

**LEGISLATIVE DIGEST**

(Revised 09/19/16)

[Planning Code - Housing Balance Report]

**Ordinance amending the Planning Code to require inclusion in the Housing Balance Report data about the withdrawal of housing units from the rental market by all means, including owner move-ins; affirming the Planning Department’s determination under the California Environmental Quality Act; and making findings of consistency with the General Plan and the eight priority policies of Planning Code Section 101.1 and findings of public convenience, necessity, and welfare under Planning Code Section 302.**

Existing Law

Planning Code Section 103 requires the Planning Department to update and publish a Housing Balance Report bi-annually and present the Report at an informational hearing to the Planning Commission and Board of Supervisors, as well as to any relevant body with geographic purview over a plan area upon request, along with the other quarterly reporting requirements of Administrative Code Section 10E.4. “Housing Balance” is defined as “the proportion of all new housing units affordable to households of extremely low, very low, low or moderate income households, as defined in California Health & Safety Code Sections 50079.5 *et seq.*, as such provisions may be amended from time to time, to the total number of all new housing units for a 10 year Housing Balance Period.” Subsection 103(c) sets forth the specific information that should be included in the Housing Balance Report, which includes data on housing units that have been withdrawn from the rental market through various specified means.

Amendments to Current Law

Planning Code Sections 103(c)(1) and 103(c)(3)(G) are amended to require the Housing Balance Report to include data on all withdrawals of housing units from the rental market, including but not limited to removals through owner move-ins authorized by the San Francisco Residential Rent Stabilization and Arbitration Ordinance (Chapter 37 of the Administrative Code).

The ordinance also changes the dates for publication of the Housing Balance Reports from March 1 and September 1 to April 1 and October 1, respectively, and changes the deadline for the annual hearing at the Board of Supervisors from April 1 to April 15.

Background Information

In order to comply with the legislative intent, the Housing Balance Report needs to report the data on net housing production, which includes data on housing units withdrawn from the market as well as new housing units constructed. The proposed amendment clarifies the

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intent to include housing removed from the rental market through all means, including but not limited to those removed from protected status under the Rent Ordinance by owner move-ins.

This legislative digest reflects amendments adopted by the Land Use and Transportation Committee on September 19, 2016.

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