

File No. 180547

Committee Item No. 10

Board Item No. 5

### COMMITTEE/BOARD OF SUPERVISORS

#### AGENDA PACKET CONTENTS LIST

Committee: Rules Committee

Date July 25, 2018

Board of Supervisors Meeting

Date SEPTEMBER 4, 2018

#### Cmte Board

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| <input type="checkbox"/>            | <input type="checkbox"/>            | Motion                                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Resolution                                   |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Ordinance                                    |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Legislative Digest                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Budget and Legislative Analyst Report        |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Youth Commission Report                      |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form                            |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Memorandum of Understanding (MOU)            |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Information Form                       |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Grant Budget                                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Subcontract Budget                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Contract/Agreement                           |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Form 126 - Ethics Commission                 |
| <input type="checkbox"/>            | <input type="checkbox"/>            | Award Letter                                 |
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| <input type="checkbox"/>            | <input type="checkbox"/>            | Information Sheet                            |
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OTHER (Use back side if additional space is needed)

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Completed by: Victor Young Date July 19, 2018

Completed by: *[Signature]* Date *[Signature]*

1 [Administrative Code - Prioritizing 100% Affordable Housing Projects]

2  
3 **Ordinance amending the Administrative Code to require the Department of Building**  
4 **Inspection, Department of Public Works, Fire Department, Mayor's Office on Disability,**  
5 **and Planning Department to prioritize the processing of 100% affordable housing**  
6 **projects as each department's or office's highest priority; to require those departments**  
7 **identify a staff person responsible for 100% affordable housing projects; and to require**  
8 **the Mayor's Office of Housing and Community Development to provide the Board of**  
9 **Supervisors and the Mayor with quarterly reports about the status of pending 100%**  
10 **affordable housing projects.**

11 **NOTE:** **Unchanged Code text and uncodified text** are in plain Arial font.  
12 **Additions to Codes** are in *single-underline italics Times New Roman font*.  
13 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.  
14 **Board amendment additions** are in double-underlined Arial font.  
15 **Board amendment deletions** are in ~~strikethrough Arial font~~.  
16 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code  
17 subsections or parts of tables.

18 Be it ordained by the People of the City and County of San Francisco:

19 Section 1. Purpose and Findings.

20 (a) The purpose of this Ordinance is to bring clarity and speed to the pre- and post-  
21 entitlement permitting process for 100% affordable housing development projects.

22 (b) The crisis-level shortage of affordable housing is devastating our City, with  
23 profound impacts on the cultural and ethnic diversity that make San Francisco unique and  
24 treasured and now threatens the economic viability of San Francisco.

25 (c) San Francisco continues to see displacement of long-time communities due to the  
loss of rent-controlled housing units paired with out-of-balance new housing production.  
Studies have documented that the impacts of housing displacement extend to poor long-term

1 health outcomes, reduced use of sustainable transportation, lack of access to job  
2 opportunities, and decline in school performance.

3 (d) According to the May 2018 Housing Balance Report produced by the San  
4 Francisco Planning Department, only 23.6% of new units built City-wide between 2008 and  
5 2017 were affordable to households earning between 0% and 150% of Area Median Income  
6 (“AMI”). That same report notes that the loss of rent-controlled units deepens this imbalance  
7 of new affordable to market-rate housing production City-wide to 16.7%.

8 (e) Unrestricted market-rate development is not producing housing to meet this  
9 need. According to Trulia, by the end of 2017, San Francisco had the highest median monthly  
10 rent in the country, at \$4,000, 54% higher than \$2,594, the amount of rent affordable for a 3-  
11 person household earning 100% of AMI, per the Mayor’s Office of Housing and Community  
12 Development’s 2017 maximum monthly rent and income limits.

13 (f) For many San Francisco residents, their only hope of remaining in San Francisco is  
14 to gain access to an affordable unit through the lotteries that are held for affordable housing.  
15 A recent housing lottery for 95 new affordable units in San Francisco drew 6,580 applications.

16 (g) According to a Planning Department Residential Pipeline memo, as of the end of  
17 the 4th Quarter of 2017, San Francisco’s completed and pipeline of new construction  
18 affordable to very low-, low-, and moderate-income households was only 48% of the amount  
19 necessary to meet 2015-2022 Regional Housing Need Allocation goals, while new  
20 construction for above moderate-income households was already at 225% of that goal.

21 (h) San Francisco’s 2014 Housing Element update includes policies intended to  
22 Facilitate Permanently Affordable Housing (Issue 4) and to Remove Constraints to the  
23 Construction and Rehabilitation of Housing (Issue 5). Policy 7.5 states: “Encourage the  
24 production of affordable housing through process and zoning accommodations, and prioritize  
25 affordable housing in the review and approval process.”

1 (i) Former San Francisco Mayor Ed Lee issued Executive Directive 13-01, which  
2 identified 100% permanently affordable housing as a top priority, and a task force of City  
3 departments and housing advocates generated a set of recommendations. Executive  
4 Directive 17-02 additionally set specific deadlines for post-entitlement approvals.  
5 Nonetheless, 100% affordable housing projects are not being adequately prioritized for  
6 processing by City departments.

7 (j) San Francisco voters have a history of supporting revenue initiatives that generate  
8 financing for affordable housing. Most recently, in 2015, Proposition A, a \$310 million  
9 Affordable Housing General Obligation Bond was approved by more than 74% of voters. In  
10 November 2012, voters passed Proposition C, establishing the Housing Trust Fund. This  
11 investment of local funds allows San Francisco to leverage significant other public and private  
12 financing to accomplish its affordable housing goals.

13 (k) Pursuant to San Francisco Campaign and Governmental Conduct Code Section  
14 3.400, the Board of Supervisors finds that the officers and employees of the Department of  
15 Building Inspection, the Planning Department, ~~the Department of~~ and Public Works shall  
16 preferentially review, consider, and process all applications, revisions, corrections and other  
17 permit-related material for 100% affordable housing projects in order to address the public  
18 policy concerns set forth above.

19 Section 2. The Administrative Code is hereby amended by adding Chapter 109,  
20 consisting of Sections 109.1, 109.2, and 109.3, to read as follows:

21 **CHAPTER 109. PRIORITIZING 100% AFFORDABLE HOUSING.**

22 **SEC. 109.1. DEFINITIONS.**

23 *For the purpose of this Chapter 109, the terms below shall have the meanings set forth in this*

24 *Section 109.1.*

1           "100% Affordable Housing Project" shall mean a building where 100% of the residential units  
2 (not including a manager's unit) will be subject to a recorded regulatory restriction to ensure  
3 affordability based on income, or where 100% of the residential units (not including a manager's unit)  
4 are funded by a nonprofit charitable organization and will provide permanent housing for Homeless or  
5 formerly Homeless persons.

6           "Homeless" shall mean: (a) an individual or family who lacks a fixed, regular and adequate  
7 nighttime residence; or (b) an individual or family who has a primary nighttime residence that is: (1) a  
8 supervised publicly or privately operated shelter designed to provide temporary living  
9 accommodations; (2) an institution that provides a temporary residence for individuals who have been  
10 institutionalized; or (3) a public or private place not designed for, or ordinarily used as, a regular  
11 sleeping accommodation for human beings.

12           **SEC. 109.2. PRIORITY PROCESSING OF 100% AFFORDABLE HOUSING PROJECTS;**  
13 **IDENTIFICATION OF RESPONSIBLE STAFF PERSON.**

14           **(a) Priority Processing.**

15           (1) Notwithstanding any administrative bulletin, administrative order, policy or  
16 regulation to the contrary, and notwithstanding Article III, Chapter 4 of the Campaign and  
17 Governmental Conduct Code, the Department of Building Inspection, Department of Public Works,  
18 Fire Department, Mayor's Office on Disability, and Planning Department shall prioritize the  
19 processing of any 100% Affordable Housing Project seeking any approval, permit, or other City  
20 authorization from their department or office. Under such priority processing, each department or  
21 office shall prioritize any 100% Affordable Housing Project with a pending application for an  
22 approval, permit or other authorization within its jurisdiction, and shall not expend any resources or  
23 staff to any other projects before the department ~~of~~ or office if that expenditure would delay the  
24 department or office from processing an approval, permit, or other authorization for a 100%  
25 Affordable Housing Project.

1                   (2) Exception for Emergencies. The Department of Building Inspection, Department  
2 of Public Works, Fire Department, Mayor's Office on Disability, and Planning Department may place  
3 a higher priority on emergency projects that the director of the department or office determines are  
4 necessary to secure the health or safety of the public.

5                   (b) Responsible Staff Person. The Department of Building Inspection, Department of Public  
6 Works, Fire Department, Mayor's Office on Disability, and Planning Department shall each designate  
7 a staff person who shall be primarily responsible for all pending 100% Affordable Housing Projects.  
8 Upon designating a staff person, the department or office shall notify (1) the project sponsor of each  
9 100% Affordable Housing Project with an application pending in the department or office, (2) the  
10 Board of Supervisors, and (3) the Mayor's Office of Housing and Community Development of its  
11 responsible staff person for such projects and shall notify them of any changes to that assignment.  
12 Thereafter, the department or office shall notify the project sponsor of each 100% Affordable Housing  
13 Project that files a new application of its responsible staff person. Each department and office shall  
14 also identify the responsible staff person for 100% Affordable Housing Projects on its website.

15                   (c) Existing Legal Requirements. Subsection (a) shall not eliminate, lessen, modify or remove  
16 any legal requirements or standards that 100% Affordable Housing Projects must satisfy under local,  
17 State or federal law.

18                   **SEC. 109.3. QUARTERLY REPORTS.**

19                   Beginning on July 15 December 15, 2018, the Mayor's Office of Housing and Community  
20 Development shall provide a report to the Board of Supervisors and Mayor about the status of 100%  
21 Affordable Housing Projects pending before the Department of Building Inspection, Department of  
22 Public Works, Fire Department, Mayor's Office on Disability, and Planning Department, and shall  
23 provide subsequent reports every three months thereafter. The Department of Building Inspection,  
24 Department of Public Works, Fire Department, Mayor's Office on Disability, and Planning

1 Department shall provide the Mayor's Office of Housing and Community Development with the  
2 information necessary to compile these reports. Each report, as a minimum, shall provide:

3 (a) a list of every 100% Affordable Housing Project that has applied for approval, permit, or  
4 other City authorization from the Department of Building Inspection, Department of Public Works,  
5 Fire Department, Mayor's Office on Disability, and or Planning Department;

6 (b) information regarding the financing and financing-related deadlines for each 100%  
7 Affordable Housing Project;

8 (c) the any approval, permit or other City authorization each 100% Affordable Housing  
9 Project is waiting to receive from the department or office; and

10 (d) the date of any application and current status of each pending approval, permit or other  
11 City authorization for each 100% Affordable Housing Project.

12 Section 3. Effective Date. This ordinance shall become effective 30 days after.  
13 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
14 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
15 of Supervisors overrides the Mayor's veto of the ordinance.

16 Section 4. Undertaking for the General Welfare. In enacting and implementing this  
17 ordinance, the City is assuming an undertaking only to promote the general welfare. It is not  
18 assuming, nor is it imposing on its officers and employees, an obligation for breach of which it  
19 is liable in money damages to any person who claims that such breach proximately caused  
20 injury.

21 APPROVED AS TO FORM:  
22 DENNIS J. HERRERA, City Attorney

23 By:

  
24 ANDREW SHEN  
25 Deputy City Attorney

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**LEGISLATIVE DIGEST**  
**(Revised on 7/25/18)**

[Administrative Code - Prioritizing 100% Affordable Housing Projects]

**Ordinance amending the Administrative Code to require the Department of Building Inspection, Public Works, Fire Department, Mayor's Office on Disability, and Planning Department to prioritize the processing of 100% affordable housing projects as each department's or office's highest priority; to require those departments identify a staff person responsible for 100% affordable housing projects; and to require the Mayor's Office of Housing and Community Development to provide the Board of Supervisors and the Mayor with quarterly reports about the status of pending 100% affordable housing projects.**

Existing Law

San Francisco Campaign and Governmental Conduct Code Section 3.400(a) provides that it shall be the policy of the Department of Building Inspection, the Planning Department, and Public Works to treat all permit applicants in the same manner. Section 3.400(b) further provides that these departments must review, consider, and process all applications, revisions, corrections and other permit-related material in the order in which they were received unless there is a written finding of a public policy basis for not doing so.

Amendments to Current Law

This ordinance would direct the Department of Building Inspection, Public Works, Fire Department, Mayor's Office on Disability, and Planning Department to prioritize the processing of pending applications for 100% affordable housing project permits or other approvals. Such prioritization would require these departments to refrain from expending resources on other projects where doing so would delay processing of a 100% affordable housing application, while allowing the department head to make exceptions for emergencies. The ordinance would define a 100% affordable housing project to mean a building where 100% of the residential units will be subject to a recorded regulatory restriction to ensure affordability based on income, or where 100% of the residential units are funded by a nonprofit charitable organization and will provide permanent housing for homeless or formerly homeless persons.

In addition, the ordinance would require each of these departments to designate a responsible staff person for such projects. Finally, the ordinance would require the Mayor's Office of Housing and Community Development to provide quarterly reports to the Board of Supervisors and the Mayor regarding the status of 100% affordable housing projects, starting December 15, 2018.

FILE NO. 180547

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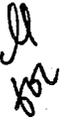
BOARD of SUPERVISORS



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1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

## MEMORANDUM

TO: Tom Hui, Director, Department of Building Inspection  
Mohammed Nuru, Director, Public Works  
Joanne Hayes-White, Chief, Fire Department  
Nicole Bohn, Director, Mayor's Office on Disability  
John Rahaim, Director, Planning Department  
Kate Hartley, Director, Mayor's Office of Housing and Community  
Development  
Jeff Kositsky, Director, Department of Homelessness and Supportive  
Housing

FROM:  Alisa Somera, Legislative Deputy Director  
Rules Committee

DATE: May 30, 2018

SUBJECT: LEGISLATION INTRODUCED

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The Board of Supervisors' Rules Committee has received the following proposed legislation, introduced by Supervisor Ronen on May 22, 2018:

**File No. 180547**

**Ordinance amending the Administrative Code to require the Department of Building Inspection, Public Works, Fire Department, Mayor's Office on Disability, and Planning Department to prioritize the processing of 100% affordable housing projects as each department's or office's highest priority; to require those departments to identify a staff person responsible for 100% affordable housing projects; and to require the Mayor's Office of Housing and Community Development to provide the Board of Supervisors and the Mayor with quarterly reports about the status of pending 100% affordable housing projects.**

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: [alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org).

c: William Strawn, Department of Building Inspection  
Carolyn Jayin, Department of Building Inspection  
David Steinberg, Public Works  
Jeremy Spitz, Public Works  
Jennifer Blot, Public Works  
John Thomas, Public Works  
Lena Liu, Public Works  
Kelly Alves, Fire Department  
Scott Sanchez, Planning Department  
Lisa Gibson, Planning Department  
AnMarie Rodgers, Planning Department  
Dan Sider, Planning Department  
Aaron Starr, Planning Department  
Joy Navarrete, Planning Department  
Laura Lynch, Planning Department  
Eugene Flannery, Mayor's Office of Housing and Community Development  
Amy Chan, Mayor's Office of Housing and Community Development  
Emily Cohen, Department of Homelessness and Supportive Housing

Print Form

# Introduction Form

RECEIVED  
BOARD OF SUPERVISORS  
SAN FRANCISCO

By a Member of the Board of Supervisors or Mayor

2018 MAY 22 PM 3:52

Time stamp  
or meeting date

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

- 1. For reference to Committee. (An Ordinance, Resolution, Motion or Charter Amendment).
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning : "Supervisor [ ] inquiries"
- 5. City Attorney Request.
- 6. Call File No. [ ] from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No. [ ]
- 9. Reactivate File No. [ ]
- 10. Question(s) submitted for Mayoral Appearance before the BOS on [ ]

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

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

Sponsor(s):

Ronen

Subject:

[Administrative Code - Prioritizing 100% Affordable Housing Projects]

The text is listed:

Ordinance amending the Administrative Code to require the Department of Building Inspection, Department of Public Works, Fire Department, Mayor's Office on Disability, and Planning Department to prioritize the processing of 100% affordable housing projects as each department's or office's highest priority; to require those departments to identify a staff person responsible for 100% affordable housing projects; and to require the Mayor's Office of Housing and Community Development to provide the Board of Supervisors and the Mayor with quarterly reports about the status of pending 100% affordable housing projects.

Signature of Sponsoring Supervisor: 

For Clerk's Use Only

## Lew, Lisa (BOS)

---

**From:** Lew, Lisa (BOS)  
**Sent:** Wednesday, May 30, 2018 10:27 AM  
**To:** Hui, Tom (DBI); Nuru, Mohammed (DPW); Hayes-White, Joanne (FIR); Bohn, Nicole (ADM); Rahaim, John (CPC); Hartley, Kate (MYR); Kositsky, Jeff (HOM)  
**Cc:** Strawn, William (DBI); Jayin, Carolyn (DBI); Steinberg, David (DPW); Spitz, Jeremy (DPW); Blot, Jennifer (DPW); Thomas, John (DPW); Liu, Lena (DPW); FireChief, Secretary; Sanchez, Scott (CPC); Gibson, Lisa (CPC); Rodgers, AnMarie (CPC); Sider, Dan (CPC); Starr, Aaron (CPC); Navarrete, Joy (CPC); Lynch, Laura (CPC); Flannery, Eugene (MYR); Chan, Amy (MYR); Cohen, Emily (HOM); Somera, Alisa (BOS)  
**Subject:** BOS Referral: File No. 180547 - Administrative Code - Prioritizing 100% Affordable Housing Projects  
**Attachments:** 180547 FYI.pdf

Hello,

The following legislation is being referred to your department for informational purposes:

### File No. 180547

**Ordinance amending the Administrative Code to require the Department of Building Inspection, Public Works, Fire Department, Mayor's Office on Disability, and Planning Department to prioritize the processing of 100% affordable housing projects as each department's or office's highest priority; to require those departments to identify a staff person responsible for 100% affordable housing projects; and to require the Mayor's Office of Housing and Community Development to provide the Board of Supervisors and the Mayor with quarterly reports about the status of pending 100% affordable housing projects.**

Sent on behalf of Alisa Somera, Rules Committee. Please forward any comments or reports to Alisa Somera.

Regards,

### Lisa Lew

Board of Supervisors  
San Francisco City Hall, Room 244  
San Francisco, CA 94102  
P 415-554-7718 | F 415-554-5163  
[lisa.lew@sfgov.org](mailto:lisa.lew@sfgov.org) | [www.sfbos.org](http://www.sfbos.org)



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*Disclosures: Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.*

**Somera, Alisa (BOS)**

---

**From:** Karoleen Feng <kfeng@medasf.org>  
**Sent:** Wednesday, July 25, 2018 4:01 PM  
**To:** Somera, Alisa (BOS); Beinart, Amy (BOS)  
**Subject:** Public comment on Item 10 Rules Committee July 25, 2018

Alisa,

I am unable to stay for the remainder of the committee. I would like to share the following comments.

We appreciate Sup Ronen prioritizing 100% affordable housing. The proposed legislation came out of a May hearing on how affordable housing projects were doing in d9.

At that hearing MEDA expressed that while MEDA has pushed hard to accelerate the development of the 4 100% affordable housing developments we have in d9, we have not accelerated our projects any more than market rate developments.

And in this housing crisis, where we lose the diversity of our city on a daily basis, it's imperative that all city agencies prioritize and adequately staff the processing of 100% affordable housing.

We have seen the potential impact of this legislation firsthand. The May hearing was held on a Monday. At that hearing, meda was introduced to the DBI rep. Because of that introduction, we were able to get a building permit that had languished for weeks for the final sign offs within DBI by that Thursday. So we could start construction on Friday. That's the kind of prioritizing and streamlining that we need for 100% affordable housing.

Thank you.

☐☐ ☐☐

Every Family Succeeds. Every Student Achieves.

Cada Familia Triunfa. Cada Estudiante Logra.

Karoleen Feng

Director of Community Real Estate  
Mission Economic Development Agency

Main Office: Plaza Adelante

2301 Mission Street, Suite 301

San Francisco, CA 94110

P: 415.282 3334. ext.148

F: 415.282.3320