

1 [Housing Preferences - Annual Reporting - July 1, 2016, through June 30, 2018]

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3 **Resolution receiving and approving the Mayor's Office of Housing and Community**  
4 **Development's annual report on participation in the Residential Certificate of**  
5 **Preference, Displaced Tenant Housing Preference, Neighborhood Resident Housing**  
6 **Preference, and other affordable housing preference programs for all new construction**  
7 **projects within the City and County of San Francisco marketed between July 1, 2016,**  
8 **and June 30, 2018, as required by Administrative Code, Chapter 47.4.**

9

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

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

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

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

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

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

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

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

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

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

1           WHEREAS, COP was applicable to 47 projects, DTHP was applicable to 38 projects,  
2 and NRHP was applicable to 28 projects; and

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

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

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

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

17           RESOLVED, That the Board of Supervisors hereby receives and approves MOHCD's  
18 annual reporting on housing preferences over the period of July 1, 2016, through  
19 June 30, 2018, as required under Administrative Code, Section 47.4.