1 [Supporting Affordable Housing on State-Owned Property at 1377 Fell Street - DMV Field Office Site]

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3 **Resolution supporting the development of permanently affordable housing at the San**

4 **Francisco Department of Motor Vehicles (DMV) field office site at 1377 Fell Street and**

5 **urging the State of California to prioritize affordable housing on the site, in place of or**

6 **in addition to a DMV field office.**

7

8   WHEREAS, The State of California is requiring localities to increase housing

9 production, particularly affordable housing, in order to comply with updated requirements

10 under California's Housing Element Law; and

11   WHEREAS, In order for San Francisco to be in compliance with the Housing Element,

12 the city must allow for the production of 82,069 new units of housing, 46,598 of which (57%)

13 must be affordable to very low, low, and moderate income San Francisco households; and

14   WHEREAS, In the most recent Regional Housing Needs Allocation (RHNA) cycle,

15 spanning from 2014 to 2022, San Francisco produced 150% of its goals for market-rate

16 housing, while failing to meet its goals for affordable housing production, meeting less than

17 50% of its target for very low, low, and moderate income San Francisco households; and

18   WHEREAS, In order to meet the increased targets for affordable housing production,

19 the City must work collaboratively with the state to pursue every available opportunity site,

20 and take advantage of every possible funding stream; and

21   WHEREAS, In 2008, the California Department of Motor Vehicles issued a Request for

22 Proposals (RFP) to develop affordable housing at 1377 Fell Street, the current site of the San

23 Francisco Department of Motor Vehicles (DMV) field office; and

24   WHEREAS, A local developer was awarded the RFP to pursue development of

25 affordable housing, but was unable to make the project work, according to state officials; and

1   WHEREAS, The DMV site is in a transit-rich area, with access to multiple Muni bus

2 lines, including the 6-Haight/Parnassus, 7-Haight/Noriega, 21-Hayes, 24-Divisadero, 33-

3 Asbhury/18th Street, 43-Masonic, and others; and

4   WHEREAS, With a lot area size of 98,061 square feet, the DMV site is one the few

5 large-scale sites in the geographic center of San Francisco, and would serve as a critical site

6 for the pursuit geographic equity in the production of affordable housing citywide; and

7   WHEREAS, A significant portion of the property is a surface level parking lot, an ideal

8 development opportunity that would not require demolition of existing housing or other uses;

9 and

10   WHEREAS, As state-owned property, the site provides a cost-effective opportunity for

11 large-scale affordable housing development without the upfront cost to the city to acquire the

12 land; now, therefore, be it

13   RESOLVED, That the San Francisco Board of Supervisors supports the development

14 of 100% permanently affordable housing at 1377 Fell Street, either in place of or in addition to

15 the current DMV field office; and, be it

16   FURTHER RESOLVED, That the Board of Supervisors urges the State of California,

17 including the California Department of Motor Vehicles and the Department of General

18 Services, to prioritize the development of 100% affordable housing on the site; and, be it

19   FURTHER RESOLVED, That the Board of Supervisors urges Governor Newsom and

20 the San Francisco state delegation to work collaboratively with the city toward the goal of

21 developing permanently affordable housing on the DMV site; and, be it

22   FURTHER RESOLVED, That the Board of Supervisors urges the Planning Department

23 and the Mayor's Office of Housing and Community Development to partner with state

24 agencies in the development of permanently affordable housing on the DMV site; and, be it

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1   FURTHER RESOLVED, That the Board of Supervisors hereby directs the Clerk of the

2 Board to transmit a copy of this Resolution to Governor Gavin Newsom and San Francisco's

3 state legislative delegation.

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