

LEGISLATIVE DIGEST

[General Plan Amendments - 2009 Housing Element Update]

Ordinance amending the San Francisco General Plan by adopting the 2009 Housing Element as the Housing Element of the San Francisco General Plan; making findings, including environmental findings and findings of consistency with the General Plan and the eight priority policies of the Planning Code Section 101.1.

Existing Law

Currently, the Housing Element of the San Francisco General Plan is the 2004 Housing Element, adopted in October 2004. Pursuant to a court order, the City is enjoined from relying on several objectives and policies in the 2004 Housing Element.

Amendments to Current Law

This legislation would adopt the 2009 Housing Element as the Housing Element for the San Francisco General Plan. In general, the policies contained in the 2009 Housing Element are intended to prioritize the creation of permanently affordable housing; recognize and preserve neighborhood character; integrate planning of housing, jobs, transportation and infrastructure; and maintain the City as a sustainable model of development

Background Information

The Housing Element of the San Francisco General Plan is a policy document that consists of goals and policies to guide the City and private developers in preserving, improving and providing housing to meet the projected housing needs of all economic segments of the community, as required under Government Code section 65580 et seq. ("State housing element law"). Under State housing element law, cities and counties are required to update their housing elements periodically, usually every five years, based on the regional housing needs allocation (RHNA) provided by the California Department of Housing and Community Development (HCD) through the Association of Bay Area Governments (ABAG).

The last update of the San Francisco Housing Element took place in 2004. The 2004 Housing Element was an update to the 1990 Residence Element. The Planning Commission adopted the Housing Element based on a mitigated negative declaration. A group of neighborhood organizations successfully the environmental review of the 2004 Housing Element under the California Environmental Quality Act ("CEQA"), California Public Resources Code section 21000 et seq. In a 2009 Court order, the court required the City to prepare an environmental

impact report on the 2004 Housing Element, but allowed the City to rely on the portions of the 2004 Housing Element which did not change from the 1990 Residence Element.

In accordance with State housing element law, the Planning Department prepared a subsequent update of the Housing Element. This update, the 2009 Housing Element, sets forth the objectives, policies, and implementing strategies intended to address the City's housing needs based on the RHNA for 2007 through 2014.