File No. 221176 **Committee Item No.** 3
Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

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Committee: Land Use and Transportation Committee **Date** January 23, 2023

Board of Supervisors Meeting **Date** _____

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Completed by: Erica Major **Date** January 19, 2023
Completed by: Erica Major **Date** _____

[Supporting Affordable Housing on State-Owned Property at 1377 Fell Street - DMV Field Office Site]

Resolution supporting the development of permanently affordable housing at the San Francisco Department of Motor Vehicles (DMV) field office site at 1377 Fell Street and urging the State of California to prioritize affordable housing on the site, in place of or in addition to a DMV field office.

WHEREAS, The State of California is requiring localities to increase housing production, particularly affordable housing, in order to comply with updated requirements under California's Housing Element Law; and

WHEREAS, In order for San Francisco to be in compliance with the Housing Element, the city must allow for the production of 82,069 new units of housing, 46,598 of which (57%) must be affordable to very low, low, and moderate income San Francisco households; and

WHEREAS, In the most recent Regional Housing Needs Allocation (RHNA) cycle, spanning from 2014 to 2022, San Francisco produced 150% of its goals for market-rate housing, while failing to meet its goals for affordable housing production, meeting less than 50% of its target for very low, low, and moderate income San Francisco households; and

WHEREAS, In order to meet the increased targets for affordable housing production, the City must work collaboratively with the state to pursue every available opportunity site, and take advantage of every possible funding stream; and

WHEREAS, In 2008, the California Department of Motor Vehicles issued a Request for Proposals (RFP) to develop affordable housing at 1377 Fell Street, the current site of the San Francisco Department of Motor Vehicles (DMV) field office; and

WHEREAS, A local developer was awarded the RFP to pursue development of affordable housing, but was unable to make the project work, according to state officials; and

WHEREAS, The DMV site is in a transit-rich area, with access to multiple Muni bus lines, including the 6-Haight/Parnassus, 7-Haight/Noriega, 21-Hayes, 24-Divisadero, 33-Asbhury/18th Street, 43-Masonic, and others; and

WHEREAS, With a lot area size of 98,061 square feet, the DMV site is one the few large-scale sites in the geographic center of San Francisco, and would serve as a critical site for the pursuit geographic equity in the production of affordable housing citywide; and

WHEREAS, A significant portion of the property is a surface level parking lot, an ideal development opportunity that would not require demolition of existing housing or other uses; and

WHEREAS, As state-owned property, the site provides a cost-effective opportunity for large-scale affordable housing development without the upfront cost to the city to acquire the land; now, therefore, be it

RESOLVED, That the San Francisco Board of Supervisors supports the development of 100% permanently affordable housing at 1377 Fell Street, either in place of or in addition to the current DMV field office; and, be it

FURTHER RESOLVED, That the Board of Supervisors urges the State of California, including the California Department of Motor Vehicles and the Department of General Services, to prioritize the development of 100% affordable housing on the site; and, be it

FURTHER RESOLVED, That the Board of Supervisors urges Governor Newsom and the San Francisco state delegation to work collaboratively with the city toward the goal of developing permanently affordable housing on the DMV site; and, be it

FURTHER RESOLVED, That the Board of Supervisors urges the Planning Department and the Mayor's Office of Housing and Community Development to partner with state agencies in the development of permanently affordable housing on the DMV site; and, be it

FURTHER RESOLVED, That the Board of Supervisors hereby directs the Clerk of the Board to transmit a copy of this Resolution to Governor Gavin Newsom and San Francisco's state legislative delegation.

BOARD of SUPERVISORS

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M E M O R A N D U M

TO: Tom Paulino, Liaison to the Board, Mayor's Office
Eric D. Shaw, Director, Mayor's Office of Housing and Community Development

FROM: Erica Major, Assistant Clerk, Land Use and Transportation Committee

DATE: November 22, 2022

SUBJECT: LEGISLATION INTRODUCED

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, introduced by Supervisor Preston on November 15, 2022.

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Resolution supporting the development of permanently affordable housing at the San Francisco Department of Motor Vehicles (DMV) field office site at 1377 Fell Street and urging the State of California to prioritize affordable housing on the site, in place of or in addition to a DMV field office.

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: 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