

1 [Housing Preferences - Annual Report - July 1, 2019, through June 30, 2020]

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3 **Resolution reporting on Administrative Code, Chapter 47.4, housing preferences**
4 **requirements to the Board of Supervisors for July 1, 2019, through June 30, 2020.**

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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, On June 28, 2019, the City enacted Ordinance No. 120-19, which
23 expanded DTHP to include tenants where the tenant’s unit will no longer be restricted by a
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1 regulatory agreement or other affordable housing restriction within five years and market-rate
2 rent in such tenant’s building is more than 40% of the tenant’s gross household income; and

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

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

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

20 WHEREAS, MOHCD has included the Preferences Data and any other pertinent
21 information required by Chapter 47.4 in its Annual Progress Report for 2019-2020 published
22 on its website; and

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

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1 WHEREAS, The Preferences Data is comprised of all new construction, re-rental and
2 re-sale units that completed lease-up or sales between July 1, 2019, through June 30, 2020,
3 which totals 677 units across 81 projects; and

4 WHEREAS, COP was applicable to 677 units, DTHP was applicable to 182 units, and
5 NRHP was applicable to 117 units; and

6 WHEREAS, Of the 677 units that completed lease-up or sales, 17 households were
7 selected through the COP, 72 households were selected through DTHP, and 117 households
8 were selected through NRHP; and

9 WHEREAS, DTHP preference utilization in this time period was at 40% with 72 units
10 occupied by preference holders out of the 182 units available for DTHP; and

11 WHEREAS, NRHP preference utilization in this time period was at 100% with 117 units
12 occupied by preference holders out of the 117 units available for NRHP; 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 accepts the data provided in this
18 Resolution as part of MOHCD’s annual reporting on housing preferences required under
19 Administrative Code, Section 47.4.