

File No. 160660

Committee Item No. 8

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date June 27, 2016

Board of Supervisors Meeting

Date _____

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Motion |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Memorandum of Understanding (MOU) |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Information Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Grant Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Subcontract Budget |
| <input type="checkbox"/> | <input type="checkbox"/> | Contract/Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Form 126 - Ethics Commission |
| <input type="checkbox"/> | <input type="checkbox"/> | Award Letter |
| <input type="checkbox"/> | <input type="checkbox"/> | Application |
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| <input type="checkbox"/> | <input type="checkbox"/> | Vacancy Notice |
| <input type="checkbox"/> | <input type="checkbox"/> | Information Sheet |
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OTHER

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Completed by: Alisa Somera Date June 23, 2016

Completed by: _____ Date _____

AMENDED IN BOARD

06/14/16

FILE NO. 160660

RESOLUTION NO.

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

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

6
7 WHEREAS, The people of the City and County of San Francisco have supported and
8 continue to support a development balance of both market rate housing and housing that is
9 affordable for very low-, low-, and moderate-income households (herein collectively referred to
10 as "affordable housing"); and

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

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

16 WHEREAS, The same DOF calculation counts San Francisco among the top five
17 counties responsible for 51% of the total growth of new regional housing between 2010 and
18 the end of 2013, with San Francisco and San Jose together accounting for 37% of the total
19 regional housing growth during this same period; and

20 WHEREAS, The City and County of San Francisco has adopted rules and policies to
21 streamline the approval of affordable housing; and

22 WHEREAS, The City and County of San Francisco has developed a diverse set of
23 policy priorities and local planning requirements and housing development incentives tailored
24 to accommodate growth within San Francisco's limited geographic boundaries, while seeking
25 to protect valuable housing resources, small businesses, blue-collar light industrial and local

1 manufacturing work sites, and cultural and social institutions that shelter, sustain, and serve a
2 culturally and economically diverse population; and

3 WHEREAS, Public participation and input into the local planning process is an
4 essential part of the City and County of San Francisco's plans for accommodating local and
5 regional growth; and

6 WHEREAS, As in many other cities, San Francisco's Planning Code was not designed
7 to be a rigid formula, but rather a collection of specific and variable zoning standards to seek a
8 balance between promoting change and protecting existing uses; and

9 WHEREAS, Zoning standards cannot be intelligently or equitably applied by a flat
10 formula or an insular bureaucracy without adverse consequences, thus necessitating a vetting
11 process; and

12 WHEREAS, San Francisco's Planning Code provides for this approved vetting process
13 and outlines requirements for public notice, engagement, and oversight of project approvals in
14 an attempt to protect against these adverse consequences; and

15 WHEREAS, San Francisco's history is replete with examples of the imposition of new
16 development on economically or socially disadvantaged neighborhoods and communities with
17 far-reaching and tragic consequences, including massive displacement; and

18 WHEREAS, Unregulated and poorly controlled market-driven development has
19 incentivized speculation, evictions, small business displacement and demolitions, including
20 but not limited to the International Hotel; and

21 WHEREAS, New development in San Francisco's increasingly dense urban
22 environment has imposed less extreme but still significant negative impacts on existing
23 residents, including permanent shadows and intense wind patterns on scarce playgrounds,
24 open space, and school sites; and

1 WHEREAS, When neighborhoods and communities have lacked the ability to raise
2 objections to major new projects through a public process then the dangers of such adverse
3 and disparate impacts are amplified; and

4 WHEREAS, Without a protected right for the public to participate in the implementation
5 of the San Francisco Planning Code with respect to major projects, the Planning Code would
6 lack safeguards against error, unintended outcomes, and disparate and adverse impacts
7 particularly on disadvantaged communities and the shared urban environment; and

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

13 WHEREAS, The "By-Right Housing Approvals" proposal would entitle developers to
14 approvals of major projects with limited or no public oversight or opportunity to address
15 concerns; and

16 WHEREAS, The "By-Right Housing Approvals" proposal exempts projects from a
17 historic review process, effectively ensuring that minority communities in particular are
18 stripped of the only tool they have to evaluate impacts to potential historic and cultural
19 resources; and

20 WHEREAS, The "By-Right Housing Approvals" proposal would remove the Planning
21 Commission from reviewing certain major project proposals and expand the direct role of the
22 Courts to review disputed decisions of Planning Department Staff, imposing potential liability
23 for additional costs and attorneys' fees on the City and County of San Francisco; and

24 WHEREAS, A state pre-emption to establish statewide minimum affordable housing
25 standards should recognize and respect established local Inclusionary Housing requirements

1 that meet or exceed the state standard, and moreover the value of any as-of-right
2 development approval pre-emption over local permitting discretion should be recaptured by an
3 increased "premium" above that local Inclusionary Housing standard, subject to technical
4 analysis to determine that conveyed value to developers under local real estate market
5 conditions; and

6 WHEREAS, The presumed objective of an "approvals streamlining" bill is that
7 development projects are actually constructed as quickly as possible once approved in order
8 to provide housing units "on the ground," not just as-of-right paper entitlements; and

9 WHEREAS, Any policy to incentivize development should include protection of existing
10 housing from demolition; and

11 WHEREAS, The "By-Right Housing Approvals" trailer bill is intended to incentivize
12 housing development in local jurisdictions that are underperforming with respect to regional
13 housing goals; and

14 WHEREAS, The implications of the Governor's Trailer Bill are not uniformly applicable
15 throughout the 482 cities and 58 counties of the State of California; and

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

20 WHEREAS, The ability for local cities to establish Inclusionary Housing requirements to
21 increase affordable housing in private developments has continued to be hampered by the
22 2011 "Palmer" case, and

23 WHEREAS, Repeated attempts at state law reforms to re-establish local authority to
24 impose inclusionary standards has been contested in the legislature and in 2014 was vetoed
25 by the Governor; and

1 WHEREAS, Displacement of San Francisco residents through real estate speculation
2 continues to be a crisis, with over 800 housing units removed from affordability protections
3 through Ellis Act evictions since 2012, and

4 WHEREAS, Attempted state law reform in 2014 to prevent abuse of the Ellis Act was
5 spearheaded by State Senator Mark Leno and then thwarted by the state legislature; and

6 WHEREAS, Efforts to secure a permanent state funding source for affordable housing
7 production since the 2011 dissolution of the California Redevelopment Agency's critical tax
8 increment financing continue to be frustrated, including the legislature's repeated failure to
9 pass a modest document recording fee on real estate transactions as a source for affordable
10 housing; and

11 WHEREAS, The "By-Right Housing Approvals" trailer bill may now be re-titled and
12 considered by and voted on by the Senate and Assembly at any time; now, therefore, be it

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

17 FURTHER RESOLVED, That the Board of Supervisors of the City and County of San
18 Francisco does hereby urge the San Francisco Legislative Delegation to oppose the Trailer
19 Bill in its present form or as otherwise entitled, unless it is amended to address the stated
20 concerns of this resolution; and, be it

21 FURTHER RESOLVED, That the Board of Supervisors of the City and County of San
22 Francisco does hereby urge the San Francisco Legislative Delegation to offer amendments to
23 the "By-Right Housing Approvals" Trailer Bill including:

- 24 1) a prohibition on the demolition of existing housing; and
25

- 1 2) a minimum baseline for as-of-right approval consisting of a set local Inclusionary
2 Housing standard plus a premium increase, as determined by technical analysis;
3 and
4 3) a requirement that approved development projects begin construction within 180
5 days of their approval, which is twice the duration allowed in the Trailer Bill for
6 project review; and
7 4) that the approval of major developments continue to allow for public review and
8 local discretionary approval as is currently provided by local laws; and, be it

9 FURTHER RESOLVED, That San Francisco is committed to utilizing all affordable
10 housing policy tools to achieve local Housing Balance goals for all income levels and
11 recognizes that a uniform statewide "By-Right Housing Approvals" pre-emption devoid of such
12 amendments would significantly hamper the City's ability to achieve those Housing Balance
13 goals; and, be it

14 FURTHER RESOLVED, That the Board of Supervisors of the City and County of San
15 Francisco also urges the state legislature and the Governor to recommit to adopting reforms
16 that prevent abuse of the state Ellis Act, clarifying the authority of local governments to
17 establish Inclusionary Housing requirements, and adopting a permanent source of state
18 financing for affordable housing; and, be it

19 FURTHER RESOLVED, That the Board of Supervisors of the City and County of San
20 Francisco directs the Clerk of the Board to transmit this resolution to the respective offices of
21 the City Lobbyist and the San Francisco Legislative Delegation upon final passage.
22
23
24
25

Carroll, John (BOS)

From: Board of Supervisors, (BOS)
Sent: Wednesday, June 15, 2016 9:53 AM
To: BOS-Supervisors; BOS Legislation, (BOS)
Subject: FW: Please vote NO on Peskin's Resolution

Categories: 160660

From: James Swetnam [mailto:jswetnam@gmail.com]
Sent: Tuesday, June 14, 2016 7:53 PM
To: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: Please vote NO on Peskin's Resolution

Hello Supervisors

My name is James Swetnam. I live at 1279 12th Ave. Please vote NO tomorrow on Peskin's resolution regarding an exemption of by-right development for localities that produce 25% subsidized housing. We need more housing of all kinds in San Francisco, and the less restrictions on new development, the better.

Best
James

Carroll, John (BOS)

From: Somera, Alisa (BOS)
Sent: Tuesday, June 14, 2016 6:50 PM
To: BOS Legislation, (BOS)
Subject: FW: Hearts and Spleens and Housing

Categories: 160660

Add to 160660

Alisa Somera

Legislative Deputy Director
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
415.554.7711 direct | 415.554.5163 fax
alisa.somera@sfgov.org

●
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**From:** Calvillo, Angela (BOS)  
**Sent:** Tuesday, June 14, 2016 6:14 PM  
**To:** Somera, Alisa (BOS) <[alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org)>  
**Subject:** FW: Hearts and Spleens and Housing

For Item #48 I believe.

**From:** [abledart@gmail.com](mailto:abledart@gmail.com) [<mailto:abledart@gmail.com>] **On Behalf Of** Mike Ege  
**Sent:** Tuesday, June 14, 2016 1:06 PM  
**To:** Calvillo, Angela (BOS) <[angela.calvillo@sfgov.org](mailto:angela.calvillo@sfgov.org)>  
**Cc:** Mar, Eric (BOS) <[eric.mar@sfgov.org](mailto:eric.mar@sfgov.org)>; Farrell, Mark (BOS) <[mark.farrell@sfgov.org](mailto:mark.farrell@sfgov.org)>; Peskin, Aaron (BOS) <[aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)>; Tang, Katy (BOS) <[katy.tang@sfgov.org](mailto:katy.tang@sfgov.org)>; Breed, London (BOS) <[london.breed@sfgov.org](mailto:london.breed@sfgov.org)>; Kim, Jane (BOS) <[jane.kim@sfgov.org](mailto:jane.kim@sfgov.org)>; Yee, Norman (BOS) <[norman.yee@sfgov.org](mailto:norman.yee@sfgov.org)>; Wiener, Scott <[scott.wiener@sfgov.org](mailto:scott.wiener@sfgov.org)>; Campos, David (BOS) <[david.campos@sfgov.org](mailto:david.campos@sfgov.org)>; Cohen, Malia (BOS) <[malia.cohen@sfgov.org](mailto:malia.cohen@sfgov.org)>; Avalos, John (BOS) <[john.avalos@sfgov.org](mailto:john.avalos@sfgov.org)>; [mark.leno@sen.ca.gov](mailto:mark.leno@sen.ca.gov); David Chiu <[david.chiu@asm.ca.gov](mailto:david.chiu@asm.ca.gov)>  
**Subject:** Re: Hearts and Spleens and Housing

Just a reminder:

If you vote to support Peskin's reso against by-right housing, you're destroying:

- the middle class in San Francisco and other coastal communities
- the economic future of California
- your own political careers, pretty much.

Have a nice day.

Regards,

Mike Ege  
[mike@frisko.org](mailto:mike@frisko.org)

On Mon, Jun 6, 2016 at 3:13 PM, Mike Ege <[mike@frisko.org](mailto:mike@frisko.org)> wrote:

Greetings:

I'm sure you're already all getting lots of email in response to a pending resolution by your body to urge the exemption of San Francisco from Gov. Brown's legislative rider on the right – to – build for housing. I'd like to add some additional perspective on this issue that I hope you'll keep in mind.

We all know that San Francisco has a perennial homeless problem. Many of you have true concerns and intentions with regard to ameliorating the problem. Some of you just don't care, and others among you would prefer to see the issue preserved and exacerbated for political purposes. I'm not going to name names, but I don't think anybody cognizant of the issues, least of all any of you, can deny these facts. You all know who you are.

One person whose intentions I cannot always decode is Sen. John Burton. He recently asked one of your colleagues to go buy himself a new heart over his stance on homelessness, because apparently the senator can't get beyond the emotional issue of not wanting to roust "the poor bums." Personally, I've always wondered how

many hearts we could buy if we could somehow cash in Sen. Burton's spleen. I've also wondered how many among your colleagues wonder if they could achieve their lifelong dream of growing their own spleens bigger than Sen. Burton's.

In any case, homelessness and housing development are issues which are peripheral yet instrumental to each other. Homelessness has lots of seminal causes, but one immediately proximal cause is economic pressure related to housing. The issues may not be completely intertwined, but if you care about homelessness, you should also care about housing.

I do wonder why so many of you who claim to care about homelessness are so intractably opposed to housing. Gov. Brown has looked at the redevelopment issue for a long time and is clearly seen the light on how to deal with the issue of housing supply and how it relates to and compounds the issue of inequality – including how that inequality eventually pushes some people through the cracks into homelessness. For whatever reason, a lot of folks in San Francisco who call themselves "progressive" like to push a very regressive position on housing, often while holding up homelessness as justification for doing so. Just as Sen. Burton seems to confuse hearts and spleens, so many of you seem to have exacerbation confused with amelioration. Or perhaps you simply wish to confuse others.

We need more housing. The Governor has come up with a way for it to happen. San Francisco is not special or exempt when it comes to issues like housing affordability or homelessness. And none of you are special or exempt from changing consensus or political conditions. The level of anger and anxiety over housing is increasing, and more and more of your constituents have come to realize the real causes of that problem. And if they come to realize that you do not stand with them, then not even Bernie Sanders will be able to help you.

Regards,

Mike Ege  
[mike@frisko.org](mailto:mike@frisko.org)

## Carroll, John (BOS)

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**From:** Calvillo, Angela (BOS)  
**Sent:** Tuesday, June 14, 2016 1:49 PM  
**To:** BOS Legislation, (BOS); Gosiengfiao, Rachel (BOS)  
**Subject:** File 160675 160660FW: Hearts and Spleens and Housing

**Categories:** 160675, 160660

**From:** abledart@gmail.com [mailto:abledart@gmail.com] **On Behalf Of** Mike Ege

**Sent:** Tuesday, June 14, 2016 1:06 PM

**To:** Calvillo, Angela (BOS) <angela.calvillo@sfgov.org>

**Cc:** Mar, Eric (BOS) <eric.mar@sfgov.org>; Farrell, Mark (BOS) <mark.farrell@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Tang, Katy (BOS) <katy.tang@sfgov.org>; Breed, London (BOS) <london.breed@sfgov.org>; Kim, Jane (BOS) <jane.kim@sfgov.org>; Yee, Norman (BOS) <norman.yee@sfgov.org>; Wiener, Scott <scott.wiener@sfgov.org>; Campos, David (BOS) <david.campos@sfgov.org>; Cohen, Malia (BOS) <malia.cohen@sfgov.org>; Avalos, John (BOS) <john.avalos@sfgov.org>; mark.leno@sen.ca.gov; David Chiu <david.chiu@asm.ca.gov>

**Subject:** Re: Hearts and Spleens and Housing

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- the middle class in San Francisco and other coastal communities
- the economic future of California
- your own political careers, pretty much.

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Regards,

Mike Ege  
[mike@frisko.org](mailto:mike@frisko.org)

On Mon, Jun 6, 2016 at 3:13 PM, Mike Ege <[mike@frisko.org](mailto:mike@frisko.org)> wrote:

Greetings:

I'm sure you're already all getting lots of email in response to a pending resolution by your body to urge the exemption of San Francisco from Gov. Brown's legislative rider on the right – to – build for housing. I'd like to add some additional perspective on this issue that I hope you'll keep in mind.

We all know that San Francisco has a perennial homeless problem. Many of you have true concerns and intentions with regard to ameliorating the problem. Some of you just don't care, and others among you would prefer to see the issue preserved and exacerbated for political purposes. I'm not going to name names, but I don't think anybody cognizant of the issues, least of all any of you, can deny these facts. You all know who you are.

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We need more housing. The Governor has come up with a way for it to happen. San Francisco is not special or exempt when it comes to issues like housing affordability or homelessness. And none of you are special or exempt from changing consensus or political conditions. The level of anger and anxiety over housing is increasing, and more and more of your constituents have come to realize the real causes of that problem. And if they come to realize that you do not stand with them, then not even Bernie Sanders will be able to help you.

Regards,

Mike Ege  
[mike@frisko.org](mailto:mike@frisko.org)

## **Carroll, John (BOS)**

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**From:** Board of Supervisors, (BOS)  
**Sent:** Tuesday, June 14, 2016 1:24 PM  
**To:** BOS-Supervisors; BOS Legislation, (BOS)  
**Subject:** File 160675 160660 FW: Please support Governor's Brown "as of right" - we need housing  
**Attachments:** today's housing votes: more housing!

**Categories:** 160660, 160675

**From:** Jonathan Bonato [mailto:jonathanbonato@att.net]  
**Sent:** Tuesday, June 14, 2016 8:03 AM  
**To:** Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Wiener, Scott <scott.wiener@sfgov.org>  
**Cc:** Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>; Randy Shaw <randy@thclinic.org>;  
assemblymember.chiu@assembly.ca.gov  
**Subject:** Please support Governor's Brown "as of right" - we need housing

Dear Supervisors,

I am writing to ask that you support the Governor's "as of right" proposal. Randy Shaw published a great op ed about it in today's Beyond Chron, and I agree with him on this issue. What San Francisco has been doing the past half century is NOT working. Our rents and home sale prices are abundant proof that San Francisco is doing it wrong for everyone except speculators and homeowners. The people need housing, not ideology. Coming back from Tokyo a few months ago, I seriously began to question the wisdom of a Moratorium on Market Rate Housing after learning the average rent in Tokyo was \$802.00 per month. The solution to a housing crisis is to make it easier to build, not to continue to throw up roadblock after roadblock, delay after delay.

I hope Moderates and Progressives can start to work together to actually create the tens of thousands of new units we need, instead of a handful of units a year. I see the demand everyday at my job, it breaks my heart to see hundreds of people apply for one single apartment vacancy. As someone who spent years homeless in San Francisco, I beg you to have the courage and compassion to stand up against Nimbyism and to work together to make it easier and much faster to build housing.

Jonathan Bonato

Chinatown/North Beach

## **BROWN'S \$400 MILLION DEAL BOOSTS AFFORDABLE HOUSING**

Governor Jerry Brown has offered California's cash-starved affordable housing industry a deal: pass his "as of right" housing measure in exchange for \$400 million to address the state's housing crisis. When this \$400 million is added to the over \$200 million from the Senate's No Place Like Home plan and the \$366 million from the Greenhouse Gas

Reduction Fund (from cap and trade auctions) it amounts to roughly \$1 billion in new affordable housing funds to California in the new budget.

There are a lot of details left to be worked out and I'll address many of them below. But in the big picture, Brown's deal is a positive step forward that lays the groundwork for \$400 million in affordable housing to be regularly included in future budgets. That's \$400 million more annually than the Governor has provided since 2011, and \$400 million more than will be allocated if this deal fails.

Is this a great deal for affordable housing? No. That would require at least a \$1 billion in new general fund dollars. But in dealing with a governor who does not prioritize affordable housing, options are limited. The current deal on the table has room for tinkering, and revisions will occur. But some housing activists oppose the very concept of developers being able to build consistent with zoning without facing environmental appeals, and Brown will not budge on that.

Brown has made it clear for years that he sees activists' right to oppose legally compliant market rate developments as injurious to solving the state's housing crisis. It does not matter if housing activists think his analysis is wrong or believe that it's unfair to pit the right to oppose projects against affordable housing funds—to get new general fund housing money prior to a new governor in 2019, this is the framework for any deal.

### **SF Objections**

Mayor Lee's administration supports components of the Brown affordable housing deal, with caveats. The Mayor wants the deal tied to the passage of Ellis Act reform. He also wants to make sure that the state does not preempt San Francisco's inclusionary housing law, and that the deal include the "fix" for the Palmer decision that created legal uncertainty around inclusionary housing (the reasons for Brown's prior veto of the Palmer Fix have been eliminated so the fix, incorporated in AB 2502, should pass regardless).

Mayor Lee also wants to make sure that no "as of right" project would demolish or eliminate rent-controlled housing. He also joins many other officials across the state in questioning the practical feasibility of an expedited approval procedure included in the "as of right" legislation.

Other San Francisco officials have deeper concerns.

In a June 10 story, "*SF officials wary of governor's efforts to streamline housing plans*," the *SF Chronicle's* JK Dineen reported that Supervisor Aaron Peskin has proposed a non-binding resolution exempting cities that build 25% affordable housing from the Governor's proposal. State Senator Mark Leno expressed support for the performance requirement for cities like San Francisco that are "getting it right."

Affordable housing activist Peter Cohen argued that appealing as of right projects produces public benefits for San Francisco and other cities, including "more below-market units, more space for blue-collar jobs, more open public space and better design." Cohen told Dineen that "This is a terrible bill for San Francisco and other high-price cities where gentrification is a very real problem."

### **Missing Brown's Point**

Critics of Brown's plan miss his point. He doesn't want to subject developers to the project by project bargaining over public benefits that now occurs. He wants to eliminate uncertainty from a process that in San Francisco last year built just 2,472 units despite all the talk about excessive housing development wrecking the city.



These low construction statistics convince Brown that San Francisco is not "getting it right" but getting it wrong. He is not impressed that 25% of the city's housing is "affordable" because he believes that restricting market rate supply inflates housing costs overall.

Brown has never expressed concern with gentrification and as Mayor of Oakland encouraged it. But increasing affordable housing funding helps combat the upscale transformation of neighborhoods. Kim-Mai Cutler tweeted a chart last week showing that since 2008 California has experienced a 66% cut in affordable housing funding, which amounts to over \$1.7 billion dollars. This lack of affordable housing dollars has prevented working people from gaining housing in high cost cities, facilitating gentrification.

\$400 million statewide is not a lot of money, but when added to the ongoing No Place Like Home and Greenhouse Gas Funds California will gain nearly \$1 billion in new money in the new budget. That is a colossal improvement over the past decade's allocations.

Is the \$400 million a one time deal? There is no guarantee that Brown will keep the \$400 million in the 2017-18 budget, but he has no reason for continuing his opposition to housing funding after securing development reform. The chances are good that \$400 million would be the new housing funding floor, as it is much easier to build a public campaign around continuing funding ("Stop the Cuts!") than getting a new housing program started.

The Building Trades and environmental groups also oppose Brown's plan, but both constituencies get other goodies from the Governor. For affordable housing advocates, however, winning general fund dollars is key. Details still must be worked out, but housing activists are not going to get a significantly better deal from Brown next year or in the future.

If activists want to see an increase in affordable housing funding prior to Jerry Brown leaving office in 2019, they should take this deal. It is the best choice for millions of Californians desperately needing affordable housing.

**From:** MC  
**To:** Board of Supervisors, (BOS); Farrell, Mark (BOS)  
**Subject:** Opposing Supervisor Peskin's resolution to the state legislative delegation on housing  
**Date:** Monday, June 13, 2016 11:50:31 PM

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To the Board of Supervisors:

I am writing to OPPOSE Supervisor Peskin's resolution and SUPPORT Supervisor Wiener's resolution on Governor Brown's bill for building housing by right. San Francisco has built a large amount of the region's housing supply, and the city should encourage more construction so that everyone who wants to live here can stay here. Cities that dedicate at least 25% to low- and middle-income housing should not be exempt from the bill. If they were, a city could build just 1 affordable unit and 3 market rate units and then become exempt from the bill. I support making the process easier for builders to build homes in the city for all people at many different income levels.

Thank you,  
Michael Chen  
2563 Polk Street (District 2)

**From:** Erik N  
**To:** Board of Supervisors, (BOS)  
**Subject:** NO on Peskin's Proposed Amendment, YES to Jerry Brown's By Right Housing!  
**Date:** Monday, June 13, 2016 11:05:43 PM

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Families are leaving the Bay Area. Jobs are leaving the Bay Area. San Francisco is in danger of losing both its diverse soul and its economic strength and environment of opportunity.

We need to build more housing, and Jerry Brown GETS IT. He has the vision and political boldness sorely needed to fix the crisis gripping this State and the City and County of San Francisco.

ENOUGH with the obstruction of housing creation. Enough, enough, enough!!! If you support Peskin's proposed amendment, you are on the wrong side of history and contributing to the housing crisis. I am embarrassed for our great City and County that this amendment is even being proposed.

Future generations will remember your vote. Do the right thing. Vote NO on Peskin's ridiculously backwards proposal, and support the strong, sane, practical, and visionary leadership demonstrated by our Governor.

Thank you.

**From:** [Sara Barz](#)  
**To:** [Norman.Yee.BOS@sfgov.org](mailto:Norman.Yee.BOS@sfgov.org)  
**Cc:** [Board of Supervisors, \(BOS\)](#); [Sonja Trauss](#)  
**Subject:** Vote No on Peskin's housing resolution, vote Yes on Wiener's  
**Date:** Monday, June 13, 2016 10:47:13 PM

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Dear Supervisor Yee,

My name is Sara Barz, and I live at 150 Font Boulevard in Parkmerced. I am an active voter and member of the District 7 community. Please vote NO tomorrow on Peskin's resolution. San Francisco desperately needs more housing, such as the redevelopment of Parkmerced, which is literally going up in my backyard. Personally I can't wait for the Parkmerced redevelopment because it will bring more residents, more shops, and more transit riders to the western neighborhoods of San Francisco. I want more housing, and I want it fast, which is why I do not want the City to be exempted from By Right development. Please vote Yes on Scott Wiener's resolution, and vote no on Peskin's.

Thanks!  
Sara Barz

Sara K. Barz  
[skbarz@gmail.com](mailto:skbarz@gmail.com)  
+1 (415) 935-0738  
[LinkedIn](#) | [Twitter](#)

**From:** [Boris Logvinskiy](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Vote No on Peskin's Resolution  
**Date:** Monday, June 13, 2016 10:17:49 PM

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The housing crunch in the city has reached new highs and San Francisco policies that allow small groups to challenge housing projects don't work. Let developers build projects that will bring more housing to the city and (eventually) bring rent prices down.

Please vote NO!

**From:** [Matheidesz, Dora](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Cc:** [Wiener, Scott](#); [Peskin, Aaron \(BOS\)](#)  
**Subject:** Vote NO on Peskin's resolution and YES on Wiener's re: Governor Brown's By Right bill  
**Date:** Monday, June 13, 2016 9:56:38 PM

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Hello Board of Supervisors-

I live in Russian Hill and I'd like to express my support for Supervisor Wiener's resolution and against Supervisor Peskin's re: Governor Brown's By Right Bill.

San Francisco needs more housing -- and that's an understatement. There is no inventory at all for renters (just take a quick glance at Craigslist and you'll see) and the units that are available are incredibly expensive. A one-bedroom going for \$3,000+ is completely outrageous and unaffordable for a large majority of the SF population.

Over the past 5 years, the Bay Area has added over 385,000 new jobs but only about 60,000 of new housing units. That's a 6.4x gap!

San Francisco development is shockingly difficult and time consuming, especially when you compare it to the major cities, like New York, who are building quickly to add new housing supply and to meet demand.

It'd be a very sad state of affairs if current residents / potential new comers would have to leave SF / couldn't come to the city due the housing crisis and affordability issues.

Thank you,

Dora Matheidesz

**From:** Rafael Solari  
**To:** Board of Supervisors, (BOS)  
**Subject:** Re: Oppose Peskin's resolution to "Amend or Oppose the Proposed By Right Housing Approvals"  
**Date:** Monday, June 13, 2016 9:40:07 PM

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Correction: I made a mistake and used the wrong RHNA data. Sorry.

I said that every municipality in silicon valley would be exempt, but actually only 41% of them would. 41% is still a lot. I've updated the spreadsheet with data from the draft of the 2014 RHNA Performance Report.

Perversely, the proposed cutoff would exempt the worst offenders — such as Palo Alto, Atherton and Saratoga — because those cities built hardly any of their housing overall. A 25% cutoff would encourage other cities to be like more like Palo Alto in their restrictive land use.

Please don't vote to exempt Palo Alto from by-right housing.

Instead, please support Wiener's resolution to amend the governor's bill to support local inclusionary requirements and to add demolition controls to protect rent-controlled housing.

Thanks,  
Rafael Solari

On Mon, Jun 13, 2016 at 3:21 PM, Rafael Solari <[rafsolari@gmail.com](mailto:rafsolari@gmail.com)> wrote:

Members of the Board of Supervisors,

I'm writing today to urge you to oppose Peskin's proposed resolution against the by-right housing bill. We need the governor's bill to stop Silicon Valley's cities from underbuilding.

Peskin's proposed amendment would give all of those cities a free pass:

Approvals pre-emption shall not apply to jurisdictions whose "performance" of housing production for very low, low and moderate-income residents constitutes at least 25% of its total housing production, as documented in the most recent completed Residential Housing Needs Assessment (RHNA) cycle and as documented in a current annual Housing Element Progress Report

**For the most recent RHNA cycle, this amendment would exempt every single jurisdiction in Silicon Valley.** I put together a spreadsheet of the San Mateo + Santa Clara county RHNA data that shows that the exemption would gut the by-right bill.

I think we can agree that South Bay cities have not done their part on housing. Please don't give them a free pass.

Thank you,  
Rafael Solari

281 14th Street

San Francisco, CA



| SOURCE               | Very Low, <50 | Low, <80%  | Moderate, <12 | Above Moderat | Total       | percent of very l | exempt under peskin proposal? |
|----------------------|---------------|------------|---------------|---------------|-------------|-------------------|-------------------------------|
| <b>SAN MATEO:</b>    |               |            |               |               |             |                   |                               |
| Atherton             | 14            | 0          | 0             | -13           | 1           | 1400.00%          | YES                           |
| Belmont              | 0             | 0          | 4             | 27            | 31          | 12.90%            | NO                            |
| Brisbane             | 0             | 0          | 4             | 62            | 66          | 6.06%             | NO                            |
| Burlingame           | 0             | 0          | 8             | 69            | 77          | 10.39%            | NO                            |
| Colma                | 0             | 0          | 0             | 2             | 2           | 0.00%             | NO                            |
| Daly City            | 76            | 51         | 33            | 375           | 535         | 29.91%            | YES                           |
| East Palo Alto       | no data       | no data    | no data       | no data       | no data     | #VALUE!           |                               |
| Foster City          | 15            | 40         | 5             | 248           | 308         | 19.48%            | NO                            |
| Half Moon Bay        | no data       | no data    | no data       | no data       | no data     | #VALUE!           |                               |
| Hillsborough         | 66            | 7          | 8             | 17            | 98          | 82.65%            | YES                           |
| Menlo Park           | 6             | 9          | 24            | 179           | 218         | 17.89%            | NO                            |
| Millbrae             | 1             | 2          | 18            | 407           | 428         | 4.91%             | NO                            |
| Pacifica             | 5             | 1          | 44            | 154           | 204         | 24.51%            | NO                            |
| Portola Valley       | no data       | no data    | no data       | no data       | no data     | #VALUE!           |                               |
| Redwood City         | 82            | 82         | 94            | 1316          | 1,574       | 16.39%            | NO                            |
| San Bruno            | 3             | 300        | 281           | 166           | 750         | 77.87%            | YES                           |
| San Carlos           | 2             | 5          | 14            | 117           | 138         | 15.22%            | NO                            |
| San Mateo            | 163           | 56         | 35            | 744           | 998         | 25.45%            | YES                           |
| South San Fran       | 108           | 7          | 8             | 128           | 251         | 49.00%            | YES                           |
| Woodside             | 4             | 4          | 5             | 39            | 52          | 25.00%            | YES                           |
| Unincorporated       | 62            | 69         | 1             | 427           | 559         | 23.61%            | NO                            |
| <b>County Totals</b> | <b>607</b>    | <b>633</b> | <b>586</b>    | <b>4464</b>   | <b>6290</b> | <b>29.03%</b>     |                               |
| <b>SANTA CLARA:</b>  |               |            |               |               |             |                   |                               |
| Campbell             | 32            | 300        | 67            | 149           | 548         | 72.81%            | YES                           |
| Cupertino            | 38            | 31         | 58            | 615           | 742         | 17.12%            | NO                            |
| Gilroy               | 29            | 67         | 51            | 1044          | 1191        | 12.34%            | NO                            |
| Los Altos            | 22            | 5          | 11            | 584           | 622         | 6.11%             | NO                            |
| Los Altos Hills      | 25            | 10         | 5             | 47            | 87          | 45.98%            | YES                           |
| Los Gatos            | 0             | 3          | 4             | 92            | 99          | 7.07%             | NO                            |
| Milpitas             | 336           | 109        | 264           | 5601          | 6310        | 11.24%            | NO                            |

|                       |             |             |             |              |              |               |     |  |
|-----------------------|-------------|-------------|-------------|--------------|--------------|---------------|-----|--|
| Monte Sereno          | 6           | 11          | 3           | 10           | 30           | 66.67%        | YES |  |
| Morgan Hill           | 98          | 100         | 36          | 1027         | 1261         | 18.56%        | NO  |  |
| Mountain View         | 211         | 9           | 4           | 1,789        | 2013         | 11.13%        | NO  |  |
| Palo Alto             | 156         | 9           | 125         | 773          | 1063         | 27.28%        | YES |  |
| San Jose              | 1,774       | 1,038       | 144         | 13,073       | 16,029       | 18.44%        | NO  |  |
| Santa Clara           | 385         | 83          | 165         | 3,941        | 4,574        | 13.84%        | NO  |  |
| Saratoga              | 0           | 13          | 5           | 20           | 38           | 47.37%        | YES |  |
| Sunnyvale             | 438         | 400         | 1183        | 1,773        | 3,794        | 53.27%        | YES |  |
| Unincorporated        | 42          | 396         | 166         | 375          | 979          | 61.70%        | YES |  |
| <b>Santa Clara To</b> | <b>3592</b> | <b>2584</b> | <b>2291</b> | <b>30913</b> | <b>39380</b> | <b>21.50%</b> |     |  |

**From:** Jacob Kimmel  
**To:** Board of Supervisors, (BOS)  
**Subject:** 6/7 Resolution  
**Date:** Monday, June 13, 2016 8:45:39 PM

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Supervisors,

My name is Jacob Kimmel. I'm a PhD student at the University of California, San Francisco. I live in Parkside, off Taraval St.

I urge you to vote NO on Sup. Peskin's regressive policy proposal tomorrow. This resolution to exempt certain regions from as-of-right construction would reduce the overall production of new housing in San Francisco. The City is in the midst of a housing crisis due to decades of insufficient housing production. The people of SF need more new housing development, and they need it as soon as possible.

As we all know from high school economics, our insufficient housing supply has led to our current, absurd prices. Only increases in supply to match demand can remedy the root of our issue. "Affordable" housing bonus programs which award subsidies to select residents based on a means-tested lottery merely privilege a lucky few lottery winners over the majority of other struggling residences. To help EVERYONE, we need to fast-track housing development. Subsidizing marginally more residents should through the AHBP should not act as a mechanism to hamper the development we desperately need.

Gov. Browns as of right legislation is a step in the right direction. Please do vote NO on Sup. Peskin's proposal to hamper it.

Sincerely,

Jacob Kimmel  
PhD Student, UC San Francisco

2274 26th Ave  
San Francisco, CA, 94116

**From:** Kwang Ketcham  
**To:** Board of Supervisors, (BOS)  
**Subject:** By Right Housing in SF  
**Date:** Monday, June 13, 2016 8:41:31 PM

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Honorable Board of Supervisors,

My name is Kwang Ketcham, and I live at 2130 Stockton St. in San Francisco. I urge the board to vote NO on Mr. Peskin's resolution and YES on Mr. Weiner's. San Francisco is in the midst of an historic housing crisis, and the thing we need most is simply more housing--regardless of how much housing is currently in the pipeline, demand still vastly exceeds supply within SF and throughout the Bay Area. Gov. Brown's By Right Housing bill is intended to streamline new housing construction in situations exactly like ours, where desperately needed housing plans must weather a long, costly, and much-antagonized permitting and neighborhood association approvals process. Exempting areas that are constructing small quantities of new housing, large fractions of which are affordable housing, will not have a significant impact on our housing market, since the demand is largely driven by our region's booming tech economy whose new employees have sufficient resources to occupy even above market rate housing vacancies.

San Francisco is faced with a critical decision: not if it will change or when, but how. Our strong economy continues to attract highly skilled and highly paid workers to the area, but these same threaten to displace the vibrant and diverse communities that have given this great city its identity for decades. The only options are to allow this displacement to continue through inaction, or to embrace the higher population densities that will allow both groups to coexist and intermingle. Either way, the resulting population will likely define San Francisco for the next several decades, and I believe it would be a great loss to abandon our history of inclusiveness and diversity here and now.

Sincerely,

Kwang Ketcham

Concerned San Franciscan

**From:** Diego Aguilar-Canabal  
**To:** Board of Supervisors, (BOS)  
**Subject:** Vote NO on Peskin's resolution, Yes on Wiener's  
**Date:** Monday, June 13, 2016 8:13:56 PM

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Dear Supervisors,

My name is Diego Aguilar. I am a 23 year old college graduate living in Berkeley, where I was mercifully fortunate to find an affordable apartment to rent after school. The East Bay is suffering from the housing crisis as much as San Francisco has been, which is why I am writing to urge you not to support Supervisor Peskin's resolution.

While I acknowledge that San Francisco has built more housing than its more reluctant peninsula neighbors, that is hardly anything to celebrate given over three decades of underbuilding. Sup. Peskin's arrogant premise that the percentage of Below Market-Rate units is enough for a city to boast about in spurning Governor Brown's budget trailer is appallingly dishonest. San Francisco has decades of sluggish growth to make up for, and now is not the time to be patting yourselves on the back.

Peskin's proposal is especially upsetting given that local control over land use has enriched landlords and homeowners like himself, to the detriment of everyone else. If the landed gentry such as Peskin were to voluntarily tax themselves to provide the much-needed revenue for subsidized housing that Prop 13 deprives, that would be another matter entirely. Instead, billions in equity gains will go uncaptured, and those dismissive of the changing urban landscape will continue to falsely advocate on behalf of "diversity" to protect exclusivity.

Let us be clear. The Mission became a Latino neighborhood because Telegraph Hill did not. The Mission is "gentrifying" because Noe Valley is not. Governor Brown has recognized that this must be stopped at the statewide level.

I therefore reiterate my plea to this Board: vote NO on Sup. Peskin's resolution, and support Sup. Wiener's resolution to support Governor Brown's budget proposal.

Thank you,

Diego Aguilar-Canabal

**From:** [Kyle Martin](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Please Vote NO ON PESKIN"s as of right resolution  
**Date:** Monday, June 13, 2016 6:34:59 PM

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Horrible idea that will further exacerbate the disparity between the demand for housing and the supply of housing.

**From:** Caroline Fernandes  
**To:** Board of Supervisors, (BOS)  
**Subject:** Vote NO on Peskin's resolution tomorrow, and YES on Wiener's  
**Date:** Monday, June 13, 2016 6:25:57 PM

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Hi Supervisors,

My name is Caroline Fernandes, I live at 81 Lansing St in SF.

I vote in every election and take lots of interest in my home city.

I'm very much in favor of building more housing in SF. Please vote NO on Peskin's resolution tomorrow, and YES on Wiener's.

Thank you,  
Caroline Fernandes

**From:** Mike Pinkowish  
**To:** Board of Supervisors, (BOS)  
**Subject:** Concern of Opposition to "By Right Housing Approvals"  
**Date:** Monday, June 13, 2016 6:24:40 PM

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Dear SF Board of Supervisors,

My name is Mike, I'm a voter in district 5 and 5-year San Francisco resident. I'm writing to express my concern for the resolution (File No. 160660) that opposes "By Right Housing Approvals" (BRHA). In my 5 years in San Francisco, I've seen rents continue to rise quickly making San Francisco less affordable, less diverse, and less inclusive.

The narrowly focused policies put in place by municipalities, including San Francisco, have constrained the housing supply too much. These policies are not forward thinking, benefit incumbent landlords and residents, and stifle the potential of great cities like San Francisco over the long-term.

I was impressed with the prudence of the Governor to introduce a bill that would improve the housing supply state-wide, but I am disheartened to see the supervisors of this city to mitigate such efforts. I implore you to vote against proposals limiting BRHA, so that we can take a step to reverse the trend of the housing crisis we face in our great city and state.

Sincerely,  
Mike Pinkowish



**From:** [donaldfr](mailto:donaldfr)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Please vote for Mr. Wiener's version of the housing density bonus plan.  
**Date:** Monday, June 13, 2016 6:03:07 PM

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Please vote for Mr. Wiener's version of the housing density bonus plan. The most important thing we can do to increase housing in San Francisco is to build more. Mr. Peskin's version may result in a small number of 100% affordable units, but Mr. Wiener's is likely to get a lot more housing built. In the process, it could well result in more affordable units than Mr. Peskin's plan. Mr. Wiener introduced this idea, and it should given a chance to work before being saddled with probably-unrealistic additional goals. Thanks for listening!

--  
Donald F. Robertson  
255A Henry Street  
San Francisco. 94114

[415-595-0338](tel:415-595-0338)

[DonaldFR@DonaldFRobertson.com](mailto:DonaldFR@DonaldFRobertson.com)  
[www.DonaldFRobertson.com](http://www.DonaldFRobertson.com)

The known is finite, the unknown is infinite; intellectually we stand on an islet in the midst of an illimitable ocean of inexplicability. Our business in every generation is to reclaim a little more land. -- Thomas Huxley

Sent from my iPhone *via* [AltaMail](#)

**From:** Erik Goldman  
**To:** Board of Supervisors, (BOS)  
**Subject:** Please vote no on Peskin's resolution  
**Date:** Monday, June 13, 2016 5:50:37 PM

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Exempting ourselves from reasonable state legislation intended to help our housing crisis would be a clear message that San Francisco is actively working against renters and new residents.

There are so many factors bringing new jobs to The City and there is only one threat that could take them all away, permanently: our housing crisis. We are more on the brink than people realize. Please don't continue this terrible trend, and please don't vote for Peskin's sabotage resolution.

Signed, a renter and soon-to-be homeowner who has been in the Bay for 11 years.

**From:** Gwendolyn Waichman  
**To:** Board of Supervisors. (BOS)  
**Subject:** Vote NO tomorrow on Peskin's resolution regarding Governor Brown's By Right bill, and YES on Wiener's resolution  
**Date:** Monday, June 13, 2016 5:42:06 PM

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Dear Board of Supervisors,

My name is Gwendolyn Waichman and I live at 1330 Bush Street.

Please vote NO tomorrow on Peskin's resolution regarding Governor Brown's By Right bill, and YES on Wiener's resolution.

Peskin's resolution contains bad ideas.

FURTHER RESOLVED, That the Board of Supervisors of the City and County of San Francisco does hereby urge the San Francisco Legislative Delegation to offer amendments to the By-Right Housing Approvals Trailer Bill and an amendment that states the By-Right Approvals pre-emption shall not apply to jurisdictions whose "performance" of housing production for very low, low and moderate income residents constitutes at least 25% of its total housing production,

Here, Peskin proposes that localities that produce 25% subsidized housing be exempt from by right multi-family development. The idea here is that some localities are doing their fair share, housing wise, and so they should be exempt from the governors' law, which is meant to spur housing development.

It might be the case that there are some CA localities that are prudently and responsibly using their local powers, and building fast enough to accommodate the need for housing in their communities. Fresno, for example. The median rent in Fresno is \$891, that's lower than the US Median rent, \$934/ mo and Fresno's vacancy rate is 5%.

Peskin's criteria (percent subsidized housing produced), however, doesn't have anything to do with whether a locality is building responsibly. A locality that is opposed to growth could easily meet a 25% Below Market Rate standard by building one new home, and making it subsidized. They would yield 100% new Below Market Rate housing, and prove what a useless metric it is to measure the % of BMR housing built.

If the Board of Supervisors wants to pass a resolution asking for a criteria that would exempt a city from by right development, the data point should be the city's vacancy rate. If a city has a 8% vacancy rate, the city arguably has "enough" housing, by the ordinary understanding of enough. SF's vacancy rate is less than 3%.

require approved development projects to begin construction within 180 days,

Anyone who is older than 8 years old remembers the last economic crash. Projects entitled before (and during) the crash had to wait for financing to come back before they could start being built. If entitlements expired in 6 months, as Peskin proposes here, instead of projects being able to start building as soon as financing came back, they would have to restart the (expensive) entitlement process as the economy improved. This suggestion is a guaranteed way to suppress the creation of housing at the time when the economy needs it most—at the end of a bad economic cycle.

the City and County of San Francisco does hereby urge the San Francisco Legislative Delegation to oppose the Trailer Bill, as it would restrict critical local jurisdiction discretion regarding multi-family housing development,

The whole point of the Governor's Bill is to restrict local jurisdiction discretion regarding multi-family housing development. The reason it is necessary to restrict local discretion is that our 4 decade experiment in allowing local discretion has yielded the following result:

devastating housing crisis.

Does the City and County of San Francisco want Cupertino, Palo Alto or Sunnyvale to continue to have local discretion regarding multi-family housing development? How has that been going for SF, or the Bay as a whole? Peskin's proposed amendment, because of its ridiculous and easily gamed performance criteria, would guarantee that those Peninsula cities would continue to aggressively export their housing needs to San Francisco and San Jose. Local discretion is a failed experiment. It benefits home owners and landlords like Peskin (who naturally is trying to preserve it). It damages renters, aspiring home owners, and anyone who has employees and is trying to build a business. It increases housing costs and thereby inflates the general price level. If local discretion was a valuable tool for increasing affordability, then SF would be affordable, but it's not.

Vote NO on Peskin's resolution. End the local discretion experiment.

Thank you,  
Gwendolyn Waichman

**From:** Alex Gaesser  
**To:** Board of Supervisors, (BOS)  
**Subject:** Please Support By Right Housing  
**Date:** Monday, June 13, 2016 5:36:39 PM

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Good Afternoon,

I am taking the time to write to you today in regards to Governor Brown's "By Right Housing" initiative, and more specifically to encourage the Board to oppose the resolution introduced by Supervisor Peskin. I am a San Francisco resident living in Twin Peaks.

The causes of our current housing crisis are complex and nuanced. While I do not think the Governor's proposal is a panacea for this issue, I firmly believe that the spirit of the bill is to streamline oversight and remove restrictions in common-sense scenarios. While well-intentioned, Supervisor Peskin's resolution does not uphold that spirit.

I believe it is imperative that our city embrace new construction when it is fully compliant within existing zoning. In many cases, local review is being exploited to serve the protection of someone's view, appraised home value, or other concern that inarguably secondary to the priority of more housing for more people. Supervisor Peskin's resolution seems to enable more exploitation by creating performance criteria that can easily be used to further discourage building 100% compliant residences.

Please vote no on Supervisor Peskin's resolution, and continue to work towards resolutions that streamline and accelerate compliant new construction.

Thank you for your time,

-Alex Gaesser

**From:** [Ravi Sankar](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** By Right Bill - YES on Wiener's, NO on Peskin's  
**Date:** Monday, June 13, 2016 5:25:09 PM

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Dear Board of Supervisors,

My name is Ravi Sankar, and I live at 3835 19th St, 94114. I'm writing to encourage you to vote no on Supervisor Peskin's resolution tomorrow and yes on Supervisor Wiener's.

1. Zoning *is* local control – Governor Brown's legislation just makes us be consistent about what kind of housing is allowed, rather than inventing the law on a case-by-case basis. This is standard procedure in most of the country and in other major cities around the world.
2. Producing a large percentage of affordable housing isn't enough if the volume isn't there – this is especially a problem for our region's suburbs, which are building almost no housing. One affordable apartment building a year in Sunnyvale is not enough. The governor's bill offers an opportunity to address this problem, but Supervisor Peskin's proposal would break that.
3. Moreover, San Francisco might be building a high percentage of affordable housing, but it's not building enough housing overall when our vacancy rates are still below 5%. When median rents in SF have started to drop by tens of percent, we can pat ourselves on the back for how well we're doing.

Supervisor Wiener's resolution provides a path to keeping the parts of SF housing discretion that we need without continuing the clearly broken system of subjecting each individual development to a lengthy, custom review.

Best,  
Ravi

**From:** Maia Werbos  
**To:** Board of Supervisors, (BOS)  
**Subject:** Vote No on Peskin's  
**Date:** Monday, June 13, 2016 5:24:31 PM

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Hi Sup.s,

My name is Maia Werbos, I live at 1390 Market St. in San Francisco. Please vote NO tomorrow on Peskin's resolution. Building more housing is the only way to make San Francisco more affordable for everyone, and this resolution will make it harder to build.

Thanks!  
Maia Werbos

**From:** [Tim Bauman](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Please oppose Sup. Peskin's resolution  
**Date:** Monday, June 13, 2016 5:20:35 PM

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Hi Supervisors,

My name is Tim Bauman and I live at 101 Duboce Ave. Please vote NO tomorrow on Sup. Peskin's resolution to exempt cities from building their fair share of housing. We need every city in the Bay Area (and in California) to build more to solve this housing crisis, and this resolution will prevent this from happening.

Thanks!

Tim Bauman



**From:** Julia Zaks  
**To:** Board of Supervisors, (BOS)  
**Subject:** Housing resolution  
**Date:** Monday, June 13, 2016 5:16:17 PM

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Dear Board of Supervisors,

My name is Julia Zaks and I live on 4th and Townsend St. In SOMA. I have lived in my neighborhood for 9 years and I own my home. Please vote No on Aaron Peskin's resolution tomorrow, and please support the Governor's by-right housing legislation. We need to be able to house more people housing at all income levels in the city and restrictions based on percentages run counter to this goal.

Thank you,  
Julia

**From:** [marty\\_cerles](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Housing  
**Date:** Monday, June 13, 2016 4:57:38 PM

---

Please vote NO tomorrow on Peskin's resolution regarding Governor Brown's By Right bill, and YES on Wiener's resolution.

Thank you,

Marty Cerles Jr

**From:** Adam Gardner  
**To:** Board of Supervisors. (BOS)  
**Subject:** Housing resolutions  
**Date:** Monday, June 13, 2016 4:47:00 PM

---

Hi,

I live at 347 Pierce Street, in Supervisor Breed's district. I'd like to ask you to vote NO tomorrow on Peskin's resolution and YES on Wiener's

Exempting jurisdictions from by-right housing if they build 25% affordable housing makes no sense -- a neighborhood could build a single house, make it affordable, and avoid any further construction. So it could easily be abused by neighborhoods looking to push the burden of development elsewhere.

The solution to the Bay Area's housing shortage is more housing. Any exemption from by-right housing should only be given by a measurement that really shows the neighborhood has plenty of housing (like a minimum vacancy rate, or rent for a new apartment being affordable to the average resident).

In addition, restricting local control over housing development is not, as Peskin's resolution suggests, a bad thing. That's the whole point -- local control (read: ability to block development) needs to be reduced for SF non-home-owning residents like me to get any relief in this housing crisis.

Thanks,  
Adam Gardner

**From:** Hunter Oatman-Stanford  
**To:** Board of Supervisors, (BOS); Breed, London (BOS); Kim, Jane (BOS); Campos, David (BOS); Wiener, Scott; Yee, Norman (BOS); Cohen, Malia (BOS); Tang, Katy (BOS); Avalos, John (BOS); Farrell, Mark (BOS); Mar, Eric (BOS)  
**Subject:** Vote NO on Peskin's development resolution  
**Date:** Monday, June 13, 2016 4:45:55 PM

---

Dear Board of Supervisors,

Please vote NO tomorrow on Peskin's resolution regarding Governor Brown's By Right bill, and YES on Wiener's resolution.

Peskin's resolution contains elements that will allow localities to produce very little housing, rather than encouraging the production of new affordable housing. His proposal specifies that localities producing 25% subsidized housing be exempt from by right multi-family development. The idea here is that some localities are doing their fair share, housing wise, and so they should be exempt from the governors' law, which is meant to spur housing development.

However, if the Board of Supervisors wants to pass a resolution asking for a criteria that would exempt a city from by right development, the data point should be the city's vacancy rate. If a city has a 8% vacancy rate, the city arguably has "enough" housing, by the ordinary understanding of enough. SF's vacancy rate is less than 3%.

The reason it is necessary to restrict local discretion is that our four-decade experiment in allowing local discretion has yielded the following result: a devastating housing crisis. As a renter in San Francisco who would like to stay in the Bay Area permanently, I recognize that maintaining high property values (and static neighborhood "character") will NEVER produce enough housing in San Francisco. Local discretion benefits landlords and home-owners to the detriment of renters and anyone attempting to move neighborhoods within San Francisco.

We are at a moment of Crisis that Governor Brown is finally starting to address, and hopefully we can commit to building far more housing rather than working on limiting output. Again, please vote NO tomorrow on Peskin's resolution regarding Governor Brown's By Right bill.

thanks for your consideration,

Hunter Oatman-Stanford  
53 Potomac Street,  
San Francisco, CA 94117

**From:** [Dan Tasse](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Please vote no on Peskin's resolution and yes on Wiener's  
**Date:** Monday, June 13, 2016 4:45:28 PM

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Hi Supervisors!

My name is Dan Tasse, I live at 201 27th St in Noe Valley. I'm pretty convinced by [this post](#).

We need more housing, because rents are ridiculous, and we need to make it harder for any locality to say "no housing here, build it somewhere else." That's been going on long enough.

Thanks for listening,

Dan

## Vote NO on Peskin's resolution (update)

UPDATE: Resounding Victory! YOU came out in force (public comment starts at 2:28:00). Both resolutions (Wiener's and Peskin's) were sent to committee yesterday. That means both resolutions are going to be heard on some Monday afternoon at the BoS Land Use Subcommittee. Sign up [here](#) or [here](#) for updates.

Dear Board of Supervisors,

Please vote NO tomorrow on Peskin's resolution regarding Governor Brown's By Right bill, and YES on Wiener's resolution.

Peskin's resolution contains bad ideas.

*FURTHER RESOLVED, That the Board of Supervisors of the City and County of San Francisco does hereby urge the San Francisco Legislative Delegation to offer amendments to the By-Right Housing Approvals Trailer Bill and an amendment that states the By-Right Approvals pre-emption shall not apply to jurisdictions whose "performance" of housing production for very low, low and moderate income residents constitutes at least 25% of its total housing production,*

Here, Peskin proposes that localities that produce 25% subsidized housing be exempt from by right multi-family development. The idea here is that some localities are doing their fair share, housing wise, and so they should be exempt from the governors' law, which is meant to spur housing development.

It might be the case that there are some CA localities that are prudently and responsibly using their local powers, and building fast enough to accommodate the need for housing in their communities. Fresno, for

example. The median rent in Fresno is \$891, that's *lower* than the US Median rent, \$934/ mo and Fresno's vacancy rate is 5%.

Peskin's criterion (percent subsidized housing produced), however, doesn't have anything to do with whether a locality is building responsibly. **Peskin's amendment would exempt Palo Alto.** 27% of Palo Alto's 150 new housing units per year are affordable to median income people or below. Peskin's amendment would also exempt such well known leaders in affordability and access as Los Altos Hills (46% affordable), Sunnyvale (53% affordable) and Monte Sereno (67% affordable). Clearly, localities that are opposed to growth easily meet the 25% Below Market Rate standard by hardly building anything, and thereby prove how useless it is as a standard.

If the Board of Supervisors wants to pass a resolution asking for a criterion that would exempt a city from By Right development, the data point should be the city's vacancy rate. If a city has a 8% vacancy rate, the city arguably has "enough" housing, by the ordinary understanding of enough. SF's vacancy rate is less than 3%.

*require approved development projects to begin construction within 180 days,*

Anyone who is older than 8 years old remembers the last economic crash. Projects entitled before (and during) the crash had to wait for financing to come back before they could start being built. If entitlements expired in 6 months, as Peskin proposes here, instead of projects being able to start building as soon as financing came back, they would have to restart the (expensive) entitlement process as the economy improved. This suggestion is a guaranteed way to suppress the creation of housing at the time when the economy needs it most—at the end of a bad economic cycle.

*the City and County of San Francisco does hereby urge the San Francisco Legislative Delegation to oppose the Trailer Bill, as it would restrict critical local jurisdiction discretion regarding multi-family housing development,*

The whole point of the Governor's Bill is to restrict local jurisdiction discretion regarding multi-family housing development. The reason it is necessary to restrict local discretion is that our 4 decade experiment in allowing local discretion has yielded the following result: devastating housing crisis.

Does the City and County of San Francisco want Cupertino, Palo Alto or Sunnyvale to continue to have local discretion regarding multi-family housing development? How has that been going for SF, or the Bay as a whole? Peskin's proposed amendment, because of its ridiculous and easily gamed performance criteria, would guarantee that those Peninsula cities would continue to aggressively export their housing needs to San Francisco and San Jose.

Local discretion is a failed experiment. It benefits home owners and landlords like Peskin (who naturally is trying to preserve it). It damages renters, aspiring home owners, and anyone who has employees and is trying to build a business. It increases housing costs and thereby inflates the general price level. If local discretion was a valuable tool for increasing affordability, then SF would be affordable, but it's not.

Vote NO on Peskin's resolution. End the local discretion experiment.



**From:** Luke Swartz  
**To:** Board of Supervisors, (BOS); Campos, David (BOS)  
**Cc:** SK Trauss  
**Subject:** YES on Wiener, NO on Peskin "By Right Housing Approvals" Resolutions  
**Date:** Monday, June 13, 2016 4:31:06 PM

---

Supervisor Campos and Members of the Board of Supervisors,

I am a San Francisco native, homeowner (in District 9), and military veteran.

I urge you to vote YES on Supervisor Wiener's resolution and NO on Supervisor Peskin's resolution regarding the By-Right Housing Approvals Trailer Bill.

Has San Francisco done more than many surrounding cities to build housing? Absolutely. Can it do much more? Absolutely. Supervisor Peskin's proposed amendment would not only fail to build more housing in San Francisco, but it would also make it easier for surrounding communities to continue to refuse to build housing.

To address our housing crisis, all cities must build more housing of all types—it matters much more how *\*many\** units (both market-rate and "affordable") are built, not what *\*percentage\** of the total units are below-market rate.

"Local jurisdiction discretion" is just another name for NIMBY-ism. San Francisco has always been a welcoming home for people of diverse backgrounds—don't close the door on new people in our great City.

Sincerely,

Luke Swartz  
1156 Florida St  
San Francisco, CA 94110

**From:** Mark Ranneberger  
**To:** Board of Supervisors, (BOS)  
**Subject:** Opposed to Peskin's Housing Resolution  
**Date:** Monday, June 13, 2016 3:59:09 PM

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To Whom It May Concern:

My name is Mark Ranneberger and I live at 1087 Natoma Street in San Francisco.

I would like to register my opposition to Supervisor Peskin's resolution and support for Supervisor Weiner's resolution. Supervisor Peskin's resolution unfairly rewards landowners at the expense of renter's and businesses by making it more difficult to build housing through continuation of the failed policy of allowing local discretion. It also attaches a completely bogus metric in the form of the BMR for exclusion from the Governor's Bill, when what we should be doing is measuring the overall vacancy rate as a proxy for whether there is enough housing to meet demand.

Supervisor Peskin's bill will result in increased prices, restricted availability, and less growth. It's a bad deal for San Franciscans and I urge the Board of Supervisors to reject it.

Regards,  
Mark Ranneberger

**From:** [Board of Supervisors, \(BOS\)](#)  
**To:** [BOS-Supervisors; BOS Legislation, \(BOS\)](#)  
**Subject:** File 160660, 160675 FW: Peskin's resolution regarding By-Right zoning - OPPOSE; Wiener's resolution - SUPPORT  
**Date:** Monday, June 13, 2016 3:20:40 PM

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**From:** [suldrew371@gmail.com](mailto:suldrew371@gmail.com) [<mailto:suldrew371@gmail.com>] **On Behalf Of** andrew sullivan  
**Sent:** Monday, June 13, 2016 2:32 PM  
**To:** Breed, London (BOS) <[london.breed@sfgov.org](mailto:london.breed@sfgov.org)>  
**Cc:** Board of Supervisors, (BOS) <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>; SK Trauss <[sonja.trauss@gmail.com](mailto:sonja.trauss@gmail.com)>  
**Subject:** Peskin's resolution regarding By-Right zoning - OPPOSE; Wiener's resolution - SUPPORT

Dear Supervisor Breed -

I am a resident of District 5 and strongly urge you to vote NO on the Peskin resolution which would carve out San Francisco from the proposed By-Right legislation enabling multi-family development statewide. San Francisco has done a singularly terrible job in adding new housing in recent years, and it's clear that Supervisor Peskin would like to keep it that way - benefiting landlords and homeowners (like myself) while constraining the supply of new homes for people who desperately need them. Additionally, Supervisor Peskin's resolution offers a roadmap for other anti-housing cities to establish rules that exempt them from by-right zoning as well - if San Francisco can do it, imagine what Lafayette or Atherton will do.

I do support Supervisor Wiener's resolution which makes common-sense recommendations on maintaining historic preservation laws and urge you to support it as well.

Thanks,  
Andrew Sullivan  
San Francisco

**From:** [Board of Supervisors, \(BOS\)](#)  
**To:** [BOS-Supervisors; BOS Legislation, \(BOS\)](#)  
**Subject:** File 160660, 160675FW: Vote NO on Peskin's resolution  
**Date:** Monday, June 13, 2016 3:21:31 PM

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**From:** Karen Schlessner [mailto:k\_schlessner@yahoo.com]  
**Sent:** Monday, June 13, 2016 2:35 PM  
**To:** Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>  
**Subject:** Vote NO on Peskin's resolution

Dear Board of Supervisors,

Please vote NO tomorrow on Peskin's resolution regarding Governor Brown's By Right bill, and YES on Wiener's resolution.

Thank you,  
Karen Schlessner

**From:** [Micah Catlin](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Please vote for more housing  
**Date:** Monday, June 13, 2016 3:22:38 PM

---

Dear supervisors,  
My name is Micah Catlin, and I live at 776 Bush #310, 94108.

Please vote NO tomorrow on Peskin's resolution regarding Governor Brown's By Right bill, and YES on Wiener's resolution.

San Francisco's city government has, for some time now, failed to create the conditions for enough housing to be built for its residents. Current residents (like me) are harmed by this shortage as well as potential newcomers. When every locality makes self-serving decisions, the net result can be that the entire region suffers. The By-Right bill would help San Francisco (city) even as it reduces the discretion of local decision-makers, by helping to coordinate regional and statewide housing plans. We've seen how bad the results can be when every locality tries to micro-optimize, and SF is not special in this regard.

Thanks,  
Micah Catlin

**From:** Rafael Solari  
**To:** Board of Supervisors, (BOS)  
**Subject:** Oppose Peskin's resolution to "Amend or Oppose the Proposed By Right Housing Approvals"  
**Date:** Monday, June 13, 2016 3:22:17 PM

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Members of the Board of Supervisors,

I'm writing today to urge you to oppose Peskin's proposed resolution against the by-right housing bill. We need the governor's bill to stop Silicon Valley's cities from underbuilding.

Peskin's proposed amendment would give all of those cities a free pass:

Approvals pre-emption shall not apply to jurisdictions whose "performance" of housing production for very low, low and moderate-income residents constitutes at least 25% of its total housing production, as documented in the most recent completed Residential Housing Needs Assessment (RHNA) cycle and as documented in a current annual Housing Element Progress Report

For the most recent RHNA cycle, **this amendment would exempt every single jurisdiction in Silicon Valley**. I put together a spreadsheet of the San Mateo + Santa Clara county RHNA data that shows that the exemption would gut the by-right bill.

I think we can agree that South Bay cities have not done their part on housing. Please don't give them a free pass.

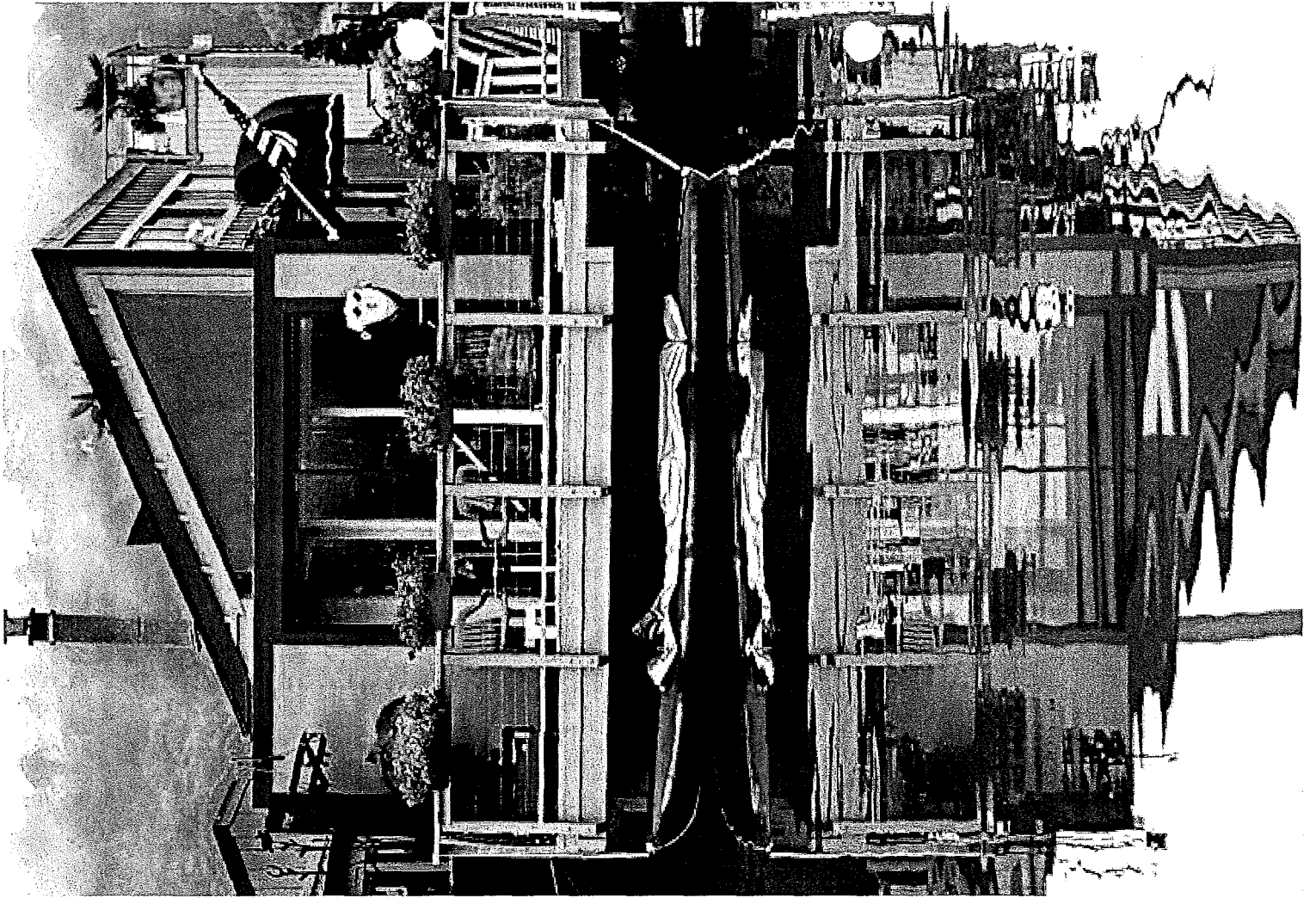
Thank you,  
Rafael Solari

281 14th Street  
San Francisco, CA

San Francisco Bay Area

# HOUSING

Needs Plan  
2007-2014



# Acknowledgments

## Association of Bay Area Governments

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Supervisor, County of San Mateo

### Vice President

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Mayor, City of Union City

### Immediate Past President

Dave Cortese  
Vice Mayor, City of San José

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Jason Munkres, Regional Planner  
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Michael Smith, GIS Analyst  
Dayle Farina, Planning Administrative Assistant  
Cheryl Adsit, Legal Secretary  
Kathleen Cha, Senior Communications Officer  
Leah Zippert, Communications Officer  
Halimah Anderson, Communications Officer

Thank you for your assistance in the success of our RHNA process:

The Housing Methodology Committee

Linda Wheaton, Housing Policy Division, State Department of Housing and Community Development

Glen Campora, Housing Policy Division, State Department of Housing and Community Development

Ted Droettboom, Regional Planning Program Director, Joint Policy Committee

*Front and Inside Cover Photo: "Green with Envy" from Sausalito House Boat Collection, Cynthia Warren.*

*Back Cover Photo: "House in the Clouds" by Roger Wolfendale*

*Except where photo credit noted, photos taken by ABAG staff.*



**Association of Bay Area Governments**  
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ABAG Catalog Number: P08001PLN

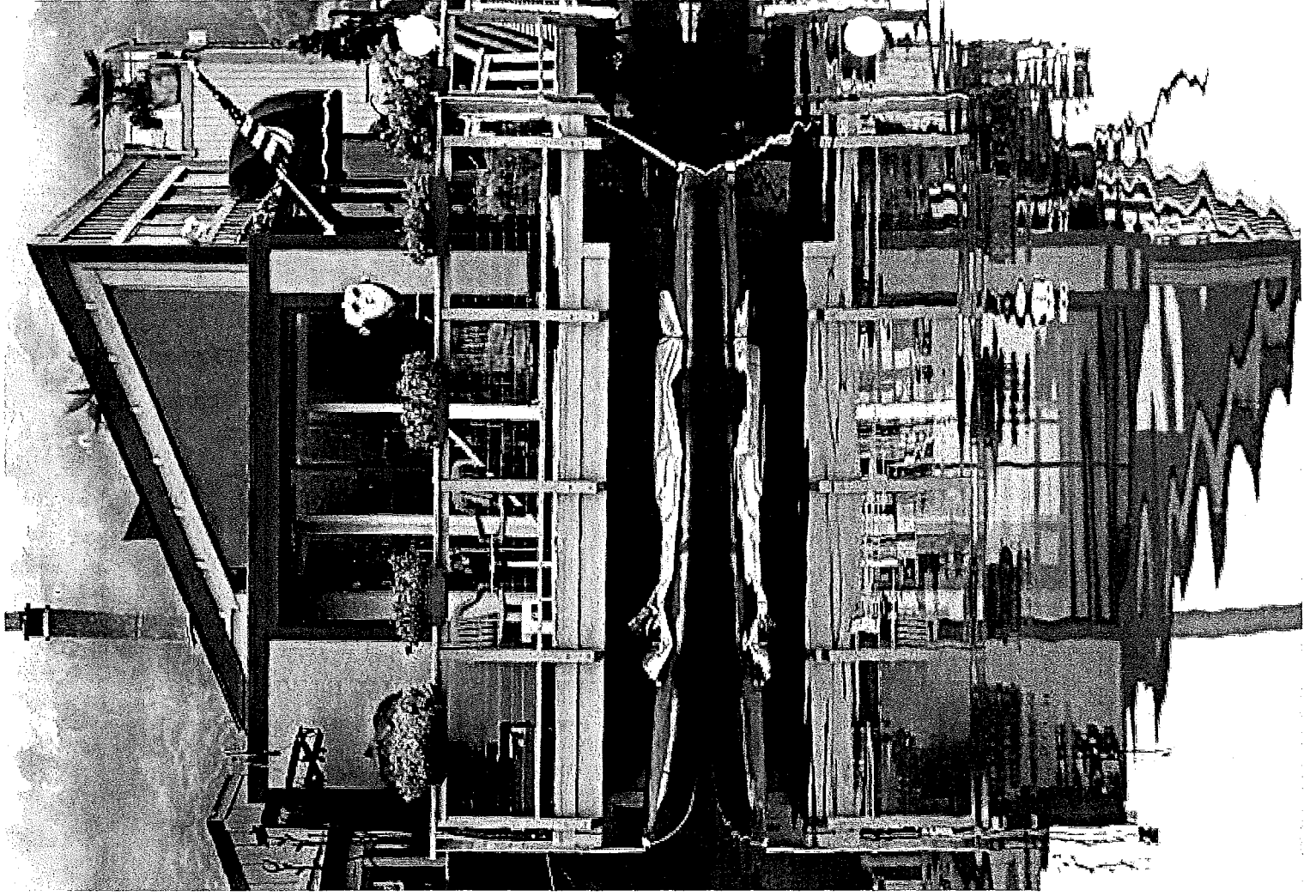
Published June 2008



San Francisco Bay Area

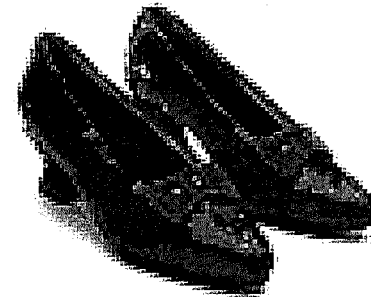
# HOUSING

Needs Plan  
2007-2014



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*"There's no place like home."*

# Bay Area Housing Report

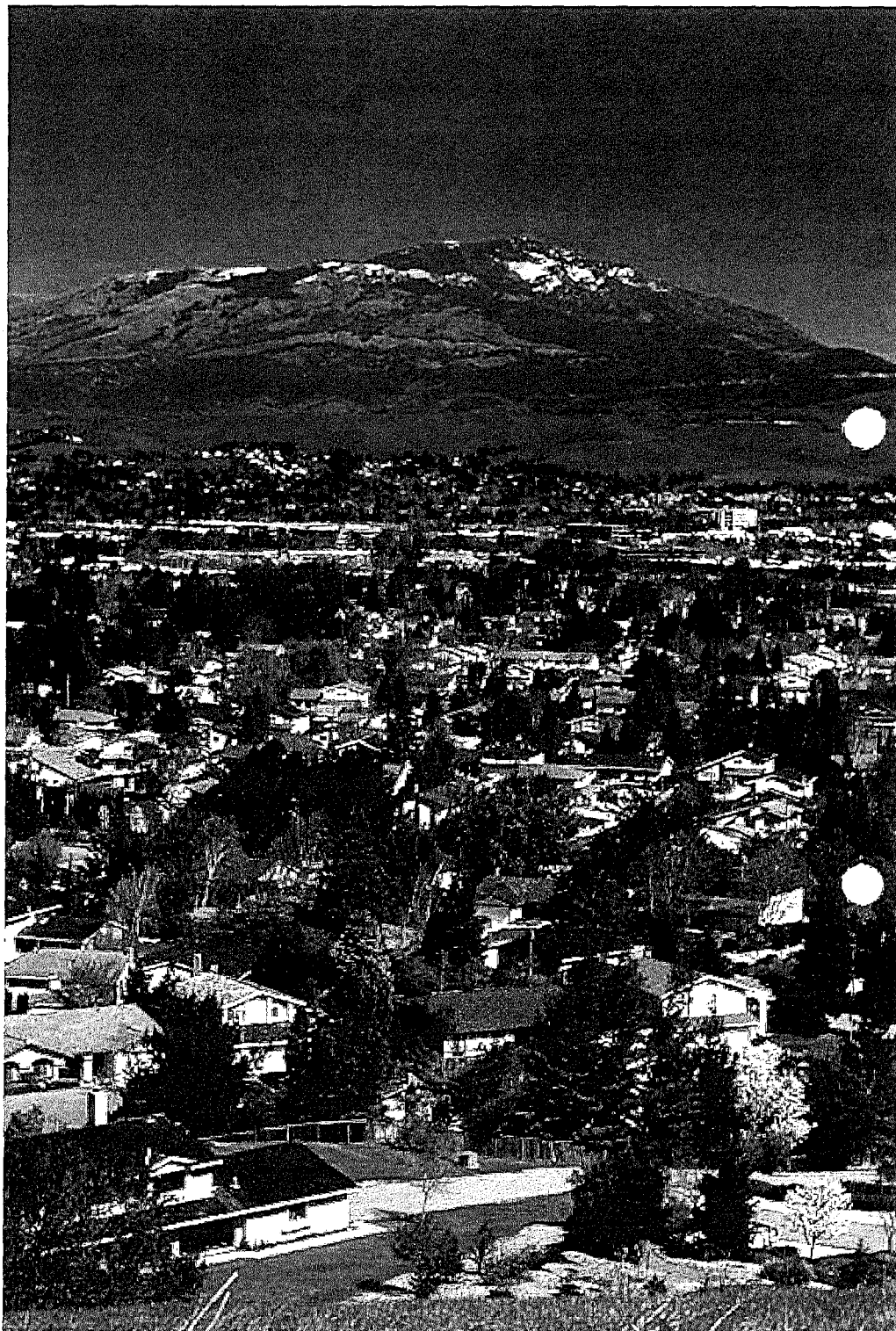
This year's third annual report on housing in the San Francisco Bay Area serves as the 2007-2014 Regional Housing Needs Plan. This plan documents the Regional Housing Needs Allocation (RHNA) for the Bay Area. RHNA is a state mandated process for determining how many housing units, including affordable units, that each community must plan to accommodate.

The State of California's Housing and Community Development Department works with regional Councils of Governments (COGs) to determine the amount of housing needed within the region. The Association of Bay Area Governments (ABAG) is this region's COG. The determination of housing need is based on existing need and estimated population growth. Need is determined for households in all income categories: very-low, low, moderate and above-moderate incomes.

Once the total regional need is determined, ABAG works with local governments and others to allocate the total need to individual cities and counties. Local governments are then required to plan where and how the allocated housing units will be developed within their communities. This is done through the Housing Element of each local government's General Plan.

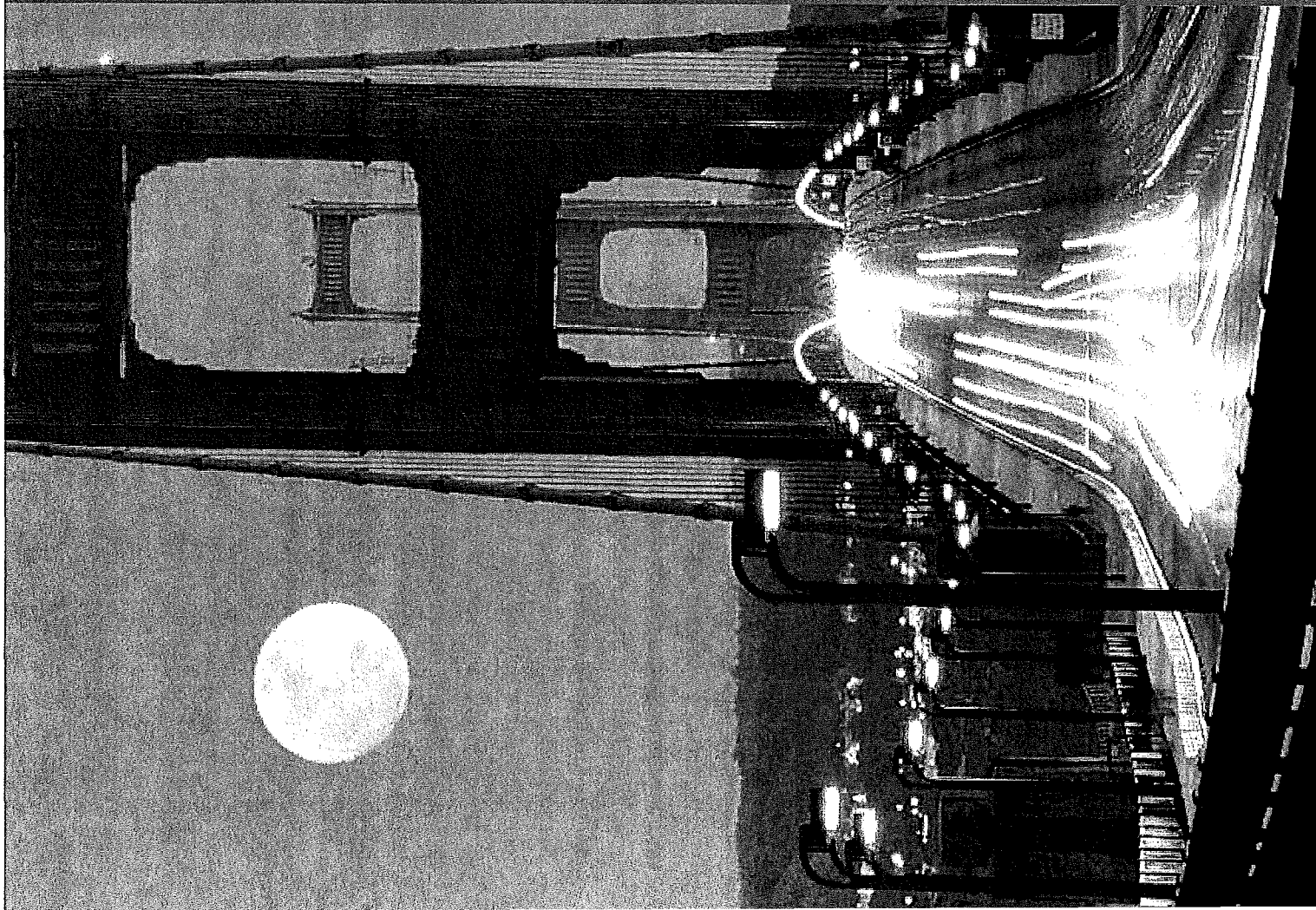
This year's housing report summarizes current Housing Element Law, documents the process for determining the total regional housing need, describes the allocation methodology and the rationale for each component of the method. This report also provides information on the region's land use forecast, a primary determinant of each jurisdiction's housing allocation.

The regional housing needs allocation for all Bay Area jurisdictions are provided at the end of this report.



*Decades of planning and building auto-oriented communities, in places fairly remote from existing job centers have resulted in a region that is highly auto-dependent.*

*During the same time that we pushed development to the far edges of our region, and into neighboring regions like the Central Valley, the number of hours spent in traffic has grown by 181 percent.*



# The San Francisco Bay Area

Located in Northern California, the San Francisco Bay Area is a 7,000 square mile metropolitan region that surrounds the San Francisco Bay.<sup>1</sup> The Bay Area's nine counties and 101 cities are home to 7.2 million people, making it the fifth most populous metropolitan region in the country.

Approximately 16 percent, or 700,000 acres, of the Bay Area's 4.4 million acres of land are developed for urban use. Sixty-one percent of those urban acres are residential and 42 percent are non-residential employment and retail centers, government buildings, schools, and major infrastructure.

San Francisco is the Bay Area's most urbanized county, with 82 percent of its land developed. Napa is the most rural county, having less than four percent of its land area developed. The remaining counties have developed land areas ranging from seven percent to 28 percent.

## Population

Like many large urban centers, the Bay Area's population will continue to grow. Over the next 25 years, the nine counties of the region are expected to add about 1.6 million new residents, an average of 64,760 new residents per year. About half of this increase in population is due to the difference between births and deaths, or natural increase. The

other half is due to in-migration into the region. People mostly come to the Bay Area for its great job opportunities.

San Francisco, the South Bay and the inner East Bay continue to be the region's most populous areas. Santa Clara County is the most populous county in the Bay Area and will experience the greatest amount of growth. Santa Clara is expected to grow by nearly 23 percent over the next 25 years. San Francisco will see the least amount of growth of the Bay Area's high population counties. San Francisco will grow by 15 percent by 2035, to 956,800 people.

Though not as populous as San Francisco, Santa Clara or parts of the East Bay, Solano County is another fast growing county in the region. Today, Solano County is home to over 423,800 people. By 2035, Solano will see a 22 percent increase in its population, to 585,800 residents by 2035.

## Jobs

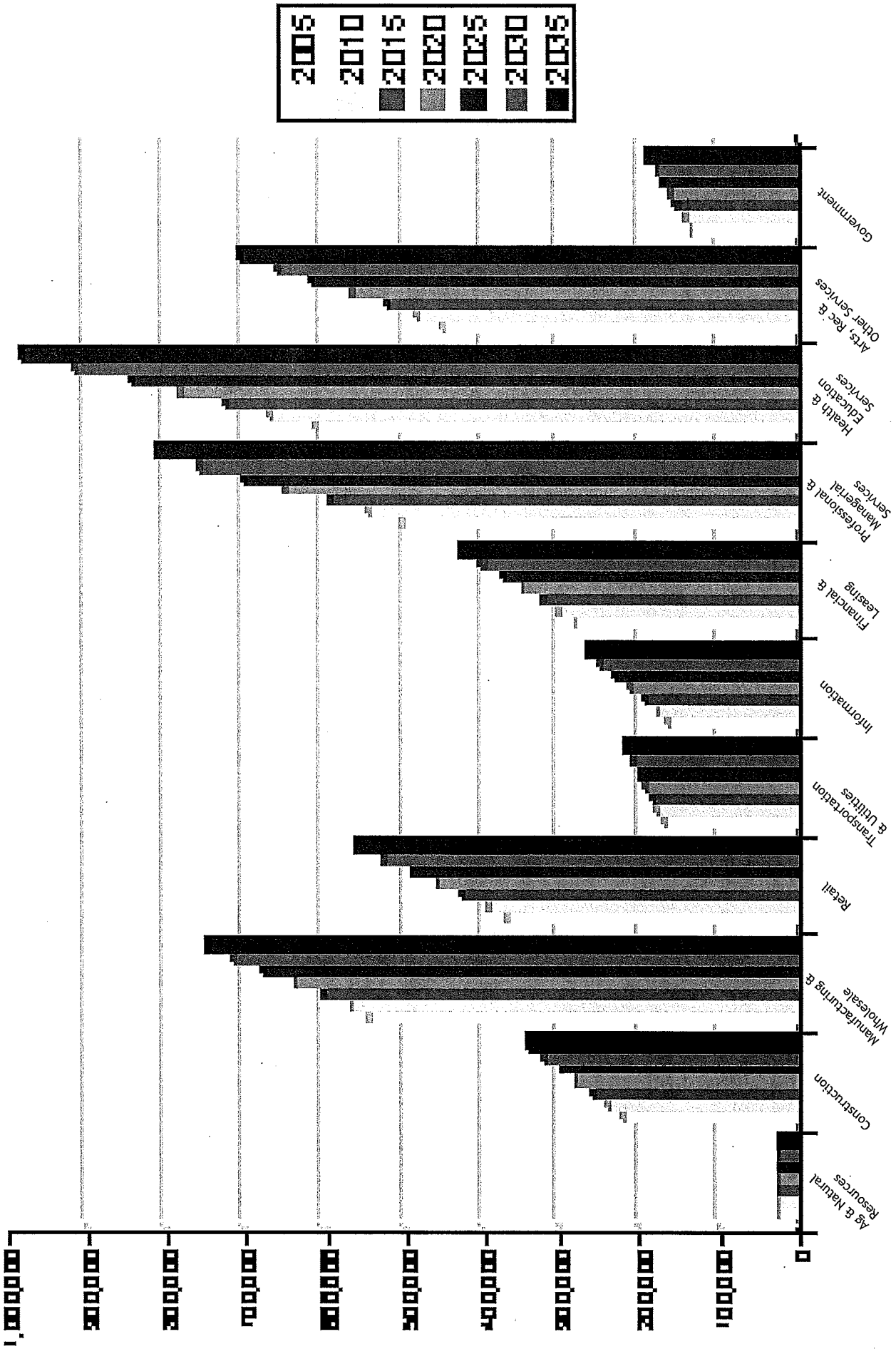
While many of the Bay Area's new residents will be born here, others will come here for work. Almost 1.6 million new jobs will be added to the Bay Area's existing economy by 2035.

The Bay Area is famous for high-technology electronics, biotechnology and financial services. These industries are also among the Bay Area's fastest growing and are located primarily in San Francisco and Silicon Valley - San Mateo and Santa Clara Counties. These industries are part of the Information, Finance and Professional Services sectors, which account for nearly 46 percent of all Bay Area jobs.

Retail, Arts & Recreational Services, and Transportation and Utilities are the next largest job sectors. Together these jobs sectors comprise 34 percent of all jobs in the Bay Area - or 11, 12 and 11 percent, respectively. These jobs are found throughout the region, rather than being concentrated in few locations.



# Job Growth by Industry Sector



Agriculture and Natural Resources is another well known industry sector in the Bay Area, particularly in the wine growing region of Napa and Sonoma Counties. These industries are projected to see little growth, about 5 percent over the next 25 years. The wine country will see some job growth, but it is anticipated to be in Travel and Tourism.

## Housing Affordability

The Bay Area continues to be one of the priciest real estate markets in the country. Despite the recent mortgage crisis and soaring number of foreclosures, most Bay Area homes continue to be too expensive for families with average household incomes to afford. In 2007, only about 15 percent of Bay Area households could afford a median-priced home. This percentage was even lower in some Bay Area counties: 14 percent in Santa Clara, 13 percent in Alameda and Marin Counties, 12 percent in Napa and San Mateo and 10 percent in San Francisco.<sup>2</sup> All projections indicate that housing affordability, even with the short-term dip in prices, likely will remain a major regional issue.

Low levels of housing production, relative to demand, contribute to this region's high housing costs. The need for housing generated by the Bay Area's annual increase in population was 33,400 units per year during the 1980s. At that time, about 40,000 housing units were added to the supply each year, sufficient to meet new demand.

Since the 1990s, production has varied from year to year, but overall it has not kept up with population growth. Compared to the 1980s, annual population increases were slightly lower in the 1990s. Based on this growth, 29,500 housing units were needed in the region. However, housing production during the 1990s declined to about 27,000 units per year. Since 2000, the housing need from population increases is estimated to be 23,700 units per year. Actual housing production has been better, relative to the 1990s. Since 2000, an average of 23,336 housing units have been built per year. Last year marked the highest production at 24,396 units. The lowest production year since 2000 was 2001 with 17,459 units.

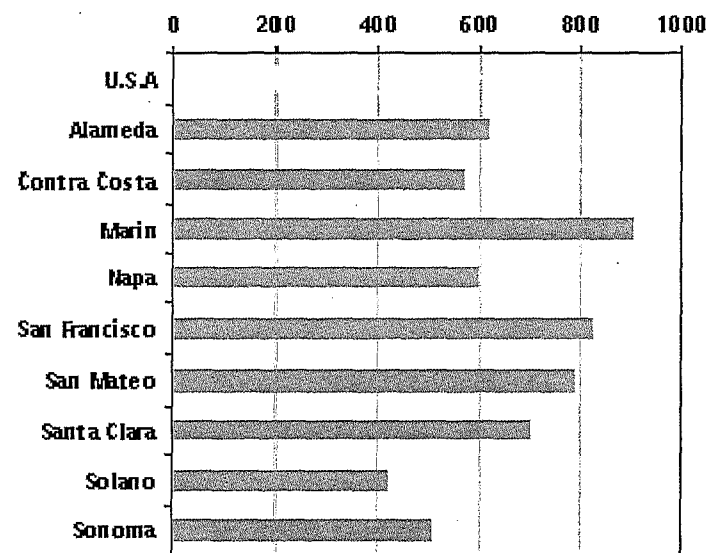
On top of the low historical production levels in the region, the mix of available housing types also contributes to higher home prices. In many Bay Area communities, mostly large single-family homes are planned for and built. This offers consumers limited choice in housing types, especially relatively more affordable smaller homes, condominiums, townhomes, or apartments.

Multi-family housing can provide affordable options for individuals and families. Multi-family housing comes in a range of prices, but it can often include more affordable options than single-family homes.

The proportion of multi-family housing built in the Bay Area has increased in the last few years. Over 11,440 multi-family units were built in 2007 alone. About one third of the region's total housing stock is in multi-family structures.

Every city in the region has some multi-family units; however, 75 percent of all these units are located in just twenty-two cities - usually urban or long-established suburban cities. Forty-five percent of the region's multi-family housing is in San Francisco, San José or Oakland.<sup>4</sup>

Median Housing Prices, 2007<sup>3</sup>



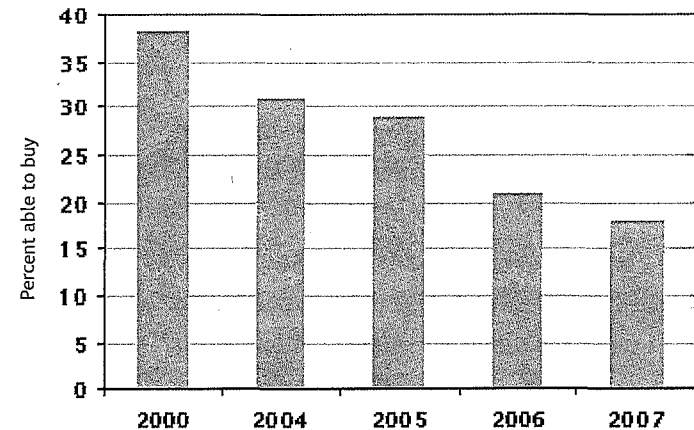
Not only will housing affordability continue to be a Bay Area dilemma, but how and where we develop housing will continue to have both region- and state-wide impacts. Our current development pattern (mostly auto-dependent developments at the edges of the region, far from employment centers) contributes to the Bay Area's loss of open space and agricultural lands, traffic congestion and greenhouse gas emissions.

### Transportation <sup>5</sup>

Bay Area residents take more than 21 million trips on an average weekday, or about three trips per person each day in order to get to work, school, shopping or other activities. More than 84 percent of all trips are by automobile. More than 57 billion miles were logged on the region's freeways, highways, expressways and local streets and roads.

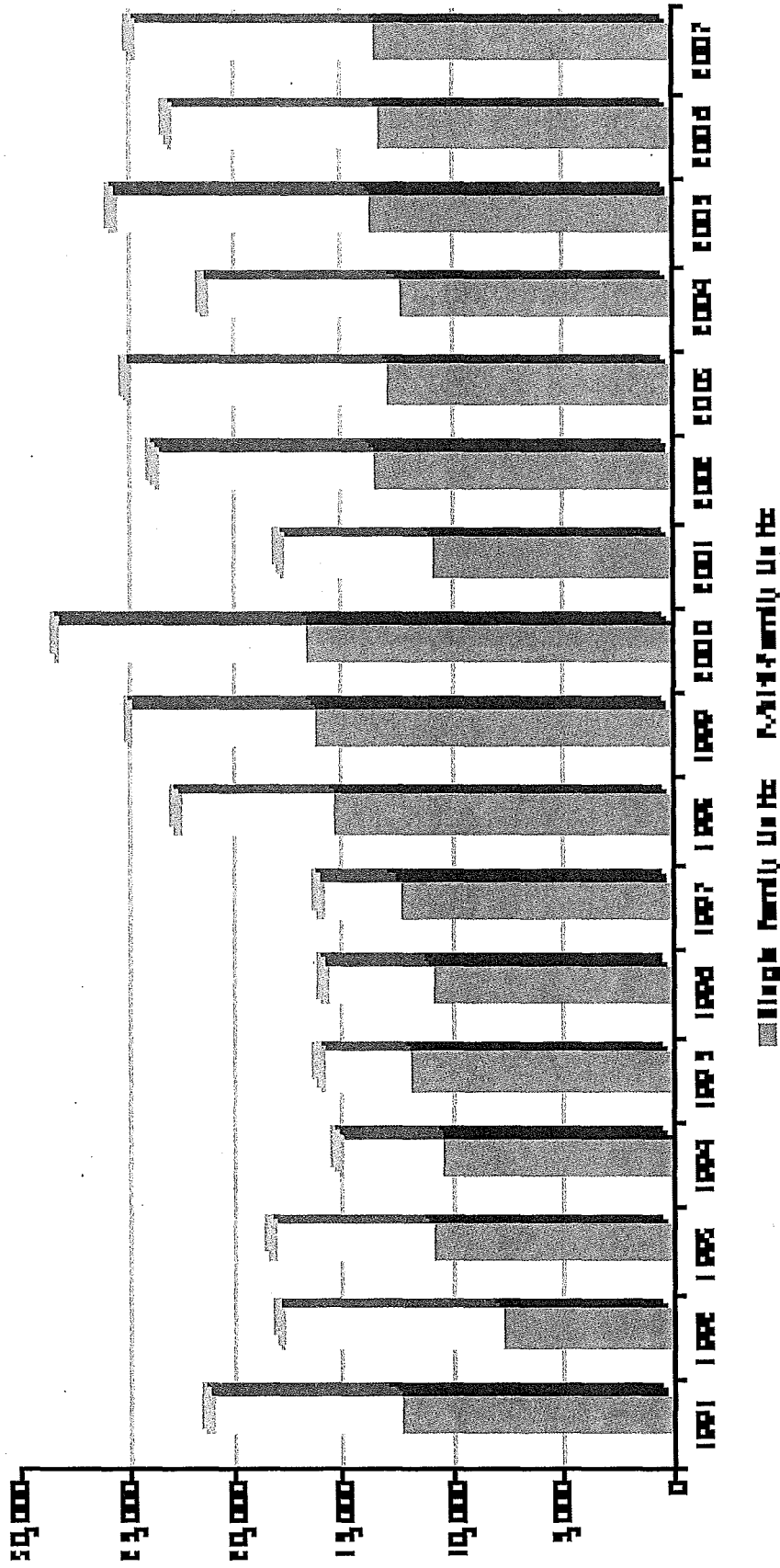
The Bay Area is the most transit-rich region in California. Two dozen transit operators provide over 188 million vehicle miles of service and

First-Time Buyer  
Affordability Index <sup>6</sup>





# Annual Bay Area Housing Production



carry more than 475 million passengers each year. Buses provide just under half of all service miles and carry nearly two-thirds of all passengers. BART, commuter rail, light rail, ferries and door-to-door vans and taxis carry the remaining third.

Despite this transit richness, the Bay Area's appetite for driving has yet to be curbed; only 6 percent of all trips are by public transit. Walking and biking account for only 10 percent of all trips. As a result, Bay Area congestion is anticipated to increase by 103 percent by 2030.

Traveling to and from the Bay Area is projected to grow as well. Inter-regional commuting is anticipated to grow by double and even triple digits - mostly due to surrounding counties building homes for Bay Area workers. Commuting between the Bay Area and the Central Valley is expected to grow by 90 percent. The areas between San Mateo and Santa Cruz counties will see an increase of over 120 percent.

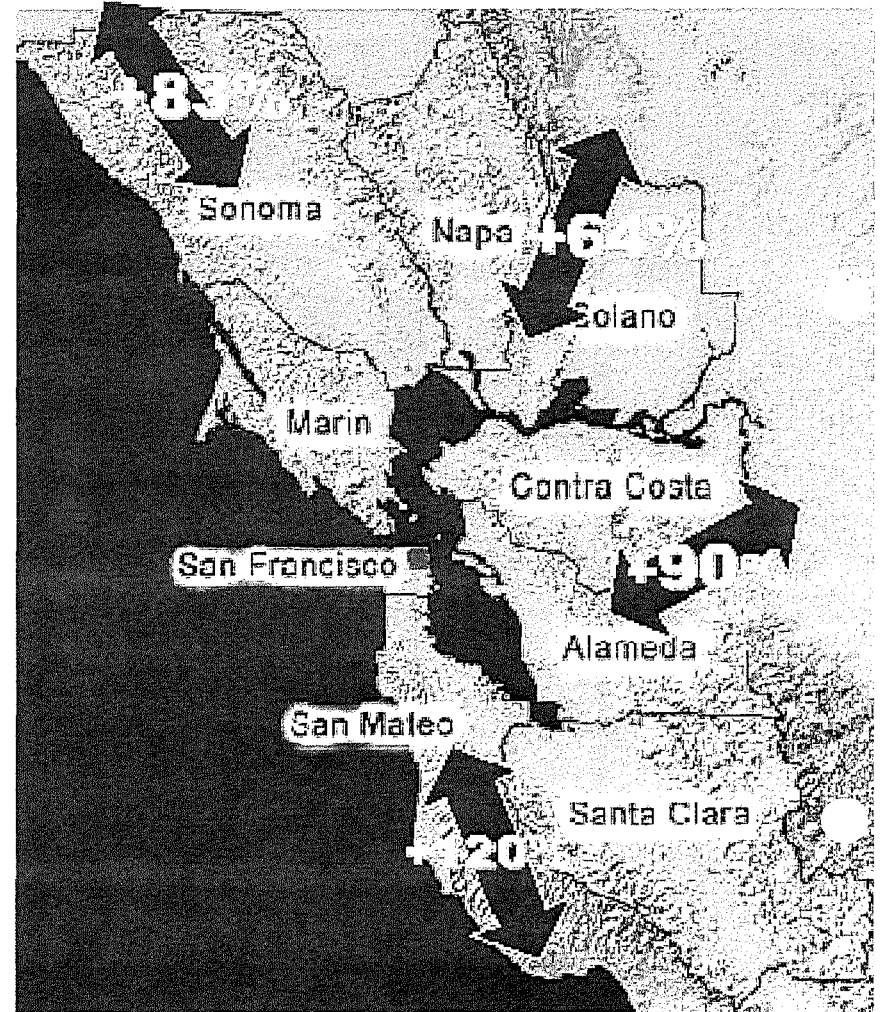
### **Air Quality, Land Use & Transportation**

In the Bay Area, 50 percent of our carbon emissions come from the transportation sector alone. Of this 50 percent, 84 percent is from on-road vehicles, essentially cars. Motor vehicles are the single largest source of the gases that make ozone<sup>8</sup> and are also a significant source of particulate matter.

The Bay Area currently does not meet California air quality standards for several types of particulate matter and ozone.<sup>9</sup> These pollutants are linked to significant health effects, including asthma and cancer, especially in people who live near major transportation corridors and areas with heavy truck use. Partly due to worsened air quality from auto emissions, asthma is now the most common chronic childhood disease, occurring in approximately 54 of every 1,000 children in the U.S.<sup>10</sup>

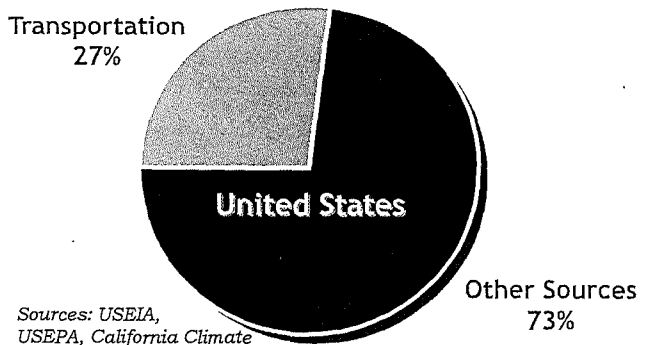
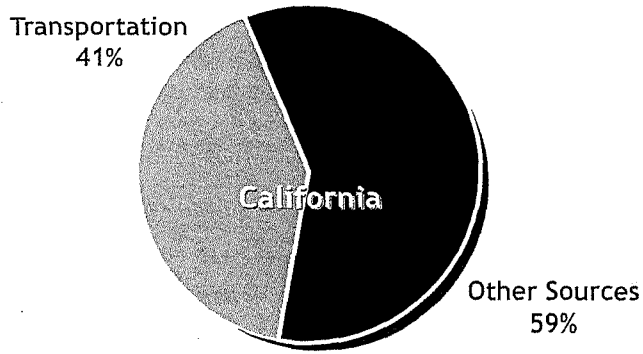
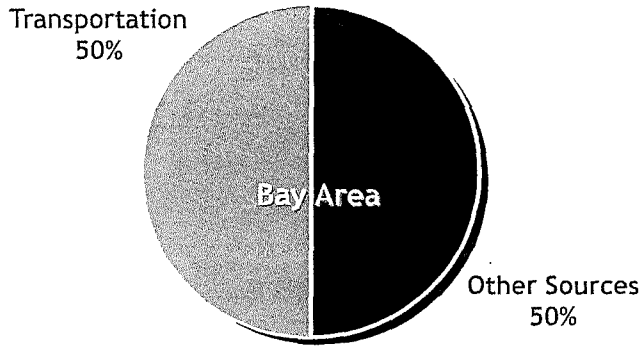
The disconnect between land use and transportation is partly to blame. Decades of planning and building auto-oriented communities, separated from existing job centers, have resulted in a region that is highly auto-dependent. As development has been pushed to the edges of the region, and into neighboring regions, the average number of hours per day people spend in traffic has grown from 68,500

### **Projected Increase Inter-Regional Commuting**



Source: Metropolitan Transportation Commission <sup>7</sup>

## Greenhouse Gas Emissions from Transportation Sector



Sources: USEIA, USEPA, California Climate Action Team, BAAQMD

in 1995 to 124,190 in 2004 - an increase of 181 percent.<sup>11</sup> In addition, nearly 20 percent of Bay Area workers have a commute of 45 minutes or more.<sup>12</sup>

There is, however, growing support for more traditional styles of development - communities where walking, biking and transit are viable options. With good design, sensitive to existing neighborhoods, infill development can build upon the unique features of each community. By offering more housing and transportation choices, infill may also contribute to the overall sustainability of the region. One study indicates that a more dense, walkable development can reduce driving by as much as 40 percent, as compared to an auto-oriented development.<sup>13</sup>

Focusing housing growth in the areas closest to the San Francisco Bay is also more energy efficient. The climate around the Bay is more moderate than in the eastern-most reaches of the region and in the Central Valley. Homes built near the Bay use less energy for cooling and heating. This is significant because energy production is a major source of the greenhouse gases that contribute to climate change.

## Our Challenge

This air quality/land use/transportation connection is our fundamental regional planning challenge. An estimated 700,000 new homes will be needed by 2035 to accommodate the Bay Area's projected population. It is imperative that we plan for this housing in a way that also meets our region-wide housing affordability, transportation and environmental objectives, including global climate change.

The Bay Area's RHNA method, as described in the next few chapters, attempts to respond to this challenge. It calls for better region-wide land use and transportation planning, so that we may reduce driving, and hopefully reduce our greenhouse gas emissions. State Housing Element Law supports, and actually requires, this approach. The law dictates that each region in the state allocate its housing need in a way that promotes more infill development and efficient development patterns.

In reading the remainder of this report, you will see that the Bay Area's Regional Housing Needs Allocation clearly meets this mandate.



*Since 2002, the region's forecast has been "policy-based." This means we assume local governments will adopt land use policies and plans that support regional policy objectives... including increased housing development that supports alternative transportation modes.*

*These objectives would be accomplished by local governments allowing more housing production within the region, near transit and in existing urban areas.*

*Additional growth in these places would enable more people to bike, walk or take transit.*



# Projecting Land Use for Transportation Alternatives

Every two years, Bay Area regional planners forecast the region's population, households, and employment. This forecast is called *Projections*. In *Projections 2007*, data are reported for year 2000, and then for each five year increment, to 2035.

Data from *Projections 2007*, specifically household and employment growth and existing jobs, serve as the basis for the Bay Area's housing needs allocation method, hence a short *Projections* primer is in order.

Several related forecasting computer models are used to perform the forecast. The economic model balances the demand for the production of goods and services with the supply of productive capacity. The demographic model uses birth rates, death rates and migration data to forecast future population via a cohort survival model.

A great deal of data is required by the models, including information on economic relationships and trends, population-related information like births, deaths and migration, as well as existing land use and local land use plans and policies.

We continuously collect information on local land use as part of the modeling effort. The forecast is produced for over 1,400 census tracts in the region and shows existing land use and the capacity of

each tract to support additional population or economic activity.

Because the forecast is based on local land use information, forecasted growth occurs in locations that are consistent with local plans. However, with 1400 census tracts, only so many details can be included. For example, we may know that moderate growth can occur in an area without specifically identifying exactly where that growth may take place. Growth may or may not occur in a very specific location due to physical or environmental limitations, such as steep slopes, or there may be a local land use policy that prohibits growth within certain geographic areas.

Since 2002, the regional population, household and job forecast has been a "policy-based" forecast. This means we assume that local governments will adopt land use policies and plans that support regional policy objectives. These policy objectives are listed on page 17. They include land use policies that increase housing development and alternative transportation modes. These policy objectives would be accomplished through higher levels of

housing production within the region, as opposed to communities just outside of the Bay Area. There would also be an increased proportion of growth occurring near transit and in existing urban areas. More growth in our existing communities, near jobs and transit, would enable more people to take advantage of alternative travel modes, including biking, walking and transit.

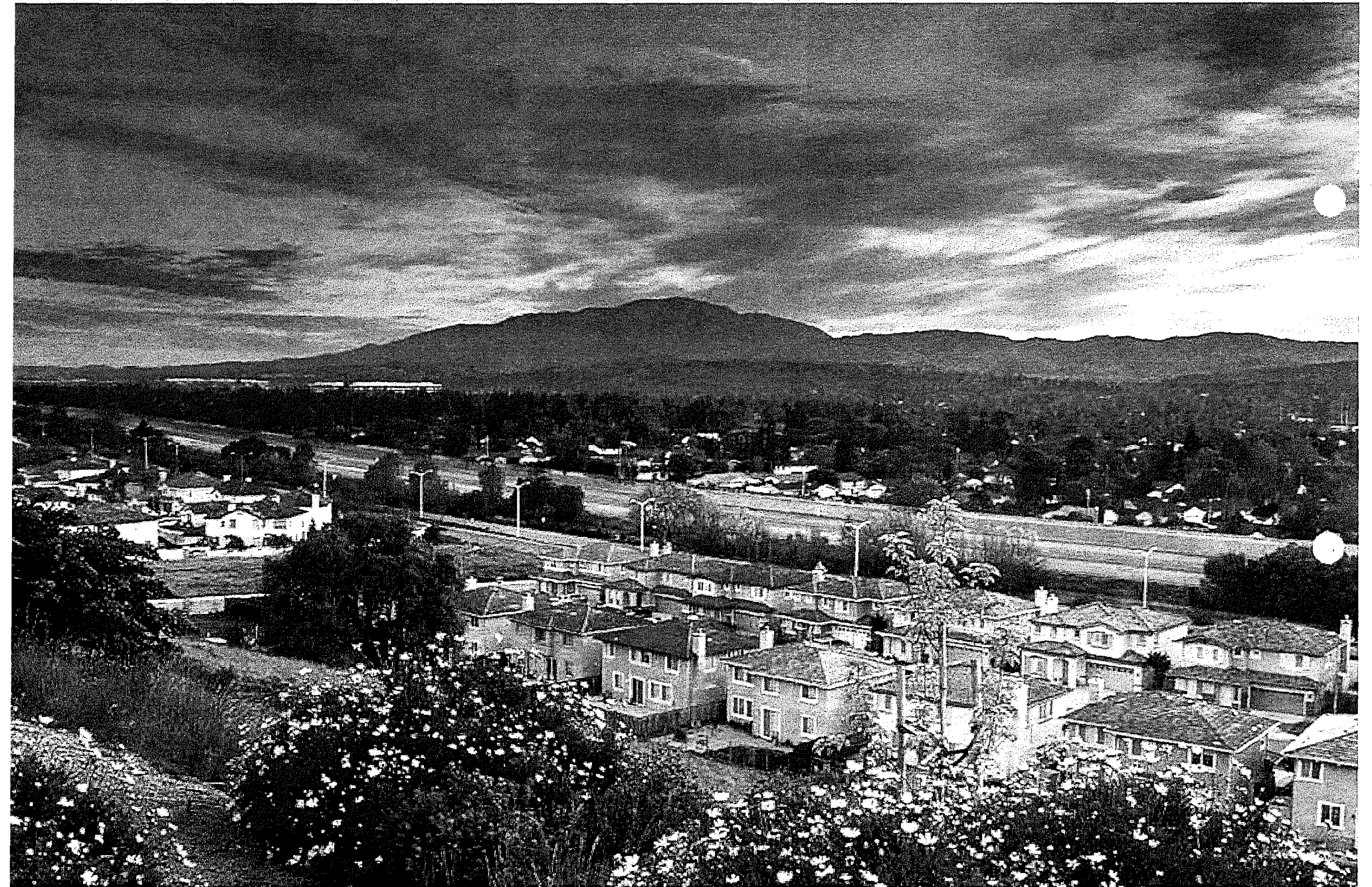
In *Projections 2007*, additional housing production and a shift in the pattern of development occurs in the later part of the forecast, i.e., beyond 2010. Earlier in the forecast, population growth is generally consistent with local general plans and the California Department of Finance forecast for growth.



*we have the opportunity to create a legacy that advances the quality of life in our region. The norms that we plan for and the development patterns we establish today will last for generations. We can choose local land use decisions that will create a more sustainable community and region."*

*-Dave Cortese, ABAG Past President and San José Vice Mayor*

Brad Perks



# State Housing Element Law

State law requires each city and county to adopt a general plan.<sup>14</sup> The general plan must contain seven elements, including housing. Unlike other mandatory general plan elements, the housing element, which is required to be updated every five years, is subject to detailed statutory requirements, housing element law and a mandatory review by the State Department of Housing and Community Development.

Housing elements have been mandatory portions of general plans since 1969. This reflects the statutory recognition that the availability of housing is a matter of statewide importance. The limitation of the state's housing supply through planning and zoning powers affects the state's ability to achieve its housing goal of "decent housing and a suitable living environment for every California family." A limited housing supply also impacts the state's ability to remain economically competitive.

Housing element law requires local governments to plan for their existing and projected housing need. It is the state's primary "market-based strategy" to increase housing supply. The law recognizes that in order for the private sector to adequately address housing needs and demand, local governments must adopt land-use plans and regulations, i.e., zoning, that provide opportunities

for housing development, rather than constrain opportunities.

The State is required to allocate the region's share of the statewide housing need to Councils of Governments (COG) based on Department of Finance population projections and regional population forecasts used in preparing regional transportation plans. Here in the San Francisco Bay Area, the Association of Bay Area Governments (ABAG) serves as the region's COG.

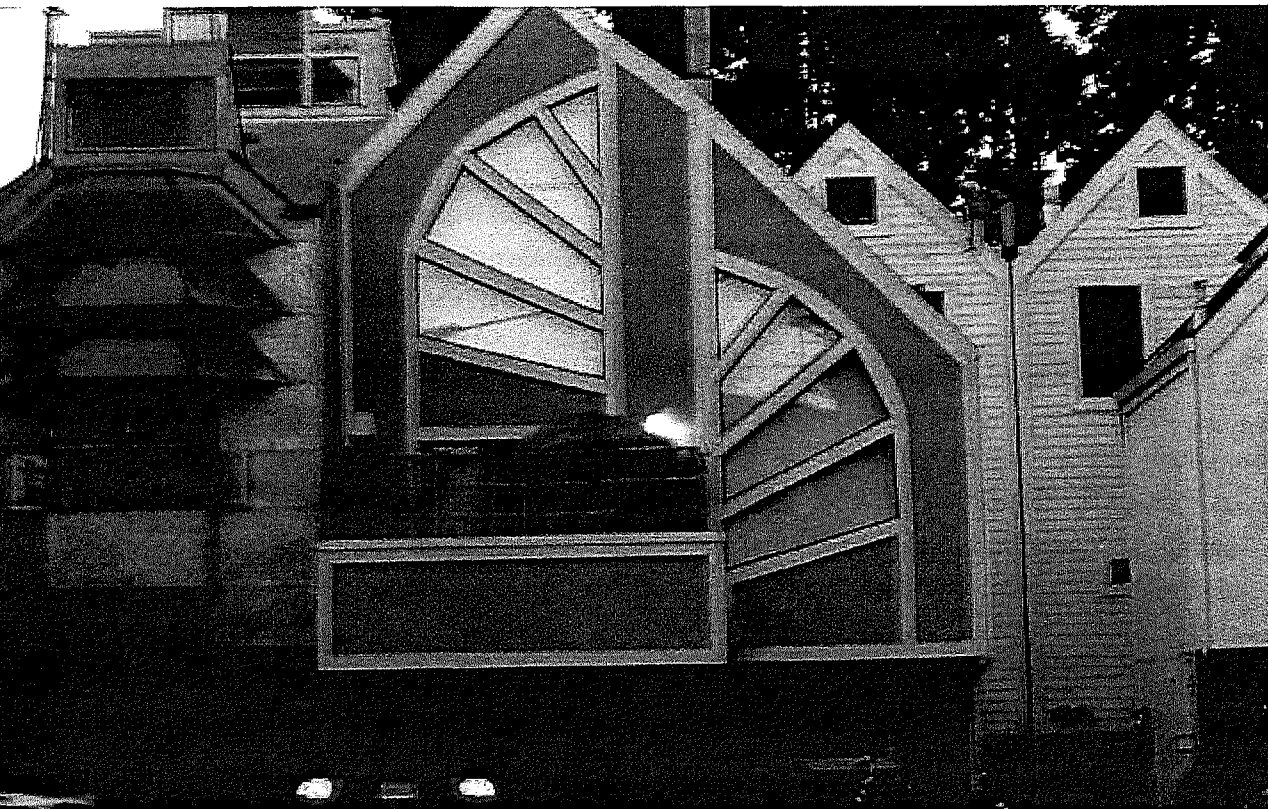
Housing element law requires the COG, or ABAG, to develop a Regional Housing Need Plan (RHNP). The plan describes the region's allocation method and the actual allocation of housing need to the cities and counties within the region. This document serves as the Bay Area's Regional Housing Need Plan.

According to state law, the regional housing needs plan is to promote the following objectives:

1. Increase the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner;

2. Facilitate infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns; and  
3. Improve intra-regional relationship between jobs and housing.





*The State Housing Department is required to allocate the region's share of the statewide housing need to Councils of Governments (COG).*

*The housing need is based on Department of Finance population projections and regional population forecasts used in preparing regional transportation plans.*

*In the San Francisco Bay Area, the Association of Bay Area Governments is the region's COG.*

Housing element law also requires the Department of Housing and Community Development to review local housing elements for compliance with State law and to report its written findings to the local government.

### **Housing Law Amendment**

Periodically, state housing law is amended. One amendment, AB 2634 (Lieber, 2006), requires cities to plan for extremely low-income populations. While it doesn't require HCD or the COGs to include extremely-low in the allocation of Regional Need, the legislation mandates that local governments calculate the subset of the very-low income regional need that constitutes the communities need for extremely-low income housing. Local governments can either identify their own methodology for calculating the need or presume that the need is 50 percent of the total very-low income need.

Another amendment, Senate Bill 2 (Cedillo, 2006), requires local jurisdictions to strengthen provisions for addressing the housing needs of the homeless. This includes the identification of a zone, or zones, where emergency shelters are allowed as a permitted use without a conditional use permit.

For more amendments, see [www.hcd.ca.gov/hpd/housing\\_element/index.html](http://www.hcd.ca.gov/hpd/housing_element/index.html).



# Bay Area RHNA Schedule

On September 29, 2006, the State Department of Housing and Community Development (HCD) granted ABAG an approval for a two-year extension for completing the Regional Housing Needs Allocation process and plan. The following RHNA milestones reflect that two-year extension:

## **November 16, 2006**

ABAG Executive Board adopts Draft Allocation Methodology  
Start 60-day public comment period

## **January 18, 2007**

ABAG Executive Board adopts Final Methodology

## **March 1, 2007**

HCD determines San Francisco Bay Area Regional Housing Need

## **July 31, 2007**

ABAG releases Draft Regional Housing Needs Allocation Plan

## **June 30, 2008**

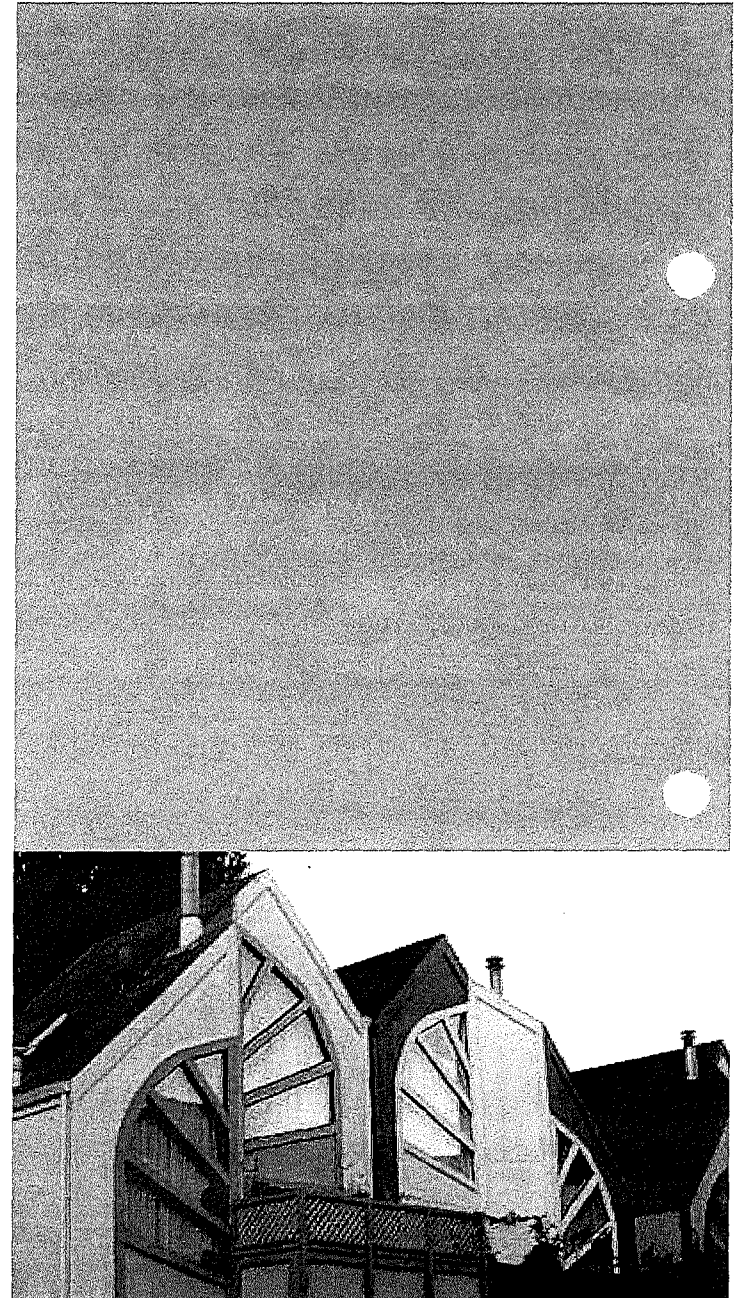
ABAG releases Proposed Final Regional Allocation Plan

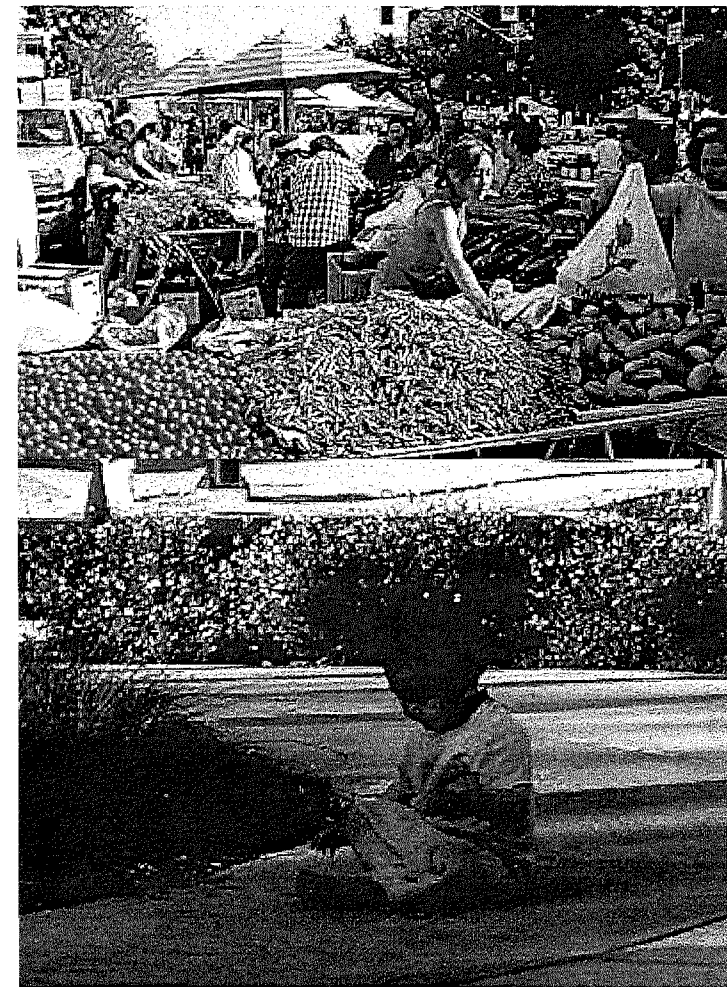
## **August 29, 2008**

HCD reviews Proposed Final Regional Housing Allocation Plan

## **June 30, 2009**

Local Governments complete Housing Element Revisions





Brad Perks

*The regional housing need is determined by estimating the existing and projected need for housing. Both are determined through estimates of existing and projected household growth. Household growth is dependent on total net births, migration and household formation rates - how many new households are formed each year, e.g., young adults move out of their parent's home into homes of their own.*

*Based on estimated household growth, the total regional housing need is 214,500 units, through the year 2014.*



# Determining the Regional Housing Need

The regional housing need is determined by estimating both the existing need and the projected need for housing. Existing need is the amount of housing needed to address existing overcrowding or low vacancy rates. Projected need relates to providing housing for the growing population. Using slightly different methods, both the State, through the State Department of Finance (DOF), and the region, via ABAG, estimate projected household growth. Since these numbers may differ, the State and the region work closely together to arrive at an agreed upon estimate of future population growth; therefore, housing need through 2014.

## Existing Need

Existing need is based on state estimates of total households in 2005, plus growth during 2006. A vacancy rate of 5 percent for renters and 1.8 percent for owners is applied to arrive at a vacancy goal (95,395). The total existing housing need of 1,984 units is derived from subtracting existing vacancies (93,411) from the vacancy goal. Both ABAG and DOF use this total to determine "existing housing need."

## Projected Need

Projected need is determined by the components of population growth: 1) births minus deaths, or natural increase; 2) migration; and 3) household formation rates. ABAG and DOF assumptions

regarding births, deaths and migration are fairly consistent. However, each agency uses different assumptions regarding household formation or headship rates. Under DOF assumptions, household growth for the region is higher than what is projected by ABAG.

To estimate the number of households, ABAG uses a ratio of housing units to total population. The state uses detailed headship rates to make their determination of household population. State legislation requires that headship rates be used to determine regional housing needs.

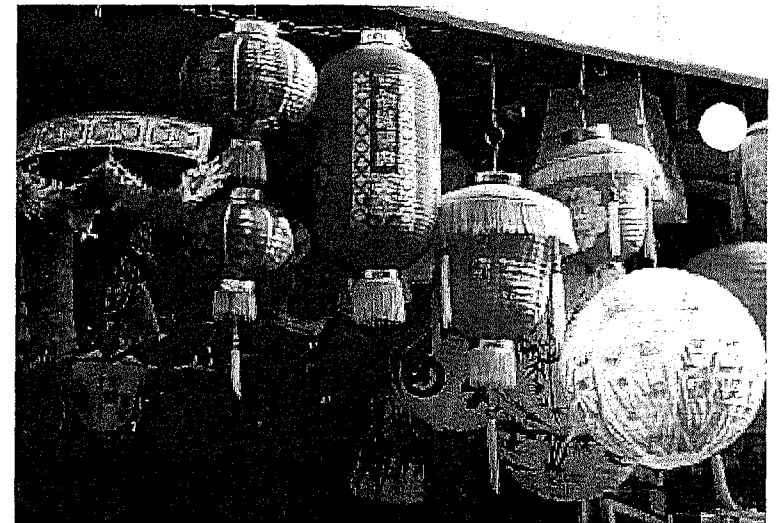
Based upon data supplied by DOF, headship rates have declined significantly, by age group, between the 1990 and the 2000 Census. DOF's calculation of headship rates from its 2004 forecast show continued, although more moderate declines. ABAG staff anticipates continued moderate declines in the headship rates to the end of the RHNA period in 2014.

Both state and regional agency staff agreed that Bay Area headship rates used to determine the region's housing need should correspond closely to anticipated headship rates during the RHNA period. Therefore,

state and regional agency staff agreed that a 2004 headship rate would be used to determine the region's housing need during the 2007-2014 period.

## Total Need

Applying the 2004 headship rates to regional population forecasts provided by the State means that the projected regional need for the Bay Area would be about 212,500 housing units. Once you add in existing need, the total housing need for the region is 214,500 housing units.<sup>15</sup>





Darrel Akers/Reprinted with permission of The Reporter in Vacaville

"ANY OBJECTIONS WHY THESE TWO SHOULDN'T BE JOINED TOGETHER?"

# Consistent Objectives & Policies

There are three primary statutory objectives of the regional housing needs allocation process: to increase housing supply, affordability, and housing types; to encourage efficient development and infill; and to promote jobs-housing balance. These objectives are consistent with the Bay Area's regional growth policies.

In 2002, Bay Area regional agencies, local governments, community groups, and residents considered a challenging question, "How can the Bay Area accommodate future growth in a way that increases housing availability and affordability, reduces traffic congestion, protects the environment and improves air quality?"

The answer they found was a set of regional policies for growth in the San Francisco Bay Area. Four regional agencies - the Association of Bay Area Governments, the Bay Area Air Quality Management District, the Metropolitan Transportation Commission and the Bay Conservation and Development Commission - adopted growth policies, as listed at right.

The region's land use projections and programs that provide financial incentives would be used to realize these policies.

## State Objectives

*Increase the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner, which shall result in each jurisdiction receiving an allocation of units for low and very low income households.*

*Promote infill development and socioeconomic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns.*

*Promote an improved intraregional relationship between jobs and housing.*

*Allocate a lower proportion of housing need to an income category when a jurisdiction already has a disproportionately high share of households in that income category, as compared to the countywide distribution of households in that category from the most recent US census.*

## Bay Area Policies

*Support existing communities*

*Create compact communities with a diversity of housing, jobs and services to meet the daily needs of residents*

*Increase housing choices*

*Improve housing affordability*

*Increase transportation efficiency and choices*

*Protect and steward natural habitat, open space, and agricultural lands*

*Improve social and economic equity*

*Promote economic and fiscal health*

*Conserve resources, promote sustainability, and improve environmental quality*

*Protect public health and safety.*

Since adopting these growth policies, in drafting *Projections*, regional agency staff assumes that local governments will adopt supporting land use plans and policies. The expectation is that local plans and policies will advance these policies by promoting the development of walkable communities, where more housing development may take place near existing jobs and transit, and at infill locations. Adoption of such policies would effectively implement the region's land use policy objectives.

The land use assumptions contained within *Projections* are also consistent with the State's RHNA objectives. As with the State's objectives, regional policies embedded in *Projections* call for an increase in the supply of housing, jobs-housing balance, protection of the environment, and a more efficient development pattern, i.e., infill development within existing communities and near jobs and transit.

Since the region's policy-based *Projections* serve as the basis for the RHNA allocation formula, the Bay Area's housing needs allocation is also consistent with the State's RHNA statutory objectives.



# Housing Need Allocation Method

The region's total housing need is allocated to Bay Area jurisdictions through an allocation method. The method contains two distinct components, mathematical equations and rules.

There are two mathematical equations in the allocation method. The first equation is used to allocate total units among jurisdictions. This equation consists of factors, each weighted to indicate relative importance. The second equation is used to divide each jurisdiction's total need, based on the first formula, into the four income categories, as defined by state law.<sup>16</sup>

The allocation method also contains a set of rules. These rules address how to allocate units by income, how to handle units in spheres of influence and voluntary transfers of units between jurisdictions and subregions.<sup>17</sup>

This chapter covers the first mathematical equation, the primary one used to allocate units to jurisdictions. The next several chapters cover the income allocation formula and the allocation rules.

## Math Equation Factors

RHNA law delineates the specific factors that must be considered for inclusion in the mathematical equation component of the housing needs allocation method.

These factors are:

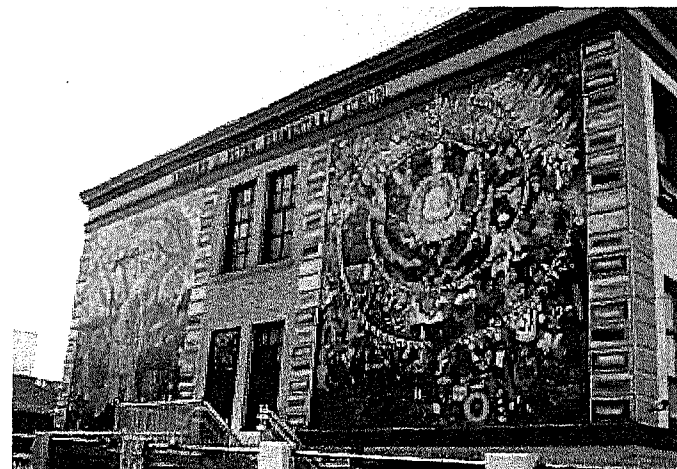
1. Water and sewer capacity
2. Land suitable for urban development or conversion to residential use
3. Protected open space - lands protected by state and federal government
4. County policies to protect prime agricultural land
5. Distribution of household growth
6. Market demand for housing
7. City-centered growth policies
8. Loss of affordable units contained in assisted housing
9. High housing cost burdens
10. Housing needs of farm workers
11. Impact of universities and colleges on housing needs in a community.

In devising the formula for allocating units to jurisdictions, staff and members of the Housing Methodology Committee (HMC) had to consider how each of these statutory factors could be incorporated into the mathematical equation component of the allocation method.

Staff and HMC members, as required by law, sought input on the factors and how they could be

used from every jurisdiction in the Bay Area. On September 15, 2006, ABAG staff surveyed all Bay Area planning directors. Forty-two local jurisdictions responded to the survey. They offered input on individual factors and had ideas for additional factors that could be considered. (A detailed summary of survey responses is available at <http://www.abag.ca.gov/planning/housingneeds>.)

A second survey was conducted in December 2006. This survey was in response to a new state law (passed in Spring of 2006) requiring that the impacts of either California State Universities or University of California campuses be considered in the housing need allocation method. As a new factor, ABAG staff was required to survey local governments about their student populations.



*As the region's Council of Governments, ABAG is responsible for allocating the state-determined regional housing need to all jurisdictions in the Bay Area. To assist in this effort, a Housing Methodology Committee was established in May of 2006. Their charge was to assist staff in developing a recommended method for distributing the regional housing needs to each Bay Area jurisdiction. The committee was made up of ABAG Board members, local elected officials, city and county staff, and stakeholder representatives from each county in the region.*

*Committee members demonstrated tremendous dedication in the work they undertook. Their great effort resulted in recommendations that were consistent with state and regional policy objectives.*

*Thank you.*

Barbara Kondylis, Solano County Supervisor, District 1, ABAG Executive Board

Scott Haggerty, Alameda County Supervisor, District 1, ABAG Executive Board

Jeffrey Levin, Housing Department, City of Oakland

Jennifer Hosterman, Mayor, City of Pleasanton

Dan Marks, Director of Planning & Development, City of Berkeley

Julie Pierce, Council Member, City of Clayton

Phillip Woods, Principal Planner, City of Concord

Gwen Regalia, Council Member, City of Walnut Creek, ABAG Executive Board

Linda Jackson, Principal Planner, City of San Rafael

Paul Kermoyan, Community Development Director, City of Sausalito

Stacy Lauman, Assistant Planner, County of Marin

Jean Hasser, Senior Planner, City of Napa

Diane Dillon, Supervisor, County of Napa

Howard Siegel, Community Partnership Manager, County of Napa

Amit Ghosh, Assistant Planning Director, City of San Francisco

Doug Shoemaker, Mayor's Office of Housing, City of San Francisco

Duane Bay, Housing Director, San Mateo County

Andrea Ouse, City Planner, Town of Colma

Mark Duino, Planner, San Mateo County

Laurel Prevetti, Deputy Director, Planning, Building and Code Enforcement, City of San Jose

Regina Brisco, Housing Planner, City of Gilroy

Steve Plasecki, Planning Director, City of Cupertino

Matt Walsh, Principal Planner, Solano County

Chuck Dimmick, Vacaville Councilmember, Solano City/County Coordinator

Eve Somjen, Assistant Director, City of Fairfield

Mike Moore, Community Development Director, City of Petaluma

Jake MacKenzie, Council Member, City of Rohnert Park

Jennifer Barrett, Deputy Director - Planning, County of Sonoma

Geeta Rao, Policy Director, Nonprofit Housing of Northern California

Kate O'Hara, Regional Issues Organizer, Greenbelt Alliance

Margaret Gordon, Community Liaison, West Oakland Indicators Project

Andrew Michael, Vice President, Bay Area Council

Paul B. Campos, Vice President, Government Affairs & General Counsel, Home Builders Association



Staff and most housing methodology committee members agreed that by using household population statistics in the methodology, the appropriate student populations were considered. Household population estimates are inclusive of the entire household population and would therefore account for all people living in homes - including students.

Only the "group quarters" population - those living in college dormitories - are not included in household population counts. Group quarters population is taken into account in the "total population" estimates. Therefore, the allocation methodology does not propose a specific factor to represent the impact of student populations.

The final allocation method adopted by ABAG's Executive Board includes factors related to housing, employment and public transit.<sup>18</sup>

Each factor is given priority relative to the others through "weighting" in the formula. For example, if one of the factors, e.g., household growth, is determined to be more important than another factor, e.g., transit, the methodology would give household growth a higher weight than transit. If two or more factors are determined to be of equal priority, they would be equally weighted. State law also allows for "zero weighting" of a required factor,

if an appropriate rationale for the zero weight can be offered by the Council of Governments.

For the Bay Area's allocation formula, the selected factors and their respective weights are:

- Household growth (45%)
- Existing employment (22.5%)
- Employment growth (22.5%)
- Household growth near existing transit (5%)
- Employment growth near existing transit (5%)

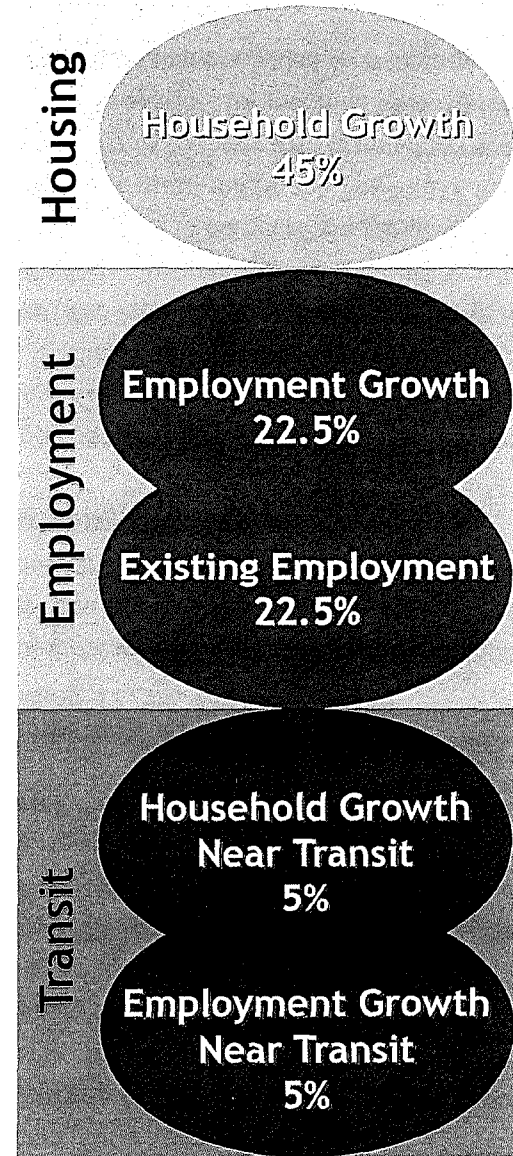
Household growth, existing employment and employment growth are each forecasted in the region's job, household and employment forecast, *Projections 2007*.

By applying these factors and weights in the allocation formula, housing would be allocated to jurisdictions in a manner consistent with state RHNA objectives, statutory requirements, local land use and regional policies. Jurisdictions would then be required to plan for their allocated number of housing units within the housing elements of their general plans.

Specifically, the selected factors result in:

- Housing units directed to areas where local governments are planning housing growth;
- Housing and job growth being planned together and existing jobs-housing imbalances being addressed;

## Weighted Factors of RHNA Method



The methodology factors use data from *Projections 2007*.

- Housing development directed to communities with transit infrastructure; and
- Fewer housing units directed to outlying areas; thereby reducing development pressures on open space and agricultural lands.

### Household Growth, 45 Percent

Use of this weighted factor directs each local jurisdiction to plan for housing according to its share of regionally projected household growth.

The use of household growth as a factor represents consistency with local, regional, and state policies. Household growth is used as a factor, as opposed to existing units or total units, to ensure that additional housing is not planned where there are existing concentrations of homes in the region, but rather where growth is being planned. Those areas that are planning for household growth, according to local and regional land use policies, would receive a higher allocation than those areas not planning for growth.

ABAG's projections of household growth is based on local land use policies and plans; demographic and economic trends (such as migration, birth and death rates, housing prices, and travel costs) and regional growth policies.

The location of estimated household growth within the region is most influenced by local land use

plans and policies, including planned and protected agricultural lands, open space and parks, city-centered growth policies, urban growth boundaries, and any physical or geological constraints.

Regional policies incorporated into *Projections* are assumed to begin influencing growth by 2010, and therefore have some effect on regional housing growth estimates in the 2007-2014 RHNA period. These policies assume that there will be increased housing growth in existing urbanized areas, near transit stations and along major public transportation corridors.

More growth in existing urbanized communities translates into less development pressure on the region's environmental and agricultural resources. Growth in urban areas may facilitate development efficiencies and more infill development at higher densities. Such development may support increased transportation choices, e.g., walking and public transit, especially if development is planned near transit, services and existing jobs.

These land use assumptions and their potential beneficial impacts are consistent with state housing policies to promote infill development, environmental and agricultural protection and efficient development patterns.

The household estimates in *Projections* account for all people who live in housing units, including students. Thus, students that occupy part of a local jurisdiction's housing stock are counted as such. Students are also counted as a source of future household formations. The portion of the student population that occupies "group quarters," such as college dormitories, are not included in household population counts. This is consistent with state policy regarding RHNA that excludes "group quarters" from being counted as housing units.

### Employment, 45 Percent (Existing 22.5%, Growth 22.5%)

Use of these weighted factors directs each local jurisdiction to plan for housing to accommodate existing employment (2007) and regionally projected employment growth (2007-2014).

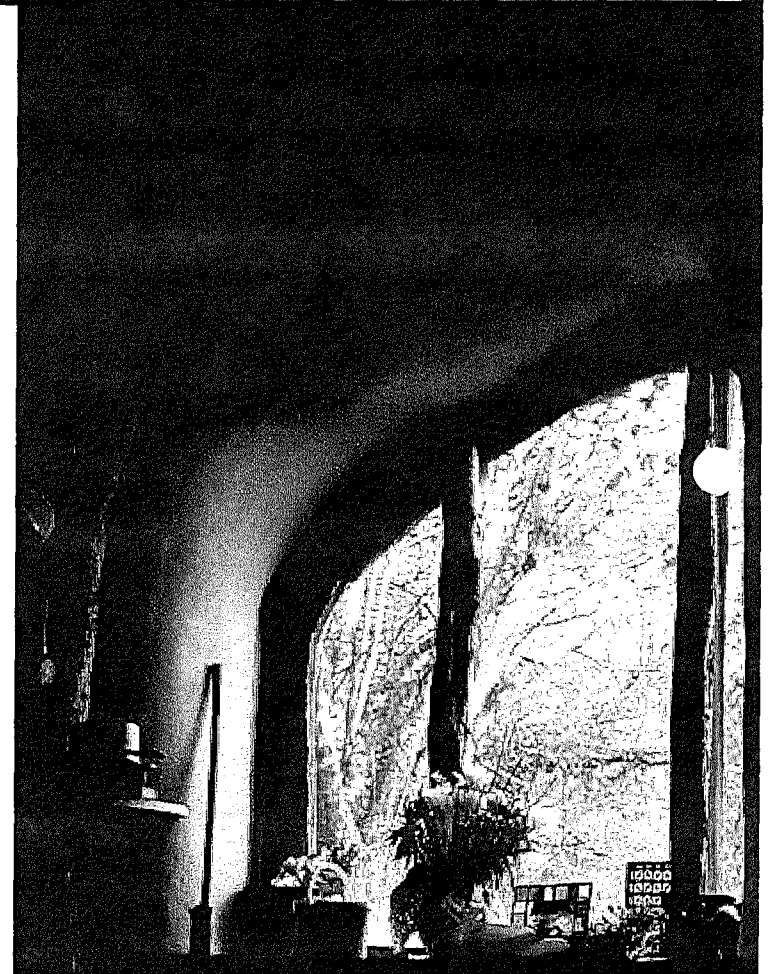
Using employment (existing and growth) in the RHNA allocation method creates consistency with local policies, plans and local capacity for job growth. The inclusion of employment growth as a RHNA factor ensures that the regional housing need is allocated to places where job growth is anticipated to occur during the 2007-2014 RHNA period. Cities or counties with planned job growth would be responsible for planning housing for the additional jobs that are added to their communities.



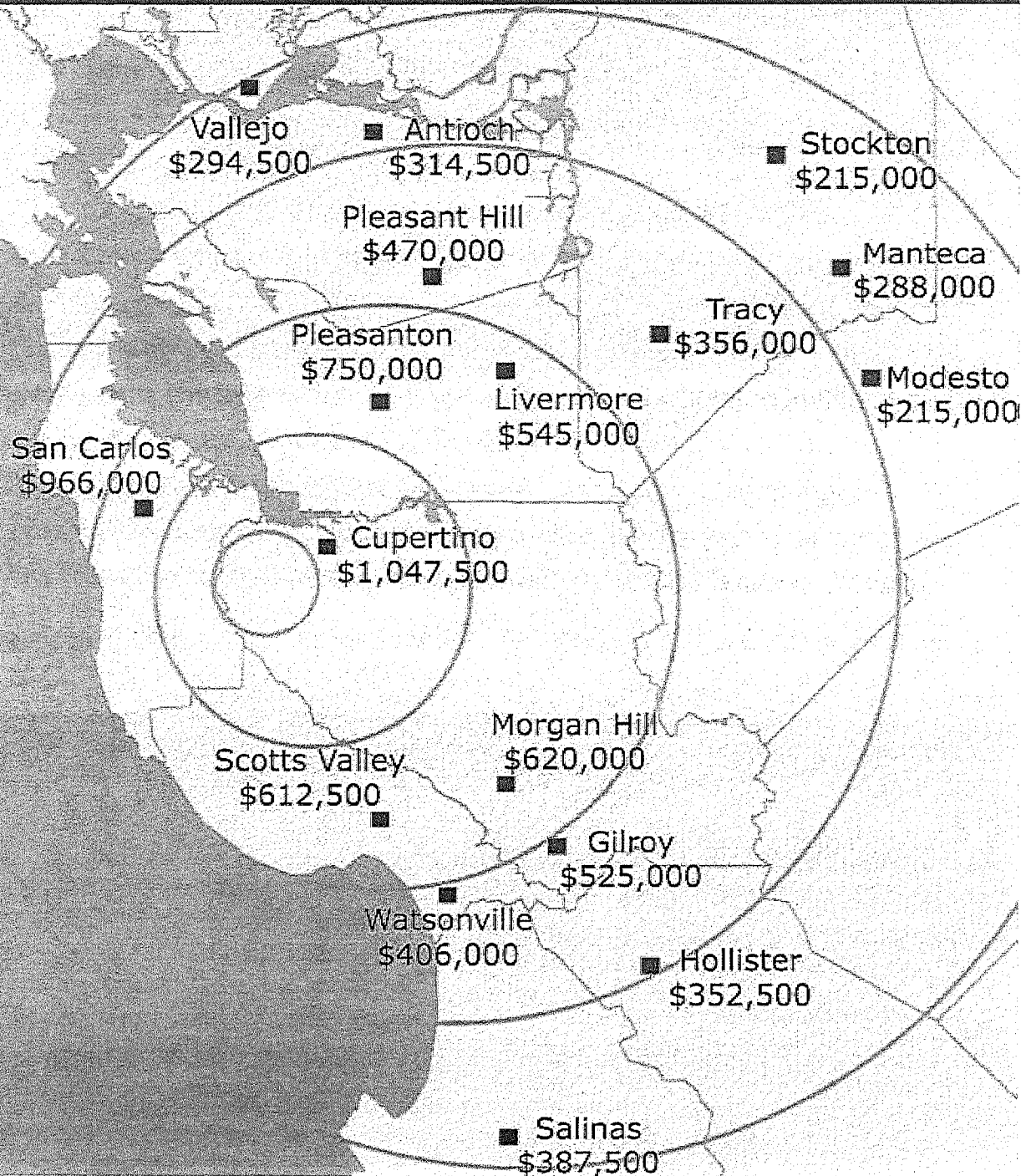
photos by Simon Dale

*An innovative, sustainable approach to housing development, this home was built by Simon Dale and his family in Wales. They dug into the hillside for low visual impact and shelter. Stone and mud from the diggings were used for retaining walls and foundations. The frame is made of oak thinnings (spare wood) from surrounding woodland. Skylights let in natural light and solar panels are used for lighting, music and computer use. Water is collected by gravity from nearby spring. There is a compost toilet and roof water collects in a pond for the garden.*

*See [www.simondale.net/house/index.htm](http://www.simondale.net/house/index.htm)*



# Drive 'til You Quality!



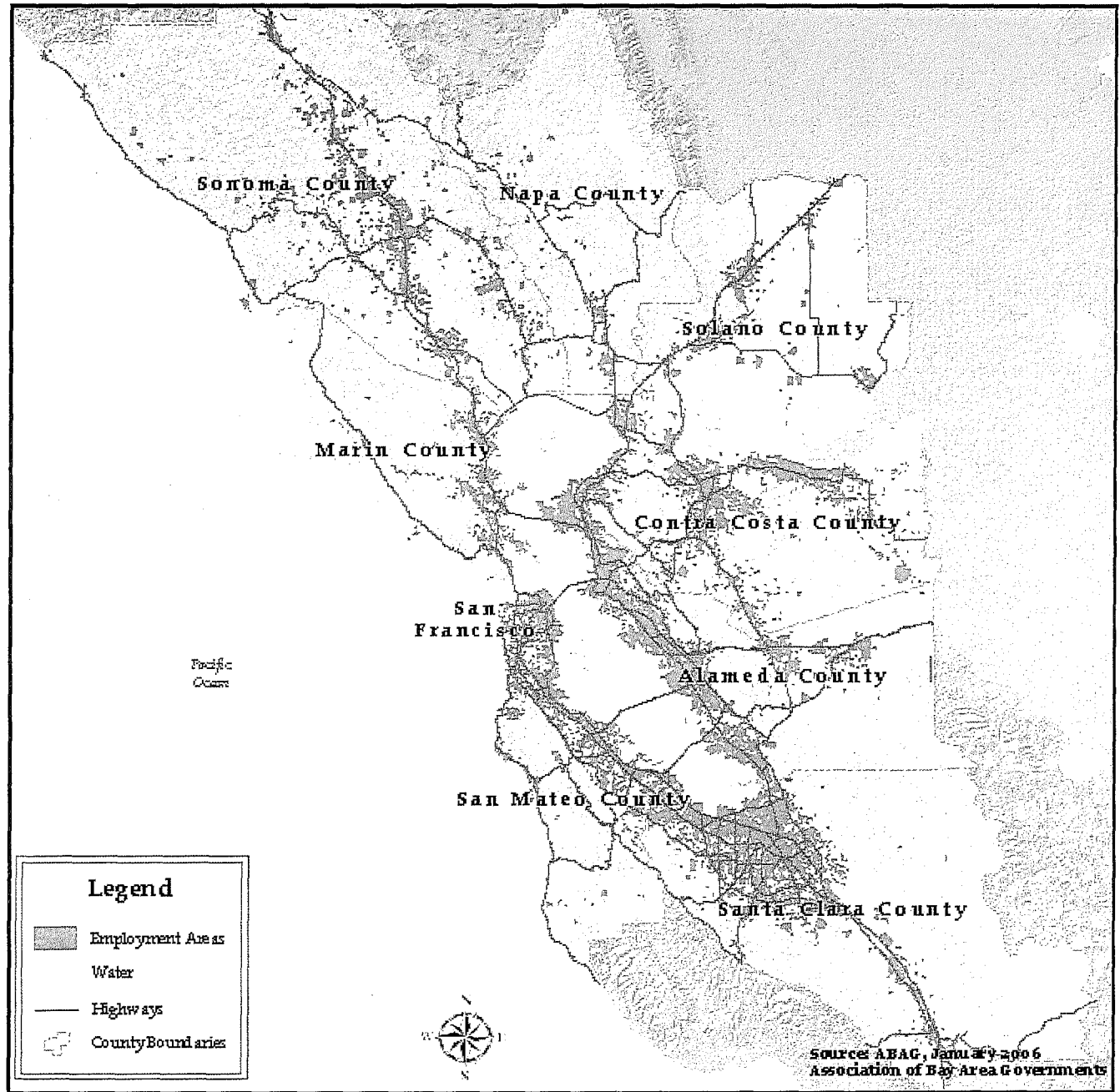
Use of employment as a factor also ensures that jurisdictions with both existing jobs and planned job growth plan for housing needed by people anticipated to work at those jobs. Housing near jobs would also reduce vehicle miles traveled. People could travel less distance to their jobs or take alternative travel modes, since most existing job centers are also transit rich. More housing in existing job centers may also encourage infill and efficient development patterns through higher densities in existing communities. Planning for housing near existing jobs also places less development pressure on outlying areas, especially in rural areas with agricultural lands and protected open space.

In the Bay Area, as in many metropolitan areas, cities with employment centers have historically planned for insufficient housing to match job growth. This lack of housing has escalated Bay Area housing costs. Unmet housing demand has also pushed housing production to the edges of our region and to outlying areas. San Joaquin, Stanislaus, and San Benito counties have produced much of the housing needed for Bay Area workers. People moving to these outlying areas has led to longer commutes on increasingly congested freeways, inefficient use of public transportation infrastructure and land. Negative impacts on health, equity, air quality, the environment and overall quality of life in the Bay Area also result.

The HMC considered the degree to which employment would be considered in the RHNA method. They considered three options: employment growth, existing jobs and total jobs (existing jobs and job growth) for the 2007-2014 RHNA period.

Using employment growth as a factor could assure that jurisdictions that are planning for employment growth also plan for commensurate housing. However, this alone would be ineffective in addressing historic regional jobs-housing imbalances, and therefore it is the least aggressive option. Existing jobs as an allocation factor would give relatively higher allocations to existing job centers and would therefore be the most aggressive toward historic jobs-housing imbalances. However, existing jobs does not take into account future job growth. Total jobs as a factor would give relatively higher allocations to jurisdictions that are both currently job centers and those with anticipated job growth. Therefore, this is a moderately aggressive approach, relative to the other two.

The final allocation method uses a combination of the least and most aggressive options. The method separately weights employment growth and existing employment, addressing historic jobs-housing imbalances, while also attempting to avert future imbalances. Although it is an aggressive



approach, it is more balanced than the use of total jobs as a factor. A total jobs factor would primarily direct growth to existing job centers, especially if it received the entire 45 percent weight for employment, as opposed to the 22.5 percent weight.

### Existing Employment, 22.5 Percent

The location and amount of existing jobs in the region is determined through existing regional and local job data and regional and local economic trends. Trends include attractiveness of commercial/industrial locations. Labor force costs, housing prices, travel costs, access to potential employees, markets and presence of similar businesses - to take advantage of agglomeration economies - all make an area attractive for jobs.

The inclusion of existing employment as a factor in the allocation method ensures that regional housing need is allocated in a manner consistent with regional policies and state objectives, namely jobs-housing balance, infill development and increase in travel efficiencies and choices.

### Employment Growth, 22.5 Percent

The forecast of the location and amount of employment growth in the Bay Area is based on local land use plans and policies, economic trends and regional policies. The estimate of

employment growth also considers all local land protection policies and physical constraints.

The employment-related factors identified by both state law and the HMC for inclusion in the allocation method are also incorporated into the region's estimate of employment growth. These factors include: existing jobs centers, home-based businesses, employed residents, housing prices, household income and employment at private universities and campuses of the California State University or the University of California.

In addition, regional policies in ABAG's *Projections* ensures that employment growth as a RHNA factor creates consistency with both state and regional policies regarding growth, infill development and efficient use of land. Regional policies in *Projections* assume that relatively more job growth will occur in existing urbanized communities and near transit, while less growth is projected in outlying communities with no transit infrastructure, including those with agricultural areas and open space. In addition, regional assumptions would



promote greater use of public transportation through increased job development near transit.

### **Household Growth, Transit: 5 Percent Employment Growth, Transit: 5 Percent**

Use of household and job growth near transit as weighted factors directs each local jurisdiction to plan for housing if they have an existing transit station and are planning for household or job growth near that station.

As a factor, "household growth near transit" allocates five percent of the regional housing need to jurisdictions based on their forecasted household growth near existing transit stations. The factor "employment growth near transit" allocates five percent of the region's housing need to jurisdictions based on their forecasted employment growth near existing transit stations.

For the purposes of the allocation method, transit is defined as areas with existing fixed alignment public transit. Transit services included are: Altamont Commuter Express (ACE), Bay Area Rapid Transit (BART), Caltrain, San Francisco MUNI light rail, the Capital Corridor, Santa Clara Valley Transportation Authority (VTA) light rail and ferries.

Growth near transit is defined as household or employment growth within one-half mile of an

existing transit station, but eliminating any overlap between stations located within one mile of each other.

Placing a transit factor directly into the methodology gives extra weight to this state and regional objective. This is because a transit-based policy is already incorporated into ABAG's policy-based *Projections*. Current regional policy places incrementally more growth along major transportation corridors and at transit stations. Therefore, a housing need allocation that uses regional housing growth and employment as factors would indirectly include "transit" as a policy issue in the allocation formula.

Using transit as a factor in the methodology would give transit a greater degree of policy weight. The effect is that jurisdictions with existing transit stations would receive a relatively higher proportion of the housing needs allocation than jurisdictions without transit stations.

Transit is used as a direct factor, in part, due to the expectation that impacts of the

policy assumptions in *Projections* will not begin to take effect until 2010. Directing growth to areas with public transit in the allocation methodology ensures that this regional policy truly influences development patterns during the RHNA period.

A transit factor in the formula also addresses the state objectives and regional goals of encouraging the use of transit and the efficient use of transportation infrastructure. Housing near transit also promotes infill development, since transit stations are primarily in urbanized areas within the region.





**The Allocation Formula**

Household growth, employment growth, employment and transit factors\* are weighted together to create an allocation formula. Each factor describes a jurisdiction's "share" of a regional total. For example, if the region expects to grow by 100 households, and a city in the region is to grow by 10 households over the same period, then that city's "share" of the region's growth is 10 percent.

A jurisdiction's share of the regional housing need is assigned according to its percentage share of regional household growth, employment growth, existing employment, and household and employment growth near transit.

**Jurisd  
Housing Ne**



25

Employment Growth near Transit x .05

Household Growth near Transit x .05

# tion's Allocation

*\* Growth is for the time period covering the RHNA planning period, 2007 - 2014. The transit factors refer to growth that occurs within a 1/2 mile of existing fixed transit stations in the jurisdiction.*

# A House.

Clara Fassinger, age 8

*The income allocation method gives jurisdictions that have a relatively higher proportion of households in a certain income category a smaller allocation of housing units in that same category. Conversely, jurisdictions that have a lower proportion of households in an income category would receive a larger allocation of housing units in that same category.*

*Under this formula, the income distribution within each jurisdiction moves closer into alignment with the region-wide distribution of household income. By taking a*

*jurisdiction's existing income distribution into account, we may avoid exacerbating existing concentrations of poverty within the region.*

*The multiplier acts as the key determinant in the distribution of affordable housing, and therefore household income around the region. The higher the multiplier, the more aggressive the redistribution. The Bay Area*



# Income Allocation Method

Two primary objectives of the state's regional housing needs process are to increase the supply of housing and to ensure that local governments consider the housing needs of persons at all income levels.

The income allocation portion of the Regional Housing Needs Allocation method is designed to ensure that each jurisdiction in the Bay Area plans for housing for people of every income.

The method is based on the region-wide distribution of household income. It also considers existing concentrations of poverty within the region.

The percent of households within the Bay Area that fall within each of the state-defined income categories are:

**Very-Low, 23 Percent**

Up to 50 percent of Median Income

**16 Percent, Low**

Between 50 and 80 percent of Median Income

**19 Percent, Moderate**

Between 80 and 120 percent of Median Income

**42 Percent, Above-Moderate**

Above 120 percent of Median Income

Once a jurisdiction's total need is calculated, using the formula listed in the last chapter, those total units are then divided using an income allocation method, based on region-wide income distributions. To address concentrations of poverty, each jurisdiction is given 175 percent of the difference between their 2000 household income distribution and the 2000 region-wide household income distribution.

## Income Allocation Formula

The first step in calculating the income distribution of a jurisdiction's housing need allocation is to determine the difference between the regional proportion of households in an income category and the jurisdiction's proportion for that same category. Once determined, this difference is then multiplied by 175 percent. The result becomes that jurisdiction's "adjustment factor."

The jurisdiction's adjustment factor is added to the jurisdiction's initial proportion of households in each income category. The result is the total share

of the jurisdiction's housing unit allocation for each income category.

Using Oakland as an example: the city's percent of household in the very low income category is 36 percent. The regional percentage in this category is 23 percent of households. The difference between 23 and 36 is -13. This is multiplied by 175 percent (the adjustment factor) for a result of -22.75. This number is then added to Oakland's original distribution of 36 percent, for a total share of about 13 percent.

A similar calculation for Piedmont, which has a relatively low proportion of households in the "very-low" income category, results in their adjustment factor amounting to 24. That amount is added to their proportion of households in the "very-low" income category. When added together, Piedmont's total percent of housing units in that category then becomes 33 percent. Therefore, 33 percent of their allocation must be affordable to families with very-low income.

| City     | Jurisdiction Proportion | Regional Proportion | Difference | Multiplier | Adjustment Factor | Total Share |
|----------|-------------------------|---------------------|------------|------------|-------------------|-------------|
| Oakland  | 36                      | 23                  | -13        | 175%       | -23               | 13          |
| Piedmont | 9                       | 23                  | 14         | 175%       | 24                | 33          |

There was an Old Woman Who Lived in a Shoe...  
in Oakland, Lake Merritt, Children's Fairyland.



*The Sphere of Influence rule for the Bay Area's RHNA method states that each city with land-use permitting authority over its SOI should plan for all the housing needs to accommodate future housing growth, existing employment and employment growth within its sphere of influence.*

# Spheres of Influence

Every city in the Bay Area has a "sphere of influence" or SOI. The SOI boundary is designated by the county's Local Area Formation Commission (LAFCO). The LAFCO influences how government responsibilities are divided among jurisdictions and service districts within a county.

A city's SOI can be either contiguous with or go beyond the city's boundary. A city is responsible for planning for all areas within its SOI. The SOI is considered the probable future city boundary.

Spheres of Influence must be considered in the regional housing needs allocation process via a "rule" in the Regional Housing Needs Allocation method, if there is projected growth within a city's SOI. Most SOI areas within the Bay Area are anticipated to experience growth.

The primary SOI rule for the RHNA method is that each local jurisdiction with land-use permitting authority over its SOI should plan for all the housing needed to accommodate housing growth, existing employment and employment growth within their SOI.

A 100 percent allocation of the housing need to the jurisdiction that has land use control over the area would ensure that the jurisdiction that plans

for accommodating the housing units also receives credit for any units built during the RHNA period.

There are variations in the Bay Area in terms of whether a city or county has jurisdiction over land use and development within unincorporated SOIs. In response to these variations, the following SOI rules apply:

1. In Napa, Santa Clara, Solano, and Sonoma Counties, the allocation of housing need generated by the unincorporated SOI will be assigned to the cities.
2. In Alameda and Contra Costa Counties, the allocation of housing need generated by the unincorporated SOI will be assigned to the county.
3. In Marin County, 75 percent of the allocation of housing need generated by the unincorporated SOI will be assigned to the city; the remaining 25 percent will be assigned to the county.

These rules reflect the general approaches to SOIs in each county. Adjustments may be needed to better reflect local conditions. To allow flexibility, the methodology includes the following criteria:

1. Adjustments to SOI allocations shall be consistent with any pre-existing written agreement between the city and county that allocates such units, or
2. In the absence of a written agreement, the requested adjustment would allocate the units to the jurisdiction that has permitting authority over future development in the SOI.

Two requests for SOI allocation adjustments arose during the RHNA revision period. These requests were between the County of Santa Clara and the cities of Palo Alto and Mountain View. The final RHNA numbers, in Appendix A, reflect adjustments made to each city and to Santa Clara County.





*When transferring units, jurisdictions are required to retain some very-low and low income units. Jurisdictions also must maintain the same income distribution as initially allocated when transferring units. Both of these requirements ensure that all jurisdictions in the region provide for their “fair share” of affordable housing. Through a transfer, a city or county may not abdicate its responsibility to provide affordable units.*

The Houseboats. Sausalito, CA. Photos by Cynthia Warren



# Transfer of Units

After the initial allocation, each local jurisdiction may request that it be allowed to transfer units with one or more willing partners. The transfer must take place in a way that maintains the total need allocation amongst all transfer parties, maintains income distribution of both retained and transferred units, and includes a package of incentives to facilitate production of housing units.

The transfer rule allows for the transfer of housing need between willing jurisdictions in conjunction with financial and non-financial resources.

It maintains the integrity of the state's RHNA objectives by preventing any jurisdiction from abdicating its responsibility to plan for housing across all income categories.

Request for transfer of RHNA allocations between jurisdictions must adhere to the following provisions:

1. Have at least two willing partners and the total number of units within the group requesting the transfer cannot be reduced.
2. Include units at all income levels in the same proportion as initially allocated.

3. All members of the transfer group must retain some allocation of very low and low income units.

4. The proposed transfer must include a specifically defined package of incentives and/or resources that will enable the jurisdiction(s) receiving an increased allocation to provide more housing choices than would otherwise occur absent the transfer and the accompanying incentives or resources.

5. If the transfer results in a greater concentration of very low or low income units in the receiving jurisdiction, the effect must be offset by findings by the members of the transfer group that address the RHNA objectives.

For example, the findings might include: (a) there is such an urgent need for more housing choices in those income categories that the opportunity to effect more housing choices in these categories offsets the impacts of over-concentration; or (b) the package of incentives and/or resources are for mixed income projects; or (c) the package of incentives and/or resources are for "transitional" housing for very low or low income households

being relocated for rehabilitation of existing very low or low income units; or (d) the package of incentives and/or resources are for additional units that avoid displacement or "gentrification" of existing communities.

6. For the transfer of very low and low income units, there are restrictions that ensure the long-term affordability of the transferred units.

7. Transfers must comply with all other statutory constraints and be consistent with the RHNA objectives.



thia Warren

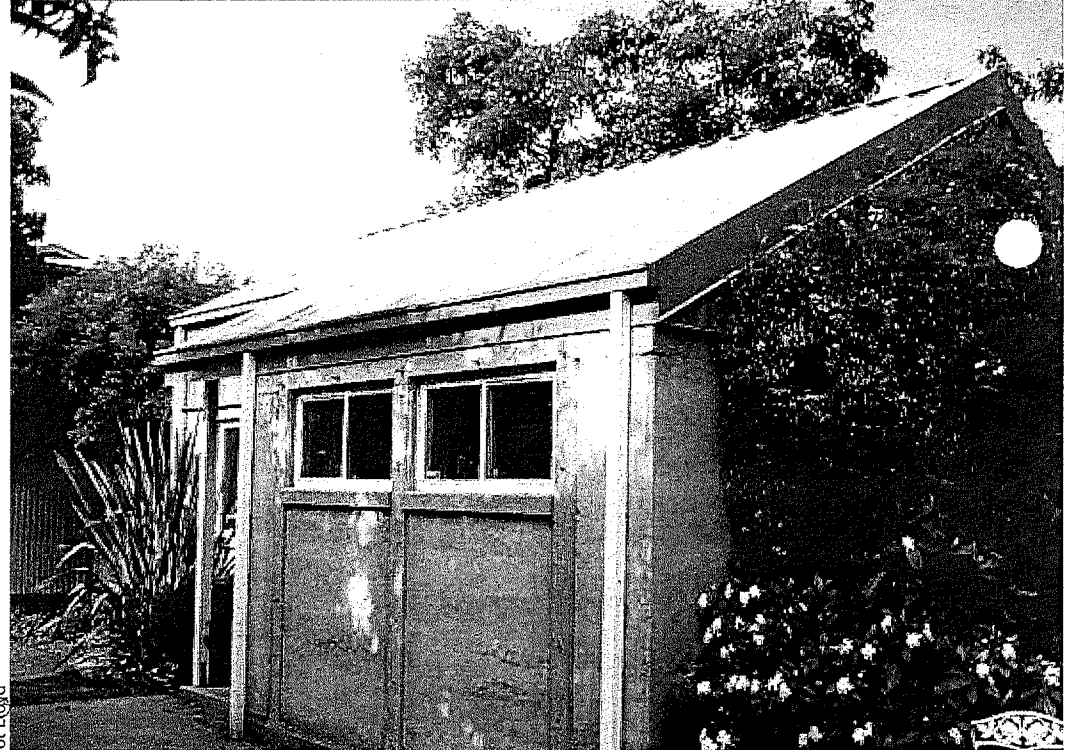
## Innovative, Sustainable Micro-Infill

*When in doubt about how your city may accommodate its new housing allocation, going small may be an option.*

*Bottom photo is of a "rammed earth" cottage, located in the backyard of a home in the Temescal District of Oakland. It is a mere 360 square feet.*

*Rather than use standard wood studs, owners brought in earth from Nunn's Canyon Quarry, located in Sonoma. The earth is made of quarry fine, technically a waste material. This building technique has been used around the world for centuries, but it's more typically associated with rural settings. Results are exposed 1-foot thick walls that never need painting and are immune to pests and rotting.*

*To learn more, see [www.sfgate.com/cgi-bin/article.cgi?file=/gate/archive/2005/05/06/carollloyd.DTL](http://www.sfgate.com/cgi-bin/article.cgi?file=/gate/archive/2005/05/06/carollloyd.DTL)*





# San Mateo Subregion

The County of San Mateo, in partnership with all twenty cities in the county, formed a subregion.

The formation of a subregion, for the purposes of conducting the RHNA, is allowed by state law.

The San Mateo subregion designated the City/County Association of Governments (C/CAG) as the entity responsible for coordinating and implementing the subregional RHNA process.

Upon the State's determination of the total regional need, as required by law, ABAG assigned a share of the regional need to the San Mateo subregion. According to the law, the subregion's share is to be "in a proportion consistent with the distribution of households" from 2007-2014 in *Projections 2007*. San Mateo's share of units was also assigned by income category. The income distribution was determined by the regional average distribution of income.

San Mateo County's household growth during the RHNA period, 2007-2014, is estimated at 12,184 households. Household growth in the region over the same period is estimated at 166,060. San Mateo County's regional share of household growth is 7.3 percent.

Applying this percent to the total regional housing need of 214,500 units gives San Mateo County a minimum subregional housing need assignment of 15,738 units, or 7.3 percent of the total regional need.

## Subregion Allocation Method

The San Mateo subregion was responsible for completing its own RHNA process. Their process paralleled, but was separate from, the Bay Area's RHNA process. San Mateo created its own methodology, issued draft allocations, and handled the revision and appeal processes. They also issued final allocations to members of the subregion.

Although the subregion worked independently of the regional RHNA process, ABAG is ultimately responsible for ensuring that all of the region's housing need is allocated. Thus, if the subregion were to fail at any point in its attempt to develop a final RHNA allocation for the subregion, ABAG would have had to complete the allocation process for the members of the subregion.

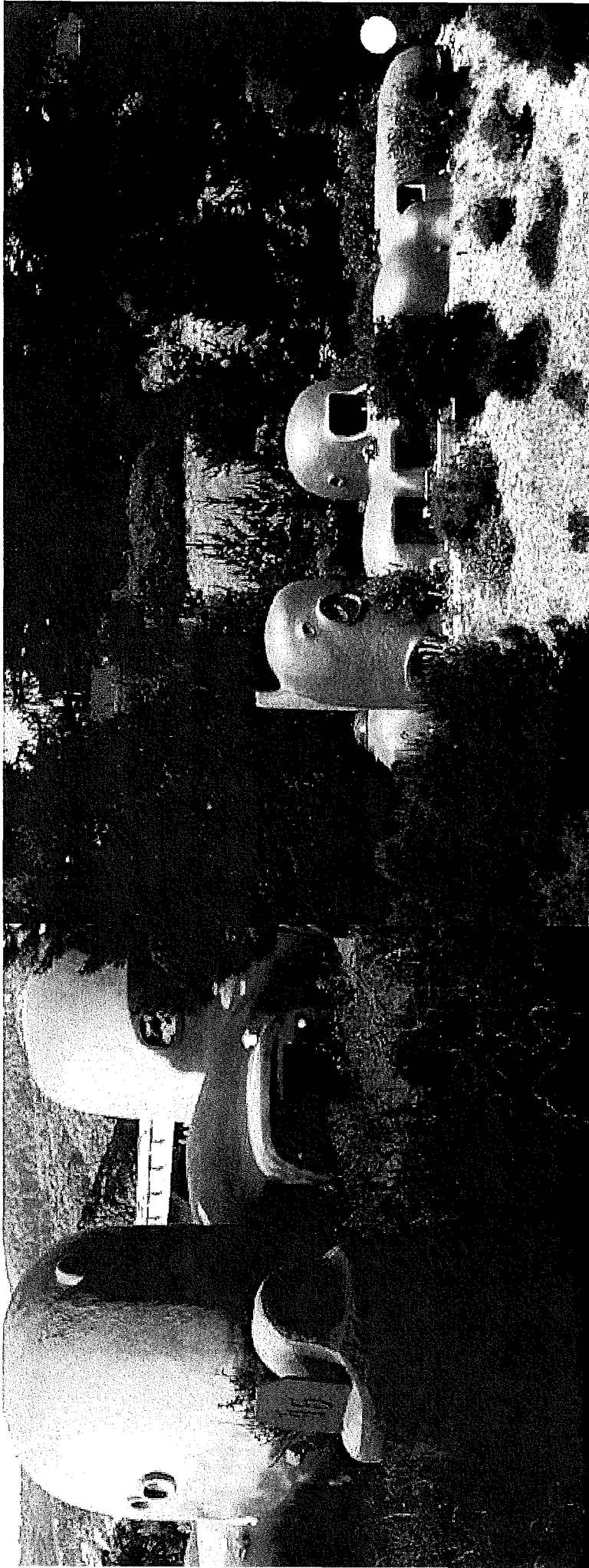
The San Mateo subregion housing allocation method mirrored ABAG's final method. The same factors and weights were used, as documented on page 23 of this report.

Once units were allocated, using the ABAG formula, several cities in San Mateo agreed to transfer units. Transferring cities were subjected to the same rules regarding transfers, as listed on page 37.

Final city-level allocations for the San Mateo Subregion are listed in Appendix A.

## San Mateo Subregion Allocation

|                |        |
|----------------|--------|
| Very Low       | 3,588  |
| Low            | 2,581  |
| Moderate       | 3,038  |
| Above-Moderate | 6,531  |
| Total          | 15,738 |



Upper right photo: Dmitri Krupnov

The Bay Area's own "Flinstone House" offers an innovative housing concept and provides Interstate 280 travelers with visual fun.

"Yaha-daba-doo!"

# Concluding RHNA

The Regional Housing Needs Plan, as fully described in this document, took over two years to develop. This plan's success is largely due to the commitment and hard work of the many individuals involved.

We arrived at the final methodology only after numerous committee and public meetings that took place throughout the region. Outside of committee or public meetings, we provided information to people over the telephone, through newsletters, emails and our web site.

This outreach generated many comments on our regional population, household and job forecast, *Projections 2007*. We also received feedback on numerous draft RHNA methodologies.

Even now, with our method complete and after all the housing needs numbers have been allocated, our outreach continues. There remains great interest in the RHNA process, how the allocation formula works and what is now required of local governments.

Once draft allocations for individual jurisdictions were produced, only 19 of the Bay Area's 109 jurisdictions asked for revisions to their numbers. Out of those requests, one was granted. Five of the 19 jurisdictions then appealed their allocations

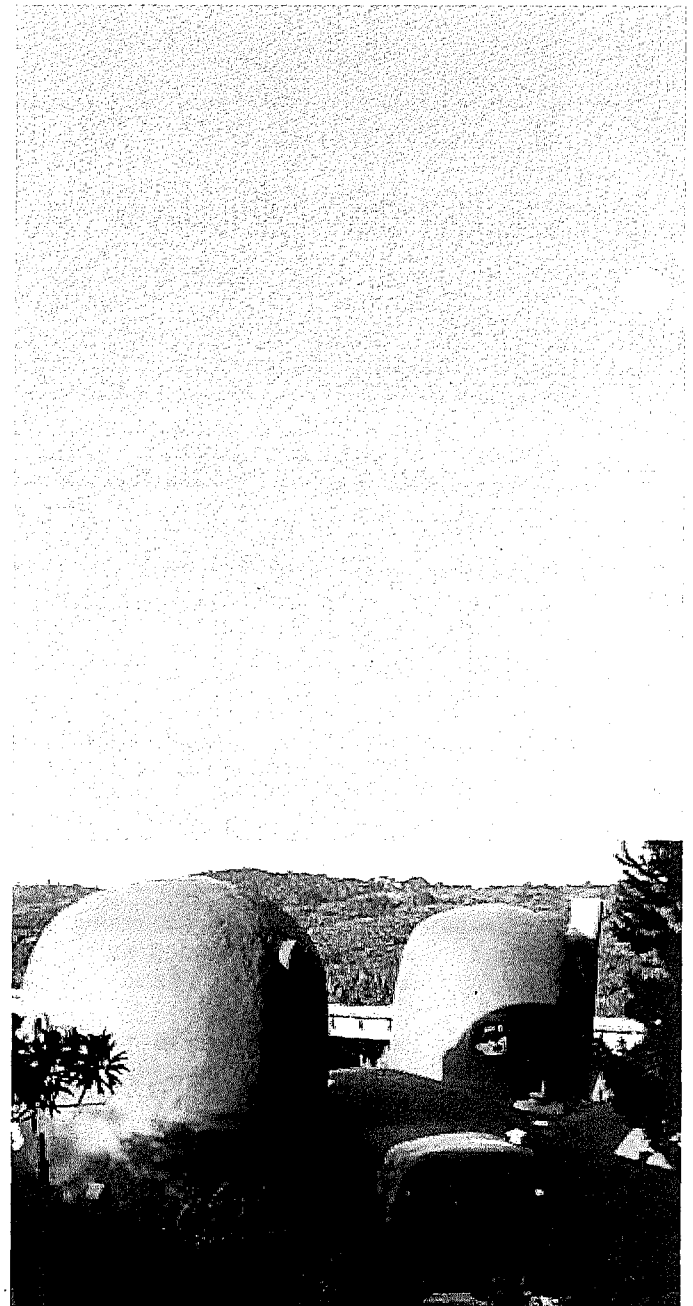
to an ABAG Executive Board RHNA Appeals Subcommittee. This sub-committee was made up of local elected officials.

Of the five appeals, one was granted. Another appeal was resolved through a trade made between jurisdictions. Limited appeals are evidence of a highly constructive RHNA process.

While RHNA may have its difficulties and be perceived as controversial in many jurisdictions, our process was widely recognized as fair, professional, cooperative and open. And in the end, many would agree that this 2007-2014 RHNA is progressive in addressing our region's significant housing, transportation and environmental issues.

We hope you have found this report useful in explaining all aspects of RHNA. If further information is needed, please visit our Bay Area RHNA web site at: [www.abag.ca.gov/planning/housing\\_needs](http://www.abag.ca.gov/planning/housing_needs).

Thank you.



## Endnotes

<sup>1</sup> All data in the "San Francisco Bay Area" chapter, except where noted, is from Association of Bay Area Governments, *Projections 2007*

<sup>2</sup> Affordability percentages calculated using California Association of Realtors "First-time Buyer Housing Affordability Index", Available at <http://www.car.org/index.php?id=MzcxMTU=> Note: Formula adjusted to reflect no more than 30 percent of income toward total mortgage vs. recommended 40 percent; May 2008

<sup>3</sup> California Home Sale Activity by City, Home Sales Recorded in the Year 2007, DQNews, Available at <http://www.dqnews.com/Charts/Annual-Charts/CA-City-Charts/ZIPCAR07.aspx>

<sup>4</sup> California State Department of Finance, E-5 Report, *City/County Population and Housing Estimates*, January 1, 2008

<sup>5</sup> All transportation data cited in the "Transportation" section comes from the Metropolitan Transportation Commission, *Bay Area Transportation: State of the System 2006*, p. 3-4

<sup>6</sup> Affordability percentages calculated using California Association of Realtors "First-time Buyer Housing Affordability Index", Available at <http://www.car.org/index.php?id=MzcxMTU=> Note: Formula adjusted to reflect no more than 30 percent of income toward total mortgage vs. recommended 40 percent; May 2008

<sup>7</sup> Metropolitan Transportation Commission, *Transportation 2030*, percentages calculated from 2005-2030

<sup>8</sup> Bay Area Air Quality Management District. *BAAQMD Bay Area 2005 Ozone Strategy*. January 2006.

<sup>9</sup> Bay Area Air Quality Management District. *Ambient Air Quality Standards & Bay Area Attainment Status*. January 2007. Available at: [www.baaqmd.gov/pln/air\\_quality/ambient\\_air\\_quality.htm](http://www.baaqmd.gov/pln/air_quality/ambient_air_quality.htm).

<sup>10</sup> Cummins, S. K. and Jackson, R. "The Built Environment and Children's Health." 2001. *Pediatric Clinics of North America* 48(5): 1241-1252.

<sup>11</sup> California Department of Transportation. *2004 HICOMP Report*. June 2006: California Department of Transportation, District 4, Office of Highway Operations. "Information Memorandum: Year 2002 Bay Area Freeway Congestion Data." 2003

<sup>12</sup> 2005 American Community Survey. U.S. Census Bureau.

<sup>13</sup> Ewing, Reid, Bartholomew, Keith, et al. "Growing Cooler: The Evidence of Urban Development on Climate Change." Urban Land Institute, p. 4.

<sup>14</sup> California Department of Housing and Community Development, Overview of Housing Element Law, Available at: [http://www.hcd.ca.gov/hpd/housing\\_element/index.html](http://www.hcd.ca.gov/hpd/housing_element/index.html)

<sup>15</sup> Fassinger, Paul, *2007-2014 Regional Housing Need Allocation*, Staff memo to ABAG's Executive Board, April 17, 2007

<sup>16</sup> Very-low income is 50 percent or less of area median income (AMI), low-income is 50 to 80 percent of AMI, moderate-income is 80 to 120 percent of AMI, above-moderate is 120 percent or more of AMI.

<sup>17</sup> For more details about these sections of the methodology, see ABAG's website at [www.abag.ca.gov/planning/housingneeds](http://www.abag.ca.gov/planning/housingneeds).

<sup>18</sup> Adopted by ABAG's Executive Board, January 2007.

# Appendix A: Regional Housing Needs Allocation, 2007 to 2014

## San Francisco Bay Area Housing Needs Allocation, 2007 to 2014

|                   | Very Low, <50% | Low, <80% | Moderate, <120% | Above Moderate | Total   |
|-------------------|----------------|-----------|-----------------|----------------|---------|
| SF Bay Area Total | 48,840         | 35,102    | 41,316          | 89,242         | 214,500 |

## Alameda County Housing Needs Allocation, 2007 to 2014

|                | Very Low, <50% | Low, <80% | Moderate, <120% | Above Moderate | Total  |
|----------------|----------------|-----------|-----------------|----------------|--------|
| Alameda        | 482            | 329       | 392             | 843            | 2,046  |
| Albany         | 64             | 43        | 52              | 117            | 276    |
| Berkeley       | 328            | 424       | 549             | 1,130          | 2,431  |
| Dublin         | 1,097          | 661       | 653             | 924            | 3,330  |
| Emeryville     | 186            | 174       | 219             | 558            | 1,137  |
| Fremont        | 1,348          | 887       | 876             | 1,269          | 4,380  |
| Hayward        | 768            | 483       | 569             | 1,573          | 3,393  |
| Livermore      | 1,038          | 660       | 683             | 1,013          | 3,394  |
| Newark         | 257            | 160       | 155             | 291            | 863    |
| Oakland        | 1,900          | 2,098     | 3,147           | 7,489          | 14,629 |
| Piedmont       | 13             | 10        | 11              | 6              | 40     |
| Pleasanton     | 1,076          | 728       | 720             | 753            | 3,277  |
| San Leandro    | 368            | 228       | 277             | 757            | 1,630  |
| Union City     | 561            | 391       | 380             | 612            | 1,944  |
| Unincorporated | 536            | 340       | 400             | 891            | 2,167  |
| Alameda Total  | 10,017         | 7,616     | 9,078           | 18,226         | 44,937 |

Contra Costa County Housing Needs Allocation, 2007 to 2014

|                           | Very Low, <50% | Low, <80%    | Moderate, <120% | Above Moderate | Total         |
|---------------------------|----------------|--------------|-----------------|----------------|---------------|
| Antioch                   | 516            | 339          | 381             | 1,046          | 2,282         |
| Brentwood                 | 717            | 435          | 480             | 1,073          | 2,705         |
| Clayton                   | 49             | 35           | 33              | 34             | 151           |
| Concord                   | 639            | 476          | 498             | 1,480          | 3,043         |
| Danville                  | 196            | 130          | 146             | 111            | 583           |
| El Cerrito                | 93             | 59           | 80              | 199            | 431           |
| Hercules                  | 143            | 74           | 73              | 163            | 453           |
| Lafayette                 | 113            | 77           | 80              | 91             | 361           |
| Martinez                  | 261            | 166          | 179             | 454            | 1,060         |
| Moraga                    | 73             | 47           | 52              | 62             | 234           |
| Oakley                    | 219            | 120          | 88              | 348            | 775           |
| Orinda                    | 70             | 48           | 55              | 45             | 218           |
| Pinole                    | 83             | 49           | 48              | 143            | 323           |
| Pittsburg                 | 322            | 223          | 296             | 931            | 1,772         |
| Pleasant Hill             | 160            | 105          | 106             | 257            | 628           |
| Richmond                  | 391            | 339          | 540             | 1,556          | 2,826         |
| San Pablo                 | 27             | 38           | 60              | 178            | 298           |
| San Ramon                 | 1,174          | 715          | 740             | 834            | 3,463         |
| Walnut Creek              | 456            | 302          | 374             | 876            | 1,958         |
| Unincorporated            | 815            | 598          | 687             | 1,408          | 3,508         |
| <b>Contra Costa Total</b> | <b>6,512</b>   | <b>4,325</b> | <b>4,996</b>    | <b>11,239</b>  | <b>27,072</b> |

## Marin County Housing Needs Allocation, 2007 to 2014

|                    | Very Low, <50% | Low, <80%  | Moderate, <120% | Above Moderate | Total        |
|--------------------|----------------|------------|-----------------|----------------|--------------|
| Belvedere          | 5              | 4          | 4               | 4              | 17           |
| Corte Madera       | 66             | 38         | 46              | 92             | 244          |
| Fairfax            | 23             | 12         | 19              | 54             | 108          |
| Larkspur           | 90             | 55         | 75              | 162            | 382          |
| Mill Valley        | 74             | 54         | 68              | 96             | 292          |
| Novato             | 275            | 171        | 221             | 574            | 1,241        |
| Ross               | 8              | 6          | 5               | 8              | 27           |
| San Anselmo        | 26             | 19         | 21              | 47             | 113          |
| San Rafael         | 262            | 207        | 288             | 646            | 1,403        |
| Sausalito          | 45             | 30         | 34              | 56             | 165          |
| Tiburon            | 36             | 21         | 27              | 33             | 117          |
| Unincorporated     | 183            | 137        | 169             | 284            | 773          |
| <b>Marin Total</b> | <b>1,095</b>   | <b>754</b> | <b>977</b>      | <b>2,056</b>   | <b>4,882</b> |

### Napa County Housing Needs Allocation, 2007 to 2014

|                   | Very Low, <50% | Low, <80%  | Moderate, <120% | Above Moderate | Total        |
|-------------------|----------------|------------|-----------------|----------------|--------------|
| American Canyon   | 169            | 116        | 143             | 300            | 728          |
| Calistoga         | 17             | 11         | 18              | 48             | 94           |
| Napa              | 466            | 295        | 381             | 882            | 2,024        |
| St. Helena        | 30             | 21         | 25              | 45             | 121          |
| Yountville        | 16             | 15         | 16              | 40             | 87           |
| Unincorporated    | 181            | 116        | 130             | 224            | 651          |
| <b>Napa Total</b> | <b>879</b>     | <b>574</b> | <b>713</b>      | <b>1,539</b>   | <b>3,705</b> |

### San Francisco County Housing Needs Allocation, 2007 to 2014

|                            | Very Low, <50% | Low, <80%    | Moderate, <120% | Above Moderate | Total         |
|----------------------------|----------------|--------------|-----------------|----------------|---------------|
| San Francisco              | 6,589          | 5,535        | 6,754           | 12,315         | 31,193        |
| <b>San Francisco Total</b> | <b>6,589</b>   | <b>5,535</b> | <b>6,754</b>    | <b>12,315</b>  | <b>31,193</b> |



## San Mateo County Housing Needs Allocation, 2007 to 2014

|                        | Very Low, ≤50% | Low, ≤80%    | Moderate, <120% | Above Moderate | Total         |
|------------------------|----------------|--------------|-----------------|----------------|---------------|
| Atherton               | 19             | 14           | 16              | 34             | 83            |
| Belmont                | 91             | 65           | 77              | 166            | 399           |
| Brisbane               | 91             | 66           | 77              | 167            | 401           |
| Burlingame             | 148            | 107          | 125             | 270            | 650           |
| Colma                  | 15             | 11           | 13              | 26             | 65            |
| Daly City              | 275            | 198          | 233             | 501            | 1,207         |
| East Palo Alto         | 144            | 103          | 127             | 261            | 630           |
| Foster City            | 111            | 80           | 94              | 201            | 486           |
| Half Moon Bay          | 63             | 45           | 53              | 115            | 276           |
| Hillsborough           | 20             | 14           | 17              | 35             | 86            |
| Menlo Park             | 226            | 163          | 192             | 412            | 993           |
| Millbrae               | 103            | 74           | 87              | 188            | 452           |
| Pacifica               | 63             | 45           | 53              | 114            | 275           |
| Portola Valley         | 17             | 12           | 14              | 31             | 74            |
| Redwood City           | 422            | 304          | 358             | 772            | 1,856         |
| San Bruno              | 222            | 160          | 188             | 403            | 973           |
| San Carlos             | 137            | 98           | 116             | 248            | 599           |
| San Mateo              | 695            | 500          | 589             | 1,267          | 3,051         |
| South San Francisco    | 373            | 268          | 315             | 679            | 1,635         |
| Woodside               | 10             | 7            | 8               | 16             | 41            |
| Unincorporated         | 343            | 247          | 291             | 625            | 1,506         |
| <b>San Mateo Total</b> | <b>3,588</b>   | <b>2,581</b> | <b>3,038</b>    | <b>6,531</b>   | <b>15,738</b> |

## Santa Clara County Housing Needs Allocation, 2007 to 2014

|                          | Very Low, <50% | Low, <80%    | Moderate, <120% | Above Moderate | Total         |
|--------------------------|----------------|--------------|-----------------|----------------|---------------|
| Campbell                 | 199            | 177          | 158             | 413            | 897           |
| Cupertino                | 341            | 229          | 243             | 357            | 1,170         |
| Gilroy                   | 319            | 217          | 271             | 808            | 1,615         |
| Los Altos                | 98             | 66           | 79              | 74             | 317           |
| Los Altos Hills          | 27             | 19           | 22              | 13             | 81            |
| Los Gatos                | 154            | 100          | 122             | 186            | 562           |
| Milpitas                 | 689            | 421          | 441             | 936            | 2,487         |
| Monte Sereno             | 13             | 9            | 11              | 8              | 41            |
| Morgan Hill              | 317            | 249          | 246             | 500            | 1,312         |
| Mountain View            | 571            | 388          | 488             | 1,152          | 2,599         |
| Palo Alto                | 690            | 543          | 641             | 986            | 2,860         |
| San Jose                 | 7,751          | 5,322        | 6,198           | 15,450         | 34,721        |
| Santa Clara              | 1,293          | 914          | 1,002           | 2,664          | 5,873         |
| Saratoga                 | 90             | 68           | 77              | 57             | 292           |
| Sunnyvale                | 1,073          | 708          | 776             | 1,869          | 4,426         |
| Unincorporated           | 253            | 192          | 232             | 413            | 1,090         |
| <b>Santa Clara Total</b> | <b>13,878</b>  | <b>9,567</b> | <b>11,007</b>   | <b>25,886</b>  | <b>60,338</b> |

## Solano County Housing Needs Allocation, 2007 to 2014

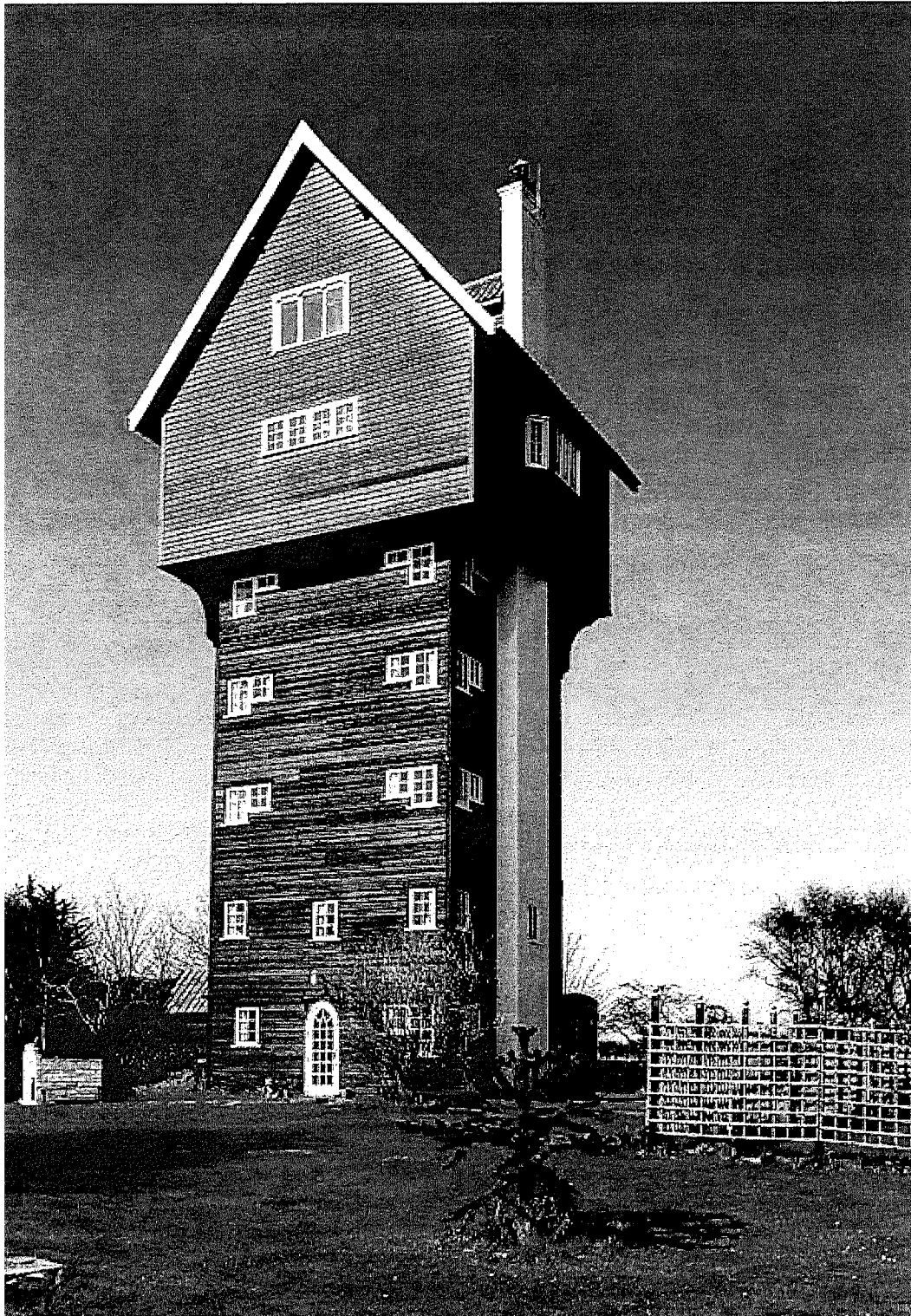
|                     | Very Low, <50% | Low, <80%    | Moderate, <120% | Above Moderate | Total         |
|---------------------|----------------|--------------|-----------------|----------------|---------------|
| Benicia             | 147            | 99           | 108             | 178            | 532           |
| Dixon               | 197            | 98           | 123             | 310            | 728           |
| Fairfield           | 873            | 567          | 675             | 1,686          | 3,796         |
| Rio Vista           | 213            | 176          | 207             | 623            | 1,219         |
| Suisun City         | 173            | 109          | 94              | 234            | 610           |
| Vacaville           | 754            | 468          | 515             | 1,164          | 2,901         |
| Vallejo             | 655            | 468          | 568             | 1,409          | 3,100         |
| Unincorporated      | 26             | 16           | 18              | 39             | 99            |
| <b>Solano Total</b> | <b>3,038</b>   | <b>1,996</b> | <b>2,308</b>    | <b>5,643</b>   | <b>12,985</b> |

## Sonoma County Housing Needs Allocation, 2007 to 2014

|                     | Very Low, ≤50% | Low, ≤80%    | Moderate, ≤120% | Above Moderate | Total         |
|---------------------|----------------|--------------|-----------------|----------------|---------------|
| Cloverdale          | 71             | 61           | 81              | 204            | 417           |
| Cotati              | 67             | 36           | 45              | 109            | 257           |
| Healdsburg          | 71             | 48           | 55              | 157            | 331           |
| Petaluma            | 522            | 352          | 370             | 701            | 1,945         |
| Rohnert Park        | 371            | 231          | 273             | 679            | 1,554         |
| Santa Rosa          | 1,520          | 996          | 1,122           | 2,896          | 6,534         |
| Sebastopol          | 32             | 28           | 29              | 87             | 176           |
| Sonoma              | 73             | 55           | 69              | 156            | 353           |
| Windsor             | 198            | 130          | 137             | 254            | 719           |
| Unincorporated      | 319            | 217          | 264             | 564            | 1,364         |
| <b>Sonoma Total</b> | <b>3,244</b>   | <b>2,154</b> | <b>2,445</b>    | <b>5,807</b>   | <b>13,650</b> |



Joseph P. Bort Metro Center  
101 Eighth Street  
Oakland, California 94607  
(510) 464-7900  
[www.abag.ca.gov/planning/housing\\_needs](http://www.abag.ca.gov/planning/housing_needs)



| SOURCE               | Very Low, <50 | Low, <80%  | Moderate, <12 | Above Moderat | Total       | percent of very l | exempt under peskin proposal? |
|----------------------|---------------|------------|---------------|---------------|-------------|-------------------|-------------------------------|
| <b>SAN MATEO:</b>    |               |            |               |               |             |                   |                               |
| Atherton             | 14            | 0          | 0             | -13           | 1           | 1400.00%          | YES                           |
| Belmont              | 0             | 0          | 4             | 27            | 31          | 12.90%            | NO                            |
| Brisbane             | 0             | 0          | 4             | 62            | 66          | 6.06%             | NO                            |
| Burlingame           | 0             | 0          | 8             | 69            | 77          | 10.39%            | NO                            |
| Colma                | 0             | 0          | 0             | 2             | 2           | 0.00%             | NO                            |
| Daly City            | 76            | 51         | 33            | 375           | 535         | 29.91%            | YES                           |
| East Palo Alto       | no data       | no data    | no data       | no data       | no data     | #VALUE!           |                               |
| Foster City          | 15            | 40         | 5             | 248           | 308         | 19.48%            | NO                            |
| Half Moon Bay        | no data       | no data    | no data       | no data       | no data     | #VALUE!           |                               |
| Hillsborough         | 66            | 7          | 8             | 17            | 98          | 82.65%            | YES                           |
| Menlo Park           | 6             | 9          | 24            | 179           | 218         | 17.89%            | NO                            |
| Millbrae             | 1             | 2          | 18            | 407           | 428         | 4.91%             | NO                            |
| Pacifica             | 5             | 1          | 44            | 154           | 204         | 24.51%            | NO                            |
| Portola Valley       | no data       | no data    | no data       | no data       | no data     | #VALUE!           |                               |
| Redwood City         | 82            | 82         | 94            | 1316          | 1,574       | 16.39%            | NO                            |
| San Bruno            | 3             | 300        | 281           | 166           | 750         | 77.87%            | YES                           |
| San Carlos           | 2             | 5          | 14            | 117           | 138         | 15.22%            | NO                            |
| San Mateo            | 163           | 56         | 35            | 744           | 998         | 25.45%            | YES                           |
| South San Fran       | 108           | 7          | 8             | 128           | 251         | 49.00%            | YES                           |
| Woodside             | 4             | 4          | 5             | 39            | 52          | 25.00%            | YES                           |
| Unincorporated       | 62            | 69         | 1             | 427           | 559         | 23.61%            | NO                            |
| <b>County Totals</b> | <b>607</b>    | <b>633</b> | <b>586</b>    | <b>4464</b>   | <b>6290</b> | <b>29.03%</b>     |                               |
| <b>SANTA CLARA:</b>  |               |            |               |               |             |                   |                               |
| Campbell             | 32            | 300        | 67            | 149           | 548         | 72.81%            | YES                           |
| Cupertino            | 38            | 31         | 58            | 615           | 742         | 17.12%            | NO                            |
| Gilroy               | 29            | 67         | 51            | 1044          | 1191        | 12.34%            | NO                            |
| Los Altos            | 22            | 5          | 11            | 584           | 622         | 6.11%             | NO                            |
| Los Altos Hills      | 25            | 10         | 5             | 47            | 87          | 45.98%            | YES                           |
| Los Gatos            | 0             | 3          | 4             | 92            | 99          | 7.07%             | NO                            |
| Milpitas             | 336           | 109        | 264           | 5601          | 6310        | 11.24%            | NO                            |

|                       |             |             |             |              |              |               |     |
|-----------------------|-------------|-------------|-------------|--------------|--------------|---------------|-----|
| Monte Sereno          | 6           | 11          | 3           | 10           | 30           | 66.67%        | YES |
| Morgan Hill           | 98          | 100         | 36          | 1027         | 1261         | 18.56%        | NO  |
| Mountain View         | 211         | 9           | 4           | 1,789        | 2013         | 11.13%        | NO  |
| Palo Alto             | 156         | 9           | 125         | 773          | 1063         | 27.28%        | YES |
| San Jose              | 1,774       | 1,038       | 144         | 13,073       | 16,029       | 18.44%        | NO  |
| Santa Clara           | 385         | 83          | 165         | 3,941        | 4,574        | 13.84%        | NO  |
| Saratoga              | 0           | 13          | 5           | 20           | 38           | 47.37%        | YES |
| Sunnyvale             | 438         | 400         | 1183        | 1,773        | 3,794        | 53.27%        | YES |
| Unincorporated        | 42          | 396         | 166         | 375          | 979          | 61.70%        | YES |
| <b>Santa Clara To</b> | <b>3592</b> | <b>2584</b> | <b>2291</b> | <b>30913</b> | <b>39380</b> | <b>21.50%</b> |     |



**From:** [Neil P. Quinn](#)  
**To:** [Campos, David \(BOS\)](#)  
**Cc:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Please support the state by-right housing approvals bill  
**Date:** Monday, June 13, 2016 3:21:28 PM

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Supervisor Campos,

I'm one of your constituents (I live at Bartlett and 22nd in the Mission) and I urge you to support Jerry Brown's by-right housing approvals bill and, along with it, Supervisor Weiner's resolution on the subject.

I think we can both agree that San Francisco needs *way* more housing, both subsidized and market-rate; this streamlining of the approvals process will help move us in that direction. In particular, think about all the cities in the South Bay that refuse to build even the smallest amounts of new housing, pushing many of their workers up into our housing market. The by-right approvals bill will force them to be more reasonable and help relieve some of that pressure on us.

Thanks for your time!

**Neil P. Quinn**  
+1 (202) 656 3457

**From:** [Board of Supervisors, \(BOS\)](#)  
**To:** [BOS-Supervisors; BOS Legislation, \(BOS\)](#)  
**Subject:** file 160660, 160675 FW: Please vote "No" on Peskin's By-Right Resolution, and "Yes" on Wiener's resolution  
**Date:** Monday, June 13, 2016 3:19:30 PM  
**Attachments:** [~WRD000.jpg](#)

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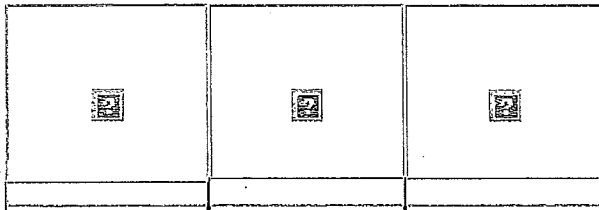
**From:** Cameron Newland [mailto:[cameron@cameronnewland.com](mailto:cameron@cameronnewland.com)]  
**Sent:** Monday, June 13, 2016 2:31 PM  
**To:** Board of Supervisors, (BOS) <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>  
**Subject:** Please vote 'No' on Peskin's By-Right Resolution, and 'Yes' on Wiener's resolution

Hey there,

My name is Cameron Newland and I live in San Francisco's Diamond Heights neighborhood. My girlfriend and I are in our early 30's and want to buy a home in San Francisco one day, but we can't afford to buy here if there aren't enough homes on the market. I strongly urge you to vote 'No' on Supervisor Aaron Peskin's resolution regarding Governor Brown's By-Right Housing bill and 'Yes' on Supervisor Scott Wiener's resolution, because the Governor's proposed budget trailer bill was meant to allow for the construction of more housing for people like me who have been priced-out of buying a home in high-demand, high-income areas of the Bay Area. Please do not let a small group of extreme, partisan anti-housing activists disrupt my dream of owning a home here.

Thank you! :D

Cameron Newland



**From:** James Brundy  
**To:** Board of Supervisors, (BOS)  
**Subject:** Governor's Housing Bill Resolutions  
**Date:** Monday, June 13, 2016 3:18:49 PM

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Members of the Board of Supervisors:

Our names are James and Nancy Brundy, We live at 810 Gonzalez Drive 12-C [Parkmerced].

Please vote NO tomorrow on Peskin's resolution ... and YES on Wiener's.

The Governor's "by-right" bill is a first step on the road to actually solving the SF housing shortage, the only REAL solution to which is building more housing!

Thank You!

James M. [Jim] Brundy

Nancy B. Brundy

**From:** Board of Supervisors, (BOS)  
**To:** BOS-Supervisors; BOS Legislation, (BOS)  
**Subject:** File 160660 FW: Vote NO on Aaron Peskin resolution re: Governor's housing by right trailer bill  
**Date:** Monday, June 13, 2016 3:18:25 PM

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**From:** Alex Steffen [mailto:alexsteffentrip@gmail.com]  
**Sent:** Monday, June 13, 2016 2:29 PM  
**To:** Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>  
**Subject:** Vote NO on Aaron Peskin resolution re: Governor's housing by right trailer bill

Dear Supervisors,

I would like to urge you in the strongest possible terms to vote NO on Supervisor Peskin's resolution:

"Resolution urging the San Francisco Legislative Delegation to amend or oppose the "By Right Housing Approvals" proposed Trailer Bill in recognition of San Francisco's local planning tools and significant contributions to regional housing development."

The Governor's trailer bill is a critically needed policy reform, cutting through planning red tape to simply allow multi-family homes that *already meet San Francisco's zoning and building code rules* to be built without lengthy process and delay.

Given that we are in a housing supply crisis, speeding the completion of new homes is not only smart policy, it's a fundamental social justice issue. We need new housing, and a lot of it, if we're going to fight the affordability crisis the Bay Area faces.

Please vote NO on the Peskin resolution.

Sincerely  
Alex Steffen

**From:** James Lee  
**To:** Board of Supervisors, (BOS)  
**Subject:** No on Peskin's Resolution re Housing By Right  
**Date:** Monday, June 13, 2016 3:17:03 PM

---

Dear Members of the Board of Supervisors,

Please vote No on Supervisor Peskin's resolution regarding Governor Brown's Housing By Right Bill.

I was born in San Francisco, as were my parents and grandparents.

We must protect the inclusiveness of San Francisco by building housing to accommodate hardworking individuals who want to live here.

The obstruction of housing is fundamentally to blame for rising rents and the exclusion of existing residents (and newcomers) from the housing market. It is a failed policy and a failed ideology that we must end.

Very sincerely,

James Lee  
Resident of 94110

**From:** James Chace  
**To:** Board of Supervisors, (BOS)  
**Subject:** Vote NO on Peskin; Yes on Wiener  
**Date:** Monday, June 13, 2016 3:09:24 PM

---

No more crazy impediments to housing construction.

Jim Chace  
121 Hancock Street  
San Francisco 94114

**From:** [Board of Supervisors, \(BOS\)](#)  
**To:** [BOS-Supervisors; BOS Legislation, \(BOS\)](#)  
**Subject:** File 160675 FW: Vote NO on Aaron Peskin resolution re: Governor's housing by right trailer bill  
**Date:** Monday, June 13, 2016 3:07:22 PM

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**From:** Alex Steffen [<mailto:alexsteffentrip@gmail.com>]  
**Sent:** Monday, June 13, 2016 2:29 PM  
**To:** Board of Supervisors, (BOS) <[board.of.supervisors@sfgov.org](mailto:board.of.supervisors@sfgov.org)>  
**Subject:** Vote NO on Aaron Peskin resolution re: Governor's housing by right trailer bill

Dear Supervisors,

I would like to urge you in the strongest possible terms to vote NO on Supervisor Peskin's resolution:

"Resolution urging the San Francisco Legislative Delegation to amend or oppose the "By Right Housing Approvals" proposed Trailer Bill in recognition of San Francisco's local planning tools and significant contributions to regional housing development."

The Governor's trailer bill is a critically needed policy reform, cutting through planning red tape to simply allow multi-family homes that *already meet San Francisco's zoning and building code rules* to be built without lengthy process and delay.

Given that we are in a housing supply crisis, speeding the completion of new homes is not only smart policy, it's a fundamental social justice issue. We need new housing, and a lot of it, if we're going to fight the affordability crisis the Bay Area faces.

Please vote NO on the Peskin resolution.

Sincerely  
Alex Steffen

**From:** [Ed Carley](#)  
**To:** [BreedStaff. \(BOS\); Board of Supervisors. \(BOS\)](#)  
**Subject:** Support Weiner's affordable housing resolution  
**Date:** Monday, June 13, 2016 2:49:01 PM

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Supervisor Breed, I am one of your constituents and I urge you to vote yes on Supervisor Weiner's housing resolution tomorrow, and vote no on Peskins resolution. Peskins resolution will result in fewer new units in San Francisco, not more. And we desperately need more units of all types to be built in this city.

Ed Carley

[ed.carley@gmail.com](mailto:ed.carley@gmail.com)

Sent from my iPhone



**From:** [Kate Vershov Downing](#)  
**To:** [Board of Supervisors, \(BOS\)](#)  
**Subject:** Don't support Peskin's resolution on the governor's housing proposal, support Weiner's  
**Date:** Monday, June 13, 2016 2:46:36 PM

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Please do not support Peskin's resolution on the governor's housing proposal. It's clear that San Francisco has a huge housing shortage and that it needs every tool it can possibly get in order to close that gap. The percentage of units that is affordable is irrelevant when you're still massively under-building to the extent that you have entire homeless colonies in San Francisco now. If you only build one BMR unit next year, your housing is 100% affordable and yet that will do nothing and help no one struggling with the Bay Area's housing costs. Even with 30% of SF's pipeline units being affordable, there's not a single tenants rights organization that's claiming their work here is done and that multi-year waiting lists for that housing are over. That means that the vast majority of the people who need affordable housing are still relying on market-rate housing and that in turn means we still have to add supply to bring down the prices of market rate housing for those who aren't affordable housing lottery winners.

Be a friend of the people. Be a friend of the middle class struggling to get by in SF. Be a friend of the homeless, many of whom are still working and trying to hang on as best they can. Do not support yet another NIMBY measure that once again turns the screws on the most vulnerable in SF to protect the views and aesthetics of the uber rich (not to mention their property values).

Enough is enough. Stand up for what is right. Vote for Weiner's proposal and support the governor.

**Jalipa, Brent (BOS)**

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**From:** Angulo, Sunny (BOS)  
**Sent:** Thursday, June 02, 2016 2:58 PM  
**To:** BOS Legislation, (BOS)  
**Cc:** Somera, Alisa (BOS)  
**Subject:** Tabling Item

Hello, please be advised of Supervisor Peskin's desire to table File #160601, per the new introduction of a new Urging Resolution this week.

Thank you,

Sunny Angulo  
*D3 Legislative Aide*  
[Sunny.Angulo@sfgov.org](mailto:Sunny.Angulo@sfgov.org)  
415.554.7451 DIRECT  
415.554.7450 VOICE

## Carroll, John (BOS)

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**From:** Somera, Alisa (BOS)  
**Sent:** Tuesday, June 14, 2016 3:00 PM  
**To:** BOS Legislation, (BOS)  
**Subject:** FW: Hearts and Spleens and Housing

**Categories:** 160660

For file... 160660.

**From:** [abledart@gmail.com](mailto:abledart@gmail.com) [<mailto:abledart@gmail.com>] **On Behalf Of** Mike Ege  
**Sent:** Monday, June 06, 2016 3:13 PM  
**To:** Calvillo, Angela (BOS) <[angela.calvillo@sfgov.org](mailto:angela.calvillo@sfgov.org)>  
**Cc:** Mar, Eric (BOS) <[eric.mar@sfgov.org](mailto:eric.mar@sfgov.org)>; Farrell, Mark (BOS) <[mark.farrell@sfgov.org](mailto:mark.farrell@sfgov.org)>; Peskin, Aaron (BOS) <[aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)>; Tang, Katy (BOS) <[katy.tang@sfgov.org](mailto:katy.tang@sfgov.org)>; Breed, London (BOS) <[london.breed@sfgov.org](mailto:london.breed@sfgov.org)>; Kim, Jane (BOS) <[jane.kim@sfgov.org](mailto:jane.kim@sfgov.org)>; Yee, Norman (BOS) <[norman.yee@sfgov.org](mailto:norman.yee@sfgov.org)>; Wiener, Scott <[scott.wiener@sfgov.org](mailto:scott.wiener@sfgov.org)>; Campos, David (BOS) <[david.campos@sfgov.org](mailto:david.campos@sfgov.org)>; Cohen, Malia (BOS) <[malia.cohen@sfgov.org](mailto:malia.cohen@sfgov.org)>; Avalos, John (BOS) <[john.avalos@sfgov.org](mailto:john.avalos@sfgov.org)>; [mark.leno@sen.ca.gov](mailto:mark.leno@sen.ca.gov); David Chiu <[david.chiu@asm.ca.gov](mailto:david.chiu@asm.ca.gov)>  
**Subject:** Hearts and Spleens and Housing

Greetings:

I'm sure you're already all getting lots of email in response to a pending resolution by your body to urge the exemption of San Francisco from Gov. Brown's legislative rider on the right – to – build for housing. I'd like to add some additional perspective on this issue that I hope you'll keep in mind.

We all know that San Francisco has a perennial homeless problem. Many of you have true concerns and intentions with regard to ameliorating the problem. Some of you just don't care, and others among you would prefer to see the issue preserved and exacerbated for political purposes. I'm not going to name names, but I don't think anybody cognizant of the issues, least of all any of you, can deny these facts. You all know who you are.

One person whose intentions I cannot always decode is Sen. John Burton. He recently asked one of your colleagues to go buy himself a new heart over his stance on homelessness, because apparently the senator can't get beyond the emotional issue of not wanting to roust "the poor bums." Personally, I've always wondered how many hearts we could buy if we could somehow cash in Sen. Burton's spleen. I've also wondered how many among your colleagues wonder if they could achieve their lifelong dream of growing their own spleens bigger than Sen. Burton's.

In any case, homelessness and housing development are issues which are peripheral yet instrumental to each other. Homelessness has lots of seminal causes, but one immediately proximal cause is economic pressure

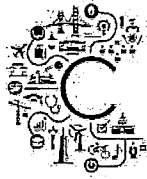
related to housing. The issues may not be completely intertwined, but if you care about homelessness, you should also care about housing.

I do wonder why so many of you who claim to care about homelessness are so intractably opposed to housing. Gov. Brown has looked at the redevelopment issue for a long time and is clearly seen the light on how to deal with the issue of housing supply and how it relates to and compounds the issue of inequality – including how that inequality eventually pushes some people through the cracks into homelessness. For whatever reason, a lot of folks in San Francisco who call themselves "progressive" like to push a very regressive position on housing, often while holding up homelessness as justification for doing so. Just as Sen. Burton seems to confuse hearts and spleens, so many of you seem to have exacerbation confused with amelioration. Or perhaps you simply wish to confuse others.

We need more housing. The Governor has come up with a way for it to happen. San Francisco is not special or exempt when it comes to issues like housing affordability or homelessness. And none of you are special or exempt from changing consensus or political conditions. The level of anger and anxiety over housing is increasing, and more and more of your constituents have come to realize the real causes of that problem. And if they come to realize that you do not stand with them, then not even Bernie Sanders will be able to help you.

Regards,

Mike Ege  
[mike@frisko.org](mailto:mike@frisko.org)



SAN  
FRANCISCO  
CHAMBER OF  
COMMERCE

File No. 160660

June 6, 2016

The Honorable London Breed, President  
San Francisco Board of Supervisors  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, CA 94102

RE: "By Right Housing Approvals" State Budget Trailer Legislation  
Opposing Resolution File No. 160660, in Opposition to the State Legislation

Dear President Breed and Members of the Board of Supervisors:

The San Francisco Chamber of Commerce, representing over 2,500 local businesses, urges the Board of Supervisors to oppose, or refer to committee, the resolution contained in File No. 160660, opposing Governor Brown's legislation to streamline affordable housing approvals, on Tuesday's immediate adoption calendar.

While, San Francisco leads the region in the development of affordable housing, our approval process leaves much to be desired, with a process which contributes to chronic delay, high costs and under-supply. The Governor's legislation will cut through much of the red-tape, which is just as prevalent in San Francisco as it is in the suburbs, red-tape that delays construction of needed in-fill housing construction.

The Governor's proposal will not circumvent local zoning. What it will do in San Francisco is make zoning matter, allowing more certainty for those who develop work force and lower income housing.

San Francisco was downzoned over 40 years ago. This legislation will not change that zoning – it will only expedite development of housing that meets that lower density zoning, bringing more supply on line in the city and throughout the state.

Sincerely,

Jim Lazarus  
Senior Vice President of Public Policy

cc: Mayor Ed Lee, Clerk of the Board to be distributed to all members of the Board of Supervisors


BOARD of SUPERVISORS



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

## MEMORANDUM

TO: John Rahaim, Director, Planning Department  
Olson Lee, Director, Mayor's Office of Housing and Community  
Development  
Tiffany Bohee, Executive Director, Office of Community Investment and  
Infrastructure

FROM:  Alisa Somera, Legislative Deputy Director  
Board of Supervisors

DATE: June 22, 2016

SUBJECT: LEGISLATION INTRODUCED AND REFERRED TO COMMITTEE

---

The Board of Supervisors' Land Use and Transportation Committee has received the following proposed legislation, which was referred to committee at the June 14, 2016, Board of Supervisors meeting. Supervisor Peskin introduced this matter on May 31, 2016:

**File No. 160660**

Resolution urging the San Francisco Legislative Delegation to amend or oppose the "By Right Housing Approvals" proposed Trailer Bill in recognition of San Francisco's local planning tools and significant contributions to regional housing development.

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: [alisa.somera@sfgov.org](mailto:alisa.somera@sfgov.org).

c: Scott Sanchez, Planning Department  
Sarah Jones, Planning Department  
AnMarie Rodgers, Planning Department  
Aaron Starr, Planning Department  
Joy Navarrete, Planning Department  
Jeanie Poling, Planning Department  
Sophie Hayward, Mayor's Office of Housing and Community Development  
Claudia Guerra, Office of Community Investment and Infrastructure

Print Form

# Introduction Form

By a Member of the Board of Supervisors or the Mayor

Time stamp  
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [ ] inquires"
- 5. City Attorney request.
- 6. Call File No. [ ] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. ~~1601601~~
- 9. Reactivate File No. [ ]
- 10. Question(s) submitted for Mayoral Appearance before the BOS on [ ]

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission
- Youth Commission
- Ethics Commission
- Planning Commission
- Building Inspection Commission

**Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative Form.**

**Sponsor(s):**

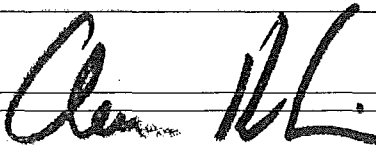
Supervisor Aaron Peskin

**Subject:**

[Urging the San Francisco Legislative Delegation to Amend or Oppose the Proposed "By Right Housing Approvals" Budget Trailer Bill]

**The text is listed below or attached:**

Resolution urging the San Francisco Legislative Delegation to amend or oppose the "By Right Housing Approvals" proposed Trailer Bill in recognition of San Francisco's local planning tools and significant contributions to regional housing development.

Signature of Sponsoring Supervisor: 

For Clerk's Use Only:

