

1 [Resolution Requesting that the Planning Department Give Highest Priority to Completion of
2 Environmental Review for Revision of Housing Element of General Plan.]

3 **Resolution requesting that the Planning Department give the highest priority to**
4 **completion of environmental review for the revision of the Housing Element of the**
5 **City's General Plan.**

6
7 WHEREAS, California law requires that San Francisco have a Housing Element which
8 the state Department of Housing and Community Development determines to be in
9 compliance with state law; and

10 WHEREAS, Prior to the state determination, the Housing Element must be approved
11 by the Planning Commission and Board of Supervisors; and,

12 WHEREAS, The state requires that San Francisco's Housing Element, formerly called
13 the Residence Element and adopted on September 24, 1990, be updated on a regular basis;
14 and,

15 WHEREAS, Maximum access to state affordable housing funds, including to state
16 affordable housing bonds, requires that the City have an adopted and current Housing
17 Element; and

18 WHEREAS, One of the major sources of funds for affordable housing in
19 San Francisco is tax increment funds from those redevelopment areas where a substantial
20 amount of housing was demolished and not replaced; and

21 WHEREAS, In order for the City to continue to have access to those tax increment
22 funds, San Francisco must have an adopted and current Housing Element before the current
23 authorization to use tax increment funds expires; and

24
25

1 WHEREAS, Since the City failed to attain a 2/3 vote on the Affordable Housing Bonds
2 which were on the November 2002 ballot, state funds and tax increment funds are crucial to
3 the City's ability to construct affordable housing; and

4 WHEREAS, The proposed Preliminary Negative Declaration for the revision to the
5 Housing Element has not yet been issued, nor is the Board of Supervisors aware of any date
6 when it is scheduled to be released; and

7 WHEREAS, Once the Negative Declaration is issued, it is subject to appeals to both
8 the Planning Commission and Board of Supervisors, which process may take several months;
9 and

10 WHEREAS, Neither the Planning Commission nor the Board of Supervisors may
11 approve the revised Housing Element until environmental review is complete; now, therefore,
12 be it

13 RESOLVED, That the Board of Supervisors urges the Planning Department to make
14 completion of environmental review on the Housing Element to be its highest priority; and, be
15 it,

16 FURTHER RESOLVED, That this resolution shall be immediately communicated to the
17 Planning Director, the Environmental Review Officer and members of the Planning
18 Commission.