

File No. 211207 Committee Item No. 3  
Board Item No. \_\_\_\_\_

## COMMITTEE/BOARD OF SUPERVISORS

### AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation Committee Date February 28, 2022

Board of Supervisors Meeting Date \_\_\_\_\_

**Cmte Board**

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|-------------------------------------|--------------------------|--|
| <input type="checkbox"/>            | <input type="checkbox"/> | Motion                                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Resolution                                   |
| <input type="checkbox"/>            | <input type="checkbox"/> | Ordinance                                    |
| <input 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                                  |
| <input type="checkbox"/>            | <input type="checkbox"/> | Public Correspondence                        |

**OTHER (Use back side if additional space is needed)**

- |                                     |                          |                                    |
|-------------------------------------|--------------------------|------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Referral FYI 112221</u>         |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Melgar Comm Rpt Memo 022322</u> |
| <input type="checkbox"/>            | <input type="checkbox"/> | _____                              |
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Completed by: Erica Major Date February 24, 2022

Completed by: Erica Major Date \_\_\_\_\_

1 [Housing Development Incentive Program for Homeowners]

2

3 **Resolution urging the Planning Department in partnership with the Mayor’s Office of**  
4 **Housing and Community Development or other City agencies to create a Housing**  
5 **Development Incentive Program for Homeowners that supports San Francisco**  
6 **residents to build new housing.**

7

8 WHEREAS, The housing production deficit has been especially acute for units  
9 affordable to moderate-income households, producing only 27% of its Regional Housing  
10 Needs Allocation goal for moderate income housing (80-120% AMI), according to the San  
11 Francisco Planning Department’s 2020 Housing Inventory Report; and

12 WHEREAS, In 2016, San Francisco expanded its Accessory Dwelling Unit (ADU)  
13 Program to allow ADUs in all zoning districts, and in 2020, Assembly Bill 68 (Ting) passed,  
14 allowing the construction of a junior ADU in addition to a standard ADU in single family  
15 homes; and

16 WHEREAS, State housing policy such as Senate Bill 9 (Atkins) has created new  
17 opportunities to increase housing density in single-family home neighborhoods; and

18 WHEREAS, Stabilizing homeowners and expanding affordable rental opportunities  
19 strengthens neighborhood communities and supports community asset building; and

20 WHEREAS, Expanding single family homes by adding ADUs and additional units can  
21 meet the needs of multigenerational families, tenants, seniors, and the broader community if  
22 they are affordable; and

23 WHEREAS, Homeowners face multiple barriers to expand their homes beyond land  
24 use controls, including the need for technical assistance, financial assistance, and overall  
25 support navigating a building project; and

1           WHEREAS, This is especially the case for low-income, immigrant, and non-English  
2 speaking homeowners; and homeowners who are house rich and cash poor, at risk of  
3 economic displacement, or otherwise facing housing instability; and

4           WHEREAS, Many of San Francisco’s single family home neighborhoods such as the  
5 Sunset District, Oceanview Merced Ingleside and Bayview Hunter’s Point have historically  
6 provided affordable housing and homeownership opportunities for working and middle class  
7 families, generations of immigrants, and communities of color; and

8           WHEREAS, Newly constructed, market-rate housing in San Francisco’s single family  
9 home neighborhoods is often unaffordable to moderate-income households and can  
10 contribute to gentrification and displacement; and

11           WHEREAS, Smaller lot sizes in typical single family home neighborhoods typically  
12 result in smaller-scale developments that do not trigger inclusionary requirements and  
13 therefore do not add to the housing affordability stock; and

14           WHEREAS, Deeper incentives and new policies are required to increase the number of  
15 affordable units produced in typical single family home neighborhoods; and

16           WHEREAS, In 2021, the San Francisco Planning Department, in partnership with the  
17 office of Supervisor Gordon Mar, launched the Accessory Dwelling Unit (ADU) Incentives Pilot  
18 Program in District 4 to provide technical assistance to District 4 property owners interested in  
19 adding and ADU, which may be a good model for an expanded program to support  
20 homeowners citywide to build multiplexes in Residential Housing (RH) neighborhoods; and

21           WHEREAS, In its 2022-2023 Budget, the Board of Supervisors appropriated \$10m for  
22 a Housing Innovation Fund to incubate new ideas for housing production and new housing  
23 models; now, therefore, be it

24  
25

1           RESOLVED, That the City of San Francisco is committed to supporting low and  
2 moderate-income homeowners as an essential component of addressing the housing  
3 affordability and housing stability crisis; and, be it

4           FURTHER RESOLVED, That the Board of Supervisor urges the Planning Department  
5 in partnership with the Mayor’s Office of Housing and Community Development or other City  
6 agencies to create a Housing Development Incentive Program for Homeowners (Program)  
7 that supports San Francisco residents to expand their homes to build new housing, which  
8 would include technical assistance (e.g. for predevelopment, construction, and property  
9 management), financial assistance (e.g. grants, no or low interest loans), and streamlined  
10 permitting through pre-approved plans, with the goal to increase the number of housing units  
11 developed by homeowners and local small property owners; and, be it

12           FURTHER RESOLVED, That the Program should target low- and moderate- income  
13 homeowners in Residential Housing (RH) zoned neighborhoods and in Sensitive  
14 Communities as defined by the UC Berkeley Urban Displacement Project; and, be it

15           FURTHER RESOLVED, That, to promote the creation of stable and affordable housing  
16 units, the Program should also include greater financial incentives for homeowners who rent  
17 or sell the new units to low- and moderate-income households at an affordable level; and, be  
18 it

19           FURTHER RESOLVED, That this program be created and operationalized by  
20 September 1, 2022.

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BOARD of SUPERVISORS



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San Francisco, CA 94102-4689  
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TDD/TTY No. (415) 554-5227

## MEMORANDUM

TO: Eric D. Shaw, Director, Mayor's Office of Housing and Community Development  
Christina Varner, Acting Executive Director, Rent Board  
Joaquín Torres, Assessor Recorder, Office of the Assessor Recorder

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

DATE: November 22, 2021

SUBJECT: LEGISLATION INTRODUCED

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The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, introduced by Supervisor Mar on November 22, 2021:

**File No. 211202**

**Ordinance amending the Planning Code to provide a density limit exception for Lots in RH (Residential, House) zoning districts, to permit up to four dwelling units per lot, exclusive of accessory dwelling units and subject to maximum rental rates and sales prices determined to be affordable at 100% of area median income; amending the Administrative Code to limit initial rental rates and rental rate increases for specified units; 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, and findings of public necessity, convenience, and welfare under Planning Code, Section 302.**

**File No. 211207**

**Resolution urging the Planning Department in partnership with the Mayor's Office of Housing and Community Development or other City agencies to create a Housing Development Incentive Program for Homeowners that supports San Francisco residents to build new housing.**

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](mailto:erica.major@sfgov.org).

Board of Supervisors  
Land Use and Transportation Committee  
Referral  
Page 2

cc: Eugene Flannery, Mayor's Office of Housing and Community Development  
Lydia Ely, Mayor's Office of Housing and Community Development  
Brian Cheu, Mayor's Office of Housing and Community Development  
Maria Benjamin, Mayor's Office of Housing and Community Development  
Kurt Fuchs, Office of the Assessor Recorder  
Holly Lung, Office of the Assessor Recorder

Member, Board of Supervisors  
District 7



City and County of San Francisco

**MYRNA MELGAR**

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DATE: February 23, 2022

TO: Angela Calvillo  
Clerk of the Board of Supervisors

FROM: Supervisor Myrna Melgar, Chair, Land Use and Transportation Committee *MM*

RE: Land Use and Transportation Committee  
COMMITTEE REPORT

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Pursuant to Board Rule 4.20, as Chair of the Land Use and Transportation Committee, I have deemed the following matter is of an urgent nature and request it be considered by the full Board on Tuesday, March 1, 2022, as a Committee Report:

**File No. 211207**

**Housing Development Incentive Program for Homeowners**

Sponsor: Mar

This matter will be heard in the Land Use and Transportation Committee at a Regular Meeting on Monday, February 28, 2022, at 1:30pm.

# Introduction Form

By a Member of the Board of Supervisors or Mayor

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

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):

Subject:

The text is listed:

Signature of Sponsoring Supervisor:

For Clerk's Use Only