

BOARD of SUPERVISORS



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MEMORANDUM

TO: Harvey Rose, Budget Analyst
Adam Thongsavat, Liaison to the Board of Supervisors, Mayor's Office
Daniel Adams, Director, Mayor's Office of Housing and Community Development
Greg Wagner, City Controller
Sarah Dennis Phillips, Director, Planning Department

FROM: John Carroll, Assistant Clerk, Land Use and Transportation Committee

DATE: March 13, 2026

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, introduced by Supervisor Chen on March 3, 2026.

File No. 260227

Hearing on strategies to address San Francisco's unfunded affordable housing mandate, including assessment of the mid-cycle progress in meeting the 2031 Regional Housing Needs Assessment's requirements for below-market-rate homes affordable to the local workforce, from the lowest income workers to middle income households; the impact and forecast created by the removal of impact fees and inclusionary requirements that have been used to support the development of affordable housing; the efficacy of the City's reliance on one-time funds or funds tied to market conditions versus other possible revenue strategies; the ability of City strategies to meet the gaps in the City's affordable housing delivery system to meet the unique needs of particular vulnerable communities and neighborhoods and strategies; and the actions that are needed to accelerate public investments that are at scale, counter cyclical, and not one-time infusions; and requesting the Office of the Budget and Legislative Analyst, Mayor's Policy Advisor on Housing and Economic Development, Mayor's Office of Housing and Community Development, Office of the Controller, and Planning Department to report.

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: john.carroll@sfgov.org.

cc:

Offices of Chair Melgar and Supervisor Chen

Nicolas Menard, Office of the Budget and Legislative Analyst

Dan Goncher, Office of the Budget and Legislative Analyst

Lydia Ely, Mayor's Office of Housing and Community Development

Maria Benjamin Mayor's Office of Housing and Community Development

Sheila Nickolopoulos Mayor's Office of Housing and Community Development

Kyra Geithman Mayor's Office of Housing and Community Development

Julia Sabory Mayor's Office of Housing and Community Development

ChiaYu Ma, Controller's Office

Ayeesha Hossain, Controller's Office

Claire Stone, Controller's Office

Dan Sider, Planning Department

Corey Teague, Planning Department

Tina Tam, Planning Department

Lisa Gibson, Planning Department

Audrey Merlone, Planning Department

Lisa Gluckstein, Planning Department

Josh Switzky, Planning Department

Introduction Form

(by a Member of the Board of Supervisors or the Mayor)



I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- 2. Request for next printed agenda (For Adoption Without Committee Reference)
(Routine, non-controversial and/or commendatory matters only)
- 3. Request for Hearing on a subject matter at Committee
- 4. Request for Letter beginning with "Supervisor inquires..."
- 5. City Attorney Request
- 6. Call File No. from Committee.
- 7. Budget and Legislative Analyst Request (attached written Motion)
- 8. Substitute Legislation File No.
- 9. Reactivate File No.
- 10. Topic submitted for Mayoral Appearance before the Board on

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- Yes No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Subject:

Long Title or text listed:

Hearing on strategies to address San Francisco's unfunded affordable housing mandate, including assessment of the mid-cycle progress in meeting 2031 Regional Housing Needs Assessment below-market-rate homes affordable to the local workforce, from the lowest income workers to middle income households; the impact and forecast created by the removal of impact fees and inclusionary requirements that have been used to support the development of affordable housing; the efficacy of the city's reliance on one-time funds or funds tied to market conditions versus other possible revenue strategies; the ability of our city strategies to meet the gaps in our affordable housing delivery system to meet the unique needs of particular vulnerable communities and neighborhoods and strategies; and the actions that are needed to accelerate public investments that are at scale, counter cyclical, and not one-time infusions; and requesting the Budget & Legislative Analyst, the Mayor's Policy Advisor on Housing & Economic Development, the Mayor's Office of Housing & Community Development, the Controller, and the Planning Department to report.

Signature of Sponsoring Supervisor: