

1 [Housing Preferences - Three Year Report - July 1, 2016, through June 30, 2019]

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3 **Resolution reporting on Administrative Code, Chapter 47.4, housing preferences**
4 **requirements to the Board of Supervisors for July 1, 2016, through June 30, 2019.**

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6 WHEREAS, On October 30, 2008, the City and County of San Francisco (“City”)
7 enacted Ordinance No. 232-08, which established a preference in occupying units or
8 receiving assistance under all City affordable housing programs to Residential Certificate of
9 Preference Holders (COP) under the Redevelopment Agency’s Property Owner and Occupant
10 Preference Program; and

11 WHEREAS, On December 18, 2013, the City enacted Ordinance No. 227-13, which
12 established a second preference in occupying units or receiving assistance under all City
13 affordable housing programs to tenants displaced by an eviction under the Ellis Act; and

14 WHEREAS, On December 3, 2015, the City enacted Ordinance No. 204-15, which
15 expanded the second preference to include tenants displaced through an Owner Move-In
16 eviction as part of the Displaced Tenant Housing Preference (“DTHP”), and created a third
17 housing preference for residents in the neighborhood where the affordable housing is located,
18 Neighborhood Resident Housing Preference (“NRHP”); and

19 WHEREAS, On August 11, 2016, the City enacted Ordinance No. 164-16, which
20 expanded DTHP to include tenants displaced by fire and created a fourth preference for
21 people who live or work in San Francisco; and

22 WHEREAS, On June 28, 2019, the City enacted Ordinance No. 120-19, which
23 expanded DTHP to include tenants where the tenant’s unit will no longer be restricted by a
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1 regulatory agreement or other affordable housing restriction within five years and market-rate
2 rent in such tenant’s building is more than 40% of the tenant’s gross household income; and

3 WHEREAS, The City’s affordable housing programs include inclusionary housing
4 projects under the Planning Code and 100% affordable housing projects funded by the
5 Mayor’s Office of Housing and Community Development (“MOHCD”); and

6 WHEREAS, MOHCD does not apply DTHP or NRHP to projects to the extent
7 prohibited by State or Federal funding, and the Office of Community Investment and
8 Infrastructure (“OCII”) is not subject to Administrative Code, Chapter 47, and applies a
9 different set of preferences for occupying affordable housing projects that are approved by the
10 OCII Commission; and

11 WHEREAS, Administrative Code, Section 47.4, requires MOHCD to submit an annual
12 report and a proposed resolution accepting such annual report to the Board of Supervisors
13 beginning one year after the effective date of Ordinance No. 204-15, and MOHCD’s annual
14 report must include the following data: (1) the number of applicants applying under COP,
15 DTHP and Neighborhood Preference; (2) the Supervisorial District where the applicant is
16 currently residing; (3) the Supervisorial District where the affordable housing unit for which the
17 applicant is applying is located; (4) whether the applicant is selected from a lottery or other
18 means; (5) whether the applicant purchased or rented a unit; and (6) any other pertinent
19 information (collectively, “Preference Data”); and

20 WHEREAS, Administrative Code, Section 47.4, additionally requires MOHCD within
21 three years of the effective date of Ordinance No. 204-15 to submit a report on the
22 demographics and income levels of the beneficiaries of the Displaced Tenant and
23 Neighborhood preference system, along with a proposed resolution to formally accept the
24 report; and

1 WHEREAS, MOHCD has included the Preferences Data and any other pertinent
2 information required by Chapter 47.4 in its Three Year Progress Report for 2016-2019
3 published on its website; and

4 WHEREAS, All Preference Data and any other pertinent information required by
5 Chapter 47.4 is included as a supporting document to the file; and

6 WHEREAS, The Preferences Data is comprised of all new construction, re-rental and
7 re-sale units that completed lease-up or sales between July 1, 2016, through June 30, 2019,
8 which totals 2,427 units across 293 projects; and

9 WHEREAS, COP was applicable to 2,427 units, DTHP was applicable to 510 units,
10 and NRHP was applicable to 279 units; and

11 WHEREAS, Of the 2,427 units that completed lease-up or sales, 127 households were
12 selected through the COP, 194 households were selected through DTHP, and 266
13 households were selected through NRHP; and

14 WHEREAS, DTHP preference utilization in this time period was at 38% with 194 units
15 occupied by preference holders out of the 510 units available for DTHP; and

16 WHEREAS, NRHP preference utilization in this time period was at 95% with 266 units
17 occupied by preference holders out of the 279 units available for NRHP; and

18 WHEREAS, Applicants can qualify for NRHP for a project located in a District in which
19 they are not currently residing if their household has a member that has an eligible address or
20 they are located in the half-mile buffer surrounding the project allowed by NRHP; and

21 WHEREAS, Of the 194 households that were selected and occupied a unit through
22 DTHP, 72 households (37%) were Hispanic/Latino, 60 households (31%) were Asian, 30
23 households (15%) were White, 11 households (6%) were Black/African-American, 3
24 households (2%) were American Indian/Alaskan Native, 5 households (3%) were
25 Other/Multiracial and 13 households (7%) were Declined/Not Stated; and

1 WHEREAS, Of the 194 households that were selected and occupied a unit through
2 DTHP, 48 households (25%) were 0-30% AMI, 91 households (47%) were 31-50% AMI, 34
3 households (18%) were 51-80% AMI, 21 households (11%) were 81-120% AMI; and

4 WHEREAS, Of the 266 households that were selected and occupied a unit through
5 NRHP, 88 households (33%) were Asian, 54 households (20%) were Hispanic/Latino, 39
6 households (15%) were White, 30 households (11%) were Black/African-American, 20
7 households (8%) were Other/Multiracial, 2 households (1%) were Native Hawaiian/Other
8 Pacific Islander, 1 household (0%) were American Indian/Alaskan Native, and 32 households
9 (12%) were Declined/Not Stated; and

10 WHEREAS, Of the 266 households that were selected and occupied a unit through
11 NRHP, 59 households (22%) were 0-30% AMI, 144 households (54%) were 31-50% AMI, 39
12 households (15%) were 51-80% AMI, and 24 households (9%) were 81-120% AMI; now
13 therefore, be it

14 RESOLVED, That the Board of Supervisors accepts the data provided in this
15 Resolution as part of MOHCD's annual reporting on housing preferences required under
16 Administrative Code, Section 47.4.

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