



2022 UPDATE



# Housing Element



San Francisco  
**Planning**

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*February 28, 2022*

# Community Directives: Housing Element Outreach and Engagement



## Community Directives:

1. Increase wealth building opportunities
2. Promote equitable distribution of housing
3. Build the kind of housing that vulnerable communities want in their neighborhoods

# The Housing Development Incentive Program promotes goals and policies in the Housing Element 2022 Update



- *Ensures stability for low and moderate-income homeowners throughout the city who are primarily households of color*
- *Expands small and mid-rise multi-family buildings*
- *Supports affirmatively furthering fair housing goals by increasing units in well-resourced neighborhoods; units can serve moderate and middle-income households*

HOUSING DEVELOPMENT  
INCENTIVE PROGRAM

## Draft 2 : Policy Direction



**Policy 14-** Increase **mid-rise and small multi-family housing types in Well-resourced Neighborhoods** near transit, including along SFMTA Rapid Network and other transit, and throughout lower-density areas.

**Policy 26-** Facilitate **small and mid-rise multi-family buildings as a prominent housing type that private development can deliver to serve middle-income households** without deed restriction...

**Policy 27-** Promote and **facilitate aging in place for seniors and multi-generational living that supports extended families** and communal households.

SMALL AND MID-RISE  
MULTI-FAMILY HOUSING  
THROUGHOUT THE CITY



## Draft 2 : Policy Direction

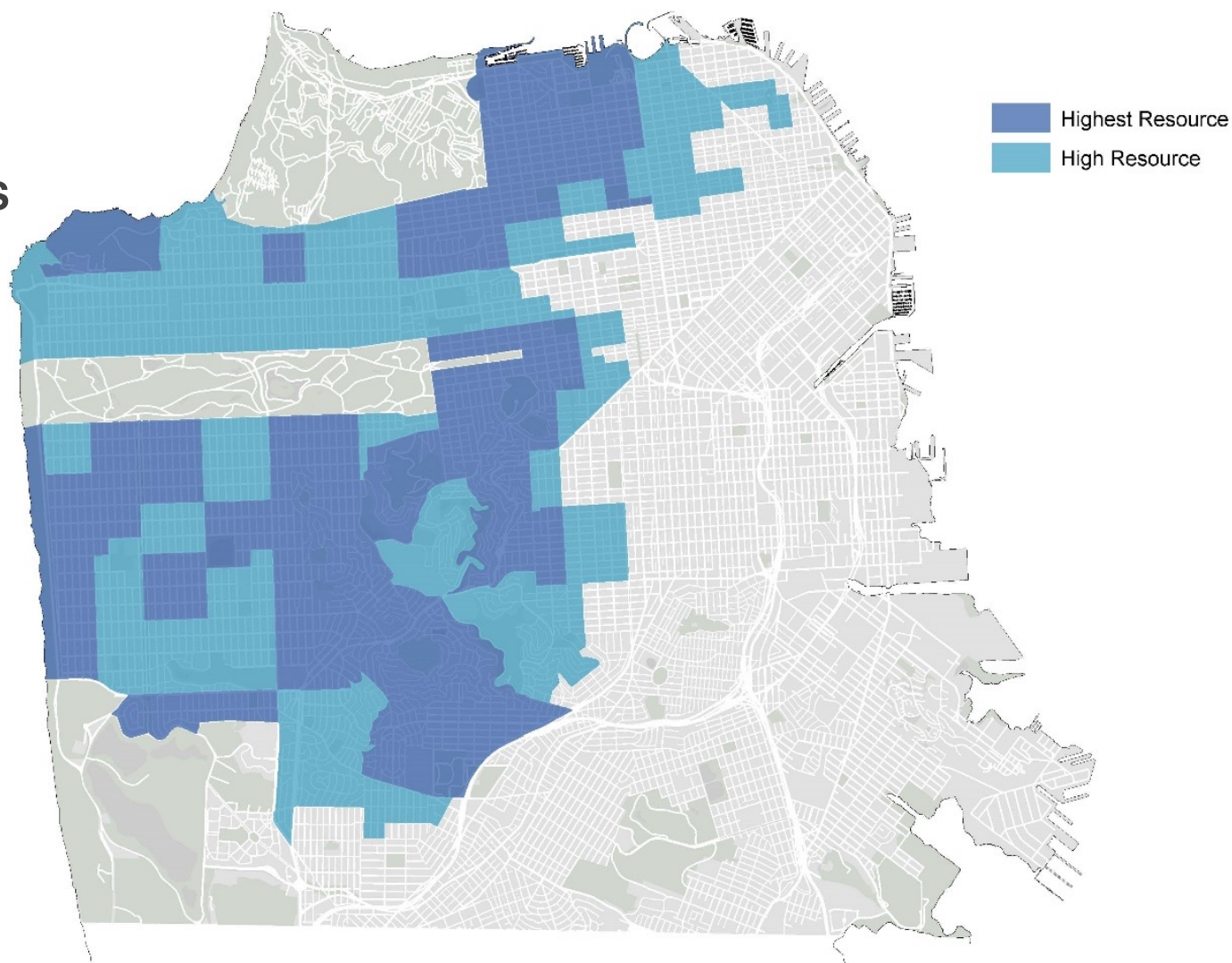


SMALL AND MID-RISE  
MULTI-FAMILY HOUSING  
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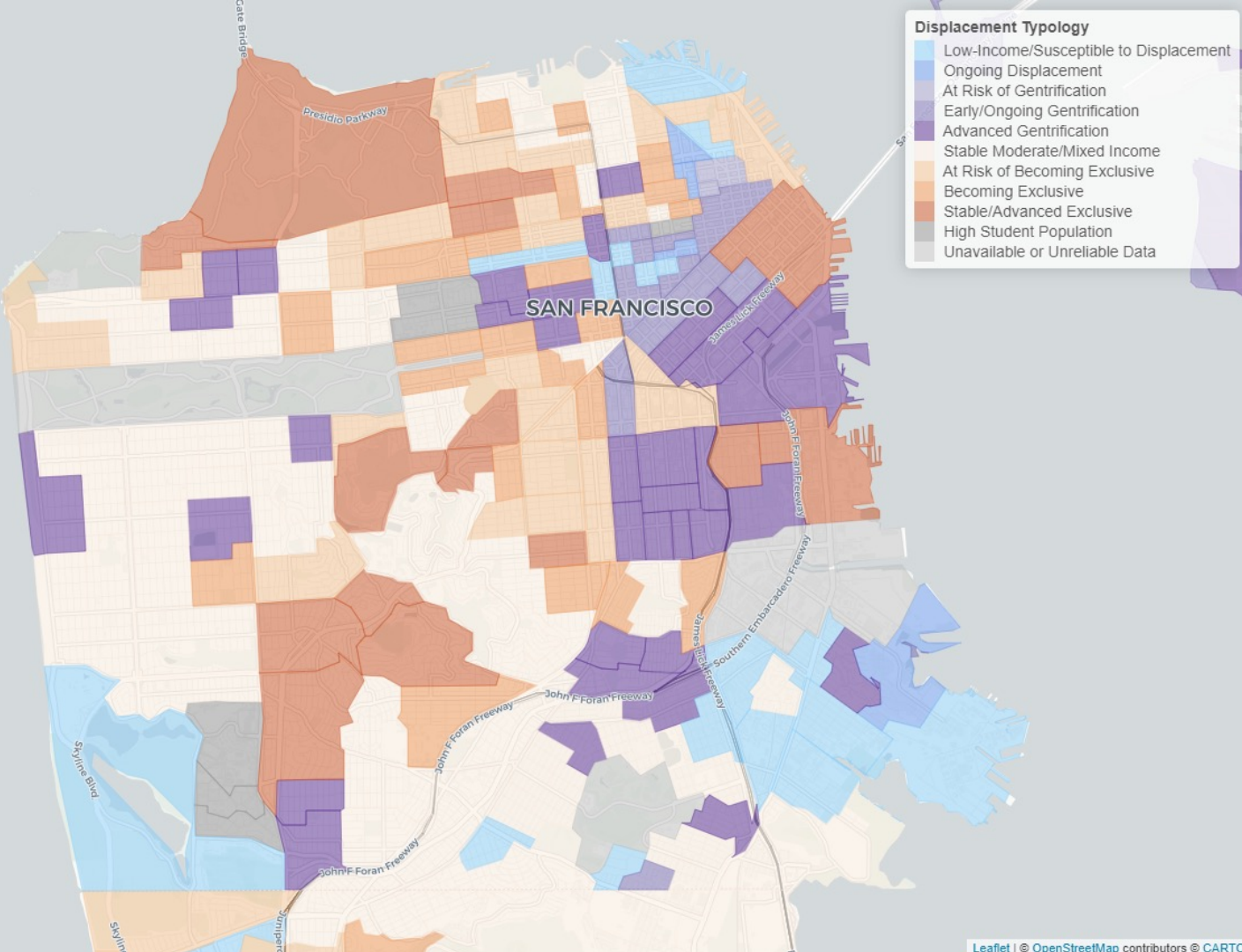
**Policy 26, Action c-** Create **low-interest construction loan programs for eligible lower-income homeowners**, to expand their existing homes with additional units or demolish and replace their homes with more units up the allowable maximum density.

**Policy 26, Action d-** Create **technical assistance programs, as well as outreach and education programs for eligible homeowners interested in updating their property from single- to multi-family housing** (through ADUs or demolitions) **particularly targeting low-income property owners, households of color, seniors and people with disabilities.** Such programs should ensure accessible accommodations for aging adults and people with disabilities

**Map:**  
**Well-resourced  
Neighborhoods**



# Areas Undergoing Displacement and Gentrification





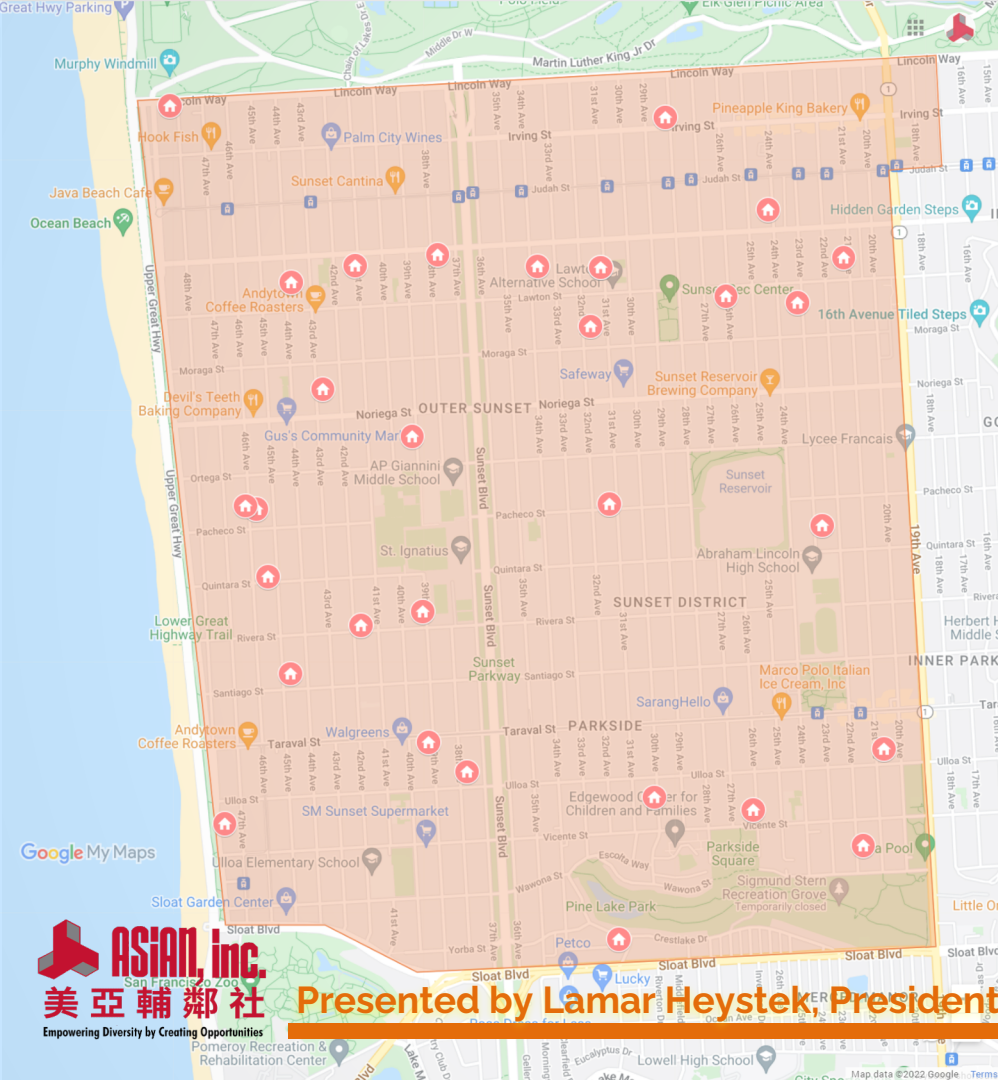
# Housing Element

2022 UPDATE

*SHAPING THE FUTURE OF HOUSING  
IN SAN FRANCISCO*

***[sfhousingelement.org](https://sfhousingelement.org)***





San Francisco  
**Planning**



**GORDON  
MAR**  
馬兆明  
DISTRICT 4 SUPERVISOR

The **D4 Affordable ADU Pilot Program** supports low- to moderate-income (with a focus on limited-English-proficient) homeowners in exploring ADU design and construction to address their desire for **multi-generational living** and **asset development**.

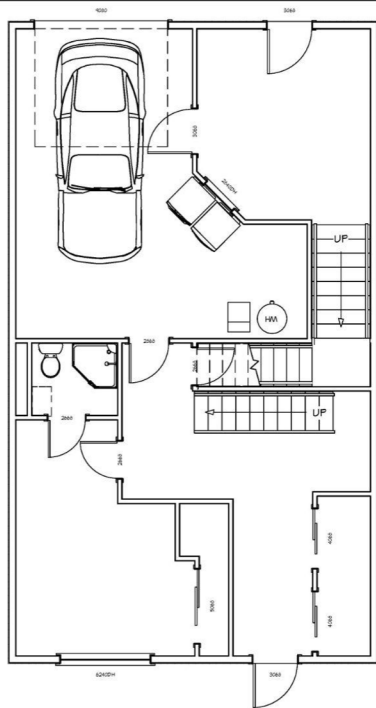


**Presented by Lamar Heystek, President**

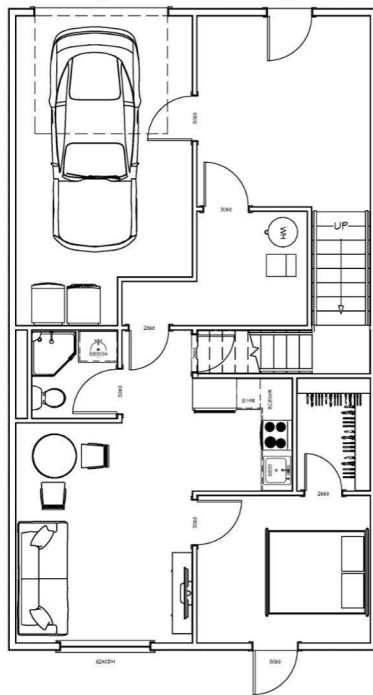


## Support services provided to 30 homeowners:

- ✓ In-person site visits
- ✓ Conceptual design renderings
- ✓ Detailed checklists
- ✓ Cost estimates
- ✓ Financial counseling
- ✓ Post-site-visit interviews



EXISTING LAYOUT  
1095 SQ. FT.



PROPOSED LAYOUT  
1095 SQ. FT.

## Key Takeaways & Next Steps:

- ☑ Over 25% of homeowners surveyed concluded that after TA, they could now proceed with ADU development
  - streamlined and are ready for warm handoff to Planning Dept.
  - projected outcomes include multi-generational housing and asset building for LMIs
- ☑ Over a third said they would definitely access City incentives to develop affordable ADUs
  - e.g. property tax credits, low- or no-interest ADU loans