

1 [Urging the San Francisco Legislative Delegation to Oppose the Proposed “By Right Housing
2 Approvals” Budget Trailer Bill]

3 **Resolution urging the San Francisco Legislative Delegation to oppose the “By Right
4 Housing Approvals” proposed Trailer Bill in recognition of San Francisco’s local
5 planning tools and significant contributions to regional housing development.**

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7 WHEREAS, The California Department of Finance (DOF) estimates the Bay Area
8 added 38,300 housing units between April 2010 and January 2014; and

9 WHEREAS, The same DOF calculation counts San Francisco among the top five
10 counties responsible for 51% of the total growth of new regional housing between 2010 and
11 the end of 2013, with San Francisco and San Jose counties alone accounting for 37% of the
12 total regional housing growth during this same period; and

13 WHEREAS, The last Regional Housing Needs Assessment (RHNA) documented San
14 Francisco’s significant contributions to the regional housing supply, including the creation of
15 7,064 permanently affordable low- and moderate-income housing units and 13,391 above
16 moderate-income housing units; and

17 WHEREAS, Based on the same Regional Housing Needs Assessment, San Francisco
18 produced a housing balance of 35% permanently affordable units relative to total housing
19 production; and

20 WHEREAS, There are more than 11,000 fully-entitled housing units awaiting
21 construction, and the latest Pipeline Report from the City’s Planning Department shows that
22 there are an additional nearly 20,000 units being reviewed for approval; and

23 WHEREAS, The City and County of San Francisco has developed a diverse toolkit of
24 local planning requirements and housing development incentives tailored to address the
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1 unique pressures of the Bay Area housing market and maximize San Francisco’s limited land
2 assets; and

3 WHEREAS, On May 16, 2016, the California Governor introduced a Budget Trailer Bill
4 proposal for "By-Right Housing Approvals" which pre-empts local land use policies and
5 housing development requirements to allow multi-unit development approvals as-of-right if
6 they include 10% affordable units, which effectively means all development projects of 10
7 units or larger in the City and County of San Francisco; and

8 WHEREAS, The By-Right Housing Approvals trailer bill is intended to incentivize
9 housing development in local jurisdictions that are underperforming with respect to regional
10 housing goals and is not uniformly applicable throughout the 482 cities and 58 counties of the
11 State of California; and

12 WHEREAS, By-Right Development pre-emptions would restrict the future potential to
13 use of development incentives to further increase affordability beyond the existing
14 requirements, and likely undermine the 35% balance of affordable and market-rate housing
15 that San Francisco has been able to achieve; and

16 WHEREAS, The Governor’s trailer bill is scheduled to be heard in both the Senate and
17 Assembly during May and early June as part of the State Budget process; now, therefore, be
18 it

19 RESOLVED, That the Board of Supervisors recognizes the impressive legislative
20 records and ongoing and effective work of Assembly Members Chiu and Ting, as well as
21 State Senator Leno (the "San Francisco Legislative Delegation"), in representing the best
22 interests of San Francisco constituents; and, be it

23 FURTHER RESOLVED, That the Board of Supervisors of the City and County of San
24 Francisco does hereby urge the San Francisco Legislative Delegation to oppose the By-Right
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1 Housing Approvals Trailer Bill, as it would restrict critical local jurisdiction discretion regarding
2 multi-family housing development, and, be it

3 FURTHER RESOLVED, That San Francisco is committed to utilizing all affordable
4 housing policy tools to achieve local housing balance goals for all income levels and
5 recognizes that a uniform statewide By-Right Housing Approvals pre-emption would hamper
6 the City's ability to achieve those Housing Balance goals; and, be it

7 FURTHER RESOLVED, That the Board of Supervisors of the City and County of San
8 Francisco directs the Clerk of the Board to transmit this resolution to the respective offices of
9 the San Francisco Legislative Delegation upon final passage.

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