

File No. 191106 Committee Item No. 4
Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS
AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee Date December 9, 2019

Board of Supervisors Meeting Date _____

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input type="checkbox"/> | <input type="checkbox"/> | Resolution |
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| <input checked="" type="checkbox"/> | <input 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 type="checkbox"/> | Introduction Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | 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 |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
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OTHER (Use back side if additional space is needed)

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Completed by: Erica Major Date December 6, 2019
Completed by: Erica Major Date _____

1 [Administrative Code - Annual Report on Job Growth and Housing Production]

2
3 **Ordinance amending the Administrative Code to require an annual report analyzing the**
4 **fit between housing needs associated with job growth by wages in San Francisco and**
5 **housing production by affordability in the City.**

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

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

14 Section 1. Chapter 10E of the Administrative Code is hereby amended by revising
15 Section 10E.4, to read as follows:

16 **SEC. 10E.4. HOUSING ELEMENT PRODUCTION REPORTS AND HEARINGS.**

17 * * * *

18 (b) **Planning Department Reports.**

19 * * * *

20 (4) Annual Jobs-Housing Fit Report. The Planning Department shall publish a
21 Jobs-Housing Fit Report ("Report") on April 1 of each year, as a companion report to the annual
22 Housing Inventory. The Report shall analyze the number, types, and wage distribution by quartile of
23 jobs created or lost in the City, and provide an estimate of the housing needs associated with those
24 jobs. The Report shall compare those housing needs by wages to actual housing production in San
25 Francisco by affordability levels ("Jobs-Housing Fit"). The Report shall use available and relevant
data from regularly published sources on jobs, wages, commercial and housing production, project

1 approvals, standard assumptions for jobs per square foot by industry type, occupations and wage
2 distribution by quartile associated with those industry types, workers per household and household
3 size, and shall use the household income classifications expressed in the Housing Element of the
4 General Plan. The Report shall include the following components:

5 (A) **Ten-year Retrospective Assessment.** The Report shall provide an
6 assessment of the Jobs-Housing Fit in the City for the preceding ten years through the end of the
7 preceding calendar year.

8 (B) **Pipeline Projection.** The Report shall project the expected Jobs-Housing
9 Fit for the current pipeline of entitled projects. The projection shall include: commercial and housing
10 development projects that have received their first building or site permit; entitled commercial and
11 housing developments that have been approved but have not yet received their first building or site
12 permit; and projects subject to development agreements, but shall not include the portions of multi-
13 phase projects with phases expected to continue beyond ten years. The projection shall use the
14 affordability levels associated with entitled housing developments including on-site inclusionary units.
15 The Report shall compare projected housing needs by wages directly associated, and indirectly
16 associated, to the extent feasible, with the entitled commercial pipeline to the affordability levels of the
17 entitled housing pipeline. The Report shall separately evaluate the Jobs-Housing Fit for the extended
18 development pipeline including those portions of multi-phase projects extending beyond ten years.

19 (C) **Area Plan and Major Projects.** For each draft Area Plan and major
20 commercial or mixed-use development project larger than two acres subject to a development
21 agreement under consideration or approved in the previous two years, the Report shall identify the
22 Jobs-Housing Fit for each such project. To the extent Planning Department staff reports already have
23 evaluated the Jobs-Housing Fit for these projects, the Report may reference those staff reports.

24 **(c) Annual Planning Commission Housing Hearing; Report to the Board of**
25 **Supervisors.**

1 (1) **Commission Hearing.** The Planning Commission shall hold an annual
2 public hearing subsequent to publishing the Housing Inventory. This hearing shall provide, at
3 a minimum, information on:

4 * * * *

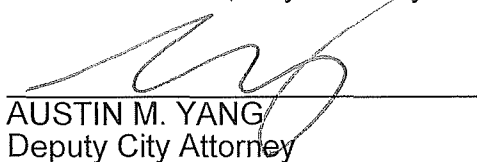
5 (C) Findings of the Annual Jobs-Housing Fit Report regarding how the
6 housing needs associated with job growth compare to actual housing production by income levels. The
7 Planning Department, in consultation with the Mayor's Office of Housing and Community
8 Development, shall report in writing on the allocated funding, sites, and timing necessary to meet the
9 affordable housing needs identified in the Report, and, insofar as the Report identifies unmet past and
10 projected needs, the amount of additional funding, and sites for affordable housing, that would need to
11 be allocated in order to meet the projected housing needs associated with job growth.

12 * * * *

13 Section 2. Effective Date. This ordinance shall become effective 30 days after
14 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
15 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
16 of Supervisors overrides the Mayor's veto of the ordinance.

17
18 APPROVED AS TO FORM:
19 DENNIS J. HERRERA, City Attorney

20 By:

21 
AUSTIN M. YANG
Deputy City Attorney

22 n:\egana\as2019\2000112\01401166.docx

LEGISLATIVE DIGEST

[Administrative Code - Annual Report on Job Growth and Housing Production]

Ordinance amending the Administrative Code to require an annual report analyzing the fit between housing needs associated with job growth by wages in San Francisco and housing production by affordability in the City

Existing Law

Administrative Code Section 10E.4 requires the Planning Department to prepare various reports on the production of housing in the City.

Amendments to Current Law

This ordinance would require the Planning Department to prepare an annual analysis of the relationship between job growth and housing production in the City. Specifically, the ordinance would require the Planning Department to look at regularly published sources on jobs, wages, commercial and housing production, project approvals, standard assumptions for jobs per square foot by industry type, occupations and wage distribution by quartile associated with those industry types, workers per household, and household size. It would also require the Planning Department to analyze the housing production and needs using the household income classifications expressed in the Housing Element of the General Plan.

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BOARD of SUPERVISORS



City Hall
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: John Rohaim, Director, Planning Department
Dan Adams, Acting Director, Mayor's Office of Housing and Community Development

FROM: Erica Major, Assistant Clerk, Land Use and Transportation Committee

DATE: November 5, 2019

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, introduced by Supervisor Mar on October 29, 2019:

File No. 191106

Ordinance amending the Administrative Code to require an annual report analyzing the fit between housing needs associated with job growth by wages in San Francisco and housing production by affordability in the City.

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: erica.major@sfgov.org.

c: Scott Sanchez, Planning Department
Corey Teague, Planning Department
Lisa Gibson, Planning Department
Devyani Jain, Planning Department
AnMarie Rodgers, Planning Department
Dan Sider, Planning Department
Aaron Starr, Planning Department
Joy Navarrete, Planning Department
Laura Lynch, Planning Department
Amy Chan, Mayor's Office of Housing and Community Development

Member, Board of Supervisors
District 3



RECEIVED
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SAN FRANCISCO
City and County of San Francisco

2019 DEC -5 AM 9:29

BY 

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Committee clari

AARON PESKIN
佩斯金市參事

DATE: December 2, 2019
TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: Supervisor Aaron Peskin, Chair, Land Use and Transportation Committee
RE: Land Use and Transportation Committee
COMMITTEE REPORTS



Pursuant to Board Rule 4.20, as Chair of the Land Use and Transportation Committee, I have deemed the following matters are of an urgent nature and request they be considered by the full Board on Tuesday, December 10, 2019, as Committee Reports:

191085 Interim Zoning Controls - Conditional Use Authorization for Conversion of Unpermitted Residential Care Facilities

Resolution modifying interim zoning controls established in Resolution No. 430-19, which require a Conditional Use authorization for Residential Care Facilities, to clarify that those interim zoning controls apply to certain Residential Care Facilities, including facilities lacking required permits; affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

191016 Planning Code - 100% Affordable Housing and Educator Housing Streamlining Program

Ordinance amending the Planning Code to require at least half of residential units in Educator Housing projects to have two or more bedrooms, to eliminate the requirement that Educator Housing projects have a minimum amount of three-bedroom units, conditioned on the passage of Proposition E in the November 5, 2019, Municipal Consolidated Election; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public convenience, necessity, and welfare under Planning Code, Section 302.

191106 Administrative Code - Annual Report on Job Growth and Housing Production

Ordinance amending the Administrative Code to require an annual report analyzing the fit between housing needs associated with job growth by wages in San Francisco and housing production by affordability in the City.

COMMITTEE REPORT MEMORANDUM

Land Use and Transportation Committee

191107 Business and Tax Regulations Code - Extending Temporary Suspension of Business Registration and Fee for Transportation Network Company Drivers and Taxi Drivers

Ordinance amending the Business and Tax Regulations Code to extend through FY2020-2021 the temporary suspension of the application of the business registration and fee requirements to transportation network company drivers and taxi drivers.

191017 Housing Code - Heat Requirements in Residential Rental Units

Ordinance amending the Housing Code to revise the requirements for heating in residential rental units; and affirming the Planning Department's determination under the California Environmental Quality Act.

190973 Health Code - Approving a New Location for a Permittee's Medical Cannabis Dispensary Permit

Ordinance amending the Health Code to authorize the Director of the Department of Public Health to allow an existing Medical Cannabis Dispensary permittee to operate under that permit at a new location, provided the permittee has been verified by the Office of Cannabis as an Equity Applicant under the Police Code, the permittee has been evicted from the location associated with the permit or been notified by the landlord that the lease would be terminated or not renewed, the new location has an existing authorization for Medical Cannabis Dispensary Use, the permittee has complied with all requirements of Article 33 of the Health Code (the Medical Cannabis Act) with respect to the new location, and the permittee satisfies the provisions of Article 33 regarding authorization by the Office of Cannabis to sell Adult Use Cannabis; and affirming the Planning Department's determination under the California Environmental Quality Act.

These matters will be heard in the Land Use and Transportation Committee at a Regular Meeting on Monday, December 9, 2019, at 1:30 p.m.

Introduction Form

By a Member of the Board of Supervisors or Mayor

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2019 OCT 29 11:56
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 [redacted] inquiries"
- 5. City Attorney Request.
- 6. Call File No. [redacted] from Committee.
- 7. Budget Analyst request (attached written motion).
- 8. Substitute Legislation File No. [redacted]
- 9. Reactivate File No. [redacted]
- 10. Topic submitted for Mayoral Appearance before the BOS on [redacted]

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):

Mar, Haney, Fewer

Subject:

Administrative Code - Annual Report on Job Growth and Housing Production

The text is listed:

Ordinance amending the Administrative Code to require an annual report analyzing the fit between housing needs associated with job growth by wages in San Francisco and housing production by affordability in the City

Signature of Sponsoring Supervisor:

[Handwritten Signature]

For Clerk's Use Only