

File No. 190054

Committee Item No. 1

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Government Audit and Oversight

Date: March 7, 2019

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 type="checkbox"/> | <input type="checkbox"/> | Introduction Form |
| <input type="checkbox"/> | <input type="checkbox"/> | Department/Agency Cover Letter and/or Report |
| <input type="checkbox"/> | <input type="checkbox"/> | 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 |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Correspondence |

OTHER

- | | | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Preference Programs Data</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>Presidential Action Transfer Memo - February 7, 2019</u> |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ |

Prepared by: John Carroll

Date: March 1, 2019

Prepared by: John Carroll

Date: _____

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

2
3 **Resolution reporting on Administrative Code, Chapter 47.4, housing preferences**
4 **requirements to the Board of Supervisors.**
5

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
25

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

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.

Table 1: Number of Applicants by Supervisor District and by Preference Program

Supervisor District of Applicant	Total Applicants	COP Applicants	DTHP Applicants	NRHP Applicants	Applicants with Other Preference	Applicants without Preference
District 1	4,518	1	31	5	3,786	859
District 2	1,407	1	3	2	1,177	271
District 3	11,659	5	26	53	9,603	2,829
District 4	5,103	1	37	10	4,126	1,071
District 5	6,015	37	19	317	5,293	1,196
District 6	16,882	48	63	3,763	15,381	2,606
District 7	3,275	4	61	1	2,748	595
District 8	3,760	1	44	597	3,377	493
District 9	9,552	9	86	427	8,599	1,515
District 10	15,705	75	93	3,500	13,399	2,386
District 11	11,204	10	60	27	984	2,110
Outside San Francisco	16,304	123	41	22	10,340	6,092
Outside California	298	0	0	1	50	248
Incomplete Address Data	1,212	6	9	1	706	512
Totals	106,894	321	573	8,726	79,569	22,783

Other preferences include the San Francisco Live/Work preference as well as other site specific regulatory preferences.

Table 2: Number of Occupants by Supervisor District and by Preference Program

Supervisor District of Occupant	Total Occupants	COP Occupants	DTHP Occupants	NRHP Occupants	Occupants with Other Preference	Occupants without Preference
District 1	34		9		24	1
District 2	11				11	
District 3	117	1	4	4	96	12
District 4	50		3		46	1
District 5	71	7	6	12	45	1
District 6	203	5	4	89	101	4
District 7	36	1	7		27	1
District 8	51		2	27	22	
District 9	86	1	9	4	70	2
District 10	168	16	9	46	95	2
District 11	70		10	6	50	4
Outside San Francisco	104	16	5		81	2
Incomplete Address Data	11	1	1		9	
Totals	1,012	48	69	188	677	30

Other preferences include the San Francisco Live/Work preference as well as other site specific regulatory preferences.

Table 3: Housing Developments with Preference Program Eligibility

Development Name	Development Street Address	Tenure	Type of Housing	Supervisor District	Affordable Units	COP Eligible	DTHP Units	NRHP Units	Applicant Selection	Marketing Status
1001 17th Street	1001 17th St	Ownership	Inclusionary	10	5	Yes	1	2	Lottery	Closed
1036 Mission	1036 Mission	Rental	Multifamily	6	43	Yes	8	0	Lottery	
1335 Folsom Street	1335-1339 Folsom St	Rental	Inclusionary	6	7	Yes	1	2	Lottery	
1450 Franklin	1450 Franklin St	Ownership	Inclusionary	2	9	Yes	2	0	Lottery	Closed
22 Franklin	22 Franklin St	Rental	Inclusionary	5	4	Yes	0	0	Lottery	
280 Brighton	280 Brighton Ave	Rental	Inclusionary	7	3	Yes	0	0	Lottery	Closed
388 Fulton	388 Fulton St	Ownership	Inclusionary	5	8	Yes	1	3	Lottery	Closed
480 Potrero	480 Potrero Ave	Rental	Inclusionary	10	11	Yes	2	4	Lottery	Closed
55 Laguna	55 Laguna St	Rental	Multifamily	8	31	Yes	8	16	Lottery	Closed
570 Jessie	570 Jessie St	Rental	Inclusionary	6	6	Yes	1	2	Lottery	
626 Mission Bay Family Housing	626 Mission Bay Boulevard North	Rental	Multifamily	6	113	Yes	22	0	Lottery	
750 Harrison	750 Harrison St	Rental	Inclusionary	6	9	Yes	1	3	Lottery	
815 Tennessee	815 Tennessee	Ownership	Inclusionary	10	10	Yes	2	4	Lottery	
855 Brannan	855 Brannan St	Rental	Inclusionary	6	55	Yes	11	22	Lottery	Closed
99 Rausch	99 Rausch	Ownership	Inclusionary	6	13	Yes	2	5	Lottery	
Abaca	2660 3rd St	Rental	Inclusionary	10	34	Yes	6	13	Lottery	Closed
Alchemy by Alta	200 Buchanan St	Rental	Inclusionary	8	50	Yes	10	20	Lottery	Closed
Alice Griffith Apartments Phase 3	2500 Arelious Walker Dr	Rental	Multifamily	10	28	Yes	24	0	Lottery	
Alice Griffith Phase 1 (Block 2)	2600-2700 Arelious Walker Dr	Rental	Multifamily	10	68	Yes	12	0	Lottery	Closed
Arc Mercy	1099 Masonic Ave	Rental	Multifamily	5	16	Yes	3	0	Lottery	Closed
Bill Sorro	1009 Howard St	Rental	Multifamily	6	66	Yes	0	0	Lottery	Closed
Duboce	181 Sanchez St	Rental	Inclusionary	8	10	Yes	2	4	Lottery	Closed
Five88 Mission Bay	588 Mission Bay Boulevard North	Rental	Multifamily	6	198	Yes	0	0	Lottery	Closed
Habitat Terrace	1 Capitol Ave	Ownership	Inclusionary	11	17	Yes	3	7	Lottery	Closed
Hunter's View Phase 2A	227-229 West Point Rd	Rental	Multifamily	10	26	Yes	5	0	Lottery	Closed
Hunters View Phase 2B	901 Fairfax Ave	Rental	Multifamily	10	17	Yes	16	6	Lottery	Closed
Booker T. Washington	800 Presidio Ave	Rental	Multifamily	5	24	Yes	10	0	Lottery	Closed
Knox	645 Texas St	Ownership	Inclusionary	10	11	Yes	2	4	Lottery	Closed
L Seven	1222 Harrison St	Rental	Inclusionary	6	62	Yes	12	24	Lottery	Closed
La Maison	241 10th St	Ownership	Inclusionary	6	3	Yes	0	0	Lottery	Closed
Metro @ Showplace Square	660 King St	Rental	Inclusionary	10	7	Yes	1	2	Lottery	Closed
Millwheel	1275 Indiana St	Ownership	Inclusionary	10	5	Yes	1	2	Lottery	
Mission Bay by Windsor	360 Berry St	Rental	Multifamily	6	26	Yes	0	0	Lottery	Closed
Natalie Gubb Commons	255 Fremont St	Rental	Multifamily	6	95	Yes	0	0	Lottery	
O & M	680 Indiana St	Rental	Inclusionary	10	17	Yes	3	6	Lottery	Closed
Olume	1401 Mission St	Rental	Inclusionary	6	18	Yes	3	7	Lottery	Closed
One Franklin	1 Franklin St	Ownership	Inclusionary	5	4	Yes	0	0	Lottery	Closed
Rowan	346 Potero Ave	Ownership	Inclusionary	10	11	Yes	2	4	Lottery	Closed
Shipley House	236-238 Shipley St	Ownership	Inclusionary	6	2	Yes	0	0	Lottery	Closed
Stage1075	1075 Market St	Ownership	Inclusionary	6	11	Yes	2	4	Lottery	
The Austin	1545 Pine St	Ownership	Inclusionary	3	12	Yes	2	4	Lottery	Closed
The Martin	2051 Third St	Rental	Inclusionary	10	12	Yes	2	4	Lottery	
The San Francisco Shipyard	51-52 Innes Ct	Ownership	Inclusionary	10	7	Yes	1	0	Lottery	Closed
Trinity Phase 3	33 8th St	Rental	Inclusionary	6	82	Yes	16	32	Lottery	Closed
Waterbend	5880 Third St	Rental	Inclusionary	10	20	Yes	4	8	Lottery	Closed
Willie B. Kennedy	1239 Turk St	Rental	Multifamily	5	77	Yes	19	0	Lottery	Closed
Winfield	3000 23rd St	Rental	Inclusionary	9	5	Yes	1	2	Lottery	Closed
Totals					1,368		225	216		

Table 4: Housing Developments with Completed Neighborhood Housing Preference

Development Name	Development Street Address	Tenure	Type of Housing	Supervisor District	Affordable Units	NRHP Units	NRHP Occupants
1001 17th Street	1001 17th St	Ownership	Inclusionary	10	5	2	2
388 Fulton	388 Fulton St	Ownership	Inclusionary	5	8	3	3
480 Potrero	480 Potrero Ave	Rental	Inclusionary	10	11	4	4
55 Laguna	55 Laguna St	Rental	Multifamily	8	31	16	16
855 Brannan	855 Brannan St	Rental	Inclusionary	6	55	22	22
Abaca	2660 3rd St	Rental	Inclusionary	10	34	13	13
Alchemy by Alta	200 Buchanan St	Rental	Inclusionary	8	50	20	20
Duboce	181 Sanchez St	Rental	Inclusionary	8	10	4	4
Habitat Terrace	1 Capitol Ave	Ownership	Inclusionary	11	17	7	6
Hunters View Phase 2B	901 Fairfax Ave	Rental	Multifamily	10	17	6	5
Knox	645 Texas St	Ownership	Inclusionary	10	11	4	4
L Seven	1222 Harrison St	Rental	Inclusionary	6	62	24	24
Metro @ Showplace Square	660 King St	Rental	Inclusionary	10	7	2	2
O & M	680 Indiana St	Rental	Inclusionary	10	17	6	6
Olume	1401 Mission St	Rental	Inclusionary	6	18	7	7
Rowan	346 Potero Ave	Ownership	Inclusionary	10	11	4	4
The Austin	1545 Pine St	Ownership	Inclusionary	3	12	4	4
Trinity Phase 3	33 8th St	Rental	Inclusionary	6	82	32	32
Waterbend	5880 Third St	Rental	Inclusionary	10	20	8	8
Winfield	3000 23rd St	Rental	Inclusionary	9	5	2	2
Totals					483	190	188

President, District 7
BOARD of SUPERVISORS



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1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689

Tel. No. 554-6516
Fax No. 554-7674
TDD/TTY No. 544-6546

AS-11
08/11/15
Reg Dep, K
6/15/15
Dep City Atty
Mayor's Office

Norman Yee

PRESIDENTIAL ACTION

Date: 2/6/2019

To: Angela Calvillo, Clerk of the Board of Supervisors

Madam Clerk,
Pursuant to Board Rules, I am hereby:

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2019 FEB - 6 PM 4:55
BY

Waiving 30-Day Rule (Board Rule No. 3.23)

File No. _____ (Primary Sponsor)

Title.

Transferring (Board Rule No 3.3)

File No. 190054 Mayor
(Primary Sponsor)

Title. Administrative Code, Chapter 47.4 - Housing Preferences - Annual Reporting

From: Land Use & Transportation Committee

To: Government Audit & Oversight Committee

Assigning Temporary Committee Appointment (Board Rule No. 3.1)

Supervisor _____

Replacing Supervisor _____

For: _____ Meeting
(Date) (Committee)

Norman Yee, President
Board of Supervisors

OFFICE OF THE MAYOR
SAN FRANCISCO



LONDON N. BREED
MAYOR

2019 JAN 15 PM 4:19

jk

TO: Angela Calvillo, Clerk of the Board of Supervisors
FROM: Kanishka Karunaratne Cheng *kke*
RE: Administrative Code Chapter 47.4 - Housing Preferences Annual
Reporting
DATE: 1/15/2019

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

Should you have any questions, please contact Kanishka Karunaratne Cheng at 415-554-6696.