

LEGISLATIVE DIGEST

[Planning Code - City Housing Balance Monitoring and Reporting]

Ordinance amending the Planning Code to require the Planning Department to monitor the balance between new market rate housing and new affordable housing, and publish a bi-annual Housing Balance Report; requiring an annual hearing at the Board of Supervisors on strategies for achieving and maintaining the required housing balance in accordance with San Francisco's housing production goals; and making environmental findings, Planning Code, Section 302 findings, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

Administrative Code Section 10E.4 requires the Planning Department to provide information on the City's progress in meeting affordable housing goals in various reports, including a Housing Production Summary as part of case reports for certain residential projects, a Quarterly Housing Production Report to the Planning Commission, publication of an Annual Housing Inventory and a hearing before the Planning Commission to discuss the Inventory, and an annual report to the Board of Supervisors following the Planning Commission's Housing Inventory hearing.

Amendments to Current Law

The proposed legislation requires the Planning Department to provide a bi-annual report to the Board of Supervisors, which calculates the proportion of new affordable housing, defined as housing affordable to households making 0 – 120% of area median income, as compared to all housing that is built in San Francisco within an approximately 10-year time frame. The calculation also must account for existing affordable housing units that may have been eliminated as affordable during the time frame. The City will consider progress towards the City's Housing Balance goal that a minimum 33% of all housing constructed would be affordable housing. The Planning Department must monitor the City's progress toward the Housing Balance goal, publish information on the Planning Department's website, and report to the Board of Supervisors about the calculations and other City land use regulations that may affect the City's ability to provide or permit affordable housing. The Board of Supervisors will hold an annual public hearing to consider progress towards achieving this Housing Balance. Other City departments and officials are also required to report to the Board of Supervisors on issues relevant to the annual Housing Balance hearing.

Background Information

In November 2014, the voters enacted Proposition K, which established City policy to help construct or rehabilitate at least 30,000 homes by 2020. Proposition K provided goals that more than 50% of this housing would be affordable for middle-class households, and at least 33% of the housing would be affordable for low- and moderate-income households. The City is expected to develop strategies to achieve that goal. This legislation sets forth a method to track performance toward the City's Housing Element goals and the near-term Proposition K goal that 33% of all new housing shall be affordable housing.

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