



CONSTRAINTS REDUCTION HOUSING FOR ALL

HOUSING ELEMENT IMPLEMENTATION



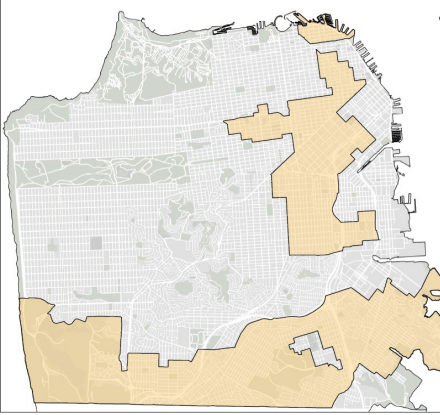
San Francisco
Planning

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Land Use and
Transportation
Committee

Housing Element Implementation

- Proposed ordinance implements several Policies and Implementation Programs from the Housing Element.
- The City needs 82,000 housing units (49,500 affordable) in the next 8 years, averaging ~10,000 units per year.
- San Francisco has the longest entitlement process in the state.
- The proposed changes aim to streamline housing production and simplify code compliance.
- Several Implementation Programs in the Housing Element have a January 1, 2024, deadline.
- Rezoning process for the Housing Element is proceeding separately.

Constraints Reduction Overview



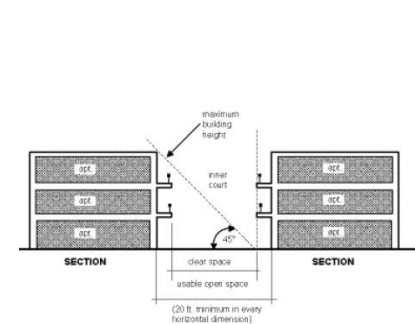
Creates the Priority Equity Geographies SUD

Intended to preserve existing processes within the SUD.



Process Improvements

Removes process to expedite planning review, saving between 3-9 months per project.



Building and Zoning Standards

Rationalizes and standardizes code requirements for easier compliance.

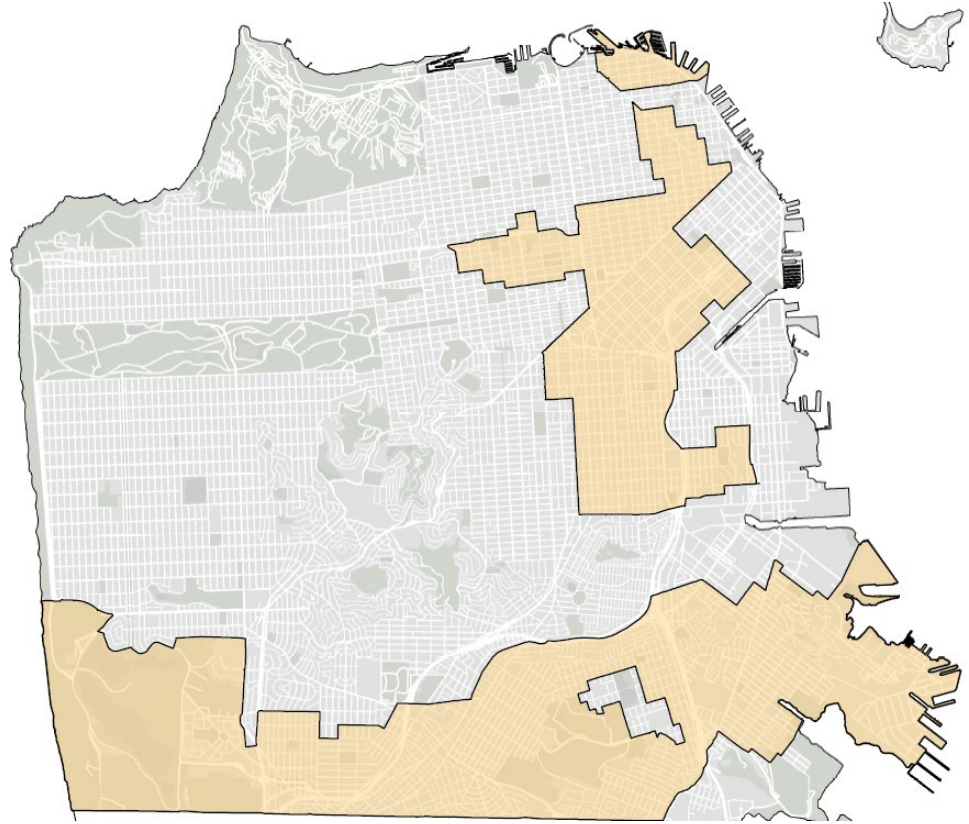


Affordable Housing Incentives

Relaxes rules on affordable housing projects to help make them more feasible.

Priority Equity Geographies SUD

- Proposed SUD is based on Priority Equity Geographies used in the Housing Element.
- Excludes overlap with Well-Resourced Neighborhoods map.
- Also includes Japantown, Calle 24 Cultural District, and areas west of Mission in the Outer Mission.
- SUD maintains neighborhood notification, demolition controls, and CU for large lot development.
- SUD could be used in the future to support equity focused initiatives.



Process Improvements

- Eliminates CU requirements to meet permitted height limit.
- Removes CU for lot mergers in RTO districts and large lot developments in NC Districts outside of the Priority Equity Geographies SUD.
- Removes neighborhood notice for expansions and new construction outside of the Priority Equity Geographies SUD.
- Grants administrative approval for ALL reasonable accommodations.
- Permits double density senior housing in all zoning districts without CU.
- Removes the hearing requirement for State Density Bonus projects without underlying entitlements and allows the Commission to delegate approval authority to the Director for projects with underlying entitlements.

Section 317 Demolition Controls

Housing demolition outside the Priority Equity Geographies SUD would be exempt from the Conditional Use process if ALL the following criteria are met:

1. The units to be demolished are not tenant occupied and are without a history of no-fault evictions and tenant buyouts within last 5 years.
2. No more than two units subject to rent control or price controls would be removed or demolished.
3. The building proposed for demolition is not an Historic Building.
4. At least one additional unit is being added.
5. The project complies with SB 330s Replacement, Relocation, and First Right-Of-Refusal provisions.

Building and Zoning Standards

- Establishes standardized rear yard requirements.
- Amends averaging and maximum setback requirements for front setbacks.
- Implements standardized lot size (1,200 sq. ft.) and lot frontage (20') requirements.
- Permits development on street-facing property lines for corner and through-lots.
- Rationalizes required open space requirements.

Building and Zoning Standards

- Broadens definitions of "active use" on ground floor for residential buildings.
- Designates Group Housing and Homeless Shelters as principally permitted in ALL zoning districts.
- Eliminates the 1-year ownership requirement for the four-plex program.
- Permits two employees to work in home-based businesses.
- Updates the definition of Dwelling Unit to align with State Law.

Affordable Housing Incentives

- Grants fee waivers for ALL 100% affordable housing projects, including qualifying State Density Bonus projects, up to 120% AMI.
- Permits the removal of up to one dwelling unit when utilizing HOME SF.
- Eliminates CEQA impacts as eligibility requirements for HOME SF (CEQA review still required).

Planning Commission Action

The Planning Commission recommended Approval with Modifications on June 28, 2023. Proposed modifications are:

- Exemptions from Planning Code Section 317 demolition controls should include a criterion that the units must not have had any tenant buyouts within the last five years.
- Amend the front setback controls to require a 15' front setback when the predominate pattern is 15'.



THANK YOU



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