

1 [Urging the Association of Bay Area Governments in the Regional Housing Needs Allocation
2 Process to Focus on Unmet Needs for Affordable Housing]

3 **Resolution urging the Association of Bay Area Governments in its upcoming Regional**
4 **Housing Needs Allocation (RHNA) Process to focus on San Francisco's unmet needs**
5 **for housing affordable to low- and moderate-income residents, and to maintain the**
6 **current RHNA allocation level of above-moderate housing in San Francisco.**

7
8 WHEREAS, The 2022-2030 Regional Housing Needs Allocation ("RHNA") cycle, due
9 to Senate Bill 828 adopted in 2018, increases the Bay Area's RHNA determination to 2.35
10 times higher than the current cycle, for a housing production goal of nearly half a million new
11 homes region-wide over 8 years; and

12 WHEREAS, The basis for this significant RHNA increase for the Bay Area is to account
13 for the "unmet need" and "under-performance" of many of the region's cities to achieve their
14 current RHNA goals; and

15 WHEREAS, San Francisco has shouldered much of the region's housing development,
16 far above its regional share of households, with its zoning, robust local real estate and
17 development market conditions, and general pro-development culture; and

18 WHEREAS, San Francisco has historically met and exceeded its RHNA above-
19 moderate/market-rate housing goals and has already met 140 percent of the current eight-
20 year goal which carries through 2021, effectively over-performing in the current RHNA cycle;
21 and

22 WHEREAS, Despite the City's longstanding commitment to affordable housing,
23 performing better than most every other California city, San Francisco has nevertheless been
24 falling significantly short of meeting its affordable housing RHNA allocation, achieving only 37
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1 percent of the current low- and moderate-income goals, primarily due to lack of sufficient
2 dedicated revenue sources; and

3 WHEREAS, The Planning Department's 2018 Housing Trends and Needs Report
4 shows that:

- 5 • San Francisco had roughly 49,000 extremely rent burdened households in 2015
- 6 • The overwhelming majority of households facing cost burdens—particularly severe
7 cost burden consuming 50% or more of income—are very low-income (earning < 50%
8 of AMI) and extremely low-income households (<30% AMI)
- 9 • A majority of lower income homeowner households (earning <80% of AMI) are now
10 cost burdened
- 11 • Overcrowding disproportionately impacts low-income households, including 12% of
12 very low-income households and 10% of low-income households; and

13 WHEREAS, There is little basis for “unmet market-rate housing need” in San
14 Francisco's rates of housing cost burden and overcrowding; and

15 WHEREAS, During the COVID-19 pandemic, the affordable housing needs of low- and
16 moderate-income essential workers have become increasingly evident and critically
17 necessary for public health; and

18 WHEREAS, The Planning Commission in June 2020 passed Resolution No. 20738,
19 Centering Planning on Racial and Social Equity in planning and housing policies; and

20 WHEREAS, 50% of Black households, 31% of American Indian, and 30% of Latinx
21 households are severely burdened by housing costs (spending > 30% of their income on
22 housing), while 16% of White households are similarly burdened; and

23 WHEREAS, Racial equity should include both integration of housing across income
24 levels in high resource and high opportunity cities, and avoidance of further regional
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1 segregation, gentrification, and displacement of urban and working-class, immigrant and
2 BIPOC communities; and

3 WHEREAS, In the upcoming RHNA process, there is a risk that San Francisco will
4 have its market-rate RHNA allocation double, or more, in order to absorb the overall regional
5 determination increase resulting from under-performance by other cities; and

6 WHEREAS, An increase in the market-rate housing allocation to San Francisco in the
7 ABAG RHNA process would likely trigger mandatory by-right approvals of all market-rate
8 housing by state law due to Senate Bill 35 adopted in 2017; and

9 WHEREAS, By-right approvals of market-rate development by state law in San
10 Francisco would incentivize land speculation and speculative development entitlements in
11 gentrifying communities of color, which is associated with racial and socioeconomic
12 demographic shifts, evictions, displacement, further regional segregation, and exacerbated
13 racial disparities; now, therefore, be it

14 RESOLVED, That San Francisco urges ABAG to focus on unmet RHNA needs for
15 housing affordable to low- and moderate-income residents experiencing cost burden and
16 overcrowding in San Francisco; and, be it

17 FURTHER RESOLVED, That San Francisco urges ABAG to maintain and not increase
18 the current eight-year allocation level of above-moderate “market-rate” housing to San
19 Francisco in the 2022-2030 RHNA cycle; and, be it

20 FURTHER RESOLVED, That San Francisco does not support a RHNA allocation that
21 would trigger SB35 by-right approvals for market-rate housing in San Francisco because it
22 would further incentivize land speculation, associated with displacement and regional
23 segregation; and, be it

24 FURTHER RESOLVED, That San Francisco urges ABAG to limit increases in above-
25 moderate/market-rate housing RHNA allocations to Bay Area cities with concentrations of

1 Sensitive Communities, as identified by the UC Berkeley Urban Displacement Project, in order
2 to avoid the inequitable outcomes of gentrification, racial and socio-economic displacement of
3 low-income communities, further regional segregation, and increasing racial disparities; and,
4 be it

5 FURTHER RESOLVED, That San Francisco urges ABAG to increase both affordable
6 and market-rate housing allocations in Bay Area suburban high-opportunity jurisdictions
7 where there is extensive land for infill development and less displacement pressure, in order
8 to further fair housing equity goals, create a more racially and socio-economically integrated
9 region, and allocate a fair-share of housing production to cities that have historically received
10 RHNA allocations below their portion of regional households, some of which have under-
11 performed on housing production goals; and, be it

12 FURTHER RESOLVED, That the San Francisco Board of Supervisors hereby directs
13 the Clerk of the Board to transmit copies to the Association of Bay Area Governments with a
14 request to take all action necessary to achieve the objectives of this Resolution.