



SAN FRANCISCO PLANNING DEPARTMENT

Case number: 2014.1327M
Hearing: February 5, 2015

Draft 2014 Housing Element, Errata2

Draft 2014 HOUSING ELEMENT - ERRATA INSERT 2

Corrections to Draft 2, January 2015, circulated in Initiation Case Packet based on Council of Community Housing Organizations

Additions are shown in underlined text.

~~Deletions~~ are shown in ~~Strike through text~~.

Table A-4 Surplus Properties Transferred to MOH (Part 1, p. A.9)

<u>150 Otis</u>
<u>155 & 165 Grove</u>
<u>201 Broadway</u>
<u>301 Wilde</u>
<u>341 Corbett</u>
<u>395 Justin</u>
<u>949 Vermont</u>
<u>Junipero Serra @ Shields</u>
<u>Lawton & 20th Avenue</u>
<u>San Jose @ Cuvier</u>
<u>San Jose @ Milton</u>
<u>Alemanly & Ocean</u>
<u>195 Portola</u>

Also, related:

Table ~~A-4~~ on page A.11 should read: Table A-5

Table ~~A-5~~ on page A.17 should read: Table A-6

Table ~~A-6~~ on page A.18 should read: Table A-7

Table ~~A-7~~ on page A.18 should read: Table A-8

Text on page A.18 says "~~(Table A-5)~~" and should read: (Table A-8)

Text on page A.22 says "~~Table A-1~~" and should read: Table A-9

Table ~~A-7~~ on page A.32 should read: Table A-9



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Implementation Measure # 1 (Part 1, p. C1)

Planning staff shall continue to provide data to the Planning Commission through the Quarterly Residential Pipeline Dashboard on the expected unit type and income level of any proposed projects or area plans under review, and the cumulative ratio of affordable and inclusionary housing to market rate housing, including how such units would address the City's fair share of the Regional Housing Needs. The Department will work to include information about new jobs created in the city by wage. ~~The Department will also add a link to~~ summarize available sales price data for new housing the Office of the Assessor's data to ~~as part of the~~ Quarterly Residential Pipeline Dashboard to help the Planning Commission, planning staff and the public understand ~~real-time~~ trends in housing prices of new construction.

Added strategy for further review under Objective 3: Protect the Affordability of the existing Housing Stock, especially rental units (Part I, p.C10)

- MOHCD and Planning will research policy and funding strategies, such as a first right of refusal policy, that will help tenants buy their rent-controlled buildings from private landlords and convert them into limited- and zero-equity housing cooperatives.

Implementation Measure # 38b. (Part 1, p.C11)

Planning will develop a density bonus program with the goal of increasing the production of affordable housing. The program will be structured to incentivize market rate projects to provide significantly greater levels of deed-restricted affordable housing than required by the existing City Programs.

Implementation Measure #43 (Part 1, p.C12)

Planning and MOH shall continue to implement and update the Citywide Inclusionary Housing Program, which promotes the inclusion of permanently affordable units in housing developments of 10 or more units. The City shall evaluate the effectiveness of this program including: on-site, off-site, in-lieu fees, and land dedication options, and develop modifications to maximize ~~enhance~~ the delivery of affordable housing units and mixed-income development in San Francisco neighborhoods through this program.



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Implementation measure #66 (Part 1, p.C19)

MOH shall continue to administer first time home buyer programs for a variety of housing types.

Implementation Measure #68 (Part 1, p.C20)

The City shall pursue federal and state opportunities to increase programs for a variety of affordable homeownership opportunities including limited equity homeownership, homeowner assistance programs and down payment assistance. Programs specific to the recent foreclosure trends should be pursued as appropriate. Upon implementation, all programs have a significant prepurchase counseling program, and that consumers are supported by a post-purchase services network to assure access to information and services to prevent foreclosure.

Implementation Measure #70 (Part 1, p.C21)

The City shall continue to implement the Housing Trust Fund. The San Francisco Housing Trust Fund was a ballot-initiative measure that was passed in November of 2012. The Housing Trust Fund begins in year one with a general fund revenue transfer of \$20 million and increases to \$50 million over time. The Housing Trust Fund will capture revenue from former Redevelopment Agency Tax Increment funds (an example of what is being referred to as "boomerang" funds in post-redevelopment California), a small portion of the Hotel Tax which has been appropriated yearly for affordable housing, plus an additional \$13 million in new General Fund revenue from an increase in business license fees. The consensus business tax reform measure, Proposition E, which also passed on the November ballot, will generate \$28.5 million in the first year-\$13 million of which will go to fund affordable and workforce housing. It is estimated that \$1.5 billion will be invested in affordable housing. In addition to the Housing Trust fund, City Agencies and other institutions will continue to work on additional funding sources for affordable housing in accordance with the Proposition K Affordable Housing Goals ballot-initiative measure passed in November of 2014.

Upon implementation or passage of policies, legislation, executive orders, rules, regulations, and procedures impacting the creation, preservation, improvement, or removal of residential housing, the Mayor, the Board of Supervisors and all other elected officials, and all City Agencies shall implement such policies, legislation, executive orders, rules, regulations, and procedures in such a manner as to further or maintain Proposition K Affordable Housing Goals.

Implementation Measure #86 (Part 1, p.C26)



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Planning staff shall continue to work with the design community to provide informational sessions at the Planning Commission, Department of Building Inspection Commission and in public forums to educate decision makers and citizens about architectural design, including co-housing, shared housing and group housing.

Implementation Measure #97 (Part 1, p.C28)

Planning and the SFMT continue to coordinate housing development with implementation and the Transit Effectiveness Project (TEP). The TEP adjust transit routes to increase service, improve reliability, and reduce travel delay to better meet current and project travel patterns throughout the City. The Department in coordination with the SFMTA should provide annual updates on the TEP.

Policy 4.4 Encourage sufficient and suitable rental housing opportunities, emphasizing permanently affordable rental units wherever possible. (Part II, p.19)

In recent years the production of new major housing projects has yielded primarily rental ownership units. ~~Moreover, this trend may shift with market conditions. as low~~ Low vacancy rates and high rents indicate a strong demand for rental housing, ~~and as lending practices shift in favor of projects with a long term source of income (rents).~~ The City should make a concerted effort to do what is within its control to encourage the continued development of rental housing throughout the city, including market-rate rentals that can address moderate and middle income needs.

The following Correction is made on page 36 of the 2014 Housing Element Addendum

Library Facilities. The FEIR determined that the 2009 Housing Element would have a less-than-significant impact with respect to the need for new or altered library facilities. Its policies could promote changes in density or the introduction of residential uses in previously industrial or commercial areas, which could result in a need for increased library service. However, as reported in the FEIR, the San Francisco Public Library system does not anticipate these facilities reaching capacity, though expanded demand could necessitate extended public service hours for branch libraries. The 2009 Housing Element contains a policy that could reduce such effects by considering the proximity of neighborhood services, including libraries, when developing housing. ~~As reported in the FEIR, although the 2009 Housing Element would not result in the construction of residential units, all new development would be required to comply with the mitigation and developer fees. Therefore, the~~ FEIR concluded that 2009 Housing Element would have a less-than-significant impact with respect to the need for new or altered library facilities.