisa Somera

Date October 16, 2015

Completed by: Alisa Somera

Date October 22, 2014

1 [Housing Balance Report - FY2014-2015]

2

3 **Resolution receiving and approving the first bi-annual Housing Balance Report,**
4 **submitted as required by Planning Code, Section 103.**

5

6 WHEREAS, On April 21, 2015, the Board of Supervisors passed Ordinance No. 53-15
7 amending the Planning Code to include a new Section 103 requiring the Planning Department
8 to monitor and report on the Housing Balance between new market rate housing and new
9 affordable housing production; and

10 WHEREAS, Planning Code, Section 103 requires that bi-annual reports to be
11 submitted to the Board of Supervisors by March 1 and September 1 of each year and will also
12 be published on a visible and accessible page on the Planning Department's website; and

13 WHEREAS, The stated purpose of the Housing Balance Monitoring and Reporting
14 requirements are: a) to maintain a balance between new affordable and market rate housing
15 Citywide and within neighborhoods; b) to make housing available for all income levels and
16 housing need types; c) to preserve the mixed-income character of the City and its
17 neighborhoods; d) to offset the withdrawal of existing housing units from rent stabilization and
18 the loss of single room occupancy hotel units; e) to ensure the availability of land and
19 encourage the deployment of resources to provide sufficient housing affordable to households
20 of very low, low, and moderate incomes; f) to ensure adequate housing for families, seniors
21 and the disabled communities; g) to ensure data on meeting affordable housing targets
22 Citywide and within neighborhoods informs the approval process for new housing
23 development; and h) to enable public participation in determining the appropriate mix of new
24 housing approvals; and

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WHEREAS, In November 2014 San Francisco voters endorsed Proposition K, which set a goal of 33% of all new housing to be affordable to extremely low to moderate income households, the Housing Balance Report tracks performance towards meeting the goals set forth by Proposition K and the City's Housing Element; and

WHEREAS, The Planning Department submitted on July 7, 2015, for the Board's receipt and approval the Housing Balance bi- annual report for FY2014-2015 as required by Planning Code, Section 103; and

WHEREAS, The Bi-Annual Report is on file with the Clerk of the Board of Supervisors in File No. 150763, and is incorporated herein by reference as though fully set forth; and now, therefore, be it

RESOLVED, That the Board of Supervisors hereby receives and approves the first bi-annual Housing Balance Report submitted by the Planning Department.



SAN FRANCISCO PLANNING DEPARTMENT

150763 + 150748

RECEIVED VIA EMAIL
9/8/2015

MEMO

DATE: 4 September 2015
TO: Members, San Francisco Board of Supervisors
FROM: John Rahaim
Director of Planning
RE: HOUSING BALANCE REPORT

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SUMMARY

This report is submitted in compliance with the recently passed Ordinance No. 53-15 requiring the Planning Department to monitor and report on the housing balance between new market rate and new affordable housing production. The "Housing Balance" is defined as the proportion of all new affordable housing units to the total number of all new housing units for a 10-year "Housing Balance Period." This report is the second in the series and covers the ten-year period from July 2005 through June 2015.

One of the stated purposes of the Housing Balance is "to ensure that data on meeting affordable housing targets City-wide and within neighborhoods informs the approval process for new housing development." In November 2014, San Francisco's voters endorsed Proposition K, which set a goal of 33% of all new housing units to be affordable. Housing production targets in the City's Housing Element adopted in April 2015 includes 28,870 new units to be built between 2015 and 2022, 57% of which should be affordable. Twenty-eight percent (28%) of net new housing produced in this ten-year reporting period were affordable.

The ordinance requires that the Housing Balance be provided using two calculations: a) "Cumulative Housing Balance" consisting of net housing built within a 10 year Housing Balance period, acquisition and substantial rehabilitation of affordable units, projects that have received both approvals from the Planning Commission or Planning Department and site permits from the Department of Building Inspection, and units withdrawn from protected status; and b) "Projected Housing Balance" which includes residential projects that have received approvals from the Planning Commission or Planning Department but have not yet received permits to commence construction.

The Citywide Cumulative Housing Balance for the 2005 Q3 -2015 Q2 Housing Balance Period is 15%, although this varies by districts. Distribution of the Cumulative Housing Balance over the 11 Board of Supervisor Districts ranges from -189% (District 4) to 40% (District 5). This variation, especially with negative housing balances, is due to the larger number of units withdrawn from protection such as rent control relative to the number of total net new units and net affordable units built in specific districts.

The Projected Housing Balance Citywide is 11%. Three major development projects were identified in the ordinance for exclusion in the projected housing balance calculations until site permits are obtained. These three projects add up to 23,700 net units, with over 5,170 affordable units; would increase the projected housing balance to 20% if included in the calculations.

It should be noted that this second *Housing Balance Report* adjusted the calculations to conform to the ordinance's exact requirements. The Cumulative Housing Balance in the first *Housing Balance Report*, for example, included planned RAD public housing unit replacements that have yet to be completed. Removing these units from the calculation reduces the first Housing Balance from 21% to 14%.

BACKGROUND

On 21 April 2015, the Board of Supervisors passed Ordinance No. 53-15 amending the Planning Code to include a new Section 103 requiring the Planning Department to monitor and report on the Housing Balance between new market rate housing and new affordable housing production. The Housing Balance Report will be submitted bi-annually by March 1 and September 1 of each year and will also be published on a visible and accessible page on the Planning Department's website. Section 103 also requires an annual hearing at the Board of Supervisors on strategies for achieving and maintaining the required housing balance in accordance with the City's housing production goals. The ordinance also instructed the Planning Department to produce the first report by 1 June 2015.

The stated purposes for the Housing Balance Monitoring and Reporting are: a) to maintain a balance between new affordable and market rate housing Citywide and within neighborhoods; b) to make housing available for all income levels and housing need types; c) to preserve the mixed-income character of the City and its neighborhoods; d) to offset the withdrawal of existing housing units from rent stabilization and the loss of single-room occupancy hotel units; e) to ensure the availability of land and encourage the deployment of resources to provide sufficient housing affordable to households of very low, low, and moderate incomes; f) to ensure adequate housing for families, seniors and the disabled communities; g) to ensure that data on meeting affordable housing targets Citywide and within neighborhoods informs the approval process for new housing development; and h) to enable public participation in determining the appropriate mix of new housing approvals.

Specifically, the Housing Balance Report will track performance toward meeting the goals set by Proposition K and the City's Housing Element. On November 2014, San Francisco's voters endorsed Proposition K, which set a goal of 33% of all new housing units to be affordable. Housing production targets in the City's Housing Element adopted in April 2015 includes 28,870 new units built between 2015 and 2022, 57% of which should be affordable.

This report was prepared from information from previously published sources including the Planning Department's annual *Housing Inventory* and quarterly *Pipeline Report* data, San Francisco Rent Board data, and the Mayor's Office of Housing and Community Development's *Weekly Dashboard*.

CUMULATIVE HOUSING BALANCE CALCULATION

Section 103 states that the Housing Balance "be expressed as a percentage, obtained by dividing the cumulative total of extremely low, very low, low, and moderate income affordable housing (all units 0-120% AMI) minus the lost protected units, by the total number of net new housing units with the Housing Balance Period." "Protected units" include units that are subject to rent control under the City's Residential Rent Stabilization and Arbitration Ordinance. Additional elements that figure into the Housing Balance include completed HOPE SF and RAD public housing replacement, substantially rehabilitated units, and single-room occupancy hotel units (SROs).

$$\begin{array}{r}
 \text{[Net New Affordable Housing +} \\
 \text{Completed Acquisitions \& Rehabs + Completed} \\
 \text{HOPE SF + RAD Public Housing Replacement +} \\
 \text{Entitled \& Permitted Affordable Units]} \\
 \text{-- [Units Removed from Protected Status]} \\
 \hline
 \text{[Net New Housing Built + Net Entitled \& Permitted Units]}
 \end{array}
 =
 \begin{array}{l}
 \text{CUMULATIVE} \\
 \text{HOUSING} \\
 \text{BALANCE}
 \end{array}$$

The "Housing Balance Period" is a ten-year period starting with the first quarter of 2005 through the last quarter of 2014. Subsequent housing balance reports will cover the 10 years preceding the most recent quarter. This report covers July 2005 (Q3) through June 2015 (Q2).

Table 1 below shows the Cumulative Housing Balance for 2005 Q3 – 2015 Q2 is 15% Citywide. Housing Balances for Board of Supervisor Districts range from -812% (District 4) to 40% (District 5). Districts 5, 6 and 10 have positive housing balances (40%, 25% and 20%). Negative balances in several districts – which range from -1% in District 9 to -189% in District 4 – resulted from the larger numbers of units removed from protected status relative to the net new affordable housing and net new housing units built. Net loss of affordable housing units in District 11 equaled the number of net new units built and total entitled and permitted units, resulting in a -100% housing balance.

Table 1
Cumulative Housing Balance Calculation

BoS Districts	Net New Affordable Housing Built	Completed Acquisitions & Rehabs	Units Removed from Protected Status	Entitled Affordable Units Permitted	Total Net New Units Built	Total Entitled Units	Housing Balance
BoS D1	278	-	(463)	4	393	92	-37.3%
BoS D2	50	24	(413)	40	365	603	-30.9%
BoS D3	350	72	(524)	15	1,382	109	-5.8%
BoS D4	30	-	(389)	1	106	83	-189.4%
BoS D5	631	430	(478)	217	1,264	733	40.1%
BoS D6	3,414	1,014	(216)	424	14,064	4,765	24.6%
BoS D7	118	-	(205)	-	358	240	-14.5%
BoS D8	407	-	(699)	170	1,041	625	-7.3%
BoS D9	269	319	(630)	26	1,179	296	-1.1%
BoS D10	717	-	(214)	418	2,325	2,309	19.9%
BoS D11	30	-	(297)	13	128	126	-100.0%
TOTALS	6,294	1,859	(4,528)	1,328	22,605	9,981	15.2%

CUMULATIVE HOUSING BALANCE ELEMENTS

Because the scope covered by the Housing Balance calculation is broad, each element – or group of elements – will be discussed separately. The body of this report will account for figures at the Board of Supervisor district level. The breakdown of each element using the Planning Department District geographies as required by Section 103 is provided separately in an Appendix. This is to ensure simple and uncluttered tables.

Affordable Housing and Net New Housing Production

Table 2 below shows housing production between 2005 Q3 and 2015 Q2. This ten-year period resulted in a net addition of 22,650 units to the City's housing stock, including 6,250 affordable units. Over 14,060 (62%) of net new housing and over 3,400 (56%) of affordable housing built in the ten year reporting period were in District 6. District 10 follows with almost 2,370 (11%) net new units, including 670 (11%) affordable units.

The table below also shows that almost 30% of net new units built between 2005 Q3 and 2015 Q2 were affordable units. While District 1 saw modest gains in net new units built, most of these were affordable (71%); half of net new units in District 5 are affordable. District 10 shows a net loss of 37 units affordable to very low income households with the demolition of Hunters View

public housing units in preparation for HOPE VI replacement. The new HOPE VI units are counted as affordable units as they are built (90 units in this reporting period).

Table 2
New Housing Production by Affordability, 2005 Q3 - 2015 Q2

BoS District	Very Low	Low	Moderate	Total Affordable Units	Total Net Units	Affordable Units as % of Total Net Units
BoS District 1	184	2	92	278	393	70.7%
BoS District 2	-	-	50	50	365	13.7%
BoS District 3	267	15	68	350	1,382	25.3%
BoS District 4	-	-	30	30	106	28.3%
BoS District 5	422	77	132	631	1,264	49.9%
BoS District 6	2,220	674	520	3,414	14,064	24.3%
BoS District 7	70	26	22	118	358	33.0%
BoS District 8	260	32	115	407	1,041	39.1%
BoS District 9	138	40	91	269	1,179	22.8%
BoS District 10	(37)	344	410	717	2,325	30.8%
BoS District 11	-	10	20	30	128	23.4%
TOTAL	3,524	1,220	1,550	6,294	22,605	27.8%

Housing affordability categories listed in the table are consistent with annual reporting submitted to the State Department of Housing and Community Development in compliance with the State Housing Element law. Units affordable to Extremely Very Low Income (EVLI) households are included under the Very Low Income (VLI) category because certain projects that benefit homeless individuals and families – groups considered as EVLI – have income eligibility caps at the VLI level. The table below also does not include Middle Income Units as required by Section 103 because information on or tracking of non-deed restricted units affordable to households at this income level is difficult to obtain.

Acquisition and Rehabilitation of Existing Affordable Housing Units

Table 3 below lists the number of units that have been substantially rehabilitated and/or acquired to ensure permanent affordability between 2005 and 2014. These are mostly single-room occupancy hotel units that are affordable to very low-income households.

Table 3
Acquisitions and Rehabilitation of Affordable Housing, 2005-2014

BoS District	No. of Buildings	No. of Units
BoS District 2	1	24
BoS District 3	1	72
BoS District 5	4	430
BoS District 6	13	1,014
BoS District 9	2	319
TOTALS	21	1,859

Units Withdrawn From Protected Status

San Francisco's Residential Rent Stabilization and Arbitration Ordinance preserves affordability of about 175,000 rental units by limiting annual rent increases. Landlords can, however, remove such units from the rental market through no-fault evictions including owner move-in, Ellis Act, condo conversion, or demolition. The Housing Balance calculation takes into account units withdrawn from rent stabilization as loss of affordable housing:

The table below shows the distribution of no-fault evictions between 2005 and 2014. Owner move-ins and Ellis Out evictions made up the majority of no fault evictions (41% and 34% respectively). Districts 8 (15%), 9 (13%) and 6 (12%) lead in the number of no-fault evictions.

Table 4
No-Fault Evictions, 2005 Q3 – 2015 Q2

BoS District	Demolition	Ellis Out	Owner Move-In	Condo Conversion	Other	Total No Fault
BoS District 1	25	121	285	1	31	463
BoS District 2	14	150	186	8	55	413
BoS District 3	11	293	119	6	95	524
BoS District 4	92	62	224	1	10	389
BoS District 5	22	147	226	16	67	478
BoS District 6	85	77	41	2	11	216
BoS District 7	25	40	132	2	6	205
BoS District 8	32	289	305	12	61	699
BoS District 9	76	224	271	4	55	630
BoS District 10	31	35	139	2	7	214
BoS District 11	86	42	160	-	9	297
TOTALS	499	1,480	2,088	54	407	4,528

Entitled and Permitted Units

The table below lists units that have received entitlements from the Planning Commission or the Planning Department. These pipeline projects have also received site permits from the Department of Building Inspection and most are under construction as of the second quarter of 2015. About half of these units are being built in District 6.

Table 5
Permitted Units, 2015 Q2

BoS District	Very Low Income	Low Income	Moderate	Total Affordable Units	Net New Units	Total Affordable Units as % of Net New Units
BoS District 1	-	-	4	4	92	4.3%
BoS District 2	-	-	40	40	603	6.6%
BoS District 3	-	-	15	15	109	13.8%
BoS District 4	-	-	1	1	83	1.2%
BoS District 5	98	91	28	217	733	29.6%
BoS District 6	67	154	203	424	4,765	8.9%
BoS District 7	-	-	-	-	240	0.0%
BoS District 8	110	60	-	170	625	27.2%
BoS District 9	-	-	26	26	296	8.8%
BoS District 10	120	259	39	418	2,309	18.1%
BoS District 11	-	4	9	13	126	10.3%
TOTALS	395	568	365	1,328	9,981	13.3%

PROJECTED HOUSING BALANCE

Table 6 below residential projects that have received entitlements from the Planning Commission or the Planning Department but have not yet received a site or building permit. Overall projected housing balance for this reporting period is 13%. This balance is expected to change as several major projects have yet to declare how their affordable housing requirements will be met. In addition, three entitled major development projects – Treasure Island, ParkMerced, and Hunters Point – are not included in the accounting as specified in the ordinance. These three projects will yield almost 25,400 net new units; 21% (or 5,425 units) would be affordable to low and moderate income households.

**Table 6
Projected Housing Balance Calculation, 2015 Q2**

BoS District	Very Low Income	Low Income	Moderate	Total Affordable Units	Net New Units	Total Affordable Units as % of Net New Units
BoS District 1	-	-	-	-	11	0.0%
BoS District 2	-	-	-	-	42	0.0%
BoS District 3	-	-	12	12	340	3.5%
BoS District 4	-	-	-	-	2	0.0%
BoS District 5	-	-	-	-	51	0.0%
BoS District 6	170	83	71	324	2,552	12.7%
BoS District 7	-	-	-	-	51	0.0%
BoS District 8	-	-	3	3	103	2.9%
BoS District 9	-	-	-	-	56	0.0%
BoS District 10	-	126	196	322	1,971	16.3%
BoS District 11	-	-	-	-	11	0.0%
TOTALS	170	209	282	661	5,190	12.7%

RAD Program

The San Francisco Housing Authority's Rental Assistance Demonstration (RAD) program will preserve at risk public and assisted housing projects. According to the Mayor's Office, Phase 1 with 15 projects and a total of 1,425 units is slated to start construction in December 2015. These projects, shown in the table below, are also not included in the Projected Housing Balance calculation. Once completed, however, these units will figure in the Cumulative Housing Balance calculation.

Table 7
RAD Affordable Units

BoS Districts	Projects	Units
BoS District 1	2	144
BoS District 2	1	113
BoS District 3	2	143
BoS District 5	3	263
BoS District 6	2	189
BoS District 7	1	110
BoS District 8	2	132
BoS District 9	1	118
BoS District 10	1	213
TOTALS	15	1,425

NEXT STEPS

This report complies with the requirement that the Planning Department publish and update the *Housing Balance Report* bi-annually on September 1 and March 1 of each year. The Department is currently working on making reports available online and accessible in a page dedicated to the Housing Balance Report on the Planning Department's website as mandated by the ordinance.

An annual hearing on the Housing Balance before the Board of Supervisors will be scheduled by April 1 of each year. The Mayor's Office of Housing and Community Development, the Mayor's Office of Economic and Workforce Development, the Rent Stabilization Board, the Department of Building Inspection, and the City Economist will present strategies for achieving and maintaining a housing balance consistent with the City's housing goals at this annual meeting. Should the cumulative housing balance fall below 33%, MOHCD will determine the amount of funding needed to bring the City into the required minimum 33%.

APPENDIX

CUMULATIVE HOUSING BALANCE REPORT TABLES BY PLANNING DISTRICTS

Table 1
Cumulative Housing Balance Calculation, 2005 Q3 – 2015 Q2

Planning Districts	New Affordable Housing Built	Acquisitions & Rehabs Completed	Units Removed from Protected Status	Total Entitled Affordable Units Permitted	Total Net New Units Built	Total Entitled Permitted Units	Housing Balance
1 Richmond	286	-	(580)	87	532	192	-28.6%
2 Marina	31	24	(232)	-	116	143	-68.3%
3 Northeast	329	72	(534)	15	1,056	92	-10.3%
4 Downtown	1,619	745	(124)	219	5,134	1,232	38.6%
5 Western Addition	516	362	(247)	168	1,023	1,005	39.4%
6 Buena Vista	145	-	(298)	176	564	596	2.0%
7 Central	85	-	(438)	-	361	46	-86.7%
8 Mission	637	319	(619)	37	1,707	353	18.2%
9 South of Market	2,044	337	(129)	365	10,458	5,212	16.7%
10 South Bayshore	383	-	(54)	236	841	508	41.9%
11 Bernal Heights	17	-	(201)	-	113	31	-127.8%
12 South Central	38		(305)	20	180	202	-64.7%
13 Ingleside	110		-176	4	325	248	-10.8%
14 Inner Sunset	24		-202	-	93	39	-134.8%
15 Outer Sunset	30		-389	1	102	82	-194.6%
Totals	6,294	1,859	(4,528)	1,328	22,605	9,981	15.2%

Table 2
New Housing Production by Affordability, 2005 Q3 – 2015 Q2

Planning Districts	Very Low	Low	Moderate	Total Affordable Units	Total Net Units	Affordable Units as % of Total Net Units
1 Richmond	184	2	100	286	532	53.8%
2 Marina	-	-	31	31	116	26.7%
3 Northeast	267	11	51	329	1,056	31.2%
4 Downtown	1,154	331	134	1,619	5,134	31.5%
5 Western Addition	367	77	72	516	1,023	50.4%
6 Buena Vista	55	14	76	145	564	25.7%
7 Central		18	67	85	361	23.5%
8 Mission	474	40	123	637	1,707	37.3%
9 South of Market	990	404	650	2,044	10,458	19.5%
10 South Bayshore	(37)	287	133	383	841	45.5%
11 Bernal Heights	-	-	17	17	113	15.0%
12 South Central	-	10	28	38	180	21.1%
13 Ingleside	70	26	14	110	325	33.8%
14 Inner Sunset	-	-	24	24	93	25.8%
15 Outer Sunset	-	-	30	30	102	29.4%
Totals	3,524	1,220	1,550	6,294	22,605	27.8%

Table 3
Acquisitions and Rehabilitation of Affordable Housing, 2005-2014

Planning District	No. of Buildings	No. of Units
2 Marina	1	24
3 Northeast	1	72
4 Downtown	6	745
5 Western Addition	3	362
8 Mission	2	319
9 South of Market	7	295
Treasure Island	1	42
TOTALS	21	1,859

Table 4
No-Fault Evictions, 2005 Q3 – 2015 Q2

Planning District	Demolition	Ellis Out	Owner Move-In	Condo Conversion	Other	Total No- Fault
1 Richmond	32	193	321	2	32	580
2 Marina	4	61	121	4	42	232
3 Northeast	12	296	130	9	87	534
4 Downtown	69	26	9	-	20	124
5 Western Addition	11	78	118	8	32	247
6 Buena Vista	11	110	122	4	51	298
7 Central	23	160	212	9	34	438
8 Mission	44	289	237	2	47	619
9 South of Market	17	37	65	2	8	129
10 South Bayshore	11	8	32	1	2	54
11 Bernal Heights	30	51	96	4	20	201
12 South Central	89	34	173	-	9	305
13 Ingleside	41	18	111	-	6	176
14 Inner Sunset	13	57	117	8	7	202
15 Outer Sunset	92	62	224	1	10	389
Totals	499	1,480	2,088	54	407	4,528

Table 5
Permitted Units, 2015 Q2

Planning District	Very Low Income	Low Income	Moderate	Total Affordable Units	Net New Units	Total Affordable Units as % of Net New Units
1 Richmond	-	83	4	87	192	45.3%
2 Marina	-	-	-	-	143	0.0%
3 Northeast	-	-	15	15	92	16.3%
4 Downtown	-	37	182	219	1,232	17.8%
5 Western Addition	98	8	62	168	1,005	16.7%
6 Buena Vista	110	60	6	176	596	29.5%
7 Central	-	-	-	-	46	0.0%
8 Mission	-	22	15	37	353	10.5%
9 South of Market	67	261	37	365	5,212	7.0%
10 South Bayshore	120	93	23	236	508	46.5%
11 Bernal Heights	-	-	-	-	31	0.0%
12 South Central	-	-	20	20	202	9.9%
13 Ingleside	-	4	-	4	248	1.6%
14 Inner Sunset	-	-	-	-	39	0.0%
15 Outer Sunset	-	-	1	1	82	1.2%
Totals	395	568	365	1,328	9,981	13.3%

Table 6
Projected Housing Balance Calculation, 2015 Q2

Planning District	Very Low Income	Low Income	Moderate	Total Affordable Units	Net New Units	Total Affordable Units as % of Net New Units
1 Richmond	-	-	-	-	12	0.0%
2 Marina	-	-	-	-	38	0.0%
3 Northeast	-	-	12	12	314	3.8%
4 Downtown	170	83	-	253	1,183	21.4%
5 Western Addition	-	-	-	-	4	0.0%
6 Buena Vista	-	-	3	3	135	2.2%
7 Central	-	-	-	-	8	0.0%
8 Mission	-	-	-	-	57	0.0%
9 South of Market	-	-	81	81	1,671	4.8%
10 South Bayshore	-	126	186	312	1,691	18.5%
11 Bernal Heights	-	-	-	-	7	0.0%
12 South Central	-	-	-	-	16	0.0%
13 Ingleside	-	-	-	-	14	0.0%
14 Inner Sunset	-	-	-	-	38	0.0%
15 Outer Sunset	-	-	-	-	2	0.0%
Totals	170	209	282	661	5,190	12.7%

Table 7
RAD Affordable Units

Planning District	No. of Units	as % of Total
1 Richmond	144	10.1%
3 Northeast	143	10.0%
4 Downtown	189	13.3%
5 Western Addition	376	26.4%
6 Buena Vista	132	9.3%
10 South Bayshore	213	14.9%
11 Bernal Heights	118	8.3%
14 Inner Sunset	110	7.7%
TOTALS	1,425	100.0%



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: 7 July 2015
TO: Members, San Francisco Board of Supervisors
FROM: John Rahaim
Director of Planning
RE: HOUSING BALANCE REPORT

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SUMMARY

This report is submitted in compliance with the recently passed Ordinance No. 53-15 requiring the Planning Department to monitor and report on the balance between new market rate housing and new affordable housing production. This "Housing Balance" is defined as the proportion of all new affordable housing units to the total number of all new housing units for a 10-year "Housing Balance Period."

One of the stated purposes of the Housing Balance is "to ensure that data on meeting affordable housing targets City-wide and within neighborhoods informs the approval process for new housing development." In November 2014, San Francisco's voters endorsed Proposition K, which set a goal of 33% of all new housing units to be affordable. Housing production targets in the City's Housing Element adopted in April 2015 includes 28,870 new units to be built between 2015 and 2022, 57% of which should be affordable. Thirty percent (30%) of net new housing produced in the last ten years were affordable.

The ordinance requires that the Housing Balance be provided using two calculations: a) "Cumulative Housing Balance" consisting of housing built within a 10 year Housing Balance period, acquisition and substantial rehabilitation of affordable units, projects that have received both approvals from the Planning Commission or Planning Department and site permits from the Department of Building Inspection, and units withdrawn from protected status; and b) "Projected Housing Balance" which includes residential projects that have received approvals from the Planning Commission or Planning Department but have not yet commenced construction.

The Citywide Cumulative Housing Balance for the 2005-2014 Housing Balance Period is 21%, although this varies by districts. Distribution of the Cumulative Housing Balance over the 11 Board of Supervisor Districts ranges from -376% (District 4) to 53% (District 5). This variation, especially with negative housing balances, is due to the high number of units withdrawn from protection such as rent control relative to the number of total net new units and affordable units built in specific districts. The Projected Housing Balance Citywide is 11%.

BACKGROUND

On 21 April 2015, the Board of Supervisors passed Ordinance No. 53-15 amending the Planning Code to include a new Section 103 requiring the Planning Department to monitor and

report on the Housing Balance between new market rate housing and new affordable housing production. The Housing Balance Report will be submitted bi-annually by March 1 and September 1 of each year and will also be published on a visible and accessible page on the Planning Department's website. Section 103 also requires an annual hearing at the Board of Supervisors on strategies for achieving and maintaining the required housing balance in accordance with the City's housing production goals. The ordinance also instructed the Planning Department to produce the first report by 1 June 2015.

The stated purposes for the Housing Balance Monitoring and Reporting are: a) to maintain a balance between new affordable and market rate housing Citywide and within neighborhoods; b) to make housing available for all income levels and housing need types; c) to preserve the mixed-income character of the City and its neighborhoods; d) to offset the withdrawal of existing housing units from rent stabilization and the loss of single-room occupancy hotel units; e) to ensure the availability of land and encourage the deployment of resources to provide sufficient housing affordable to households of very low, low, and moderate incomes; f) to ensure adequate housing for families, seniors and the disabled communities; g) to ensure that data on meeting affordable housing targets Citywide and within neighborhoods informs the approval process for new housing development; and h) to enable public participation in determining the appropriate mix of new housing approvals.

Specifically, the Housing Balance Report will track performance toward meeting the goals set by Proposition K and the City's Housing Element. On November 2014, San Francisco's voters endorsed Proposition K, which set a goal of 33% of all new housing units to be affordable. Housing production targets in the City's Housing Element adopted in April 2015 includes 28,870 new units built between 2015 and 2022, 57% of which should be affordable.

CUMULATIVE HOUSING BALANCE CALCULATION

Section 103 states that the Housing Balance "be expressed as a percentage, obtained by dividing the cumulative total of extremely low, very low, low, and moderate income affordable housing (all units 0-120% AMI) minus the lost protected units, by the total number of net new housing units with the Housing Balance Period." "Protected units" include units that are subject to rent control under the City's Residential Rent Stabilization and Arbitration Ordinance. Additional elements that figure into the Housing Balance include HOPE SF and RAD public housing replacement, substantially rehabilitated units, and single-room occupancy hotel units (SROs).

$$\begin{array}{r}
 \text{[New Affordable Housing + Acquisitions \& Rehabs} \\
 \text{+ HOPE SF + RAD Public Housing Replacement +} \\
 \text{Entitled \& Permitted Affordable Units]} \\
 \text{- [Units Removed from Protected Status]} \\
 \hline
 \text{[Net New Housing Built + Entitled \& Permitted Net Units]}
 \end{array}
 = \text{HOUSING BALANCE}$$

The "Housing Balance Period" is a ten-year period starting with the first quarter of 2005 through the last quarter of 2014. Subsequent housing balance reports will cover the 10 years preceding the most recent quarter.

Table 1 below shows the Cumulative Housing Balance for 2005-2014 is 21% Citywide. Housing Balances for Board of Supervisor Districts range from -376% (District 4) to 53% (District 5). Districts 5, 6, 7, 9, and 10 have positive housing balances (53%, 27%, 6%, 3% and 36%). Negative balances in several districts resulted from the larger numbers of units removed from protected status relative to the new affordable housing and net new housing units built.

Table 1
Cumulative Housing Balance Calculation

BoS Districts	New Affordable Housing Built	Acquisitions & Rehabs Completed	Units Removed from Protected Status	Total Entitled Affordable Units Permitted	Planned RAD Units	Net Affordable Housing Stock	Total Net New Units Built	Total Entitled Units	Housing Balance
BoS D1	255	-	535	4	144	(132)	372	39	-32.1%
BoS D2	37	24	491	9	113	(308)	374	69	-69.5%
BoS D3	339	72	580	12	143	(14)	1,436	107	-0.9%
BoS D4	15	-	388	1	-	(372)	43	56	-375.8%
BoS D5	620	430	562	217	263	968	1,374	444	53.2%
BoS D6	3,307	1,014	641	683	189	4,552	12,939	3,814	27.2%
BoS D7	109	-	222	36	110	33	344	182	6.3%
BoS D8	377	-	844	173	132	(162)	1,061	244	-12.4%
BoS D9	279	319	688	16	118	44	1,187	117	3.4%
BoS D10	1,056	-	216	445	213	1,498	2,467	1,667	36.2%
BoS D11	165	-	303	13	-	(125)	274	89	-34.4%
TOTALS	6,559	1,859	5,470	1,609	1,425	5,982	21,871	6,828	20.8%

CUMULATIVE HOUSING BALANCE ELEMENTS

Because the scope covered by the Housing Balance calculation is broad, each element – or group of elements – will be discussed separately. The body of this report will account for figures at the Board of Supervisor district level; an appendix will show the breakdown of each element using the Planning Department District geographies as required by Section 103. This is to ensure simple and uncluttered tables.

Affordable Housing and Net New Housing Production

Table 2 below shows housing production between 2005 and 2014, as well as Q1 2015. This ten-year period resulted in a net addition of 21,870 units to the City's housing stock, including 6,560 affordable units. Housing affordability categories listed in the table are consistent

with annual reporting submitted to the State Department of Housing and Community Development in compliance with the State Housing Element law. Units affordable to Extremely Very Low Income (EVLI) households are included under the Very Low Income (VLI) category because certain projects that benefit homeless individuals and families – groups considered as EVLI – have income eligibility caps at the VLI level. The table below also does not include Middle Income Units as required by Section 103 because information on or tracking of non-deed restricted units affordable to households at this income level is difficult to obtain.

Almost 12,940 (60%) of net new housing and over 3,300 (50%) of affordable housing built in the last ten years were in District 6. District 10 follows with almost 2,470 (11%) net new units, including 1,060 (16%) affordable units. The table below also shows that almost 30% of net new units built in the last ten years were affordable units. While Districts 1 and 11 saw modest gains in net new units built, most of these were affordable (69% and 60% respectively).

**Table 2
New Housing Production by Affordability, 2005-2014 and Q1 2015**

BoS District	Very Low	Low	Moderate	Total Affordable Units	Total Net Units	Affordable Units as % of Total Net Units
BoS District 1	184	2	67	255	372	68.5%
BoS District 2	-	-	36	37	374	9.9%
BoS District 3	267	13	58	338	1,436	23.5%
BoS District 4	-	-	15	15	43	34.9%
BoS District 5	422	77	121	620	1,374	45.1%
BoS District 6	2,341	568	392	3,307	12,939	25.6%
BoS District 7	70	-	39	109	344	31.7%
BoS District 8	260	32	84	377	1,061	35.5%
BoS District 9	158	47	65	279	1,187	23.5%
BoS District 10	383	309	364	1,056	2,467	42.8%
BoS District 11	138	11	15	165	274	60.2%
TOTAL	4,223	1,059	1,256	6,558	21,871	30.0%

Acquisition and Rehabilitation of Existing Affordable Housing Units

Table 3 below lists the number of units that have been substantially rehabilitated and/or acquired to ensure permanent affordability between 2005 and 2014. These are mostly single-room occupancy hotel units that are affordable to very low-income households.

Table 3
Acquisitions and Rehabilitation of Affordable Housing, 2005-2014

BoS District	No. of Buildings	No. of Units
BoS District 2	1	24
BoS District 3	1	72
BoS District 5	4	430
BoS District 6	13	1,014
BoS District 9	2	319
TOTALS	21	1,859

Units Withdrawn From Protected Status

San Francisco's Residential Rent Stabilization and Arbitration Ordinance preserves affordability of about 175,000 rental units by limiting annual rent increases. Landlords can, however, remove such units from the rental market through no-fault evictions including owner move-in, Ellis Act, condo conversion, or demolition. The Housing Balance calculation takes into account units withdrawn from rent stabilization as loss of affordable housing.

The table below shows the distribution of no-fault evictions between 2005 and 2014. Owner move-ins and Ellis Out evictions made up the majority of no fault evictions (41% and 34% respectively). Districts 8 (15%), 9 (13%) and 6 (12%) lead in the number of no-fault evictions.

Table 4
No-Fault Evictions, 2005-2014

BoS District	Demolition	Ellis Out	Owner Move-In	Condo Conversion	Other	Total No Fault
BoS District 1	26	167	304	1	37	535
BoS District 2	15	189	213	12	62	491
BoS District 3	11	358	115	3	93	580
BoS District 4	90	63	224	-	11	388
BoS District 5	35	186	249	14	78	562
BoS District 6	86	128	53	2	372	641
BoS District 7	31	47	138	2	4	222
BoS District 8	51	370	333	14	76	844
BoS District 9	69	276	288	3	52	688
BoS District 10	31	29	141	1	14	216
BoS District 11	86	40	162	-	15	303
TOTALS	531	1,853	2,220	52	814	5,470

Entitled and Permitted Units

The table below lists units that have received entitlements from the Planning Commission or the Planning Department. These pipeline projects have also received site permits from the Department of Building Inspection and most are under construction as of the first quarter of 2015. About 58% of these units are being built in District 6.

Table 5
Permitted Units, Q1 2015

BoS District	Very Low Income	Low Income	Moderate	Total Affordable Units	Net New Units	Total Affordable Units as % of Net New Units
BoS District 1	-	-	4	4	39	10.3%
BoS District 2	-	-	9	9	69	13.0%
BoS District 3	-	-	12	12	107	11.2%
BoS District 4	-	-	1	1	56	1.8%
BoS District 5	98	91	28	217	444	48.9%
BoS District 6	137	164	382	683	3,814	17.9%
BoS District 7	-	-	36	36	182	19.8%
BoS District 8	110	60	3	173	244	70.9%
BoS District 9	-	-	16	16	117	13.7%
BoS District 10	120	273	52	445	1,667	26.7%
BoS District 11	-	4	9	13	89	14.6%
TOTALS	465	592	552	1,609	6,828	23.6%

RAD Program

The San Francisco Housing Authority's Rental Assistance Demonstration (RAD) program will preserve at risk public and assisted housing projects. According to the Mayor's Office, Phase 1 with 15 projects and a total of 1,425 units is slated to start construction in December 2015.

**Table 6
RAD Affordable Units**

BoS Districts	Projects	Units
BoS District 1	2	144
BoS District 2	1	113
BoS District 3	2	143
BoS District 5	3	263
BoS District 6	2	189
BoS District 7	1	110
BoS District 8	2	132
BoS District 9	1	118
BoS District 10	1	213
TOTALS	15	1,425

Single-Room Occupancy Residential Hotel Units

Single-Room Occupancy residential hotels (SROs) have historically provided low rent options to lower income individuals and households. The Department of Building Inspection administers Administrative Code Chapter 41, or the Residential Hotel Conversion and Demolition Ordinance. This ordinance preserves the stock of residential hotels and regulates the conversion and demolitions of SROs. According to DBI records, the number of residential hotel units has been stable in the last four years, with no loss nor other change in the unit numbers.

There are over 20,000 SRO units in San Francisco. Table 7 shows the distribution of SRO units across the City. Majority of these units are in Districts 6 and 3 (53% and 37%, respectively).

Table 7
Single-Room Occupancy Hotel Units, 2014

BoS Districts	No. of SRO Buildings	No. of SRO Units	% of Total SRO Units
BoS District 1	7	95	0.5%
BoS District 2	21	623	3.1%
BoS District 3	210	7,297	36.5%
BoS District 4	2	34	0.2%
BoS District 5	20	369	1.8%
BoS District 6	233	10,647	53.2%
BoS District 7	2	69	0.3%
BoS District 8	6	153	0.8%
BoS District 9	20	566	2.8%
BoS District 10	6	144	0.7%
BoS District 11	3	16	0.1%
TOTALS	530	20,013	100.0%

Public Housing Units

Table 8 shows the distribution of public housing in San Francisco. To ensure that affordable public housing built between 2005 and 2014 are not double counted, the table below shows the number of units at the start of the housing balance reporting period.

Table 8
Public Housing Units

BoS District	No. of Units	Units as % of Total Units
BoS District 1	256	1.4%
BoS District 2	502	2.8%
BoS District 3	1,606	8.9%
BoS District 4	16	0.1%
BoS District 5	3,535	19.5%
BoS District 6	3,601	19.9%
BoS District 7	120	0.7%
BoS District 8	1,464	8.1%
BoS District 9	716	4.0%
BoS District 10	4,395	24.3%
BoS District 11	25	0.1%
Not Available	1,859	10.3%
TOTALS	18,095	100.0%

PROJECTED HOUSING BALANCE

Table 9 below residential projects that have received entitlements from the Planning Commission or the Planning Department but have not yet received a site or building permit. Four major development projects – Treasure Island, ParkMerced, Hunters Point, and Schlage – are not included in the accounting below. These four projects will yield almost 25,400 net new units, including 5,425 units affordable to low and moderate income households (21%).

Table 9
Projected Housing Balance Calculation

BoS District	Very Low Income	Low Income	Moderate	Total Affordable Units	Net New Units	Total Affordable Units as % of Net New Units
BoS District 1	-	-	-	-	25	0.0%
BoS District 2	-	-	3	3	73	4.1%
BoS District 3	-	2	12	14	462	3.0%
BoS District 4	-	-	-	-	-	-
BoS District 5	-	-	-	-	51	0.0%
BoS District 6	-	324	80	404	2,718	14.9%
BoS District 7	-	-	-	-	38	0.0%
BoS District 8	-	-	-	-	73	0.0%
BoS District 9	-	-	-	-	29	0.0%
BoS District 10	-	-	-	-	287	0.0%
BoS District 11	-	-	-	-	15	0.0%
TOTALS	-	326	95	421	3,771	11.2%

NEXT STEPS

The ordinance also requires the following: a) that the Planning Department publish and update the Housing Balance Report bi-annually by September 1 and March 1 of each year; b) that the Department makes the Housing Balance Report available online and accessible on the Planning Department's website; c) schedule an annual hearing on the Housing Balance before the Board of Supervisors by April 1 of each year. The Mayor's Office of Housing and Community Development, the Mayor's Office of Economic and Workforce Development, the Rent Stabilization Board, the Department of Building Inspection, and the City Economist will present strategies for achieving and maintaining a housing balance consistent with the City's housing goals at this annual meeting. Should the cumulative housing balance fall below 33%, MOHCD will determine the amount of funding needed to bring the City into the required minimum 33%.

APPENDIX

CUMULATIVE HOUSING BALANCE REPORT TABLES BY PLANNING DISTRICTS

Table 1
Cumulative Housing Balance Calculation

Planning District	New Affordable Housing Built	Acquisitions & Rehabs Completed	Units Removed from Protected Status	Total Entitled Affordable Units Permitted	Planned RAD Units	Net Affordable Housing Stock	Total Net New Units Built	Total Entitled Units	Housing Balance
1 Richmond	261	-	656	87	144	(164)	539	89	-26.1%
2 Marina	23	24	292	-	-	(245)	135	-	-181.5%
3 Northeast	321	72	595	12	143	(47)	1,072	107	-4.0%
4 Downtown	1,703	745	500	408	189	2,545	4,998	845	43.6%
5 Western Addition	399	362	297	137	376	977	914	416	73.5%
6 Buena Vista	138	-	356	179	132	93	570	291	10.8%
7 Central	66	-	519	-	-	(453)	357	-	-126.9%
8 Mission	637	319	764	37	-	229	1,731	256	11.5%
9 South of Market	1,953	337	133	445	-	2,602	9,669	3,899	19.2%
10 South Bayshore	733	-	65	253	118	1,039	998	588	65.5%
11 Bernal Heights	14	-	195	-	213	32	119	-	26.9%
12 South Central	174	-	301	10	-	(117)	326	71	-29.5%
13 Ingleside	106	-	186	40	-	(40)	315	210	-7.6%
14 Inner Sunset	15	-	223	-	110	(98)	90	-	-108.9%
15 Outer Sunset	15	-	388	1	-	(372)	38	56	-395.7%
TOTALS	6,558	1,859	5,470	1,609	1,425	5,981	21,871	6,828	20.8%

Table 2
New Housing Production by Affordability, 2005-2014 and Q1 2015

Planning District	Very Low	Low	Moderate	Total Affordable Units	Total Net Units	Affordable Units as
1 Richmond	184	2	75	261	539	48.4%
2 Marina	-	-	23	23	135	17.0%
3 Northeast	267	9	45	321	1,072	29.9%
4 Downtown	1,351	216	136	1,703	4,998	34.1%
5 Western Addition	266	77	56	399	914	43.7%
6 Buena Vista	55	14	69	138	570	24.2%
7 Central	-	18	48	66	357	18.5%
8 Mission	494	47	96	637	1,731	36.8%
9 South of Market	1,015	428	510	1,953	9,669	20.2%
10 South Bayshore	364	256	113	733	998	73.4%
11 Bernal Heights	-	-	14	14	119	11.8%
12 South Central	138	11	25	174	326	53.4%
13 Ingleside	70	-	36	106	315	33.7%
14 Inner Sunset	-	-	15	15	90	16.7%
15 Outer Sunset	-	-	15	15	38	39.5%
TOTALS	4,204	1,078	1,276	6,558	21,871	30.0%

Table 3
Acquisitions and Rehabilitation of Affordable Housing, 2005-2014

Planning District	No. of Buildings	No. of Units
2 Marina	1	24
3 Northeast	1	72
4 Downtown	6	745
5 Western Addition	3	362
8 Mission	2	319
9 South of Market	7	295
Treasure Island	1	42
TOTALS	21	1,859

Table 4
No-Fault Evictions, 2005-2014

Planning District	Demolition	Ellis Out	Owner Move-In	Condo Conversion	Other	Total No Fault
1 Richmond	32	233	348	3	40	656
2 Marina	5	99	137	4	47	292
3 Northeast	12	363	129	6	85	595
4 Downtown	71	34	13	-	382	500
5 Western Addition	22	95	128	10	42	297
6 Buena Vista	15	132	149	4	56	356
7 Central	42	217	212	10	38	519
8 Mission	43	396	273	2	50	764
9 South of Market	15	42	66	2	8	133
10 South Bayshore	10	11	37	-	7	65
11 Bernal Heights	25	46	100	3	21	195
12 South Central	86	33	167	-	15	301
13 Ingleside	45	20	115	-	6	186
14 Inner Sunset	18	69	122	8	6	223
15 Outer Sunset	90	63	224	-	11	388
TOTALS	531	1,853	2,220	52	814	5,470

Table 5
Permitted Units

Planning District	Very Low Income	Low Income	Moderate	Total Affordable Units	Net New Units	Total Affordable Units as % of Net New Units
1 Richmond	-	83	4	87	89	97.8%
2 Marina	-	-	-	-	-	-
3 Northeast	-	-	12	12	107	11.2%
4 Downtown	-	47	361	408	845	48.3%
5 Western Addition	98	8	31	137	416	32.9%
6 Buena Vista	110	60	9	179	291	61.5%
7 Central	-	-	-	-	-	-
8 Mission	-	22	15	37	256	14.5%
9 South of Market	137	261	47	445	3,899	11.4%
10 South Bayshore	120	107	26	253	588	43.0%
11 Bernal Heights	-	-	-	-	-	-
12 South Central	-	-	10	10	71	14.1%
13 Ingleside	-	4	36	40	210	19.0%
14 Inner Sunset	-	-	-	-	-	-
15 Outer Sunset	-	-	1	1	56	1.8%
TOTALS	465	592	552	1,609	6,828	23.6%

Table 6
RAD Affordable Units

Planning District	No. of Units	as % of Total
1 Richmond	144	10.1%
3 Northeast	143	10.0%
4 Downtown	189	13.3%
5 Western Addition	376	26.4%
6 Buena Vista	132	9.3%
10 South Bayshore	213	14.9%
11 Bernal Heights	118	8.3%
14 Inner Sunset	110	7.7%
TOTALS	1,425	100.0%

Table 7
Single-Room Occupancy Hotel Units, 2014

Planning District	No. of SRO Buildings	No. of SRO Units	% of Total SRO Units
1 Richmond	8	115	0.6%
2 Marina	18	368	1.8%
3 Northeast	161	5,459	27.3%
4 Downtown	225	10,187	50.9%
5 Western Addition	13	515	2.6%
6 Buena Vista	16	334	1.7%
8 Mission	56	1,956	9.8%
9 South of Market	18	645	3.2%
10 South Bayshore	3	79	0.4%
11 Bernal Heights	3	62	0.3%
12 South Central	3	157	0.8%
13 Ingleside	1	1	0.0%
14 Inner Sunset	3	101	0.5%
15 Outer Sunset	2	34	0.2%
TOTALS	530	20,013	100.0%

**Table 8
Public Housing Units**

Planning District	No. of Units	as % of Total
1 Richmond	396	2.2%
2 Marina	138	0.8%
3 Northeast	1,606	8.9%
4 Downtown	2,599	14.4%
5 Western Addition	3,597	19.9%
6 Buena Vista	352	1.9%
7 Central	584	3.2%
8 Mission	1,074	5.9%
9 South of Market	1,498	8.3%
10 South Bayshore	3,158	17.5%
11 Bernal Heights	357	2.0%
12 South Central	467	2.6%
13 Ingleside	29	0.2%
14 Inner Sunset	116	0.6%
15 Outer Sunset	16	0.1%
Presidio	100	0.6%
Treasure Island	149	0.8%
n/a	1,859	10.3%
TOTALS	18,095	100.0%

**Table 9
Projected Housing Balance Calculation**

Planning District	Very Low Income	Low Income	Moderate	Total Affordable Units	Net New Units	Total Affordable Units as % of Net New Units
1 Richmond				-	26	0.0%
2 Marina			3	3	72	4.2%
3 Northeast			12	12	409	2.9%
4 Downtown		279	9	288	1,300	22.2%
5 Western Addition				-	1	0.0%
6 Buena Vista				-	111	0.0%
7 Central				-	6	0.0%
8 Mission				-	25	0.0%
9 South of Market		47	71	118	1,719	6.9%
10 South Bayshore				-	29	0.0%
11 Bernal Heights				-	7	0.0%
12 South Central				-	25	0.0%
13 Ingleside				-	3	0.0%
14 Inner Sunset				-	38	0.0%
15 Outer Sunset	-	-	-	-	-	-
TOTALS	-	326	95	421	3,771	11.2%

HOUSING BALANCE REPORT

Land Use Committee,
San Francisco Board of Supervisors
19 October 2015

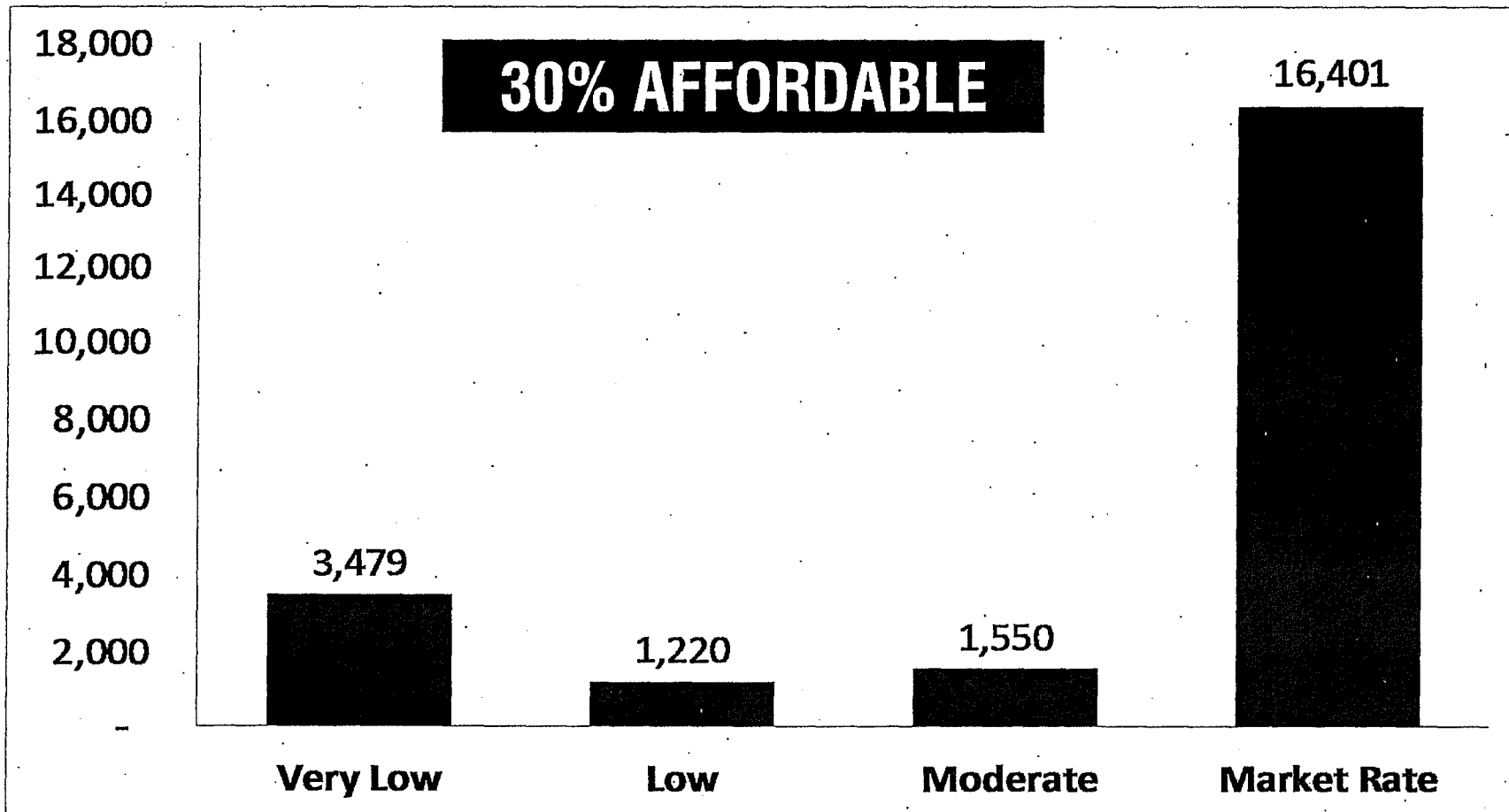
10/19/15 Presented in Committee

HOUSING BALANCE REPORT

- Ordinance 53-15: New Planning Code Section 103
- Housing Balance of New Affordable Housing and Total New Housing Production
- 10 Year Housing Balance Period
- Bi-Annual Reporting
- Affordable Housing Goals:
 - Housing Element / RHNA: 57%
 - Proposition K: 33%
 - 30K by 2020: 30%

NEW HOUSING PRODUCTION BY AFFORDABILITY

Q3 2005 – Q2 2015



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HOW IS THE HOUSING BALANCE CALCULATED?

[Net New Affordable Housing Built

+ Acquisitions & Rehabs Completed

+ RAD Public Housing Replacement Completed

+ Entitled & Permitted Affordable Units]

- [Units Removed from Protected Status]

=
**CUMULATIVE
HOUSING BALANCE**

[Net New Housing Built +
Entitled & Permitted Net Units]

Net New Affordable Housing Built	Acquisitions & Rehabs Completed	Net Total Entitled Affordable Units Permitted	Units Removed from Protected Status	Net Affordable Housing Stock
6,249	+ 1,859	+ 1,328	- 4,528	= 4,908

Net Affordable Housing Stock	Net Total New Units Built	Net Total Entitled Units
4,908	/ 22,650	+ 9,981

CUMULATIVE HOUSING BALANCE = 15.0%

CUMULATIVE HOUSING BALANCE BY BOS DISTRICT

Supervisor District	Net New Affordable Housing Built	Acquisitions & Rehabs Completed	Units Removed from Protected Status	Total Entitled Affordable Units Permitted	Total Net New Units Built	Total Entitled Units	Housing Balance
1	278	-	(463)	4	393	92	-37.3%
2	50	24	(413)	40	365	603	-30.9%
3	350	72	(524)	15	1,382	109	-5.8%
4	30	-	(389)	1	106	83	-189.4%
5	631	430	(478)	217	1,264	733	40.1%
6	3,414	1,014	(216)	424	14,064	4,765	24.6%
7	118	-	(205)	-	358	240	-14.5%
8	407	-	(699)	170	1,041	625	-7.3%
9	269	319	(630)	26	1,179	296	-1.1%
10	672	-	(214)	418	2,370	2,309	18.7%
11	30	-	(297)	13	128	126	-100.0%
TOTALS	6,249	1,859	(4,528)	1,328	22,650	9,981	15.0%

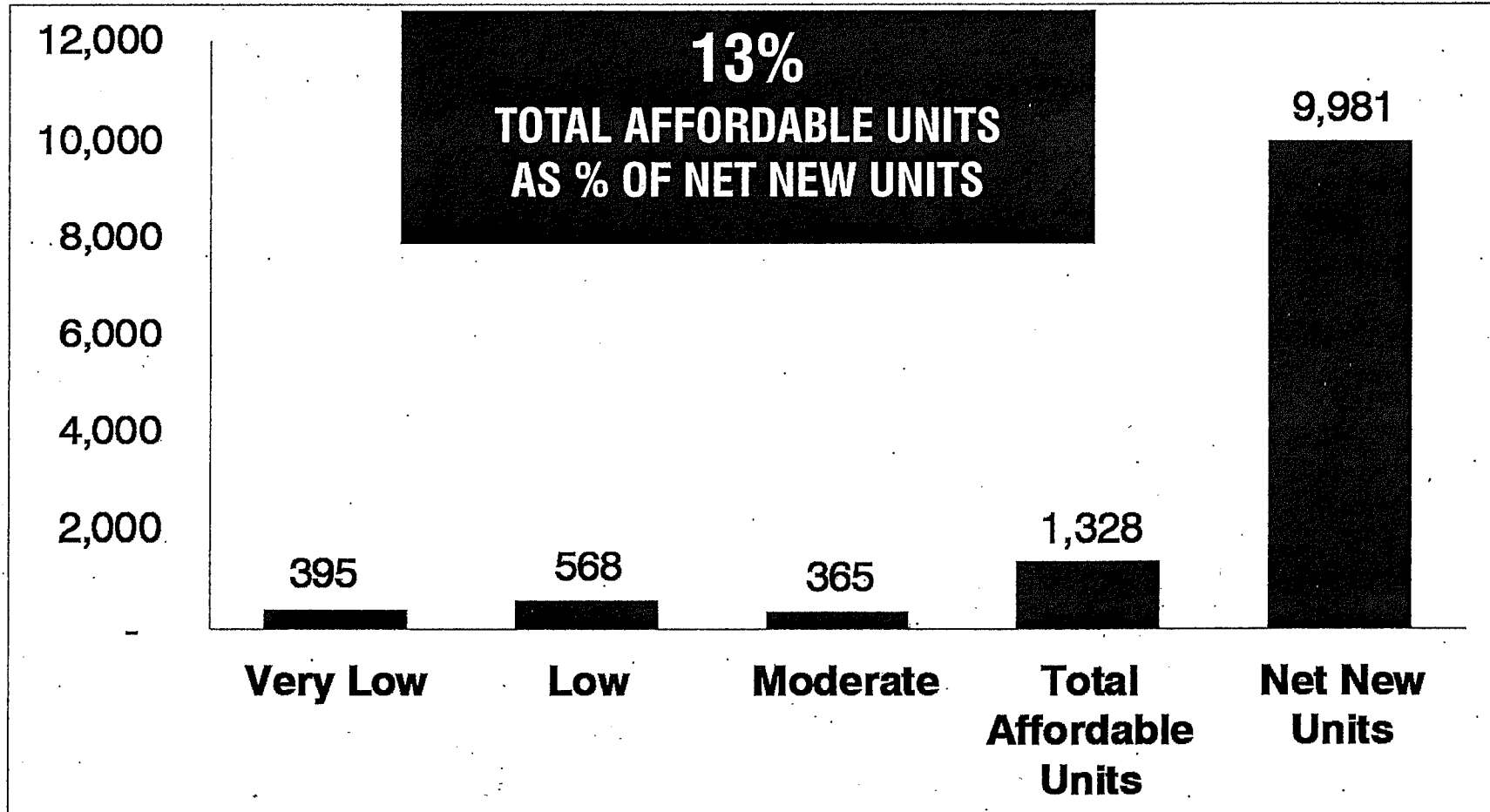
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HOUSING BALANCE BY PLANNING DISTRICT

Planning District	Net New Affordable Housing Built	Acquisitions & Rehabs Completed	Units Removed from Protected Status	Total Entitled Affordable Units Permitted	Total Net New Units Built	Total Entitled Units	Housing Balance
1 Richmond	286	-	(580)	87	532	192	-28.6%
2 Marina	31	24	(232)	-	116	143	-68.3%
3 Northeast	329	72	(534)	15	1,056	92	-10.3%
4 Downtown	1,619	745	(124)	219	5,134	1,232	38.6%
5 Western Addition	516	362	(247)	168	1,023	1,005	39.4%
6 Buena Vista	145	-	(298)	176	564	596	2.0%
7 Central	85	-	(438)	-	361	46	-86.7%
8 Mission	637	319	(619)	37	1,707	353	18.2%
9 South of Market	2,044	337	(129)	365	10,458	5,212	16.7%
10 South Bayshore	338	-	(54)	236	886	508	37.3%
11 Bernal Heights	17	-	(201)	-	113	31	-127.8%
12 South Central	38	-	(305)	20	180	202	-64.7%
13 Ingleside	110	-	-176	4	325	248	-10.8%
14 Inner Sunset	24	-	-202	-	93	39	-134.8%
15 Outer Sunset	30	-	-389	1	102	82	-194.6%
TOTALS	6,249	1,859	(4,528)	1,328	22,650	9,981	15.0%

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PROJECTED HOUSING BALANCE



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WHAT IS NOT INCLUDED?

- Major Entitled Projects:
 - Hunters Point, Treasure Island and ParkMerced
 - 23,700 units
 - 21% are affordable units
- Under Review:
 - 12,790 units
 - 14% are affordable housing project units
 - 70 market rate projects; 10,500 units
- RAD Projects:
 - 15 projects: 1,425 units

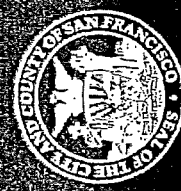
WHAT ARE THE NEXT STEPS?

- **Bi-annual reporting:** March and September
- **Annual hearing:** April
- **Website**

THANK YOU

www.sfplanning.org

**San Francisco
Planning**



BOARD of SUPERVISORS



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San Francisco 94102-4689
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TDD/TTY No. 554-5227

MEMORANDUM

TO: John Rahaim, Director, Planning Department
Olson Lee, Director, Mayor's Office of Housing and Community
Development
Delene Wolf, Executive Director, Rent Board
Bevan Duffy, Director, Housing Opportunity, Partnership and Engagement

FROM: Andrea Ausberry, Assistant Clerk, Land Use and Transportation
Committee, Board of Supervisors

DATE: July 15, 2015

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, introduced by Supervisor Kim on July 14, 2015:

File No. 150763

Resolution receiving and approving the first bi-annual Housing Balance Report, submitted as required by Planning Code, Section 103.

If you have any comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c: Scott Sanchez, Planning Department
Sarah Jones, Planning Department
AnMarie Rodgers, Planning Department
Aaron Starr, Planning Department
Joy Navarrete, Planning Department
Jeanie Poling, Planning Department
Eugene Flannery, Secretary
Sophie Hayward, Policy and Legislative Affairs
Dee Schexnayder, HOPE
Christine Keener, HOPE

Print Form

Introduction Form

By a Member of the Board of Supervisors or the Mayor

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2015 JUL 14 PM 1:51
Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [] inquires"
- 5. City Attorney request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. []
- 9. Reactivate File No. []
- 10. Question(s) submitted for Mayoral Appearance before the BOS on []

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative Form.

Sponsor(s):

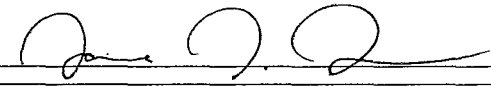
Supervisor Kim

Subject:

Housing Balance Report - Bi-annual Report FY 2014-15

The text is listed below or attached:

See attached.

Signature of Sponsoring Supervisor: 

For Clerk's Use Only:

