

1 [Supporting Existing Area Plan Housing Requirements]

2

3 **Resolution supporting existing area plan housing requirements.**

4

5 WHEREAS, A critical need continues to exist in San Francisco to produce additional
6 housing units across all income spectrums; and,

7 WHEREAS, For the period of January 2007 to June 2014, the Association of Bay Area
8 Governments (ABAG) has projected a need to produce an additional 31,190 housing units in
9 San Francisco, which is 12,000 more units than San Francisco was able to produce during the
10 previous 7-year period; and,

11 WHEREAS, San Francisco adopts these regional goals in its General Plan's Housing
12 Element along with various policies aimed at meeting these critical housing goals, and it is
13 current General Plan policy to meet these goals, generally by fostering balanced development
14 of housing, especially affordable housing in mixed use districts near downtown; and,

15 WHEREAS, It is the policy of the City and County of San Francisco to create these
16 mixed use districts featuring affordable housing in neighborhoods close to downtown by
17 creating various "area plans" including the Market /Octavia, Van Ness, and Eastern
18 Neighborhoods plans; and,

19 WHEREAS, A characteristic of these area plans is to incentivize or require production
20 of housing units as a byproduct of any new development in the Area. For example, the Van
21 Ness Area Plan (codified in the Van Ness Special Use District portion of the Planning Code),
22 which requires that housing be built at a ratio of 3 to 1 over commercial, is an example of such
23 a plan; and, be it

24 RESOLVED, That it is the policy of the Board of Supervisors that due to the continuing
25 shortage of housing units and the need to produce additional units going forward, the City

1 hereby adopts a policy discouraging new development projects that would seek an exception
2 to housing production requirements—especially through the granting of conditional use
3 permits, creation of special use districts, or granting of a planned unit development—unless
4 that new development project shall substantially fulfill the underlying housing production goal
5 as a condition of granting that exception.

6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25