

1 [Urging California State Legislators to Amend California State Assembly Bills 2501 (Bloom
2 and Low) and 2522 (Bloom) in Recognition of San Francisco’s Significant Contributions to
3 Regional Housing Development]

4 **Resolution urging the San Francisco Legislative Delegation to amend California State**
5 **Assembly Bills 2501, authored by Assembly Members Bloom and Low, and 2522,**
6 **authored by Assembly Member Bloom, to grant exceptions from state density bonus**
7 **requirements to jurisdictions that exist as both a City and a County, with a population**
8 **greater than 600,000.**

9
10 WHEREAS, The California Planning and Zoning Law requires that a California city,
11 county, or city and county provide housing developers with a density bonus and other
12 incentives or concessions in exchange for a specified percentage of affordable units within a
13 housing development or for the donation of land within said housing developments; and

14 WHEREAS, Some local jurisdictions, because of local market conditions, depend on
15 granting development incentives in order to produce additional affordable units within private
16 housing development; and

17 WHEREAS, San Francisco, because of its unique local market conditions, has
18 repeatedly demonstrated that private development can and will bear higher affordability
19 requirements; and

20 WHEREAS, State density bonus pre-emptions, if applied to the demonstrated
21 affordable housing requirements in San Francisco, would result in no additional affordable
22 units; and

23 WHEREAS, State density bonus pre-emptions, if applied to the demonstrated
24 affordable housing requirements in San Francisco, would restrict the future potential to use
25 development incentives to further increase affordability beyond the existing requirements; and

1 WHEREAS, The California Department of Finance (DOF) estimates the Bay Area
2 added 38,300 housing units between April 2010 and January 2014; and

3 WHEREAS, The same DOF calculation counts San Francisco among the top five
4 counties responsible for 51% of the total growth of new regional housing between 2010 and
5 the end of 2013, with San Francisco and San Jose counties alone accounting for 37% of the
6 total regional housing growth during this same period; and

7 WHEREAS, The last Regional Housing Needs Assessment (RHNA) documented San
8 Francisco’s significant contributions to the regional housing supply, including the creation of
9 7,064 permanently affordable low- and moderate-income housing units and 13,391 above
10 moderate-income housing units; and

11 WHEREAS, Based on the same Regional Housing Needs Assessment, San Francisco
12 produced a housing balance of 35% permanently affordable units relative to total housing
13 production; and

14 WHEREAS, The City and County of San Francisco has developed a diverse toolkit of
15 local planning requirements and housing development incentives tailored to address the
16 unique pressures of the Bay Area housing market and maximize San Francisco’s limited land
17 assets; and

18 WHEREAS, On February 19, 2016, Assembly Members Bloom and Low introduced
19 California State Assembly Bill 2501 (AB 2501) “Housing: density bonuses,” which further
20 prescribes density bonus law pre-emptions and would frustrate San Francisco’s ability to
21 produce the maximum, economically feasible amount of affordable housing; and

22 WHEREAS, On February 19, 2016, Assembly Member Bloom introduced California
23 State Assembly Bill 2522 (AB 2522) “Land Use: attached housing developments,” which pre-
24 empts local land use policies and housing development requirements to allow certain
25 development approvals as-of-right; and

1 WHEREAS, California State Assembly Bills 2501 and 2522 are specifically intended to
2 incentivize housing development in local jurisdictions that are underperforming with respect to
3 regional housing goals and are not uniformly applicable throughout California; and

4 WHEREAS, California State Assembly Bills 2501 and 2522 are scheduled to be heard
5 in the Housing and Community Development Committee on April 13, 2016; now, therefore, be
6 it

7 RESOLVED, That the Board of Supervisors recognizes the impressive legislative
8 records and ongoing and effective work of Assembly Members Chiu and Ting, as well as
9 State Senator Leno (the “San Francisco Legislative Delegation”), in representing the best
10 interests of San Francisco constituents; and, be it

11 RESOLVED, That the Board of Supervisors of the City and County of San Francisco
12 does hereby urge the San Francisco Legislative Delegation to offer amendments to AB 2501
13 and AB 2522 that state that neither bill shall apply to jurisdictions that are both a City and a
14 County, as well as have a population greater than 600,000 residents; and, be it

15 FURTHER RESOLVED, That the Board of Supervisors of the City and County of San
16 Francisco directs the Clerk of the Board to transmit this resolution to the respective offices of
17 the San Francisco Legislative Delegation upon final passage.