

SF Housing Element

Recommendations to Board of Supervisors

Council of Community Housing Organizations (CCHO)
Race & Equity in all Planning Coalition (REP-SF)



Immediate Action Need for Success

- Housing Element (HE) relies on inclusionary housing.
- If only rely on inclusionary:
 - San Francisco will **fall short of affordable housing goal by 37,585 units**
 - Approx. 24% of development would be affordable
 - **Far short of the 57% HE affordable goal**
- To set up for success and avoid failing from the start, the City must implement a **bold action plan.**



Create A New System for Affordable Housing

1. Rebuild and Strengthen Public Institutions to Eliminate Housing Insecurity
2. Raise Affordable Housing Revenue (Local, State, Federal)
3. Set Aside Land
4. Innovate New Models
5. Build Community Capacity



Build the Resources

- Need to scale up our current revenue & financing tools
- FY 23/24 budget will be critical

Timeline:

ASAP	Housing Element Stakeholder Process begins & informs all current year budget deadlines
Dec '22	Mayor Budget Instructions
Jan 31, '23	Housing Element adoption
Feb 21, '23	Department budget submissions due
Mar-July '23	Implementation of Stakeholder Recommendations into adopted City Budget



Action for Board of Supervisors

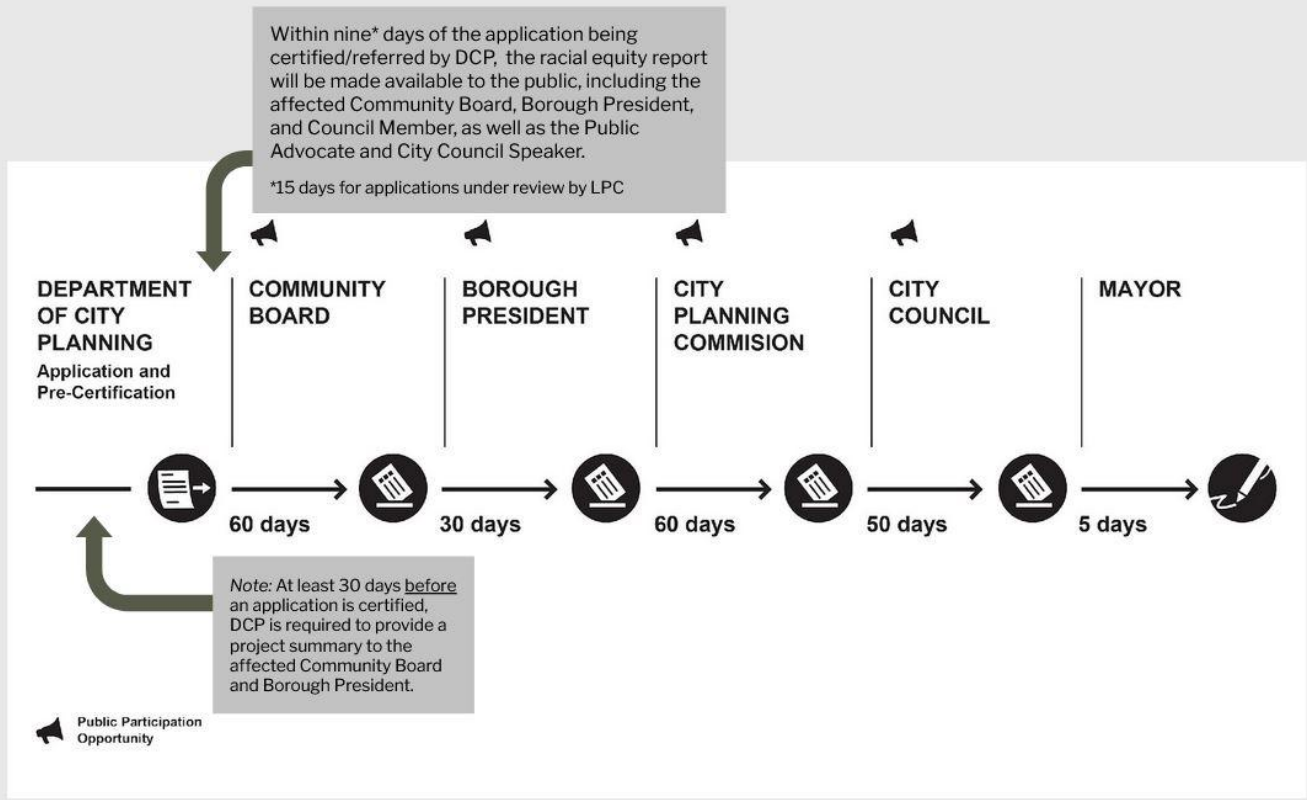
Instruct Planning to revise the Housing Element so Stakeholder Process begins ASAP, to be able to make recommendations that impact this year's budget process, including

- Mayor Budget Instructions
- Departmental Budgets
- Adopted City Budget



A New Process to Retain Public Input & Expedite Approvals





Uniform Land Use Review Procedure (ULURP)
Graphic - Livable Neighborhoods Program (LNP)

Land Use Approval Process in New York City



Action for Board of Supervisors

Instruct Planning

- That it is a priority for the Board to retain public input, while also
- Revising the approval process to have a more predictable project timeline.



Development Without Displacement



Protect Tenants from Displacement in Demolitions

- Conditional Use hearing for all proposed demolitions of residential units.
- Replace existing rent controlled units 1:1, on-site, in addition to required BMR.
- All existing tenants relocated by the developer within San Francisco
- On completion, tenants move back in to their new rent controlled units at their prior rent.
- Development proposal will be rejected if there have been no-fault evictions, including Ellis Act or Owner-Move-In evictions.





Summary of Revisions to the Housing Element

1. Begin the Stakeholder Process for affordable housing resources ASAP, so it can make recommendations for the 2023 SF and State budget processes.
2. Make retaining community input a priority, while updating and expediting the project approval process.
3. Protect tenants from displacement during demolitions.