

BOARD of SUPERVISORS



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## MEMORANDUM

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Date: April 1, 2022

To: Eric D. Shaw, Director, Mayor's Office of Housing and Community Development  
Rich Hillis, Director, Planning Department

From:  Angela Calvillo, Clerk of the Board, Office of the Clerk of the Board

Subject: Housing Development Incentive Program for Homeowners  
(File No. 211207)

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On March 1, 2022, the Board of Supervisors adopted Resolution No. 069-22, sponsored by Supervisors Mar, Melgar, and Chan and enacted on March 11, 2022.

A copy of the Ordinance is being forwarded to you for informational purposes.

If you have any questions or concerns, please contact Erica Major, Assistant Clerk, at (415) 554-4441 or by email at: [Erica.Major@sfgov.org](mailto:Erica.Major@sfgov.org).

cc: 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  
Sheila Nickolopoulos, Mayor's Office of Housing and Community Development  
Scott Sanchez, Zoning Administrator  
Lisa Gibson, Environmental Review Officer  
Corey Teague, Zoning Administrator  
Devyani Jain, Deputy Environmental Review Officer  
AnMarie Rodgers, Legislative Affairs  
Aaron Starr, Manager of Legislative Affairs  
Andrea Ruiz-Esquide, Deputy City Attorney  
Joy Navarrete, Major Environmental Analysis  
Laura Lynch, Environmental Planning

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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.**

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 an 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

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.



City and County of San Francisco

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

Tails  
Resolution

**File Number:** 211207

**Date Passed:** March 01, 2022

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.

February 28, 2022 Land Use and Transportation Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

February 28, 2022 Land Use and Transportation Committee - RECOMMENDED AS AMENDED AS A COMMITTEE REPORT

March 01, 2022 Board of Supervisors - ADOPTED

Ayes: 11 - Chan, Haney, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 211207

I hereby certify that the foregoing Resolution was ADOPTED on 3/1/2022 by the Board of Supervisors of the City and County of San Francisco.

  
\_\_\_\_\_  
Angela Calvillo  
Clerk of the Board

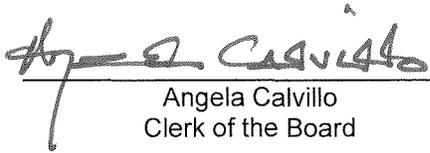
Unsigned

\_\_\_\_\_  
London N. Breed  
Mayor

03/11/2022

\_\_\_\_\_  
Date Approved

I hereby certify that the foregoing resolution, not being signed by the Mayor within the time limit as set forth in Section 3.103 of the Charter, or time waived pursuant to Board Rule 2.14.2, became effective without her approval in accordance with the provision of said Section 3.103 of the Charter or Board Rule 2.14.2.

  
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Angela Calvillo  
Clerk of the Board

03/11/2022  
\_\_\_\_\_  
Date

File No.  
211207