



*Mitigating the Housing Crisis: Accessory  
Dwelling Units and Modular Housing:  
Response from the  
Mayor's Office of Housing and  
Community Development*

CITY AND COUNTY OF

**SAN FRANCISCO**

October 3, 2018

MAYOR LONDON BREED

# Civil Grand Jury Report

**Finding 10 Recommendation:** “Reserve ground floor space at 1068 Mission and possibly Mission Bay Block 9 for construction training programs, possibly facilitated by CityBuild.”

**MOHCD Response:** This is a worthy suggestion, but the ground floor space at 1068 Mission is already programmed for homeless services, HSH/DPH operations, and Ecumenical Community Services’ CHEF’s training program. MB Block 9 will use the entire ground floor space for supportive services.



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**Finding 11 Recommendation:** “DBI should regularly inspect modular factories outside the City, if those factories are building housing for the City, to ensure construction is built to City code.”

**MOHCD Response:** DBI has appointed staff to lead the process for permitting modular housing. MOHCD and DBI are working together closely to create local code compliance specifications that will be required for MOHCD-funded modular housing units. These specs will be integrated into the state housing inspection process.



# Civil Grand Jury Report

**Finding 12:** “Some current trade union contracts prevent the City from using modular construction for City-sponsored, below-market housing projects, and further slow progress on below market housing.”

**MOHCD Response:** While opposition from some building trades has slowed adoption of modular housing technologies, no specific trade contracts exist that prevent the City's use of modular housing.



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**Finding 13:** “It may take as many as five residential modular construction projects for the City to accurately assess this alternate construction method, including an assessment of cost and time benefits. In addition to the 1068 Mission project, it will be helpful to this assessment if the pending homeless housing project at Mission Bay Block 9 is built using modular construction methods.”

**MOHCD Response:** MOHCD agrees with this finding. Mission Bay Block 9 will be built using modular technologies, as will the first Treasure Island affordable housing development (Maceo May, for homeless vets).



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## **Additional Information from MOHCD:**

MOHCD and OEWD are currently working with a consultant to create a feasibility study/business plan for a modular housing facility located in San Francisco. It is expected to be complete by the end of the year.

The goal of building a local factory is to create housing construction costs savings and quality job opportunities for local workers.

