

LEGISLATIVE DIGEST

[General Plan Amendments - Housing Element 2022 Update]

Ordinance amending the San Francisco General Plan by adopting the Housing Element 2022 Update as the Housing Element of the General Plan, and making conforming amendments to the Air Quality, Commerce & Industry, Environmental Protection, and Urban Design Elements of the General Plan; and making environmental findings, findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1, and findings of public convenience, necessity, and general welfare under Planning Code, Section 340.

Existing Law

Currently, the housing element of the General Plan is the 2014 Housing Element.

Amendments to Current Law

This ordinance adopts the 2022 Housing Element Update to the San Francisco General Plan. The ordinance also adopts conforming amendments to the Air Quality, Commerce & Industry, Environmental Protection, and Urban Design Elements of the General Plan.

Background Information

California law requires that each county and city in the state develop and adopt a general plan. A general plan consists of a statement of development policies, which set forth objectives and standards to guide land use planning decisions. Under state and local law, most land use actions must be consistent with the adopted general plan. Each plan must include several required chapters, called “elements” - including a housing element. The housing element must be updated every eight years, and the next required update is due on January 31, 2023. The housing element must identify and analyze the jurisdiction’s existing and projected housing needs; must include a statement of goals, policies and objectives for the preservation, improvement and development of housing, and must identify adequate sites for housing for all economic segments of the community. The housing element must allow meet new state law requirements to affirmatively further fair housing.

The Planning Commission recommended adoption of the Housing Element 2022 Update at its meeting on December 15, 2022. The Planning Department notes that the Housing Element 2022 Update “is the first [housing element] that centers on racial and social equity” and includes policies and programs that express “our collective vision and values for the future of housing in San Francisco.” The Update includes plans and programs to accommodate San Francisco’s existing and projected housing need over the next eight years (82,069 units).

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