




San Francisco
Planning

Housing Element

Board of Supervisors Informational Hearing
November 15, 2022

2022 UPDATE





“In times of crisis,
seemingly impossible ideas
suddenly become possible.”

- Naomi Klein

Racial and
social equity

Eliminate
community
displacement

Affordable
housing
choices for
everyone in all
neighborhoods

Thriving
neighborhoods
resilient to
climate and
health crises

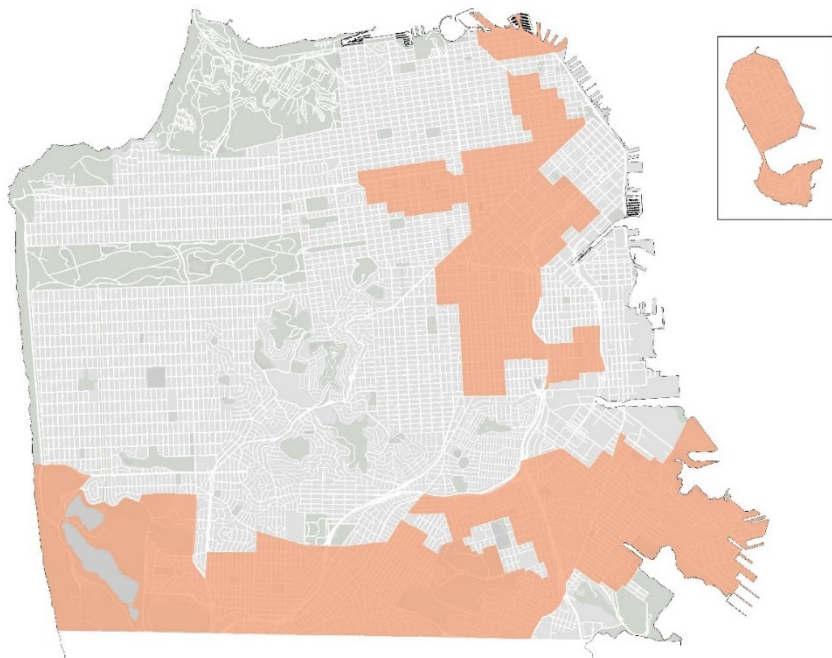
**It is within our power to
overcome our history and
build a more affordable,
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just city.**

What is Different About this Housing Element

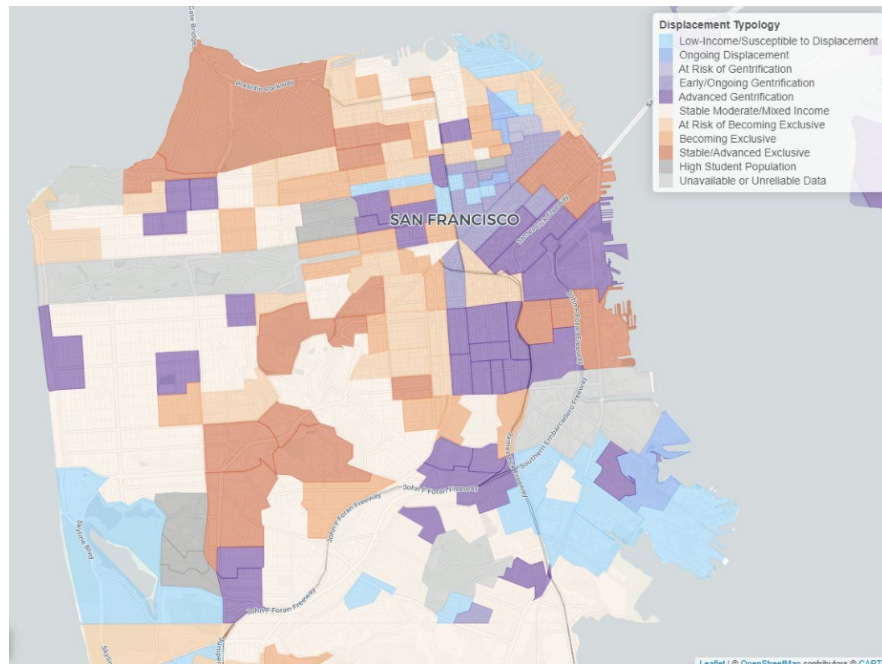
- Recognize the right to housing.
- Stop community displacement.
- Prevent and end homelessness.
- Redress the harms of government discrimination.
- Open new housing opportunities.



Priority Equity Geographies and Displacement Risk

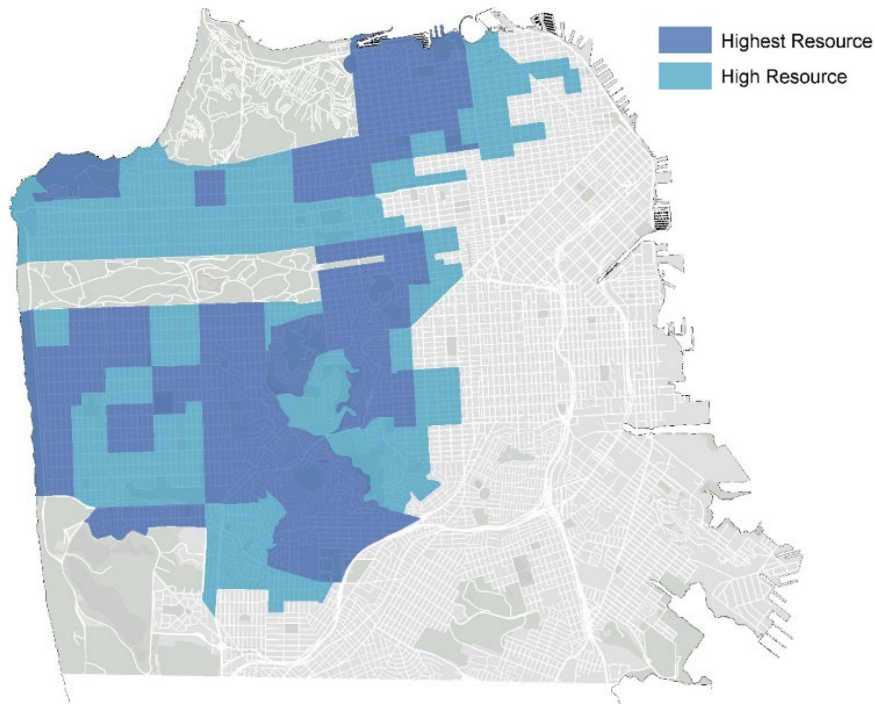


Priority Equity Geographies

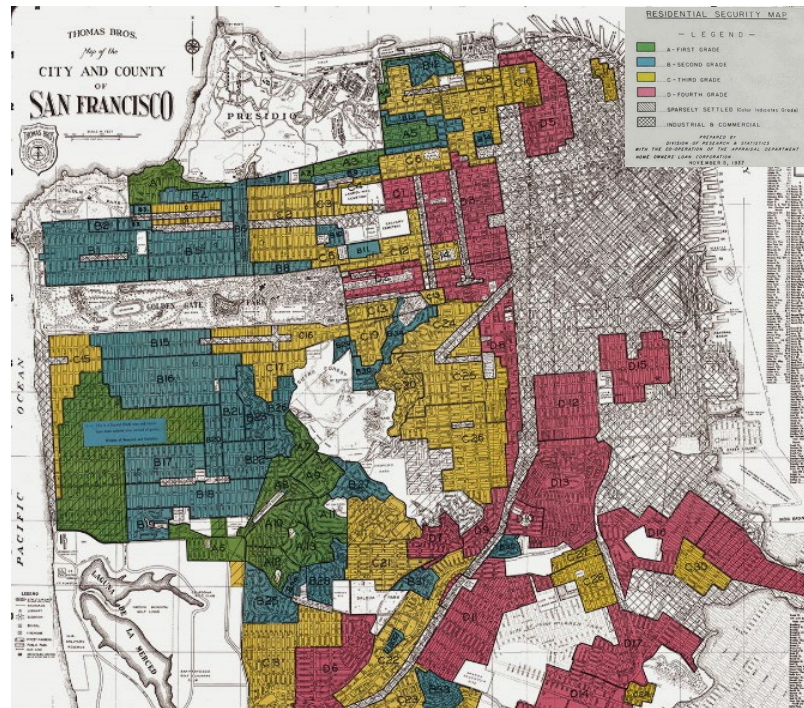


Areas Undergoing Displacement and Gentrification

Well Resourced Neighborhoods and Areas of Exclusion



Well-Resourced Neighborhoods



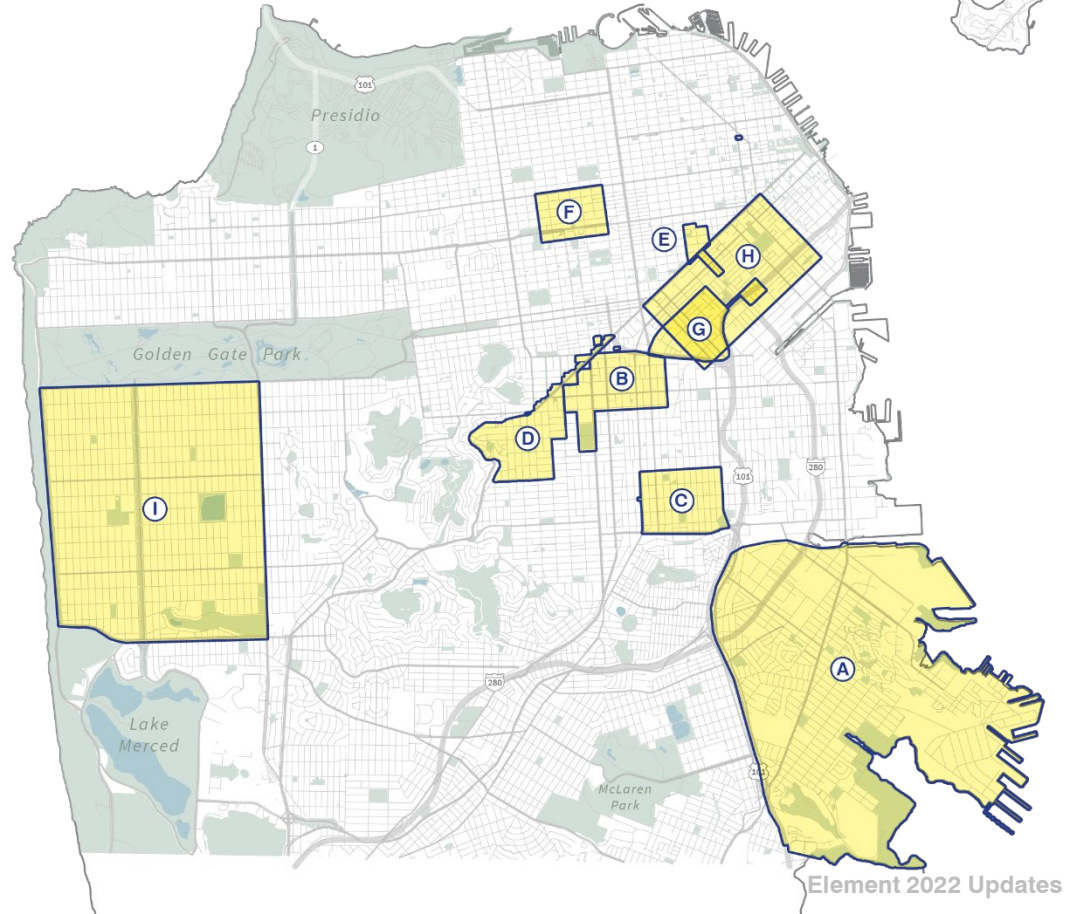
1937 San Francisco Redlining

Cultural Districts

Cultural districts represent many harmed communities.

Empowering and investing in them will bring about equitable change.

- Ⓐ African American Arts and Cultural District
- Ⓑ American Indian Cultural District
- Ⓒ Calle 24 Latino Cultural District
- Ⓓ Castro Cultural District
- Ⓔ Compton's Transgender Cultural District
- Ⓕ Japantown Cultural District
- Ⓖ Leather & LGBTQ Cultural District
- Ⓗ SoMa Pilipinas – Filipino Cultural District
- Ⓘ Sunset Chinese Cultural District



Community Directed Planning

QUALITY & ACCESS

1. Increase access to housing resources and restructure how resources are prioritized
2. Ensure dignified housing
3. Increase wealth building opportunities

DISTRIBUTION & CHOICE

4. Promote equitable distribution of housing, and increase housing in neighborhoods with high quality amenities
5. Build the kind of housing that vulnerable communities want in their neighborhoods

ACCOUNTABILITY

6. Create accountability and share decision-making
7. Study the equity impacts of market-rate housing

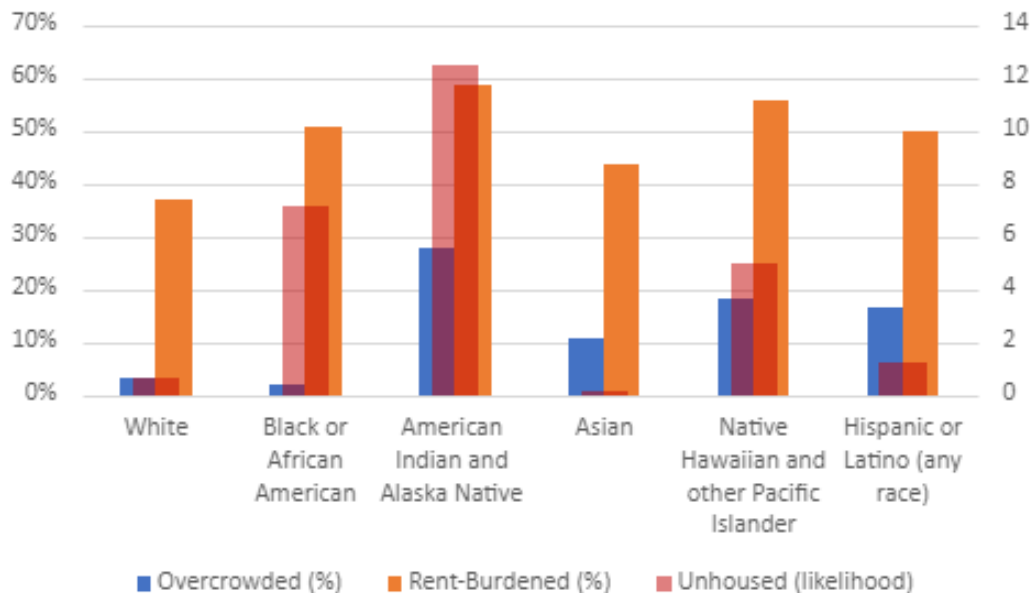
Plan Components



Get and Keep People Housed

- Expand services for navigation, financial counseling, tenant rights, and eviction prevention
- Expand on-site case management
- Increase placement in permanent supportive housing
- Remove barriers to entry
- Expand rental assistance

Overcrowding, Housing Rent Burden, and Homelessness by Race

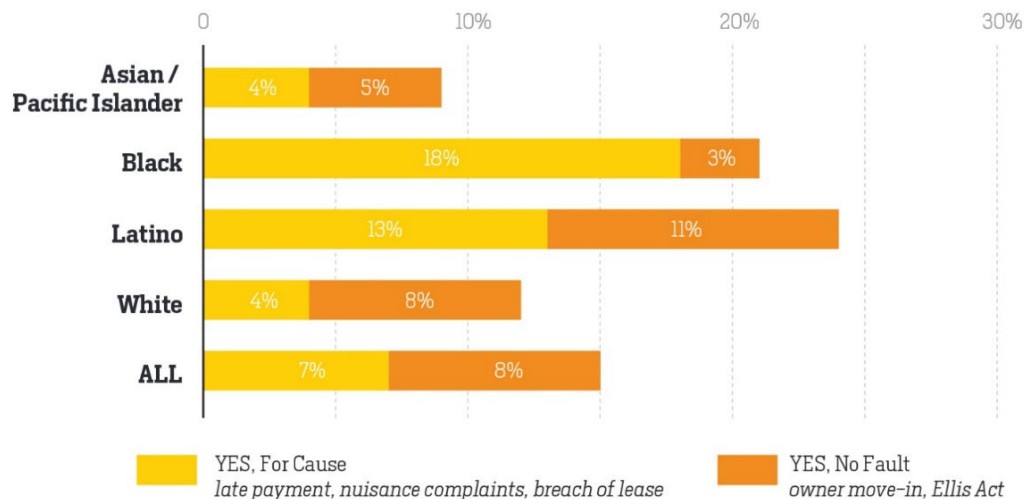


Source: ACS 2019 1-year Estimates; 2019 San Francisco Point-In-Time Homeless Count and Survey Report, Department of Homeless and Supportive Housing.

Stabilize Priority Equity Communities

- Partner with CBOs in community planning
- Implement housing strategies of the cultural districts
- Build access to economic opportunity
- Expand and target job training and financial readiness
- Study a Community Benefit Use Program
- Invest in cultural anchors

Percentage of the 2018 San Francisco Housing Survey respondents who reported being threatened with an eviction in the previous 5 years by race.

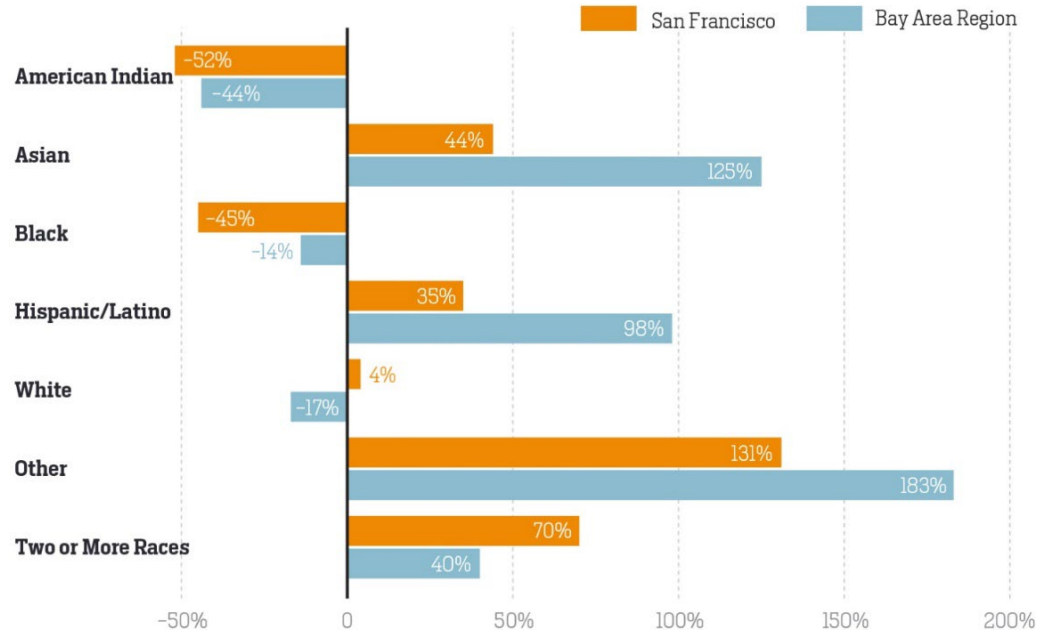


Source: San Francisco Housing Needs and Trends Report; San Francisco Planning Department 2018 Housing Survey.

Redress Harm and Further Fair Housing

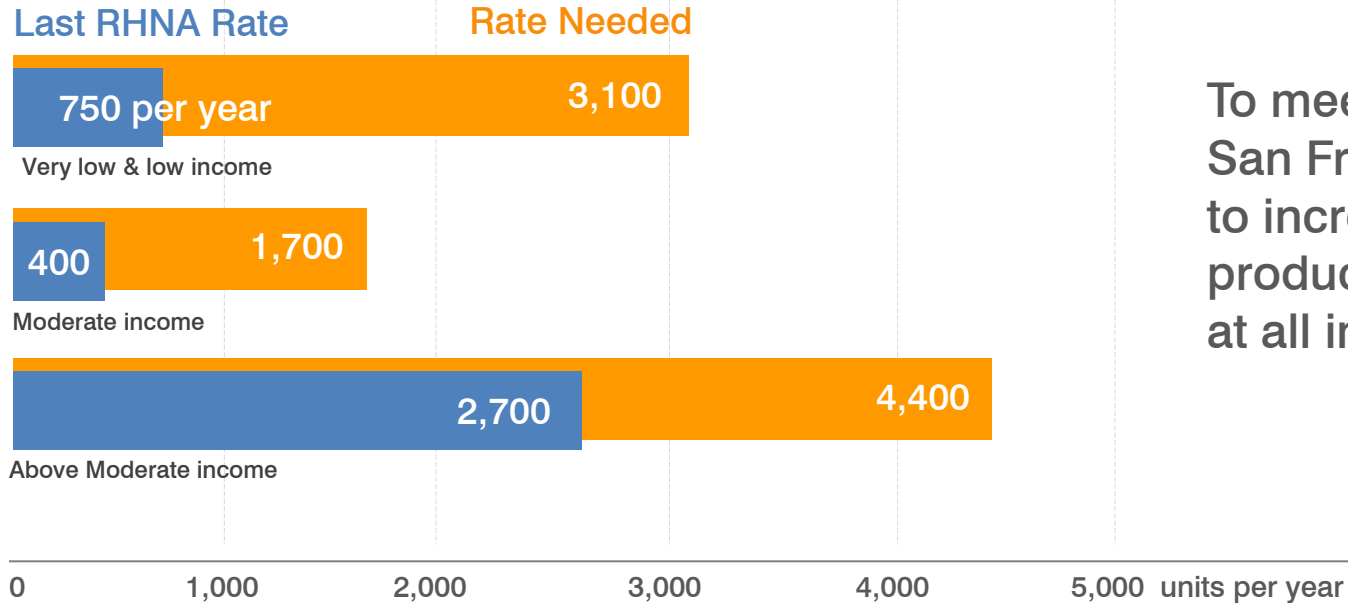
- Develop programs that assist harmed communities to access affordable housing and homeownership opportunities
- Prioritize low-income American Indian, Black, and other people of color for housing services
- Build affordable housing in places where patterns of exclusion and segregation persist
- Prioritize public investments in Priority Equity Geographies

Percentage change of population by race and ethnicity from 1990 to 2015.



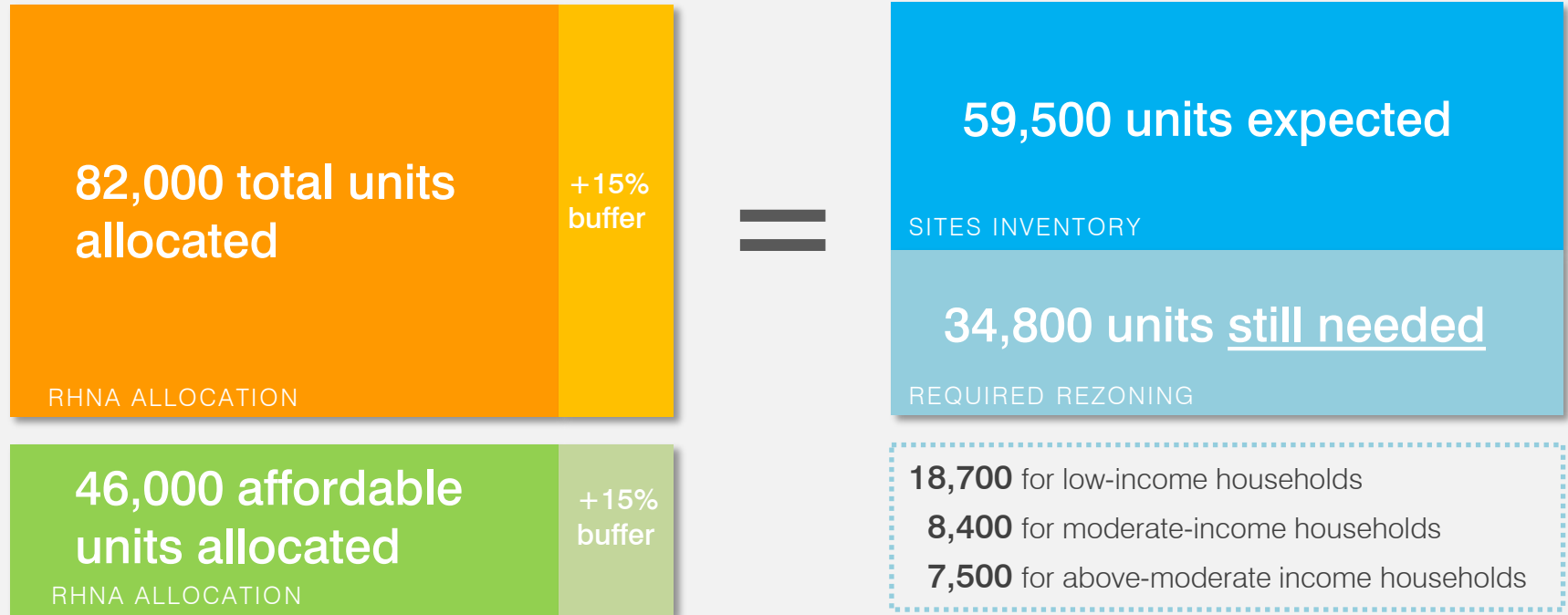
Source: 1990 Decennial Census (IPUMS-USA); ACS 2015 5-year Estimates (IPUMS-USA).

How much housing do we need per year?



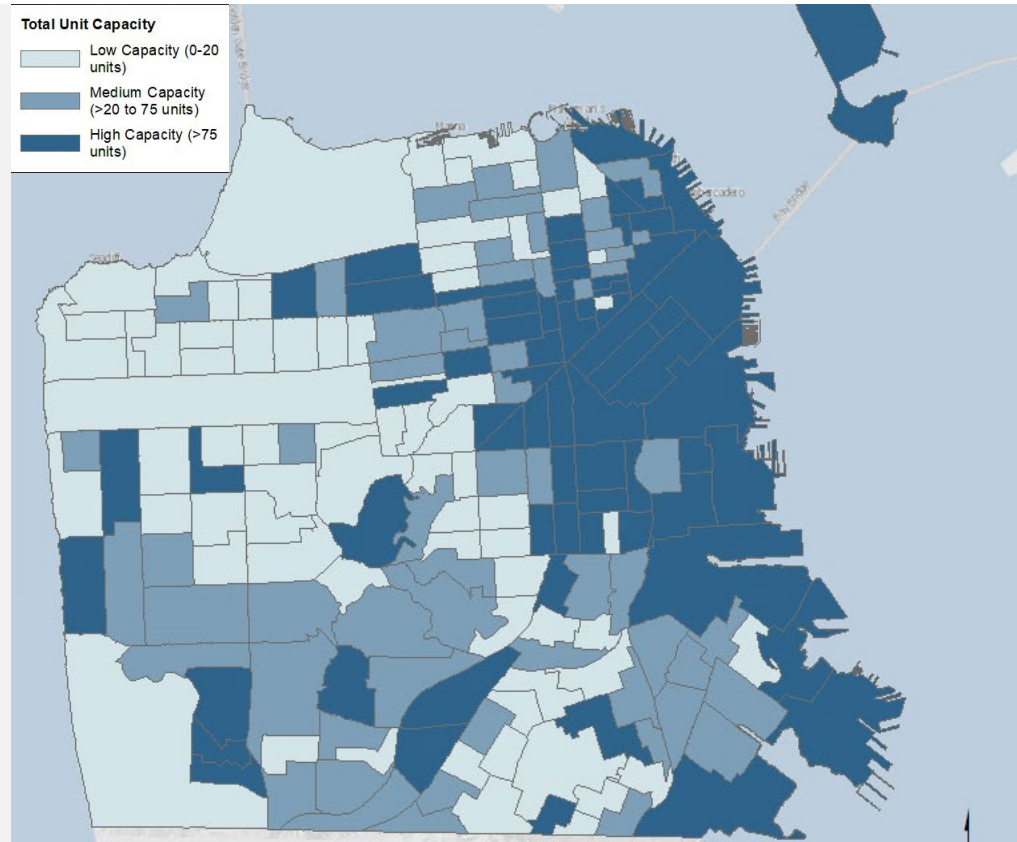
To meet next RHNA, San Francisco needs to increase the rate of production of housing at all income levels

What is our deficit in site capacity?

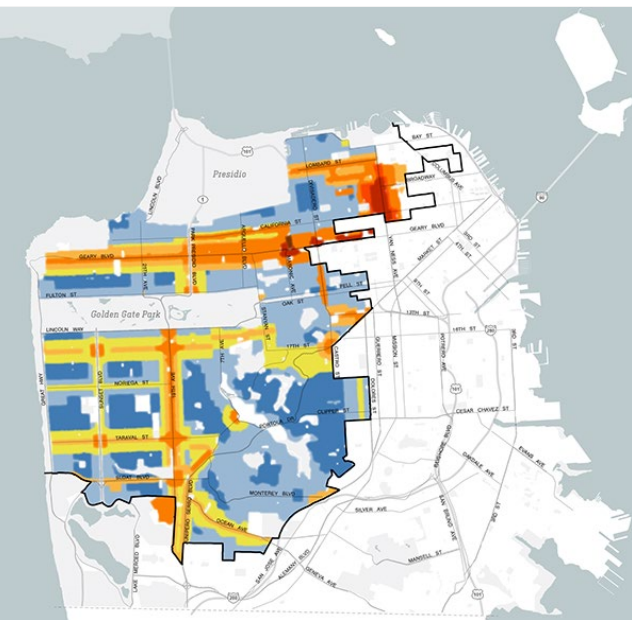


Where is site capacity currently located?

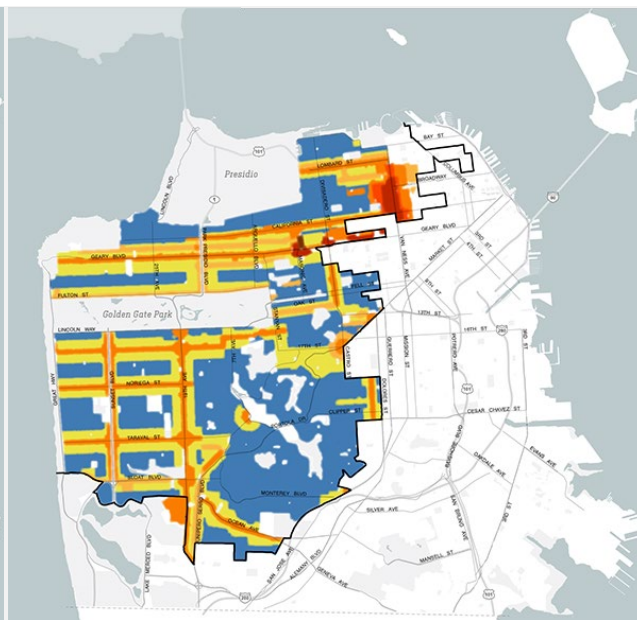
Existing capacity is very concentrated on the east side of the city and in Priority Equity Geographies



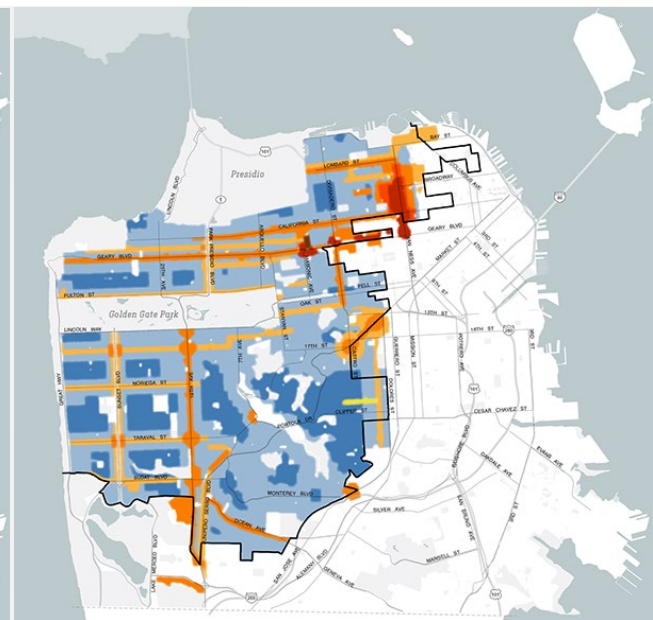
Rezoning Program Scenarios



Scenario A: 49,447 projected net units

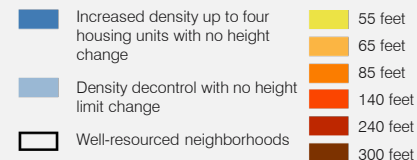


Scenario B: 55,232 projected net units



Scenario C: 63,912 projected net units

Three example scenarios to meet the shortfall in sites



Constraints Reduction

Affordable housing faces complex development and funding challenges

Public funding is significantly insufficient to retain and add affordable housing units

Reliably protecting tenants and rent controlled units will help housing approvals

Challenges in the entitlement process results in uncertainty and higher costs

Mid-sized projects in higher land value areas are the most feasible yet face more government hurdles

Constraints are especially high for very small, multi-family housing

Affordable Housing Sites & Funding

Sites

Need to expand sites acquisitions to meet targets

- Strategic and opportunistic site acquisition to ensure sufficient pipeline of sites over time
- Targeting sites in Well Resourced Neighborhoods and Priority Equity Geographies
- Public sites for housing
- Partnering with faith-based, nonprofit, philanthropic and other private landowners

Leverage inclusionary in private development

Funding

Local investment has grown but all sources will need to increase

- Convene City leaders, staff, policymakers, advocates and experts to identify additional funding sources
- Advocates for regional, state, and federal funding
- Continue to support and leverage private development to provide inclusionary units
- Philanthropic, nonprofit, and other partnerships
- Track funding against targets by neighborhood and equity priorities

Cost reduction will also be key

Recent and Next Steps

Oct 6	HCD 2 nd Submittal Publication
Oct 17	HCD 2 nd Submittal
Oct 20	CPC Director's report schedule update
Nov 3	CPC Informational on 2nd HCD Submittal, HCD preliminary comments
Nov 15	Board Committee informational hearing on Housing Element policies
Nov 17	CPC Hearing to initiate Housing Element adoption and certify EIR
Early Dec	HCD Pre-certification goal, Optional CPC Informational
Dec 15	CPC Hearing to adopt Housing Element
Jan 10	BOS Hearings begin to adopt Housing Element
Jan 31	Housing Element adopted, signed, completed

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*SHAPING THE FUTURE OF HOUSING
IN SAN FRANCISCO*

sfhousingelement.org