

File No. 210722 Committee Item No. 3
Board Item No. 51

COMMITTEE/BOARD OF SUPERVISORS
AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee Date July 19, 2021

Board of Supervisors Meeting Date July 27, 2021

Cmte Board

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| <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 type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | 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"/> | Public Correspondence |

OTHER (Use back side if additional space is needed)

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| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Annual Report</u> |
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Completed by: Erica Major Date July 15, 2021

Completed by: Erica Major Date July 22, 2021

1 [Housing Preferences - Annual Report - July 1, 2019, through June 30, 2020]

2

3 **Resolution reporting on Administrative Code, Chapter 47.4, housing preferences**
4 **requirements to the Board of Supervisors for July 1, 2019, through June 30, 2020.**

5

6 WHEREAS, On October 30, 2008, the City and County of San Francisco (“City”)
7 enacted Ordinance No. 232-08, which established a preference in occupying units or
8 receiving assistance under all City affordable housing programs to Residential Certificate of
9 Preference Holders (COP) under the Redevelopment Agency’s Property Owner and Occupant
10 Preference Program; and

11 WHEREAS, On December 18, 2013, the City enacted Ordinance No. 227-13, which
12 established a second preference in occupying units or receiving assistance under all City
13 affordable housing programs to tenants displaced by an eviction under the Ellis Act; and

14 WHEREAS, On December 3, 2015, the City enacted Ordinance No. 204-15, which
15 expanded the second preference to include tenants displaced through an Owner Move-In
16 eviction as part of the Displaced Tenant Housing Preference (“DTHP”), and created a third
17 housing preference for residents in the neighborhood where the affordable housing is located,
18 Neighborhood Resident Housing Preference (“NRHP”); and

19 WHEREAS, On August 11, 2016, the City enacted Ordinance No. 164-16, which
20 expanded DTHP to include tenants displaced by fire and created a fourth preference for
21 people who live or work in San Francisco; and

22 WHEREAS, On June 28, 2019, the City enacted Ordinance No. 120-19, which
23 expanded DTHP to include tenants where the tenant’s unit will no longer be restricted by a
24

25

1 regulatory agreement or other affordable housing restriction within five years and market-rate
2 rent in such tenant’s building is more than 40% of the tenant’s gross household income; and

3 WHEREAS, The City’s affordable housing programs include inclusionary housing
4 projects under the Planning Code and 100% affordable housing projects funded by the
5 Mayor’s Office of Housing and Community Development (“MOHCD”); and

6 WHEREAS, MOHCD does not apply DTHP or NRHP to projects to the extent
7 prohibited by State or Federal funding, and the Office of Community Investment and
8 Infrastructure (“OCII”) is not subject to Administrative Code, Chapter 47 and applies a different
9 set of preferences for occupying affordable housing projects that are approved by the OCII
10 Commission; and

11 WHEREAS, Administrative Code, Section 47.4 requires MOHCD to submit an annual
12 report and a proposed resolution accepting such annual report to the Board of Supervisors
13 beginning one year after the effective date of Ordinance No. 204-15, and MOHCD’s annual
14 report must include the following data: (1) the number of applicants applying under COP,
15 DTHP and Neighborhood Preference; (2) the Supervisorial District where the applicant is
16 currently residing; (3) the Supervisorial District where the affordable housing unit for which the
17 applicant is applying is located; (4) whether the applicant is selected from a lottery or other
18 means; (5) whether the applicant purchased or rented a unit; and (6) any other pertinent
19 information (collectively, “Preference Data”); and

20 WHEREAS, MOHCD has included the Preferences Data and any other pertinent
21 information required by Chapter 47.4 in its Annual Progress Report for 2019-2020 published
22 on its website; and

23 WHEREAS, All Preference Data and any other pertinent information required by
24 Chapter 47.4 is included as a supporting document to the file; and

25

1 WHEREAS, The Preferences Data is comprised of all new construction, re-rental and
2 re-sale units that completed lease-up or sales between July 1, 2019, through June 30, 2020,
3 which totals 677 units across 81 projects; and

4 WHEREAS, COP was applicable to 677 units, DTHP was applicable to 182 units, and
5 NRHP was applicable to 117 units; and

6 WHEREAS, Of the 677 units that completed lease-up or sales, 17 households were
7 selected through the COP, 72 households were selected through DTHP, and 117 households
8 were selected through NRHP; and

9 WHEREAS, DTHP preference utilization in this time period was at 40% with 72 units
10 occupied by preference holders out of the 182 units available for DTHP; and

11 WHEREAS, NRHP preference utilization in this time period was at 100% with 117 units
12 occupied by preference holders out of the 117 units available for NRHP; and

13 WHEREAS, Applicants can qualify for NRHP for a project located in a District in which
14 they are not currently residing if their household has a member that has an eligible address or
15 they are located in the half-mile buffer surrounding the project allowed by NRHP; now
16 therefore, be it

17 RESOLVED, That the Board of Supervisors accepts the data provided in this
18 Resolution as part of MOHCD's annual reporting on housing preferences required under
19 Administrative Code, Section 47.4.

Table 1: Number of Applicants by Supervisor District and by Preference Program (July 1, 2019 - June 30, 2020)

Supervisor District of Application	COP Applicants	DTHP Applicants	NRHP Applications
District 1	2	21	8
District 2	0	8	0
District 3	1	15	39
District 4	0	27	0
District 5	11	16	428
District 6	25	26	3566
District 7	3	28	3
District 8	2	26	206
District 9	2	47	489
District 10	26	29	815
District 11	1	34	684
Outside San Francisco	27	9	0
Totals	100	286	6238

Table 2: Number of Occupants by Supervisor District and by Preference Program (July 1, 2019 - June 30, 2020)

Supervisor District of Occupant	COP Occupants	DTHP Occupants	NRHP Occupants
District 1	0	5	0
District 2	0	0	0
District 3	0	5	0
District 4	0	8	0
District 5	1	8	18
District 6	5	4	39
District 7	0	9	0
District 8	0	9	22
District 9	0	13	28
District 10	7	8	7
District 11	1	3	3
Outside San Francisco	3	0	0
Totals	17	72	117

Table 3: Housing Developments with Preference Program Eligibility (July 1, 2019 - June 30, 2020)

Development Name	Address	Tenure	Lottery Date	Type (Incl./MF)	Supervisor District	Affordable Units	COP Eligible (Y/N)	DTHP Units Available	NRHP Units	Applicant Selection (Lottery/Waitlist)
1335 Filbert	1335 Filbert Street	Resale	3/12/20	Condo Conversion	2	1	Yes	0	0	Lottery
1335 Folsom Street	1335-1339 Folsom Street	New rental	5/2/18	Inclusionary	6	7	Yes	1	2	Lottery
1370 California Street Apartments	1370 California Street	Re-rental	6/4/19	MultiFamily	3	5	Yes	9	0	Lottery
1400 Mission-Rental	1400 Mission	Re-rental	7/25/19	Inclusionary	6	3	Yes	0	0	Lottery
1400 Mission-Rental	1400 Mission	Re-rental	7/31/19	Inclusionary	6	3	Yes	0	0	Lottery
1491 Sunnydale Avenue	1491 Sunnydale Avenue	New rental	7/23/19	MultiFamily	10	13	Yes	2	5	Lottery
150 Van Ness Apartments	150 Van Ness Avenue	Re-rental	11/7/19	Inclusionary	6	1	Yes	0	0	Lottery
1600 Market	31 Page Street	Resale	5/9/19	Inclusionary	5	1	Yes	1	0	Lottery
2208 Mission	2208 Mission Street	Resale	5/1/19	Inclusionary	9	1	Yes	0	0	Lottery
250 Fremont	250 Fremont Street	New rental	10/4/18	MultiFamily	6	79	Yes	15	0	Lottery
3280 17th Street	3280 17th Street	Re-rental	12/20/19	MultiFamily	9	1	Yes	1	0	Lottery
33 Tehama	33 Tehama Street	Re-rental	2/28/20	Inclusionary	6	1	Yes	1	0	Lottery
3329-3333 20th Street	3329-3333 20th Street	Re-rental	7/29/19	MultiFamily	9	1	Yes	1	0	Lottery
3445 Geary	3445 Geary Street	Re-rental	9/12/19	Inclusionary	1	1	Yes	0	0	Lottery
370 Monterey	370 Monterey Boulevard	Resale	2/22/19	Condo Conversion	7	1	Yes	1	0	Lottery
388 Beale	388 Beale Street	Re-rental	5/28/19	Inclusionary	6	1	Yes	1	0	Lottery
450 Folsom	450 Folsom Street	New rental	12/4/18	MultiFamily	6	70	Yes	14	0	Lottery
455 Fell	455 Fell Street	New rental	3/14/19	MultiFamily	5	72	Yes	14	18	Lottery
550 South Van Ness	550 South Van Ness Avenue	Resale	8/12/19	Inclusionary	9	1	Yes	1	0	Lottery
550 South Van Ness	550 South Van Ness Avenue	Resale	7/24/19	Inclusionary	9	1	Yes	1	0	Lottery
550 South Van Ness	550 South Van Ness Avenue	Resale	8/27/19	Inclusionary	9	1	Yes	1	0	Lottery
555 Bartlett	555 Bartlett Street	Resale	11/18/19	Inclusionary	9	1	Yes	1	0	Lottery
6 Mint Plaza	6 Mint Plaza	New Sale	4/22/19	Inclusionary	6	1	Yes	0	0	Lottery
6 Mint Plaza	6 Mint Plaza	New Sale	No Lottery (tenant buyer)	Inclusionary	6	1	Yes	0	0	Lottery
601 King	888 7th Street	Resale	5/14/19	Inclusionary	10	1	Yes	1	0	Lottery
601 King	888 7th Street	Resale	5/30/19	Inclusionary	10	1	Yes	1	0	Lottery
642 - 646 Guerrero	642-646 Guerrero Street	Re-rental	8/13/19	Inclusionary	8	1	Yes	0	0	Lottery
719 Larkin	719 Larkin Street	New Sale	9/5/19	Inclusionary	6	6	Yes	1	2	Lottery
77 Van Ness	77 Van Ness Avenue	Resale	3/18/19	Inclusionary	5	1	Yes	1	0	Lottery
77 Van Ness	77 Van Ness Avenue	Resale	7/9/19	Inclusionary	5	1	Yes	1	0	Lottery
8 Octavia	8 Octavia Boulevard	Resale	8/22/19	Inclusionary	5	1	Yes	1	0	Lottery
81 Lansing	81 Lansing Street	Resale	1/8/18	Inclusionary	6	1	Yes	0	0	Lottery
870 Harrison	870 Harrison Street	Resale	11/12/19	Inclusionary	6	1	Yes	0	0	Lottery
901 Tennessee	901 Tennessee Street	New Sale	5/13/19	Inclusionary	10	6	Yes	1	2	Lottery
949 Post Street	949 Post Street	New rental	5/15/19	Inclusionary	6	1	Yes	1	0	Lottery
Alchemy	200 Buchanan Street	Re-rental	10/18/19	Inclusionary	8	1	Yes	0	0	Lottery
Alexander Residence	230 Eddy Street	Waitlist	2/26/20	MultiFamily	6	3	Yes	32	0	Lottery
Arc Light	21 Clarence Place	Re-rental	10/7/19	Inclusionary	6	1	Yes	1	0	Lottery
AVA	55 9th Street	Re-rental	11/15/19	Inclusionary	6	1	Yes	1	0	Lottery
Bay Oaks	4800 3rd Street	Resale	1/30/20	MultiFamily	10	1	Yes	1	0	Lottery
Bridgeview	400 Beale Street	Resale	8/27/19	Inclusionary	6	1	Yes	1	0	Lottery
Bridgeview	400 Beale Street	Resale	6/19/19	Inclusionary	6	1	Yes	1	0	Lottery
Casa Adelante	1296 Shotwell Street	New rental	10/9/19	MultiFamily	9	70	Yes	14	28	Lottery
Chelsea Park	3620 19th Street	Resale	10/3/19	Inclusionary	8	1	Yes	1	0	Lottery
ChesHill on Mission	33 Seneca Avenue	New rental	8/14/18	Inclusionary	11	9	Yes	1	3	Lottery
Clayton Hotel	657 Clay Street	Waitlist	1/9/19	MultiFamily	3	10	Yes	9	0	Lottery
Cubix	766 Harrison Street	Resale	11/19/19	MultiFamily	6	1	Yes	1	0	Lottery
Eddy & Taylor Family Housing	222 Taylor Street	New rental	2/28/19	MultiFamily	6	77	Yes	15	19	Lottery
Edwin M. Lee Apartments	1150 3rd Street	New rental	11/6/19	MultiFamily	6	57	Yes	11	14	Lottery
Embarcadero Lofts	300 Beale Street	Resale	5/23/19	Inclusionary	6	1	Yes	1	0	Lottery
Geraldine Johnson Manor	5545 3rd Street	Re-rental	5/28/19	MultiFamily	10	3	Yes	10	0	Lottery
Goldmine Hill	65 Ora Way	Resale	9/26/19	Condo Conversion	8	1	Yes	1	0	Lottery
Goldmine Hill	65 Ora Way	Resale	12/2/19	Condo Conversion	8	1	Yes	1	0	Lottery
Goldmine Hill	65 Ora Way	Resale	3/20/19	Condo Conversion	8	1	Yes	1	0	Lottery
Goldmine Hill	65 Ora Way	Resale	2/28/19	Condo Conversion	8	1	Yes	1	0	Lottery
Goldmine Hill	65 Ora Way	Resale	11/14/19	Condo Conversion	8	1	Yes	1	0	Lottery
Goldmine Hill	65 Ora Way	Resale	8/19/19	Condo Conversion	8	1	Yes	1	0	Lottery
Goldmine Hill	65 Ora Way	Resale	10/2/19	Condo Conversion	8	1	Yes	1	0	Lottery
Goldmine Hill	65 Ora Way	Resale	1/8/20	Condo Conversion	8	1	Yes	1	0	Lottery
Goldmine Hill	65 Ora Way	Resale	9/4/19	Condo Conversion	8	1	Yes	1	0	Lottery
Goldmine Hill	65 Ora Way	Resale	2/21/20	Condo Conversion	8	1	Yes	1	0	Lottery
Goodman II	1695 18th Street	Resale	1/21/20	MultiFamily	10	1	Yes	1	0	Lottery
L Seven	1222 Harrison Street	Re-rental	4/8/19	Inclusionary	6	2	Yes	1	0	Lottery
L Seven	1222 Harrison Street	Re-rental	8/12/19	Inclusionary	6	2	Yes	2	0	Lottery

Lantern Lofts	1168 Folsom Street	Re-rental	4/23/19	Inclusionary	6	1	Yes	0	0	Lottery
63-67 Lapidge Street	63-67 Lapidge Street	Re-rental	8/6/19	MultiFamily	8	1	Yes	1	0	Lottery
Las Casitas	88 Hoff Street	Resale	7/18/19	Inclusionary	9	1	Yes	1	0	Lottery
Las Casitas	88 Hoff Street	Resale	11/5/19	Inclusionary	9	1	Yes	1	0	Lottery
Marcy Adelman and Jeanette Gurevitch Openhouse Community	95 Laguna Street	New rental	1/15/19	MultiFamily	8	57	Yes	11	22	Lottery
Merry Go Round Shared Housing	2976 23rd Street	Re-rental	12/3/18	MultiFamily	9	2	Yes	2	0	Lottery
Mission Bay by Windsor	360 Berry Street	Re-rental	9/26/19	Inclusionary	6	2	Yes	1	0	Lottery
Mission Walk	335 Berry Street	Resale	5/29/19	Inclusionary	6	1	Yes	1	0	Lottery
Mission Walk	335 Berry Street	Resale	1/9/20	Inclusionary	6	1	Yes	1	0	Lottery
NEMA	8 10th Street	Re-rental	8/2/19	Inclusionary	6	1	Yes	1	0	Lottery
NEMA	8 10th Street	Re-rental	11/4/19	Inclusionary	6	1	Yes	1	0	Lottery
Potrero 1010	1010 16th Street	Re-rental	2/27/19	Inclusionary	10	4	Yes	1	0	Lottery
Potrero 1010	1010 16th Street	Re-rental	8/8/19	Inclusionary	10	1	Yes	1	0	Lottery
Potrero Launch	2235 3rd Street	Re-rental	4/10/19	Inclusionary	10	2	Yes	2	0	Lottery
Rincon Green	333 Harrison Street	Re-rental	3/7/19	Inclusionary	6	4	Yes	1	0	Lottery
Rincon Green	333 Harrison Street	Re-rental	8/7/19	Inclusionary	6	1	Yes	2	0	Lottery
SOMA Grand	1160 Mission Street	Resale	2/7/20	Inclusionary	6	1	Yes	1	0	Lottery
Symphony Towers	650 Turk Street	Resale	9/26/19	Inclusionary	6	1	Yes	1	0	Lottery
The Beacon	260 King Street	Resale	2/10/20	Inclusionary	6	1	Yes	1	0	Lottery
The Beacon	260 King Street	Resale	10/29/19	Inclusionary	6	1	Yes	1	0	Lottery
The Civic	101 Polk Street	Re-rental	3/1/19	Inclusionary	6	1	Yes	1	0	Lottery
The Civic	101 Polk Street	Re-rental	8/9/19	Inclusionary	6	1	Yes	1	0	Lottery
The Gantry	2121 3rd Street	Re-rental	2/14/20	Inclusionary	10	1	Yes	0	0	Lottery
The Hayes	55 Page Street	Resale	7/11/19	Inclusionary	5	1	Yes	1	0	Lottery
The Hyde	168 Hyde Street	Re-rental	8/14/19	Inclusionary	6	1	Yes	0	0	Lottery
The Marina Chateau	2701 Van Ness Avenue	Resale	1/13/20	Inclusionary	2	1	Yes	0	0	Lottery
The Metropolitan	355 1st Street	Resale	3/15/19	Inclusionary	6	1	Yes	1	0	Lottery
The Midtown	1452 Bush Street	New Sale	8/1/19	Inclusionary	3	1	Yes	0	0	Lottery
The Paramount	680 Mission Street	Re-rental	3/5/19	Inclusionary	6	3	Yes	2	0	Lottery
The Potrero	451 Kansas Street	Resale	3/27/20	Inclusionary	10	1	Yes	1	0	Lottery
The Providence	1685 19th Avenue	Resale	8/29/19	Inclusionary	4	1	Yes	1	0	Lottery
The San Francisco Shipyard	528 Hudson Avenue; 10 Innes Court; 10 Kennedy Place	New Sale	8/9/19	MultiFamily	10	2	Yes	0	0	Lottery
The San Francisco Shipyard	528 Hudson Avenue; 10 Innes Court; 10 Kennedy Place	New Sale	9/19/17	MultiFamily	10	9	Yes	0	0	Lottery
The Sutherland	915 Minna Street	New rental	9/30/19	Inclusionary	6	7	Yes	1	2	Lottery
The Wilson	973 Market Street	Re-rental	12/13/19	Inclusionary	6	1	Yes	0	0	Lottery
Trinity Place Apartments	1188 Mission Street	Re-rental	1/15/20	Inclusionary	6	1	Yes	1	0	Lottery
Trinity Place Apartments (Phase 2)	1190 Mission Street	Re-rental	7/9/19	Inclusionary	6	2	Yes	1	0	Lottery
Trinity Place Apartments (Phase 3)	33 8th Street	Re-rental	3/19/19	Inclusionary	6	6	Yes	4	0	Lottery
Trinity Place Apartments (Phase 3)	33 8th Street	Re-rental	12/3/19	Inclusionary	6	1	Yes	1	0	Lottery
Trinity Place Apartments (Phase 3)	33 8th Street	Re-rental	12/20/19	Inclusionary	6	1	Yes	1	0	Lottery
True Hope Square	2928 Arellious Walker Drive	Resale	3/8/19	Inclusionary	10	1	Yes	1	0	Lottery
True Hope Square	2928 Arellious Walker Drive	Resale	5/7/19	Inclusionary	10	1	Yes	1	0	Lottery
Venn	1844 Market Street	Re-rental	12/13/19	Inclusionary	8	1	Yes	1	0	Lottery
Windsor at Dogpatch	1201-1225 Tennessee Street	Re-rental	8/29/19	Inclusionary	10	2	Yes	2	0	Lottery
Yerba Buena Lofts	855 Folsom Street	Resale	12/13/19	Inclusionary	6	1	Yes	1	0	Lottery
Yerba Buena Lofts	855 Folsom Street	Resale	7/19/19	Inclusionary	6	1	Yes	1	0	Lottery