

BOARD of SUPERVISORS



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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

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 ~~*Times New Roman font*~~.
9 **Board amendment additions** are in Arial font.
10 **Board amendment deletions** are in ~~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.

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

20 By:

21 
AUSTIN M. YANG
Deputy City Attorney

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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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