

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

MEMORANDUM

Date: February 14, 2023

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

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

Subject: Supporting Affordable Housing on State-Owned Property at
1377 Fell Street - DMV Field Office Site (File No. 221176)

On January 24, 2023, the Board of Supervisors adopted Resolution No. 012-23, sponsored by Supervisors Preston, Walton, Melgar, Peskin, and Mandelman; and enacted on February 3, 2023.

A copy of the Resolution is being forwarded to you pursuant to Resolution No. 012-23.

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.

cc: Dan Sider, Chief of Staff
Corey Teague, Zoning Administrator
Tina Tam, Deputy Zoning Administrator
Lisa Gibson, Environmental Review Officer
Devyani Jain, Deputy Environmental Review Officer
AnMarie Rodgers, Director of Citywide Planning
Aaron Starr, Manager of Legislative Affairs
Joy Navarrete, Environmental Planning
Elizabeth Watty, Current Planning Division
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

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

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

7
8 WHEREAS, The State of California is requiring localities to increase housing
9 production, particularly affordable housing, in order to comply with updated requirements
10 under California's Housing Element Law; and

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

14 WHEREAS, In the most recent Regional Housing Needs Allocation (RHNA) cycle,
15 spanning from 2014 to 2022, San Francisco produced 150% of its goals for market-rate
16 housing, while failing to meet its goals for affordable housing production, meeting less than
17 50% of its target for very low, low, and moderate income San Francisco households; and

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

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

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

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

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

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

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

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

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

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

22 FURTHER RESOLVED, That the Board of Supervisors urges the Planning Department
23 and the Mayor's Office of Housing and Community Development to partner with state
24 agencies in the development of permanently affordable housing on the DMV site; and, be it
25

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

Tails Resolution

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

File Number: 221176

Date Passed: January 24, 2023

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.

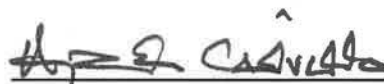
January 23, 2023 Land Use and Transportation Committee - RECOMMENDED AS
COMMITTEE REPORT

January 24, 2023 Board of Supervisors - ADOPTED

Ayes: 11 - Chan, Dorsey, Engardio, Mandelman, Melgar, Peskin, Preston, Ronen,
Safai, Stefani and Walton

File No. 221176

I hereby certify that the foregoing
Resolution was ADOPTED on 1/24/2023 by
the Board of Supervisors of the City and
County of San Francisco.


Angela Calvillo
Clerk of the Board

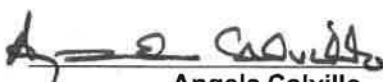
Unsigned

London N. Breed
Mayor

02/03/2023

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.


Angela Calvillo
Clerk of the Board

02/03/2023

Date