



Executive Summary

## MEMO TO THE BOARD OF SUPERVISORS

**LAND USE & TRANSPORTATION COMMITTEE: INFORMATIONAL HEARING**  
**HEARING DATE: JUNE 16, 2025**

Project Name: Family Zoning Plan (Housing Element Rezoning Program) [BOS File No. 250552]  
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### Introduction

**The Family Zoning Plan (Housing Element Rezoning Program) is a state-mandated implementation action identified in the certified 2022 Housing Element Update (Housing Element).** The Housing Element was unanimously adopted by the Board of Supervisors in January 2023 and subsequently certified by the California Department of Housing and Community Development (HCD). The Housing Element Update serves as San Francisco's plan for meeting our housing needs for the next 8 years (2023-2031).

**Through the Housing Element and rezoning, we are creating more space for families, workers, and the next generation of San Franciscans.** In the Housing Element, the City committed to rezoning to accommodate 36,200 additional units above current zoning to meet state requirements. Since the Plan was adopted, the Department has been working on the Housing Element Rezoning Program, the *Family Zoning Plan* (formerly known as Expanding Housing Choice). Starting in February 2023, the Department has conducted significant public outreach starting and has held 11 public hearings at the Planning Commission and other City commissions.

The purpose of this informational presentation to the Land Use & Transportation Committee is to share an updated draft of the proposed Zoning Map and describe the Mayor's forthcoming legislation that the Planning Commission and Board of Supervisors will consider for adoption.

During this informational hearing, Planning Department staff will share:

- An updated Draft Zoning Map (June 2025), including refinements to address technical errors and respond to feedback from Mayor Lurie’s office and the Board of Supervisors and in consideration of ongoing public input.
- An overview of the Family Zoning Plan package of legislative amendments, planned for introduction June 2025.
- Updates on the legislative process and continued community engagement.

The Rezoning Program continues to be on track to meet the January 31, 2026 deadline as required by state law. In addition to the rezoning legislative package, the Department continues to work on addressing specific topics, including residential tenant protections, small business support, analysis of sites for affordable housing, and infrastructure planning, among other topics. More information on these issues will be shared at Planning Commission hearings throughout Summer 2025.

## Background

As noted, the Family Zoning Plan (Housing Element Rezoning Program) is a state-mandated implementation action identified in the certified 2022 Housing Element.

The Department launched community engagement on the Plan in Winter 2023. The Family Zoning Plan will amend zoning policies primarily in the Housing Opportunity Areas<sup>1</sup> to increase capacity for multi-family housing to satisfy the City’s Regional Housing Needs Allocation (RHNA) shortfall of 36,200 housing units, illustrated in *Figure 1 (Regional Housing Needs Allocation (RHNA) Gap Shortfall)*.<sup>2</sup>

The rezoning creates opportunities for more homes in the Housing Opportunity Areas, where the zoning has limited multifamily housing construction in recent decades, fulfilling state and federal laws that require the City to **Affirmatively Further Fair Housing (AFFH)** through actions that:

*“...[C]ombat housing discrimination, eliminate racial bias, undo historic patterns of segregation, and life barriers that restrict access in order to foster inclusive communities and achieve racial equity, fair housing choice, and opportunity for all Californians.”<sup>3</sup>*

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<sup>1</sup> Areas designated as “Highest Resource” and “High Resource” on the Opportunity Area Map published by California Department of Housing and Community Development, developed by the California Tax Credit Allocation Committee (CTCAC). These areas were also called “[Well-Resourced Neighborhoods](#)” in the 2022 Housing Element.

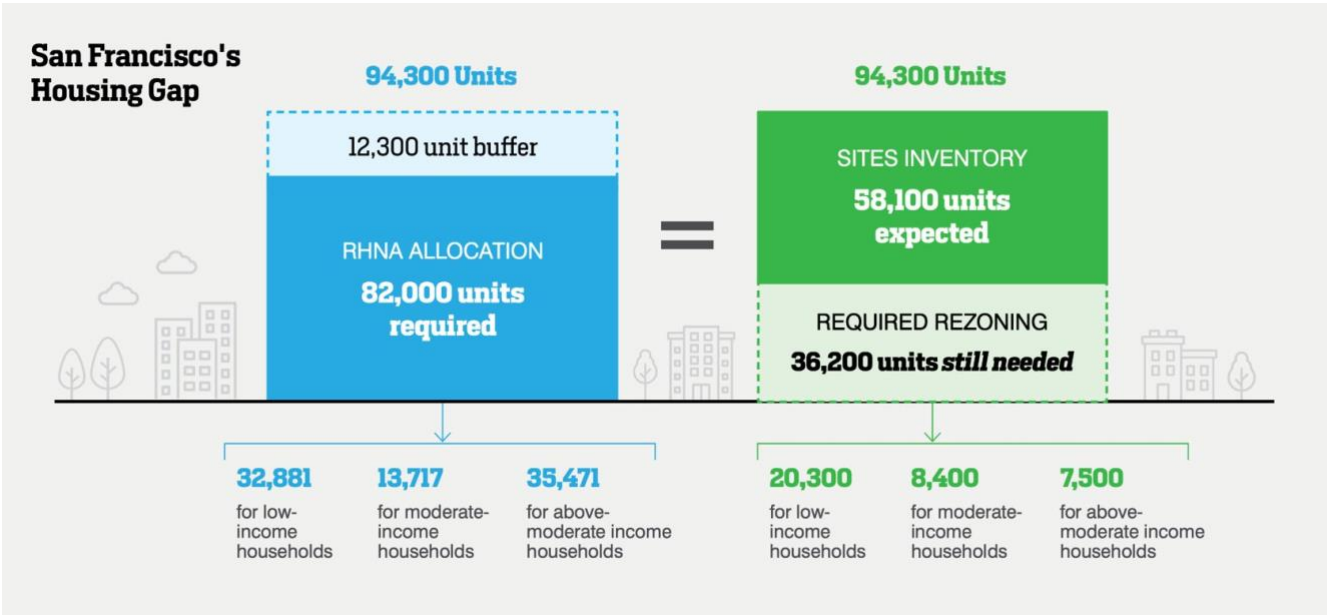
<sup>2</sup> The State of California requires each region of the state to plan for a certain number of homes within a certain timeframe. San Francisco’s requirement is 82,200 homes by 2031. In order to provide adequate opportunity to meet this goal, a 15% “buffer” was added to the 86,200-units, meaning that San Francisco is planning for a capacity of 94,300 more homes. The City was able to count roughly 58,100 units that are already approved or expected to be built in this timeframe; this is commonly referred to as the “pipeline”. Of note, the City could only count a portion of its housing pipeline for the purposes of the Housing Element. After accounting for these expected units, the remaining number San Francisco must plan for is 36,200 homes.

<sup>3</sup> California Department of Housing and Community Development’s goal of Affirmatively Furthering Fair Housing (AFFH): <https://www.hcd.ca.gov/planning-and-community-development/affirmatively-furthering-fair-housing>

One way San Francisco will advance this goal is by focusing the rezoning in the Housing Opportunity Areas, which include neighborhoods that have historically used exclusionary zoning laws that limit the ability of low-income and persons of color to reside there. These include neighborhoods that benefitted from redlining, had racially restrictive covenants and rules, and neighborhoods that have maintained primarily single-family zoning, which creates housing types that are less affordable to low-income and BIPOC households. The state has found these areas to have higher incomes, better-performing public schools, more economic opportunities, and lower environmental pollution – all of which have been shown to provide positive outcomes for low- and moderate-income residents.

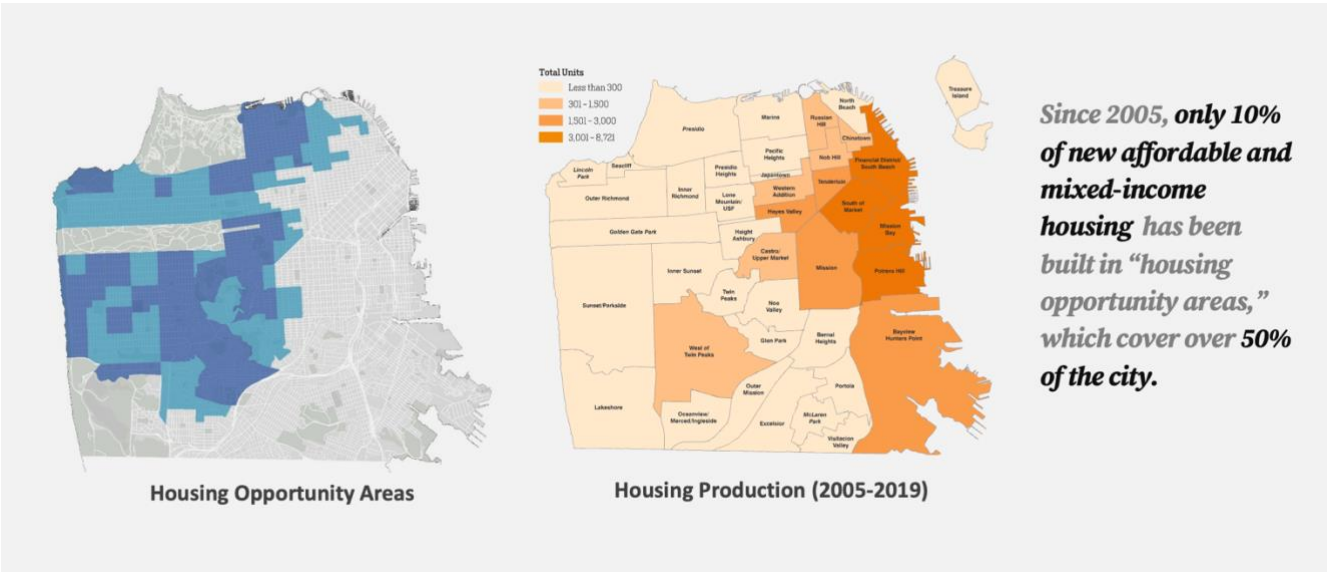
Although the proposed rezoning is geographically concentrated in the Housing Opportunity Areas, significant housing production is still expected elsewhere in the city. This is due to development expected and permitted under existing zoning and approved plans, including from prior zoning changes such as Area Plans and Development Agreements that enabled mid-rise and high-rise housing, as described in the Housing Element and in Exhibit B (*Development Agreements & Adopted Area Plans*).<sup>4</sup> These areas are where most new housing has been built over the past 20 years, and where most of the 58,100 units under existing zoning are expected to be produced during the 8-year Housing Element cycle (2023-20231), shown in Figures 1 and 2 below.

Figure 1: Regional Housing Needs Allocation (RHNA) Gap Shortfall



<sup>4</sup> 2022 Housing Element Appendix B: Sites Inventory and Rezoning Program: [https://sfplanning.org/sites/default/files/documents/citywide/housing-choice/housingchoice\\_element\\_appendixB\\_sites\\_inventory.pdf](https://sfplanning.org/sites/default/files/documents/citywide/housing-choice/housingchoice_element_appendixB_sites_inventory.pdf)

Figure 2: Housing Opportunity Areas & Housing Production (2005-2019)



Since Winter 2023, the Planning Department has continued to present informational hearings on the progress of the program to related legislative bodies, detailed in *Figure 3 (Informational Hearing Timeline)*.

Figure 3: Informational Hearing Timeline

Date	Legislative Body	Topic
July 27, 2023	Planning Commission	Phase 1 Zoning Concept Maps
September 11, 2023	Small Business Commission	Support for small businesses in the areas proposed for the rezoning
October 2, 2023	Youth Commission	Phase 1 Zoning Concept Maps and youth perspectives on housing challenges and needs for new housing
November 30, 2023	Planning Commission	Phase 2 Draft Zoning Proposal (Fall 2023)
February 1, 2024	Planning Commission	Proposed Zoning Map (February 2024) and Local Program overview
February 21, 2024	Historic Preservation Commission	Proposed Zoning Map (February 2024), Local Program overview, and Historic Preservation policies
June 6, 2024	Planning Commission	Phase 1 & 2 Engagement Summary, Objective Design Standards, Historic and Cultural Preservation policies
February 27, 2025	Planning Commission	Tenant Protections
April 7, 2025	Youth Commission	Proposed Zoning Map (April 2025), Community engagement
April 10, 2025	Planning Commission	Proposed Zoning Map (April 2025), Local Program updates
April 17, 2025	Planning Commission	Small Business Strategies

## Updates to the Draft Zoning Map

In April 2025, Mayor Daniel Lurie announced the release of the Family Zoning Plan, including an updated Draft Rezoning Map. The Planning Department has continued to meet with the Mayor's Office, Board of Supervisors, and various stakeholders, including attending community meetings. Mayor Daniel Lurie and the Board of Supervisors have engaged with and collaborated with staff, sharing district-specific and citywide feedback and guidance on the Draft Proposed Zoning Map.

## Proposed Zoning Map (June 2025)

The June 2025 Proposed Zoning Map (Exhibit A) reflects community and city leader input received during the adoption of the 2022 Housing Element, previous outreach on the Family Zoning Plan, and feedback provided on the April 2025 Proposed Zoning Map.

At a high level, the map is meant to address the following needs and ambitions:

- **Ambitious zoning to meet the changing needs of our City and satisfy our statutory obligations in a way that works for San Francisco:** The magnitude of San Francisco's housing shortfall (36,200 units) requires an ambitious response to get the City closer to meeting its goals, particularly given the current economic conditions and low rate of housing production.
- **Strengthening San Francisco neighborhoods to make space for families, workers, and the next generation of San Franciscans:** The rezoning is intended to plan for future growth and vibrancy of the city's neighborhoods while remaining sensitive to existing conditions and building on what makes San Francisco neighborhoods special. The rezoning will be bolstered by updates to laws that will protect existing tenants and support small businesses as neighborhoods change. More housing will be concentrated on streets without existing housing, and heights have been sculpted in consideration of public vistas from signature open spaces.
- **Inclusive growth & expanding housing opportunities and affordability:** The rezoning will add more capacity for housing broadly across the Housing Opportunity Areas so that a diversity of housing options will be available throughout the entire City. New housing will generate additional funding for affordable housing and other vital services, and will create more diverse housing types in areas that are predominantly single-family, including housing suitable for families, seniors, essential workers, people with disabilities, and others.
- **Financial feasibility & ease of implementation:** The new housing that will be enabled by the proposal reflects the types of developments that have been successful in past Area Plans and other rezoning efforts. The proposal is vetted by analyses of financial feasibility and likelihood of development, and will be accompanied by zoning changes that provide clear objective standards and that allow for streamlined and ministerial project review.
- **The proposal allows the City to control our own destiny by directing and shaping growth in ways that keep San Francisco special while making space for future generations.** By satisfying state requirements, which the proposal does, San Francisco can avoid a state takeover of our zoning

powers and can retain essential funding for transit and affordable housing. The creation of the optional Local Program (described in a later section) also creates opportunities for growth consistent with core City policy goals and design standards, while adhering to state requirements.

The heights shown on the map illustrate the final heights that will be permitted under the Local Program (described in the next section). Staff anticipate that these heights are generally equivalent to heights that would be feasible and desirable for projects using other state density bonus options. Projects will have the option to use either the Local Program or state programs to achieve the heights on the proposed map.

## KEY GUIDING PRINCIPLES OF THE UPDATED MAP

Below are the key guiding principles that have shaped the locations and heights of housing development in the Proposed Zoning Map:

- The map continues to **concentrate new housing on major transit routes, commercial streets, and other major hubs of activity**. These areas are better served by transit, retail, and other amenities, and contain more sites that are suitable and likely to be developed into housing.
- **Additional new housing would be distributed broadly** across the “Housing Opportunity Areas” so that no single neighborhood or set of neighborhoods would receive most of the new housing.
- Most corridors would be rezoned (with height changes and removal of density limits) to result in **mid-rise development** (65’ to 85’, or 6-to-8 stories). Heights of 85’ are generally proposed for wider streets adjacent to or near major transit lines and stations (such as rail and bus rapid transit).
- **Higher heights** (ranging from 140’ – 650’, or 14-to-65 stories) are proposed in areas that:
  - Currently allow high-rise construction above 85’ (for example, the greater Van Ness corridor).
  - At key intersections and locations along major corridors (for example, sections of Geary Boulevard and 19<sup>th</sup> Avenue).
  - Wider streets that have more medium- and large-sized parcels that are well suited for housing development (for example, Market Street and Lombard Street).
  - Areas near major transit (for example, Market Street, Geary Boulevard, Glen Park).
- In **residential areas surrounding the major transit and commercial streets**, zoning rules will be adjusted to encourage more units (generally under existing height limits) by removing density limits and instituting “form-based” zoning. For the vast majority of residential sites, these changes are only available for projects opting into the Local Program.
- **Opportunity sites** throughout the well-resourced neighborhoods that meet a certain size threshold, such as public, nonprofit, and religious sites, will be permitted higher height limits. This approach leverages properties that are particularly well-suited to comfortably accommodate more housing—



especially affordable housing.

- The proposal has been **mindful of the core physical patterns of San Francisco and in keeping with principles of the Urban Design Element**, including consideration of key characteristic views from major public vantage points, such as from the tops of hills, parks known for their views, and from the waterfront. The proposal also fulfills the Urban Design Element's guidance to locate taller buildings in areas of greater activity and transit access and to mark key locations in the City. While the visual impact of new buildings will be felt most acutely by properties that are in their immediate proximity, collectively the proposal does not introduce major areas of tall buildings that would block key public views or change the overall perception of the landscape of the city.

#### FAMILY ZONING MAP (JUNE 2025): SPECIFIC EDITS SINCE APRIL 2024 MAP

At a high level, the Department made numerous refinements to the map in response to community and policymaker feedback since the Family Zoning map released by Mayor Lurie in April 2025. These changes include the following:

- **Additional sculpting of height (resulting in both areas with increased and lowered heights) along some street segments**, including Market St, Geary Boulevard, Lombard St, Broadway St, and Vallejo Streets.
- **Adjustments to further sculpt height on large lots**, including the City Center site and 300 Lake Street.
- **Technical changes** to remove specific publicly-owned parcels, such as parcels on parks and greenways.

The [interactive online map](#) includes layers with previous drafts of the map, so that community members may track how the proposal has evolved on specific parcels.

#### OUTREACH & FEEDBACK

The proposed zoning map and legislative amendments have been shaped iteratively over multiple rounds of feedback dating back to February 2023. An updated table summarizing outreach events in Round 1 (Spring – Summer 2023) and Round 2 (Fall 2023 – Winter 2024) and more recent outreach is included in Exhibit C (*Community Engagement Events: February 2023 – June 2025*).

Since Summer 2024, outreach has been focused on parsing and incorporating feedback from earlier rounds of community outreach and conducting supplemental events and meetings with individual community and advocacy groups to hear more specific feedback on the Draft Zoning Map and associated policies. Community groups are welcome to request Planning Department presentations by contacting the project team via email at [sf.housing.choice@sfgov.org](mailto:sf.housing.choice@sfgov.org).

The Department continues to hear mixed reactions to the idea of adding new housing, with some community members embracing zoning changes and pushing for taller heights and higher densities, and other community members wanting to see lower heights, less change, or avoid adding new housing altogether. The Department has worked to find a balance among these disparate viewpoints and is advancing a zoning proposal that fulfills state requirements for adding housing capacity, while incorporating specific feedback we've heard on areas that are most suitable and likely to produce new housing.

A few themes from recent feedback include:

- Continued acknowledgment that transit and commercial corridors and nodes are the most suitable and likely locations within the Housing Opportunity Area to add new housing.
- Continued concern about the impact of tall buildings on key public views and the character of existing commercial corridors.
- Requests to identify opportunity sites along corridors where proposed heights can be raised even higher, including on corner lots.
- Desire for strengthened policies and programs to support existing tenants, small businesses, and historic landmarks.
- Concerns about broader economic conditions and the potential pace of development

## **CONSISTENCY WITH HOUSING ELEMENT AND STATE LAWS**

To date, all versions of the proposed map have been developed to ensure alignment with the guiding principles listed above and consistency with the 2022 Housing Element and state laws. The current map remains broadly consistent with example maps published in the adopted Housing Element and the rezoning scenarios studied as part of the Housing Element Environmental Impact Report.

The Department has been using several methods to ensure the proposed map meets the City's RHNA obligations. First, proposed heights and density adjustments are run through a unit capacity estimation calculation that was used for the Housing Element Sites Inventory of Sites Proposed for Rezoning (Housing Element Appendix B4, Table B) and has been commonly used to estimate capacity for all of San Francisco's past rezonings. The results indicate that the proposed zoning map plans for housing capacity exceeding our RHNA shortfall.

Second, the proposed zoning map is also evaluated through a housing feasibility model. The Department has been working with external modelling experts and researchers to refine other analytical models that evaluate the feasibility of housing development on every parcel to estimate of how much new housing development could be developed with the proposed zoning changes under a range of reasonable economic conditions. In addition to the unit capacity methodology listed above, this model has guided refinements to the map that are necessary to demonstrate that rezoning could reasonably produce the RHNA shortfall.



To augment both of these analyses, the Department has been developing a review of the development activity from previous rezonings that occurred over a period of time in the rezoned areas and compared that data to the capacity estimates that the Department developed at the time of those rezonings, as well as evaluating how much housing has been produced citywide relative to overall citywide zoned capacity over recent decades. This review is intended to inform any adjustments that might need to be made to the outputs of the above modeling methods.

Finally, the Department has been consulting with Century Urban, a real estate consultant, to evaluate the development feasibility of a range of building typologies in San Francisco. Among a number of common factors that affect the financial feasibility of a development, the study considers building size, location, lot size, number of units, construction hard and soft costs, and the review process that a project must undergo to be constructed.

The Department also worked with Century Urban on a study of how government-imposed costs (such as fees, inclusionary housing requirements, and lengthy permitting timelines) impact project feasibility, to fulfill Housing Element Action 8.1.8, which requires a “pro-forma-based study of cumulative governmental constraints on housing development in relation to the socio-economic needs of the city.” Results from this analysis and the aforementioned development feasibility study will be shared at an upcoming Planning Commission hearing.

## Zoning Amendments & Local Program

In parallel with the development of the Draft Zoning Proposal map, the Department is working with Mayor Lurie and the City Attorney to finalize the draft legislative package to enact the rezoning, which is expected to be introduced at the Board of Supervisors in June 2025.

Ordinances will amend the Planning Code, Zoning Map, Height Map, and General Plan, and create a Housing Sustainability District. The legislative package will include substantial amendments to the Planning Code, including establishment of a new zoning district [“RTO-C,” a newly created variation of Residential Transit Oriented (RTO) zoning] and will also make amendments to relevant existing zoning districts. It will establish controls in key areas, such as height, bulk, minimum densities, design standards, affordable housing, parking limits, and allowable uses, among other topics.

It will also establish an optional **Housing Choice Local Program (“Local Program”)** described below after the base zoning changes. The Local Program is meant to provide sponsors with flexible options to develop housing at the proposed heights and densities while meeting various City and State policy goals.

The Department is also working with Mayor Lurie and with Supervisor Chyanne Chen to introduce an accompanying Tenant Protections Ordinance that will be adopted concurrent with the rezoning, that will strengthen existing polices and add additional measures to protect tenants in existing housing, particularly vulnerable low-income tenants. This ordinance is still under development and not described in this

memorandum, but the scope and policy considerations were discussed at a Planning Commission hearing on February 27, 2025.<sup>5</sup>

**STATE & LOCAL PROGRAMS: PARALLEL OPTIONS TO INCREASE HOUSING DENSITY**

Housing projects will have multiple pathways to achieve the heights illustrated in the Proposed Zoning Map:

- 1) Projects may use the Local Program; or,
- 2) They may use the base zoning layered with other state or local bonus laws (such as State Density Bonus, AB2011).

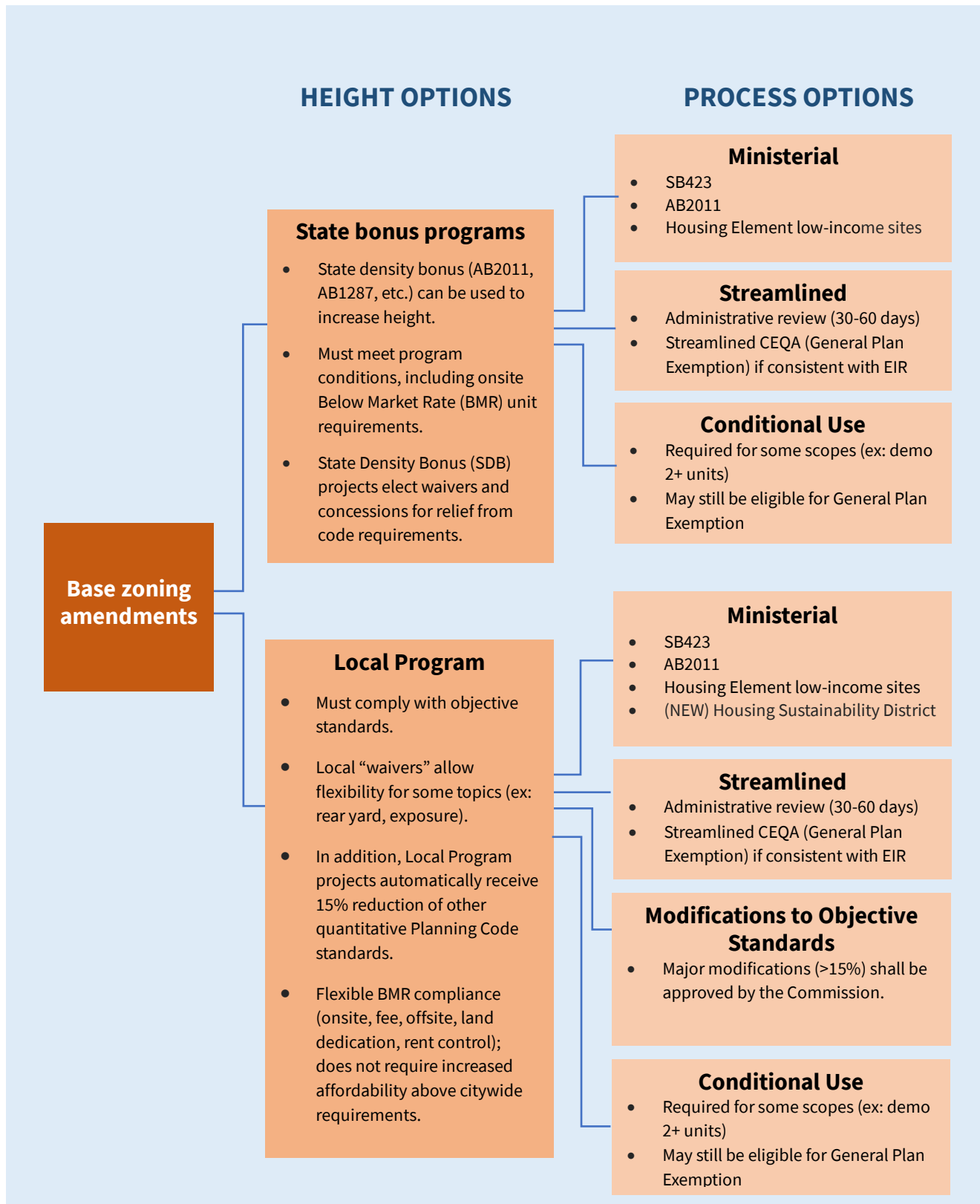
For example, under the current proposal, portions of Geary Boulevard are proposed to be rezoned from its current height limit of 40’ to a new height of 85’. Under the proposed rezoning, the height limits would be amended as follows:

Example Zoning Height Amendments: Geary Boulevard (between 3 <sup>rd</sup> and 43 <sup>rd</sup> Avenues)		
Current Height Limit	Proposed “Base Zoning” Height Limit	Proposed “Local Program” Height Limit
40’	55’	85’

These options are illustrated in *Figure 4 (Zoning Structure: State and Local Programs)* below.

<sup>5</sup> Hearing materials may be accessed at: <https://sfplanning.org/event/planning-commission-261>

**Figure 4: Zoning Structure – State and Local Programs**



## BASE ZONING AMENDMENTS

Underlying zoning will be amended and will apply to projects that use either state bonus programs or the Local Program. Some of these amendments will apply specifically to the Housing Opportunity Areas, while others will apply to other geographic areas or citywide. A more detailed look at proposed base amendments is described below in *Figure 5 (Summary of Base Legislative Amendments)*.

**Figure 5: Summary of Base Zoning Amendments**

Topic	Key Provisions	Applicable Geography
Density	<p><b>Establish maximum unit sizes, applicable to NEW construction.</b> New units may be up to 4,000sf – OR – floor area ratio of 1.2:1 (whichever is greater).</p> <p><b>Exceptions:</b> 5 – 9 unit building: allows one unit greater than 4,000 sf 10+ unit building: 10% of units may be greater than 4,000 sf</p> <p><b>Purpose:</b> To encourage the development of multifamily housing in well-resourced areas, while allowing some larger units in new multi-family buildings to support project feasibility.</p>	Citywide
	<p><b>Establish minimum residential densities within ½ mile of fixed guideway transit stops and stations</b> (expressed in dwelling units per acre)<sup>6 7</sup> <b>and on certain Housing Element sites</b></p> <p>Similarly, establish <b>minimum intensities for projects that provide non-residential uses, namely office buildings.</b></p> <p><b>Purpose:</b> to require efficient use of land, meet specific policy and statutory requirements (<b>Metropolitan Transportation Commission</b> [MTC] Policy and Housing Element law), and discourage or prevent demolition of single-family homes being replaced with new single-family homes.</p>	Within 1/2 mile of transit hubs and on sites identified as appropriate for Very Low Income or Low Income in the Housing Element Sites Inventory
	<p><b>Establish Form-Based zoning (aka “density decontrol”)</b> in various areas:</p> <ul style="list-style-type: none"> <li>On the main commercial and transit streets proposed for rezoning, density limits would be removed, including in: <ul style="list-style-type: none"> <li>NC districts (NC-1, NC-2, NC-3, NC-S, named NC’s), RC and C-2 districts within the Housing Opportunity Areas.</li> <li>Properties on some corridors that will be rezoned to</li> </ul> </li> </ul>	<p>Rezoned properties in Housing Opportunity Areas (HOAs)</p> <p>New Residential Transit Oriented-Commercial (RTO-C) zoning will be established on portions of transit and</p>

<sup>6</sup> [MTC Resolution No. 4530](#)

<sup>7</sup> [Administrative Guidance for MTC's Transit-Oriented Communities Policy Version 1.1 - May 2025](#)

Topic	Key Provisions	Applicable Geography
	<p>a new form-based zoning district, RTO-C (Residential Transit Oriented – Commercial).</p> <p>In most residential areas off the corridors, density limits will remain in place in the base zoning. Projects in these areas are eligible for form-based density by opting into the Local Program.</p> <p><b>Purpose:</b> To encourage more efficient and feasible housing production by enabling greater density of units within established height limits.</p>	commercial streets that are currently zoned residential.
Parking and Loading Management	<p><b>Reduce some parking maximums:</b></p> <ul style="list-style-type: none"> <li>- <b>Between 0.375 and 0.5 spaces/unit</b> (and other non-residential maximums) for areas within ½-mile of BART stations and certain other designated transit locations to meet MTC Transit-Oriented Communities requirements and HE EIR Mitigations.<sup>8</sup></li> <li>- <b>For other areas:</b> <ul style="list-style-type: none"> <li>○ Lots with 1 unit may have 2 spaces</li> <li>○ Lots with 2 units may have 3 spaces</li> <li>○ All projects 3+ units may have 1.0 space/unit</li> </ul> </li> </ul> <p><b>Purpose:</b> To encourage non-automobile travel and limit impacts on transit service, while allowing for flexibility for smaller projects that are more likely to include family-sized units.</p>	Rezoned properties in HOAs and areas subject to MTC Transit-Oriented Communities requirements
	<p><b>Restrict new curb cuts and garage entries on selected street segments.</b> In some cases, a new curb cut would require a Conditional Use Authorization or a curb cut may be prohibited.</p> <p><b>Purpose:</b> To support San Francisco’s Transit First policy and minimize additional impacts on the transit network, pedestrian safety, and the vitality of core commercial blocks.</p>	Selected segments of Neighborhood Commercial Districts in HOAs
	<p><b>Require a Driveway and Loading Operations Plan (DLOP) for development projects of 100,000 net new gross square feet.</b></p> <p><b>Purpose:</b> Ensure compliance with Housing Element EIR Mitigation Monitoring and Reporting Program.</p>	Citywide

<sup>8</sup> The Metropolitan Transportation Commission’s (MTC) [Transit-Oriented Communities \(TOC\) Policy](#) is an implementation program of Plan Bay Area 2050, the Bay Area’s long-range plan for transportation, housing, economy, and the environment. The policy requires cities to establish minimum residential densities, minimum non-commercial intensities, and parking maximums around transit by the year 2026 for all qualifying transit areas citywide. **Failure to meet requirements of the MTC TOC policy would put San Francisco at risk of losing eligibility for major discretionary MTC funding vital to funding transportation investments in the City.**

Topic	Key Provisions	Applicable Geography
<b>Residential Flats</b>	<p><b>Codifying the Planning Commission’s Residential Flat Policy</b></p> <ul style="list-style-type: none"> <li>Add a definition of Flats to the Planning Code.</li> <li>Proposals to reduce the size or change the configuration of a flat such that the unit no longer meets the definition of a flat would require Planning Commission approval, unless the project adds housing units.</li> </ul> <p><b>Purpose:</b> To help preserve this existing multi-family housing stock against loss due to mergers or demolitions.</p>	Citywide
<b>Height &amp; Bulk</b>	<p><b>Establish Base Height and Local Program height limits:</b> In some areas, the base height will remain as existing, while many areas will see an increase in the base height.</p> <p><b>Establish a new R-4 Height and Bulk District to accompany the rezoning</b> to codify elements of the adopted Citywide Design Standards and the proposed Local Program.</p> <p><b>Purpose:</b> To establish Local Program vs. base height options available to new developments.</p>	Rezoned properties in HOAs
<b>Use Districts</b>	<p><b>Establish new use district, RTO-C (“Residential Transit Oriented – Commercial”).</b></p> <p>RTO-C would apply to some rezoned sites that are currently zoned for only residential uses (e.g., RH- and RM- zoned properties) but are on streets where new ground floor community-serving retail would be appropriate. This newly created district would allow, but would not require, a range of non-residential uses on the ground floor.</p> <p>Rezoned parcels that are currently in NC (Neighborhood Commercial), RC (Residential-Commercial) or C (Commercial) districts would generally be maintained under current use district designations.</p> <p>Map and Planning Code amendments will include creation of a non-contiguous Special Use District on specific properties owned by the San Francisco Municipal Transit Agency (SFMTA) to implement Board Resolution 250128, supporting SFMTA’s Joint Development Program Goals and Policy.</p> <p><b>Purpose:</b> To establish allowable uses in areas that are proposed for rezoning, in anticipation of future needs for non-residential uses.</p>	Some rezoned properties in HOAs
<b>Code Clean-Up &amp; Conforming Amendments</b>	<ul style="list-style-type: none"> <li>Remove obsolete Code Sections related to Efficiency Dwelling Units</li> <li>Eliminate Analyzed State Density Bonus from the Planning Code as this San Francisco-specific program has not been</li> </ul>	Citywide



Topic	Key Provisions	Applicable Geography
	<p>used, and has been superseded by subsequent updates to state housing bonus programs.</p> <ul style="list-style-type: none"><li>• Where relevant, update tables and other language to note the applicability of the adopted Citywide Design Standards and other objective standards.</li><li>• Clarify review of wind impacts by moving to a single unified standard in districts where wind review is currently required.</li></ul>	

## HOUSING CHOICE LOCAL PROGRAM

The Local Program is meant to be a parallel program to state programs (such as the State Density Bonus) and sponsors may elect either option depending on which is most advantageous for the project. The Local Program allows us to keep what makes San Francisco special while welcoming new homes.

**How to qualify:** Projects using the Local Program must opt out of using state bonus programs and meet objective code requirements and design standards. Local Program projects may still use provisions in state law that provide for process streamlining (i.e., ministerial review), such as those created by AB2011 and SB423, provided they meet those program’s applicable criteria.

Projects under the Local Program will receive various development benefits, described in Figure 6 below, which provide flexibility for some Planning Code controls. Projects that choose to use the Local Program would be able to choose an unlimited number of benefits from this menu of “local waivers.”

The menu is derived from examining the most common waivers and concessions sought by projects currently using the State Density Bonus (ex: rear yard, exposure, usable open space, among other areas). The Department has been conducting outreach with industry experts and community groups to review the provisions of the local program and gather additional feedback on its implementation.

**Figure 6: Local Program Development Benefits (Modified Standards)**

Topic	Applicable Planning Code or Design Standard <i>(Under Current Zoning)</i>	Local Program “Automatic” flexibility <i>(“waivers” for projects in Local Program)</i>
<b>Density</b>	Generally, parcels off-corridor and some parcels on corridors are subject to density limits based on lot size.	Projects using the Local Program, including off-corridor sites, would not be subject to lot-based density limits but rather to Form-Based Density standards.
<b>Height</b>	Projects are subject to the height limit (i.e. “base” height limit). Eligible projects using State Density Bonus or other programs may exceed the height limit per the rules of those programs.	<p>Projects may extend up to the Local Program Height Limit as provided on the Proposed Zoning Map.</p> <p>Corner lots and lots larger than 8,000 square feet may go up to 65’.</p> <p>Projects may receive up to a 5’ height increase to accommodate key architectural features, such as stoops and entries.</p>
<b>Inclusionary Housing</b>	<p>Projects may meet inclusionary housing requirements through a combination of:</p> <ul style="list-style-type: none"> <li>• Affordable Housing Fee;</li> <li>• On-site Affordable Housing;</li> <li>• Off-Site Affordable Housing;</li> <li>• Small Sites;</li> <li>• Land Dedication (currently available in select districts)</li> </ul> <p>Projects using state density and ministerial review programs must meet applicable requirements, which typically require that some or all inclusionary units be provided on-site.</p>	<p>Projects can choose any compliance method or some combination thereof to meet Section 415. Projects that elect off-site or land-dedication must provide the required units or land within the geography of the Housing Opportunity Areas.</p> <p>Projects of 24 units or less also have the option of providing a 100% rent-controlled building instead of providing inclusionary units.</p>
<b>Height Bonus for Community Serving Uses and Micro-Retail</b>	None	<p>Projects may receive a square footage bonus for providing specific uses, which may be accommodated by adding up to 10’ additional height:</p> <ul style="list-style-type: none"> <li>• Up to 2 additional feet of building square footage for every square foot provided of Community Serving uses (childcare, Legacy Business, displaced business grocery, laundromat, nonprofit</li> </ul>

Topic	Applicable Planning Code or Design Standard <i>(Under Current Zoning)</i>	Local Program “Automatic” flexibility <i>(“waivers” for projects in Local Program)</i>
		<p>office, trade office).</p> <ul style="list-style-type: none"> <li>Up to 1.5 additional feet of building square footage for every square foot provided of “micro-retail” spaces (measuring 100-1,000sf).</li> </ul>
<b>Unit Mix</b>	<p><u>Most rezoned areas (NC, C districts):</u> 25% 2+ BRs bedrooms, including at least 10% 3 BRs (applicable starting at 10+ units).</p> <p><u>RTO and Van Ness &amp; Market SUD:</u> 35% 2+ BRs bedrooms, including at least 10% 3 BRs (applicable starting at 5+ units).</p>	<p>Projects may instead meet 25% 2BR or more through Local Program.</p> <p>Applicability is 5+ units.</p>
<b>Street-facing legislated and front setback</b>	Required dimensions vary depending on legislated setbacks or zoning districts (RTO, RH, and RM, PUDs, etc.)	Projects on 19th Avenue may reduce legislated and front setback if sidewalk expands and is at least 15’.
<b>Rear Yard</b>	<p><u>RH, RM-1, RM-2, RTO, RTO-M:</u> 30% rear yard required</p> <p><u>All other Zoning Districts:</u> 25% rear yard required</p>	<p>Rear yard may be reduced by up to 18% of lot depth, or 15’ whichever is greater; a corner lot’s required rear yard may be reduced up to 18% of the lot area.</p> <p>In NC and C Districts, where otherwise not permitted, the ground floor is allowed 100% lot coverage.</p>
<b>Usable Open Space</b>	Outside of Eastern Neighborhoods Mixed Use Districts, requirement varies from 36 square feet (SF) per dwelling unit (DU) to 300 SF/DU	<p>Reduced to 36 SF/DU</p> <p><b>Common Usable Open Space:</b> 10’ in horizontal dimension, min 100’ SF</p> <p><b>Private residential Usable Open Space:</b> 3’ min horizontal dimension and 27’ min SF.</p>
<b>Dwelling Unit Exposure</b>	<p>Dwelling units citywide must face an open area meeting one of the following:</p> <p>(1) A public street, public alley at least 20’ in width, side yard at least 25’ in width, or rear yard; if an outer court whose width is less than 25’, then depth is</p>	<p><b>Up to 30%</b> of the units may face “yards” or “courts” as defined by California Building Code (Ch. 12, Sec. 1205.2 &amp; 1205.3):</p> <p>(1) <b>Yards</b></p>

Topic	Applicable Planning Code or Design Standard <i>(Under Current Zoning)</i>	Local Program “Automatic” flexibility <i>(“waivers” for projects in Local Program)</i>
	<p>no greater than its width; or</p> <p>(2) An unobstructed open area (whether an inner court or a space between separate buildings on the same lot), except for fire escapes not more than 4’-6”, chimneys, and permitted obstructions 136 (c)(14), (15), (16), (19), (20) and (29), and is no less than 25’ in every horizontal dimension at the floor the DU is located.</p>	<p><b><u>Two stories or less above grade plane.</u></b> (i) By providing a yard that is not less than 3 feet in width; or</p> <p><b><u>More than two stories but less than 14 stories above grade plane.</u></b> (ii) By providing a yard that is not less than 3 feet in width and that increases by 1 foot for each additional story; or</p> <p><b><u>More than 14 stories above grade plane.</u></b> (iii) By providing a yard that is not less than 15 feet in width.</p> <p>(2) <b>Courts</b></p> <p><b><u>Two stories or less above grade plane.</u></b></p> <p>(i) <b>Windows are not opening on the opposite side.</b> By providing a court not less than 3 feet in width and 10 feet in length if the court is not bounded by a public way or yard; or</p> <p>(ii) <b>Windows are opening on the opposite side.</b> By providing a court not less than 6 feet in width and 10 feet in length unless bounded on one end by a public way or yard; or</p> <p><b><u>More than two stories but less than 14 stories above grade.</u></b></p> <p>(iii) By providing a court not less than 6 feet in width and 10 feet in length and that increases 1 foot in width and 2 feet in length for each additional story; or</p> <p><b><u>More than 14 stories above grade.</u></b></p> <p>(iv) By providing a court not less than 18 feet in width and 22 feet in length.</p>
<b>New ground floor non-residential use size limits</b>	Use size cap varies from 2,000sf to 25,000sf depending on the zoning district.	No cap; no Conditional Use Authorization required.
<b>Height limits for vertical non-habitable</b>	Height exceptions for non-habitable architectural elements are only available in Eastern Neighborhoods Mixed Use Districts, 85’ height or less:	Allow an identical height exception for vertical non-habitable architectural elements on lots zoned for 85’ or below.

Topic	Applicable Planning Code or Design Standard <i>(Under Current Zoning)</i>	Local Program “Automatic” flexibility <i>(“waivers” for projects in Local Program)</i>
<b>architectural elements</b>	<ul style="list-style-type: none"> <li>• One element per lot;</li> <li>• Not to exceed 1,000 GFA</li> <li>• element shall not have a plan dimension greater than 50’;</li> <li>• element’s height should not exceed 50% of the applicable height limit;</li> <li>• must be consistent with design, materials, and character of the building.</li> </ul>	
<b>Additional “catchall” flexibility</b>	n/a	In addition to the options above, projects using the Local Program may seek an additional 15% reduction of any other quantitative Planning Code standard, with some exceptions.
<b>Additional flexibility for 100% Affordable</b>	Various Planning Code sections	<p>100% affordable projects can use any of the incentives above, plus:</p> <ul style="list-style-type: none"> <li>• <b>Reduce active ground floor</b> requirement by <b>20%</b></li> <li>• <b>Additional 20’</b> of height above Local Program height.</li> <li>• <b>Curb Cuts</b> restrictions in Section 155(r) shall not apply.</li> <li>• <b>Ground floor ceiling height</b> requirements in Section 145.1(c)(4) shall not apply.</li> </ul>
<b>Ministerial project review</b>	Qualifying projects may opt to use state laws that enable ministerial review (e.g., SB423, AB2011, Housing Element low-income sites provision).	In addition to existing state ministerial programs, legislation will establish a new Housing Sustainability District (HSD), which will be available to projects using the Local Program.
<b>Major modification</b>	Per Planning Code 304, where not specified elsewhere in the code, a modification is possible on lots of at least ½-acre through a discretionary Planning Commission approval of a Planned Unit Development.	Projects of any size may choose to seek a <b>major modification</b> for any additional relief needed beyond the pre-determined list and the 15% “catchall” flexibility that are embedded into the Local Program.

## BENEFITS OF THE LOCAL PROGRAM

Utilization of density bonus programs has increased significantly in recent years, driven in large part by use of the State Density Bonus (SDB). These programs are a critical tool to enable production of affordable

housing and mixed-income housing developments. That said, there are distinct advantages of creating a Local Program, as a fully opt-in alternative offered in parallel to SDB and other state bonus programs.

Benefits to the community	Benefits to the developer
<ul style="list-style-type: none"><li>• <b>More diversity of affordable housing</b> (on-site, fee, off-site, land dedication, rent control).</li><li>• <b>More predictable heights</b> and urban form.</li><li>• <b>More adherence to other public policy goals</b> since projects choose from a specific menu of code flexibility.</li></ul>	<ul style="list-style-type: none"><li>• <b>Easy to qualify:</b> no added approval process or requirements.</li><li>• <b>Clear objective code standards.</b></li><li>• <b>Additional flexibility:</b> affordable housing flexibility and menu of “local waivers” based on State Density Bonus projects.</li><li>• <b>Informed by financial feasibility</b> and what development types are most likely.</li></ul>

Some of these benefits to the community are further described below:

- **More diverse affordable housing types:** By enabling a broad range of BMR compliance options (onsite, fee, offsite, land dedication, small sites, and rent controlled units), the Local Program will generate a greater diversity of affordable housing to meet a range of housing needs, including funding for 100% affordable housing projects that can target specific populations (such as supportive housing and housing for seniors, people with disabilities, families, workforce, etc.)
- **More predictable urban form:** Under State Density Bonus, projects routinely seek waivers and concessions from code requirements. This can lead to unpredictable outcomes regarding the ultimate building height, bulk, design, and other characteristics of buildings, particularly for larger sites and denser zoning districts. A Local Program can create more intentional and considered shaping of height and building mass across corridors and neighborhoods.
- **More certainty on other policy goals and clearer expectations in the community:** While the SDB is a powerful tool to enable housing production, some projects are using the flexibility of waivers and concessions in ways that conflict with core City policy goals. For example, a SDB project may increase parking above maximum limits, create garage entries on key pedestrian and transit frontages where they are prohibited to improve safety, and add formula retail uses. With a Local Program, the City will set clear standards for topics that matter most, while allowing flexibility on a defined set of topics.

### Timeline and Future Work

To comply with regulatory requirements, the rezoning must be adopted, signed into law, and reviewed by HCD by January 31, 2026. Complying with this timeline is critical to maintaining San Francisco’s certification of our adopted Housing Element. To accomplish this goal with room for discussion and accounting for contingencies, staff are working towards the following schedule:

- **June:** Introduction of legislation at the Board of Supervisors and referral to the Planning



Commission.

- **June through September:** Deliberation by the Planning Commission, including information hearings, General Plan amendment initiation, and action hearings. Alongside this, staff will work with HCD for an early review of the proposed map and legislation to ensure compliance with state rules; this allows the ability for amendments to be introduced to the Planning Commission.
- **September through November:** Deliberation and action by the Land Use Committee of the Board of Supervisors, the full Board of Supervisors, and Mayor Lurie. Referral to HCD for final confirmation and review of adopted policy.

The Department is planning to share information with the Commission over the coming months through hearings and/or memoranda that will delve deeper into some of these topics, which may include the following:

- Affordable Housing Sites & Strategy
- Financial Feasibility Analysis
- Infrastructure Planning
- Racial and Social Equity Analysis

Planning Department staff look forward to modifying the proposal, developing robust policies to achieve the project's goals, and continuing to meet with stakeholders. Staff are available for individual briefings with Supervisors and continue to be available to stakeholders. To date, the feedback from engaged residents, stakeholders, and policy makers has been invaluable in shaping the proposal and we expect that to continue in the future.

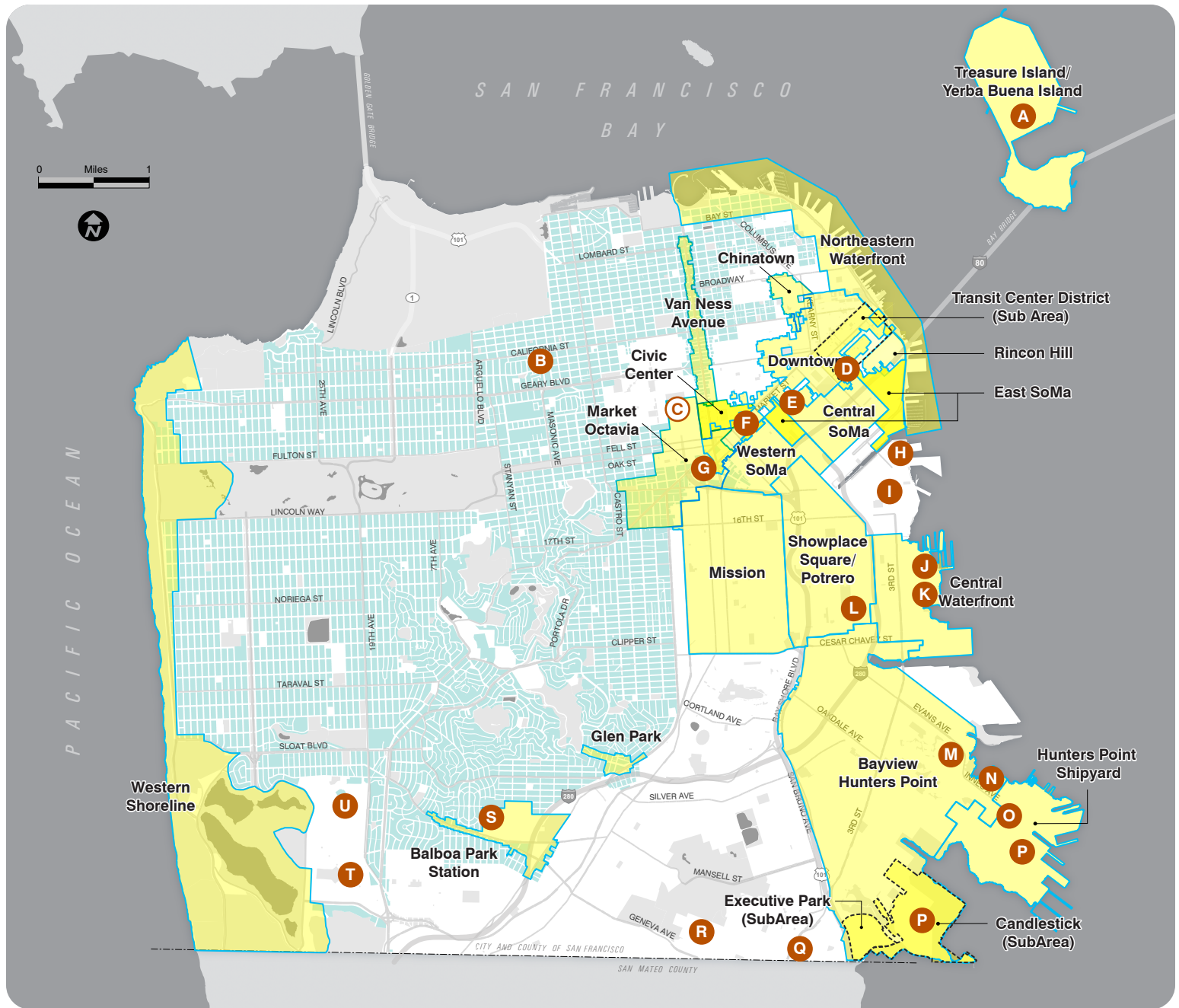
## Exhibits:

Exhibit A – Proposed Family Zoning Map (June 2025)

Exhibit B – Development Agreements & Adopted Area Plans

Exhibit C – Community Engagement Events: February 2023 – present

# EXHIBIT B: Development Agreements & Adopted Area Plans



Adopted Area Plan

Proposed Rezoning Area

## Development Agreements as of March 2025 (and total new housing units proposed)

- |   |   |
|---|---|
| <b>A</b> Treasure Island / Yerba Buena Island (8,000 units) | <b>K</b> Potrero Power Station (2,681 units)                                |
| <b>B</b> 3333 California (744 units)                        | <b>L</b> Potrero HOPE SF (1,700 units)                                      |
| <b>C</b> Freedom West - in negotiation/design (2,537 units) | <b>M</b> Hunters View HOPE SF* (741 units)                                  |
| <b>D</b> Transbay*  | <b>N</b> India Basin (1,575 units)  |
| <b>E</b> 5M (688 units)                                     | <b>O</b> Hunters Point Shipyard Phase 1* (1,428 units)                      |
| <b>F</b> Trinity Plaza (2,149 units)                        | <b>P</b> Hunters Point Shipyard Phase 2 / Candlestick Point* (10,672 units) |
| <b>G</b> Brady Block / Plumbers Union (579 units)           | <b>Q</b> Baylands North - formerly Schlage Lock (1,679 units)               |
| <b>H</b> Mission Rock (1,950)                               | <b>R</b> Sunnyside HOPE SF (1,770 units)                                    |
| <b>I</b> Mission Bay* (6,592 units)                         | <b>S</b> Balboa Reservoir (1,100 units)                                     |
| <b>J</b> Pier 70 (2,150 units)                              | <b>T</b> Parkmerced (7,217 units)   |
|   | <b>U</b> Stonestown (3,491 units)   |

\* Indicates projects that have an agreement type with the City that is different from a Development Agreement.

NOTE: Location markers on map are approximate and do not necessarily encompass an entire development area.



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## EXHIBIT C: Community Engagement Events: February 2023 - Present

Event	Description	Efforts to ensure inclusive participation
<b>Community Education Workshops &amp; Westside Affordable Housing Resources Fair</b>	<p>The Department partnered with the Mayor's Office of Housing and Community Development (MOHCD) and nonprofit partners Self Help for the Elderly and Wah Mei School to develop educational workshops that break down technical housing and land use information for a general audience. Delivered by Self Help for the Elderly and cohosted with dozens of community organizations, these workshops were intended to build awareness about the need for affordable housing and Housing Element implementation, including the rezoning.</p> <p>Self Help for the Elderly also hosted a Westside Affordable Housing Resources Fair on March 9, 2024, featuring a panel of policymakers and department heads, and tables from the Planning Department and other agencies sharing information and resources.</p> <p><b>Reach:</b> 85 educational workshops were completed, reaching more than 1,200 residents in Districts 1, 2, and 4. Approximately 500 people attended the Westside Affordable Housing Resources Fair.</p>	<p><b>Before the events:</b></p> <ul style="list-style-type: none"> <li>Content and implementation strategy co-created with community partners.</li> <li>Housing education module materials, including 1-pagers on related topics, were translated into Chinese, Spanish, Tagalog and Russian.</li> <li>Publicized by Self Help for the Elderly, Wah Mei School, and partner community organizations.</li> </ul> <p><b>During the events:</b></p> <ul style="list-style-type: none"> <li>Educational Workshops were held in Cantonese, Mandarin, Arabic, Tagalog, Russian, Spanish, English.</li> <li>Participants received flyers for Expanding Housing Choice events.</li> <li>Translation services provided.</li> <li>Food provided.</li> </ul>
<b>Focus Groups with Community Partners</b>	<p>These 1.5-hour conversations were designed to gather input from diverse community members, including low-income households, seniors, families, youth, and monolingual Chinese, Russian, and Spanish speakers. They were hosted by trusted community partners in a smaller and more comfortable setting. They elicited deeper feedback on rezoning scenarios, community ideas, concerns, and priorities.</p> <p><b>Reach:</b> 7 focus groups held in partnership with community partners (6 community-serving non-profits and 1 small business), with a total of 76 participants.</p> <p><u>Community hosts included:</u></p>	<p><b>Before the events:</b></p> <ul style="list-style-type: none"> <li>Community partners recruited the participants.</li> <li>Discussion guides and presentations were tailored based on community partner feedback.</li> <li>Community partners were compensated (\$1,500).</li> <li>Focus group participants were compensated (\$50).</li> <li>Presentation and print materials were translated into Chinese, Spanish, and Russian.</li> </ul> <p><b>During the events:</b></p> <ul style="list-style-type: none"> <li>Community partners hosted and co-facilitated the discussion.</li> <li>4 focus groups were in-language</li> </ul>

Event	Description	Efforts to ensure inclusive participation
	<ul style="list-style-type: none"> <li>• Gum Moon Asian Women’s Resource Center</li> <li>• Self Help for the Elderly</li> <li>• Wah Mei School</li> <li>• Richmond Neighborhood Center</li> <li>• Sunset Chinese Cultural District</li> <li>• D4 Youth and Families Network</li> <li>• Tabita’s Cafe</li> </ul>	<p>(Chinese (2), Spanish, Russian).</p> <ul style="list-style-type: none"> <li>• Food provided.</li> <li>• Childcare provided for the family-specific focus group.</li> </ul>
<b>Community Conversations &amp; Meetings (ongoing)</b>	<p>The Department continues to meet with community organizations and neighborhood groups opportunities to learn more about the project and have more in-depth discussions around community hopes, concerns, and priorities related to the rezoning.</p> <p><b>Reach:</b> As of June 2025, more than 60 Community Conversations and meetings were held reaching different organizations, groups, and coalitions (including repeated meetings with some groups):</p> <p><u>Organizations/ Groups reached:</u></p> <ul style="list-style-type: none"> <li>• Alamo Square Neighborhood Association</li> <li>• American Institute of Architects SF Chapter</li> <li>• Balboa Terrace Homes Association</li> <li>• Bernal Heights Neighborhood Center</li> <li>• Chinese American Democratic Club</li> <li>• Cole Valley Merchants Association</li> <li>• Committee for Better Parks and Recreation in Chinatown</li> <li>• Connected SF</li> <li>• Corbett Heights Neighbors</li> <li>• Cow Hollow &amp; Lombard field walk (Hosted by District 2 Office)</li> <li>• D4 Youth and Families Network</li> <li>• D4 Youth and Families Network: Steering Committee</li> <li>• D9 Neighbors for Housing</li> <li>• District 2 Neighborhood conversations (4 meetings): Geary Boulevard, Cow Hollow, Pacific Heights, Presidio Heights</li> <li>• Balboa Terrace Homeowners Association</li> <li>• CITYstructure</li> <li>• Duboce Triangle Neighborhood Association</li> <li>• Emerson and Woods Streets Residents (Hosted</li> </ul>	<ul style="list-style-type: none"> <li>• Invitations sent to project email lists (2,700 recipients).</li> <li>• Sent to Department-wide neighborhood groups list (270 recipients).</li> <li>• Sent to Mayor and Board of Supervisors offices.</li> <li>• Sent to nonprofit community partners.</li> <li>• In-person and virtual options offered.</li> </ul>

Event	Description	Efforts to ensure inclusive participation
	<p>by District 2 Office)</p> <ul style="list-style-type: none"> <li>• Eureka Valley Neighborhood Association</li> <li>• Forest Hill Association</li> <li>• Francisco Park neighbors</li> <li>• Glen Park Neighborhood Association</li> <li>• Grow SF</li> <li>• Greater West Portal Neighborhood Association</li> <li>• Haight Ashbury Neighborhood Council</li> <li>• Haight Ashbury Merchants Association</li> <li>• Housing Action Coalition (HAC)</li> <li>• Japantown Taskforce</li> <li>• Lakeside Village Residents (Hosted by D7 Office)</li> <li>• Lambda Alpha International – SF Chapter</li> <li>• Livable City</li> <li>• Miraloma Park Improvement Club</li> <li>• Neighborhoods United SF</li> <li>• North Beach Neighbors</li> <li>• Northern California Carpenters Union Regional Council</li> <li>• Planning Association for the Richmond</li> <li>• Race and Equity in All Planning (REP-SF) Coalition</li> <li>• Russian Hill Neighborhood Association</li> <li>• San Francisco Cultural Districts Convening</li> <li>• Self Help for the Elderly</li> <li>• SF Heritage</li> <li>• SF YIMBY</li> <li>• Sierra Club – San Francisco Bay Chapter</li> <li>• Small Business Forward</li> <li>• SPUR</li> <li>• Sunset Chinese Cultural District</li> <li>• Sunset Chinese Cultural District: Advisory Board</li> <li>• Upper Noe Valley Neighbors</li> <li>• Van Ness Corridor Neighborhood Council</li> <li>• Van Ness field walk (with District 2 historic preservation advocates)</li> <li>• Victorian Alliance</li> <li>• Wah Mei School</li> <li>• West of Twin Peaks Central Council</li> <li>• Westside Democratic Families</li> </ul>	
Open Houses	<p>Open Houses were designed to provide the public with an overview of our housing needs, solicit feedback on the Zoning Concept proposals, and discuss other policy considerations, such as urban design, cultural heritage, and infrastructure.</p> <p><b>Open House Dates and locations:</b></p> <ul style="list-style-type: none"> <li>• Phase 1: June 22<sup>nd</sup> at the SF LGBT Center and July</li> </ul>	<p><b>Before the events:</b></p> <ul style="list-style-type: none"> <li>• Promoted on our website and shared on social media (Facebook, Instagram, X, and Next Door).</li> <li>• Promoted on project email lists</li> </ul>

Event	Description	Efforts to ensure inclusive participation
	<p>11<sup>th</sup> at the San Francisco County Fair Building</p> <ul style="list-style-type: none"> <li>Phase 2: November 8<sup>th</sup>, 2023 at the SF LGBT Center and November 15<sup>th</sup>, 2023 at the SF County Fair Building</li> </ul> <p><b>Reach:</b> Approximately 280 participants attended the four Open Houses</p>	<p>(2,700 recipients).</p> <ul style="list-style-type: none"> <li>Sent to Department neighborhood groups list (270 recipients).</li> <li>Sent to Mayor and Board of Supervisors offices for inclusion in newsletters.</li> <li>Ads made in collaboration with a local Human Rights Commission artist were posted in Muni buses (1,000 placements) and in local newspapers including the Richmond Review, Sunset Beacon, and Westside Observer.</li> <li>Flyers were posted in local businesses in D1/D4.</li> <li>Flyers sent to community partners in multiple languages for distribution.</li> </ul> <p><b>During the events:</b></p> <ul style="list-style-type: none"> <li>Hosted in the evening at sites within the rezoning area.</li> <li>Print materials were translated into Chinese, Spanish, and Russian.</li> <li>Live interpretation was available in Chinese, Spanish, and Russian.</li> <li>Food and childcare were provided.</li> </ul>
<p><b>Phase 1 and 2 Online Surveys</b></p>	<p>Community members offered feedback on the Zoning Concept and Draft Zoning Proposal Maps and shared ideas, concerns, and priorities related to increasing housing in San Francisco.</p> <p><b>Reach:</b> The Phase 1 Survey was open to all from August 21 to October 9, 2023 and received 718 responses. The Phase 2 Survey was open to all from November 6, 2023 to January 12, 2024 and received 1,664 responses.</p>	<ul style="list-style-type: none"> <li>Promoted on our website and shared on social media (Facebook, Instagram, X, and Next Door).</li> <li>Promoted on project email lists (2,700 recipients).</li> <li>Sent to Department-wide neighborhood groups list (270 recipients).</li> <li>Sent to Mayor and Board of Supervisors.</li> <li>Ads made in collaboration with a local Human Rights Commission artist were posted in Muni buses (1,000 placements) and in local newspapers including the Richmond Review, Sunset</li> </ul>



Event	Description	Efforts to ensure inclusive participation
		<p>Beacon, and Westside Observer.</p> <ul style="list-style-type: none"> <li>Shared with community partners and on flyers during our Open Houses.</li> <li>Offered in English, Spanish, Russian, and Chinese.</li> </ul>
<b>Small Business Online Survey</b>	<p>An online survey designed to solicit feedback from small business owners about impacts, needs and concerns related to new development and the rezoning.</p> <p><b>Reach:</b> The survey was open from November 6, 2023 to January 12, 2024, and received 77 responses.</p>	<ul style="list-style-type: none"> <li>Shared in the newsletters and social media of City’s Office of Small Business, Small Business Commission, Office of Economic and Workforce Development, SF Chamber of Commerce, and the Golden Gate Restaurant Association.</li> <li>Sent to nonprofit community partners who work with small businesses.</li> <li>Posted on our website.</li> <li>Advertised on posters in the City’s Permit Center.</li> <li>Promoted on project email lists (2,700 recipients).</li> <li>Sent to Department neighborhood groups list (270 recipients).</li> <li>Sent to Mayor and Board of Supervisors.</li> <li>Offered in Chinese and English.</li> </ul>
<b>One-on-One Interviews</b>	<p>The Department interviewed diverse stakeholders representing voices of middle-income workers, first responders, small business owners, families, and people of color who have experienced housing discrimination and exclusion. Quotes and videos from these interviews were featured at the Phase 2 Open Houses and will be published as part of the Expanding Housing Choice Community StoryMap in June.</p> <p><b>Reach:</b> Fifteen interviews were completed.</p>	<ul style="list-style-type: none"> <li>Targeted recruitment for the interviewees to represent middle-income workers, first responders, small business owners, families, and people of color who have experienced housing discrimination and exclusion.</li> <li>Interviewees were compensated (\$50).</li> </ul>
<b>Field Walks</b>	<p>Between February - April 2023, the project team conducted site visits throughout the Housing Opportunity Areas to gain a greater understanding of housing and community planning needs throughout the neighborhoods.</p> <p><b>Reach:</b> Five site visits were completed in Districts 1, 2, 4, 7, and 8.</p>	<ul style="list-style-type: none"> <li>The walks incorporated conversations with key stakeholders in the neighborhoods including community-based organizations, Cultural Districts, Supervisor’s offices, and others, highlighting</li> </ul>

Event	Description	Efforts to ensure inclusive participation
	<p>Organizations visited:</p> <ul style="list-style-type: none"> <li>• Castro LGBTQ Cultural District</li> <li>• GLBT Historical Society Museum</li> <li>• Sunset Youth Services,</li> <li>• Sunset Neighborhood Beacon Center</li> <li>• Self Help for the Elderly</li> <li>• Wah Mei School</li> <li>• Self Help for the Elderly</li> <li>• North East Medical Services (NEMS)</li> <li>• Community Youth Center (CYC)</li> <li>• Richmond Neighborhood Center</li> </ul>	<p>needs for housing and other neighborhood services.</p>
<b>Phase 1 and Phase 2 Webinars</b>	<p>Two online events invited community members to learn more about our housing context and the goals of the rezoning, followed by Question &amp; Answer sessions. Attendees were encouraged to fill out the Phase 1 and Phase 2 surveys. The webinars were held during lunchtime on September 14, 2023 and December 13, 2023, and were recorded and posted on the Department's You Tube channel.</p> <p><b>Reach:</b> There was a total of 60 participants during the two events and 146 asynchronous viewings of the recordings.</p>	<ul style="list-style-type: none"> <li>• Promoted on our website and shared on social media (Facebook, Instagram, X, and Next Door).</li> <li>• Promoted on project email lists (2,700 recipients).</li> <li>• Sent to Department-wide neighborhood groups list (270 recipients).</li> <li>• Sent to Mayor and Board of Supervisors offices.</li> <li>• Ads made in collaboration with a local Human Rights Commission artist were posted in Muni buses (1,000 placements) and in local newspapers including the Richmond Review, Sunset Beacon, and Westside Observer.</li> </ul>
<b>Hearings at Planning Commission &amp; Other Advisory Bodies</b>	<p>There have been four informational Planning Commission hearings:</p> <ul style="list-style-type: none"> <li>• April 27, 2023</li> <li>• July 27, 2023</li> <li>• November 30, 2023</li> <li>• February 2, 2024</li> </ul> <p>The Department also provided informational presentations at:</p> <ul style="list-style-type: none"> <li>• Small Business Commission (September 11, 2023)</li> <li>• Youth Commission (October 2, 2023)</li> <li>• Historic Preservation Commission (February 21, 2024)</li> <li>• Planning Department Community Equity Advisory Council (February 27, 2024)</li> </ul>	<p>All presentations at commissions were included in public agendas.</p> <p>Planning Commission presentations:</p> <ul style="list-style-type: none"> <li>• Promoted on project email lists (2,700 recipients).</li> <li>• Sent to Department-wide neighborhood groups list (270 recipients).</li> <li>• Sent to Mayor and Board of Supervisors offices.</li> <li>• Sent to community partners.</li> </ul>

Event	Description	Efforts to ensure inclusive participation
<b>Architect and Developer Engagement</b>	<p><u>Objective Design Standards:</u> The Department held three workshops with the architecture and development community to gather expert feedback on the draft Objective Design Standards (ODS), one of which was hosted by the American Institute of Architects (AIA).</p> <p><u>Financial Feasibility:</u> The Department and consultant (Century Urban) also held one focus group with developers of mid-rise and high-rise housing projects to gather feedback on the financial feasibility of prevailing development types that would be enabled by the proposed zoning.</p> <p><b>Reach:</b> The ODS Workshops were on November 1, 2023 (19 attendees), January 24, 2024 (13 attendees), and on February 15, 2024 (20 attendees; hosted by American Institute of Architects (AIA)). The Developer Workshop was held on February 14, 2024 (10 developer attendees from 7 firms).</p>	<ul style="list-style-type: none"> <li>• Invitations were sent to mixed-income and affordable housing architects and developers who represent a substantial volume of new multi-family housing development in San Francisco.</li> <li>• Department utilized contact lists from prior efforts, such as outreach for SB-9 objective design standards.</li> </ul>
<b>Other Events And Meetings</b>	<p><b>Additional events and community engagement included:</b></p> <ul style="list-style-type: none"> <li>• <b>D2 Town Hall (Dec. 6th, 2023):</b> District 2 Supervisor Catherine Stefani and the Department hosted a conversation on December 6, 2023, with approximately 70 community members in District 2, some of which represented organizations like SF YIMBY, Northern Neighbors, and the Cow Hollow Association.</li> <li>• <b>Cultural Districts Convening (Nov. 9, 2023):</b> The Department gave an informational presentation and answered questions at a Convening of Cultural Districts cohosted by MOHCD on November 9, 2023.</li> <li>• <b>Race &amp; Equity in All Planning (REP) Coalition meetings:</b> The Department and the REP Coalition have met throughout 2023 and early 2024 to discuss their priorities related to the rezoning program.</li> <li>• <b>In-language Media:</b> The Department was featured in three in-language Chinese interviews on the KTSF network with host Anni Chung.</li> <li>• <b>Sunset Chinese Cultural District's Affordable Housing Summit (Nov. 11, 2023):</b> The team</li> </ul>	<ul style="list-style-type: none"> <li>• Events were hosted and promoted by policymakers and community-serving organizations.</li> <li>• Information was provided in-language as needed.</li> </ul>

Event	Description	Efforts to ensure inclusive participation
	<p>joined policymakers and department heads at a summit hosted by the Sunset Chinese Cultural District and Wah Mei School, providing information and resources about the rezoning, reaching an audience of over 60 monolingual Chinese-speaking community leaders.</p>	