

1 [Administrative Code, Chapter 47.4 - Housing Preferences - Annual Reporting]

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3 **Resolution reporting on Administrative Code, Chapter 47.4, housing preferences**
4 **requirements to the Board of Supervisors.**

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6 WHEREAS, On October 30, 2008, the City and County of San Francisco (“City”)
7 enacted Ordinance No. 232-08, which established a preference in occupying units or
8 receiving assistance under all City affordable housing programs to Residential Certificate of
9 Preference Holders (COP) under the Redevelopment Agency’s Property Owner and Occupant
10 Preference Program; and

11 WHEREAS, On December 18, 2013, the City enacted Ordinance No. 227-13, which
12 established a second preference in occupying units or receiving assistance under all City
13 affordable housing programs to tenants displaced by an eviction under the Ellis Act; and

14 WHEREAS, On December 3, 2015, the City enacted Ordinance No. 204-15, which
15 expanded the second preference to include tenants displaced through an Owner Move-In
16 eviction as part of the Displaced Tenant Housing Preference (“DTHP”), and created a third
17 housing preference for residents in the neighborhood where the affordable housing is located,
18 Neighborhood Resident Housing Preference (“NRHP”); and

19 WHEREAS, On August 11, 2016, the City enacted Ordinance No. 164-16, which
20 expanded DTHP to include tenants displaced by fire and created a fourth preference for
21 people who live or work in San Francisco; and

22 WHEREAS, The City’s affordable housing programs include inclusionary housing
23 projects under the Planning Code and 100% affordable housing projects funded by the
24 Mayor’s Office of Housing and Community Development (“MOHCD”); and

1 WHEREAS, MOHCD does not apply DTHP or NRHP to projects to the extent
2 prohibited by State or Federal funding, and the Office of Community Investment and
3 Infrastructure (“OCII”) is not subject to Administrative Code, Chapter 47 and applies a different
4 set of preferences for occupying affordable housing projects that are approved by the OCII
5 Commission; and

6 WHEREAS, Administrative Code, Section 47.4 requires MOHCD to submit an annual
7 report and a proposed resolution accepting such annual report to the Board of Supervisors
8 beginning one year after the effective date of Ordinance No. 204-15, and MOHCD’s annual
9 report must include the following data: (1) the number of applicants applying under COP,
10 DTHP and Neighborhood Preference; (2) the Supervisorial District where the applicant is
11 currently residing; (3) the Supervisorial District where the affordable housing unit for which the
12 applicant is applying is located; (4) whether the applicant is selected from a lottery or other
13 means; (5) whether the applicant purchased or rented a unit; and (6) any other pertinent
14 information (collectively, “Preference Data”); and

15 WHEREAS, MOHCD has included the Preferences Data and any other pertinent
16 information required by Chapter 47.4 in its 2017 Annual Progress Report published on its
17 website; and

18 WHEREAS, All Preference Data and any other pertinent information required by
19 Chapter 47.4 is included as a supporting document to the file; and

20 WHEREAS, The Preferences Data is comprised of all new construction projects
21 marketed between July 1, 2016, and June 30, 2018, which totals 47 projects with 1368 units
22 marketed; and

23 WHEREAS, COP was applicable to 47 projects, DTHP was applicable to 38 projects,
24 and NRHP was applicable to 28 projects; and

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1 WHEREAS, Of the 47 projects marketed, 34 projects with 1,012 affordable housing
2 units were leased or sold between July 1, 2016, and June 30, 2018, to eligible households
3 who took occupancy in those projects; while 13 projects are in the process of lease up or sale
4 and do not have final occupancy data yet; and

5 WHEREAS, Of the 1,012 households, 305 were selected through the COP, DTHP, or
6 NRHP, 677 were selected through other preferences including live/work in San Francisco and
7 other site specific regulatory requirements, and 30 were selected without a preference; and

8 WHEREAS, Of the 28 projects in which NRHP was applicable, 20 projects completed
9 lease up or sale with 188 households (or 39% of applicants) who took occupancy in those
10 projects using the NRHP preference; and

11 WHEREAS, Applicants can qualify for NRHP for a project located in a District in which
12 they are not currently residing if their household has a member that has an eligible address or
13 they are located in the half-mile buffer surrounding the project allowed by NRHP; now
14 therefore be it

15 RESOLVED, That the Board of Supervisors accepts the data provided in this
16 Resolution as part of MOHCD's annual reporting on housing preferences required under
17 Administrative Code, Section 47.4.