

1 [Housing Development Incentive Program for Homeowners]

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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.**

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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 duplexes, triplexes, and quadplexes in Residential Housing
21 (RH) neighborhoods; and

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

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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 areas vulnerable to
14 displacement as identified in the Displacement Gentrification map by the UC Berkeley Urban
15 Displacement Project; and, be it

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

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

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