



San Francisco
Planning

2022 UPDATE



Housing Element: From Adoption into Implementation

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Duboce Triangle
Neighborhood
Association
Feb 14, 2023

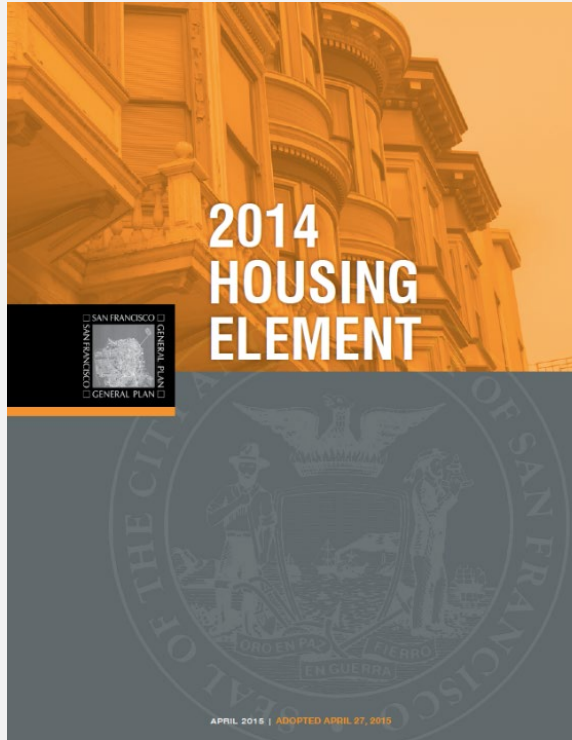


San Francisco
Planning

TODAY'S PRESENTATION

1. Housing Element 2022 Update: Context
2. Goals & Purpose
3. Implementation (including Zoning Program) & Timeline

What is the Housing Element?



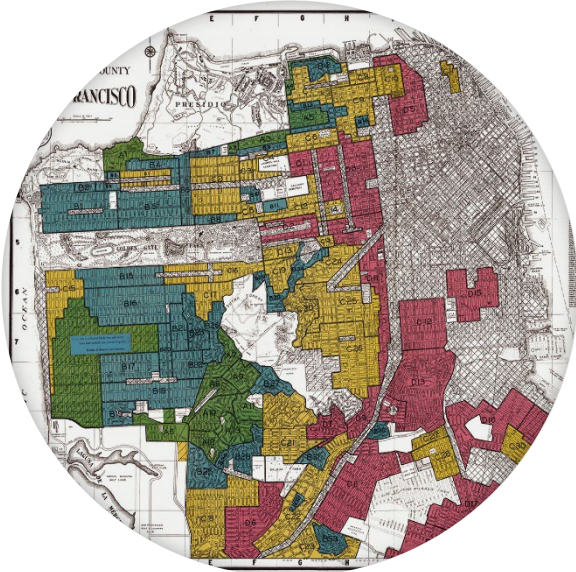
- The **City's housing plan** prepared by the Planning Department in coordination with multiple city agencies and the Mayor/Board
- It is a **roadmap** for how and where the city's investments in housing will be directed.
- Update required by State **every eight years***
- An updated Housing Element is required to be eligible for state **affordable housing funds** and other grants (ex: transportation funds)
- **Adopted and signed Jan 31, 2023**
- **Certified by HCD Feb 1, 2023**

* four years if not meeting required timeline



SF's first housing plan centered in racial and social equity.

Responding to the Planning Commission equity resolution.



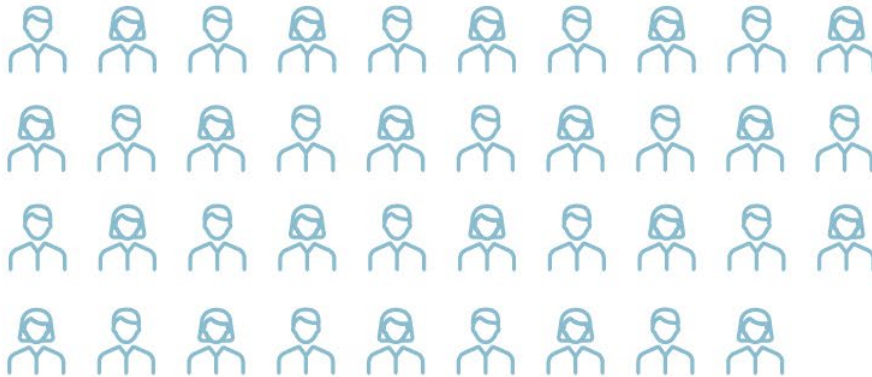
These disparate outcomes are rooted in a long history of institutional racism and discriminatory programs.

- Present ○ Exclusionary Zoning
- 2000s ○ Predatory Lending Practices
- 1945 ○ Urban Renewal
- 1942 ○ Japanese Incarceration
- 1930s ○ Redlining, Racial Covenants
- 1880 ○ Laundry Ordinance
- 1870 ○ Cubic Air Ordinance
- 1492 ○ Beginning of genocide, exploitation, and dispossession of Indigenous people, including today's American Indians



HOUSING PRODUCTION DID NOT KEEP UP WITH THE INCREASE IN DEMAND.

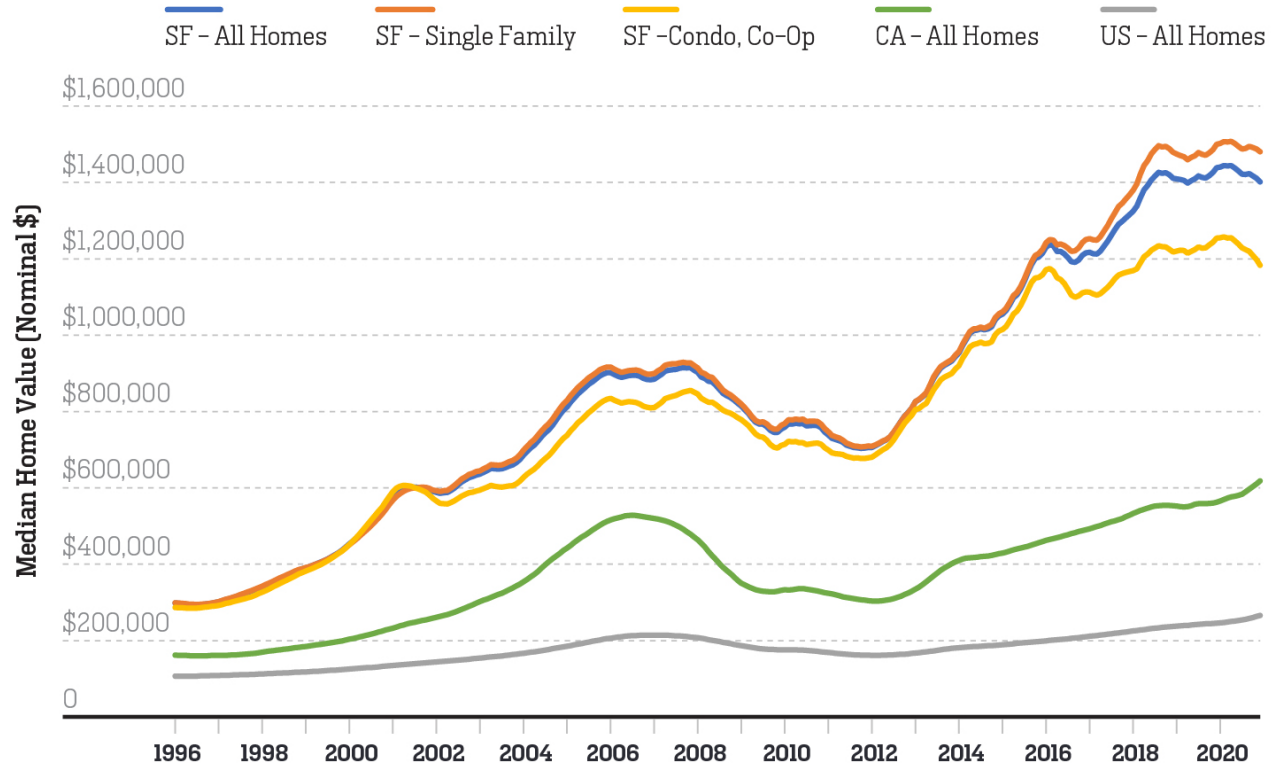
39% Jobs Change
2010 - 2019



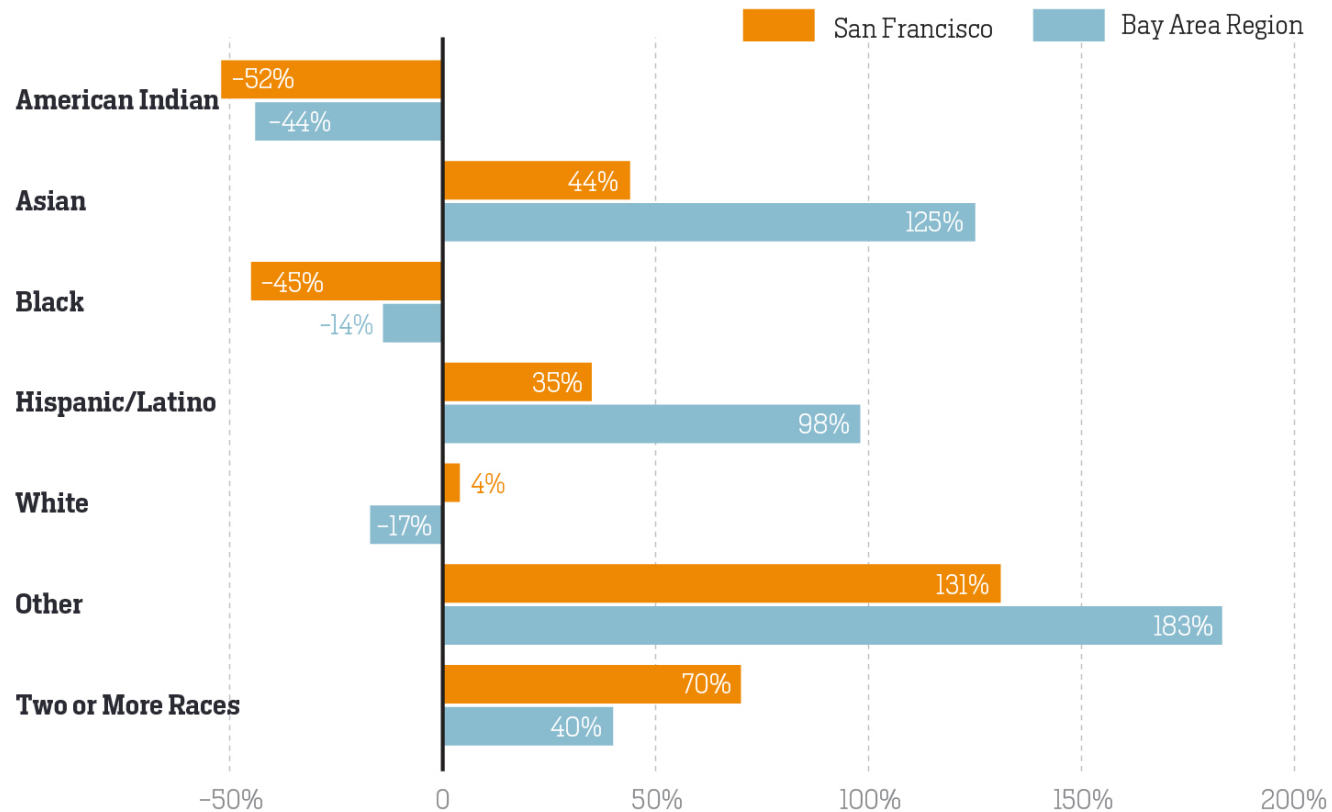
8% Housing Unit Change
2010 - 2019



THE PRICE TO OWN A HOME SKYROCKETED IN SAN FRANCISCO.



**AMERICAN INDIAN AND
BLACK POPULATION HAS
DROPPED SIGNIFICANTLY.**



What is the purpose of the Housing Element?

To create a roadmap for the future of housing that:



- Plans for **certain number of units** estimated by State and regional agencies
- Defines **priorities** for housing solutions
- Represents **the values** of our communities for the future of the City
- Guides **decisions** and **resource allocation**



Does guide decisions and potential laws elected officials & city agencies make and give the public (you!) a tool to hold San Francisco government accountable to housing commitments



Does not change existing laws, land use or zoning ordinances, nor allocate budget

Implementation Programs **Program Areas**



Affordable Housing, Anti-Displacement, & Homelessness



Affordable Housing and Housing Assistance

Stabilizing Tenants and Housing

Preventing and Eliminating Homelessness

Centering Communities of Color & Vulnerable Groups



Serving Special Needs Groups

Redressing and Preventing Discrimination

Centering Equity Communities and Cultural Heritage

Housing Production & Neighborhood Infrastructure



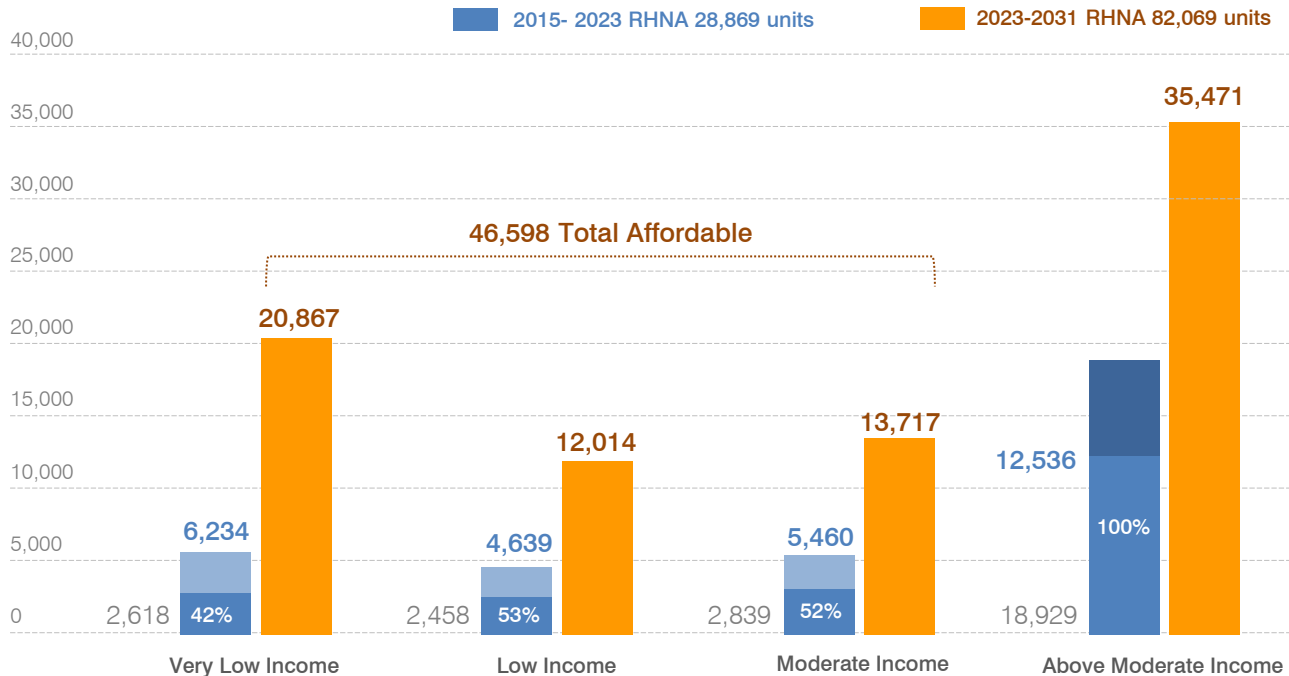
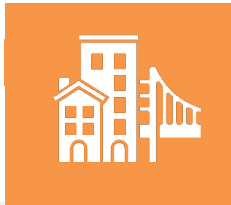
Expanding Housing Choices

Reducing Constraints on Housing Development, Maintenance, & Improvement

Healthy, Connected, and Resilient Housing and Neighborhoods

Regional Housing Needs Allocation (RHNA)

Minimum goals have nearly tripled since last cycle



Affirmatively Furthering Fair Housing

~ 33,000

Lower income units overall

~ 8,000 - 16,000

Lower income units in Well-resourced neighborhoods

25 - 50%

SF's "fair share" of housing: Regional Housing Needs Allocation (RHNA)

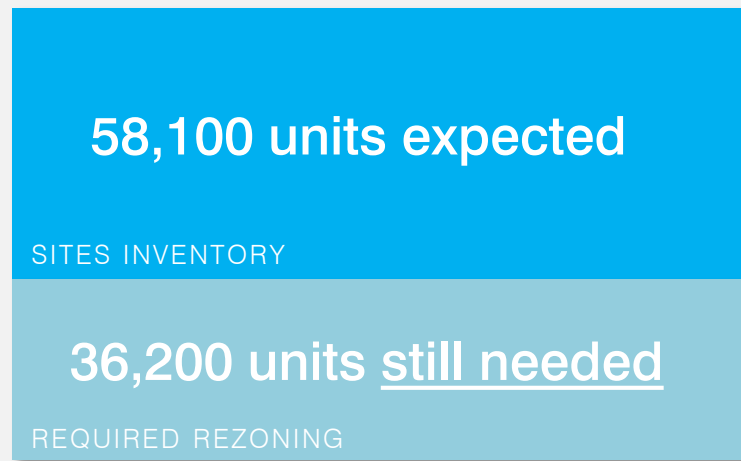


94,300 units



=

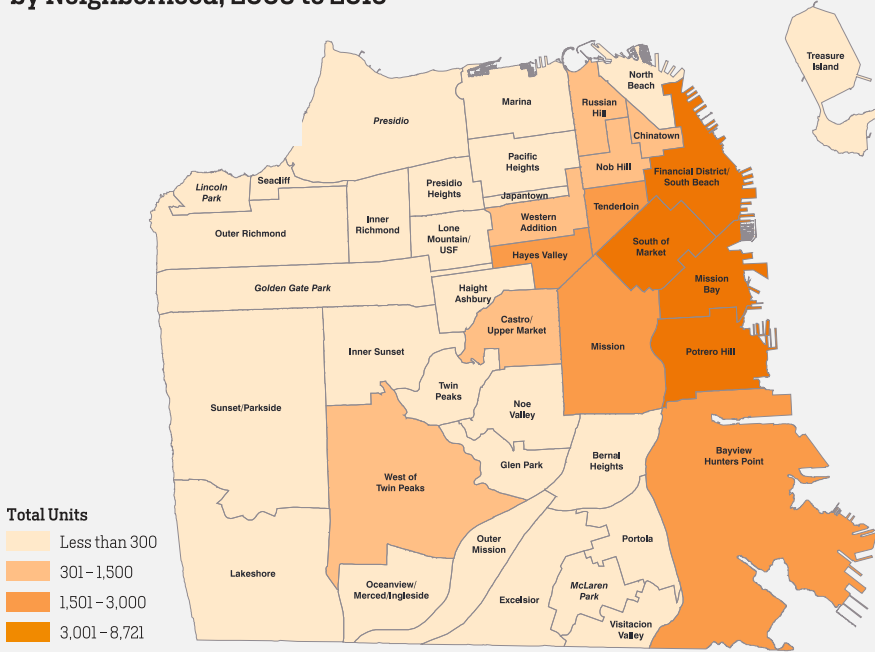
94,300 units



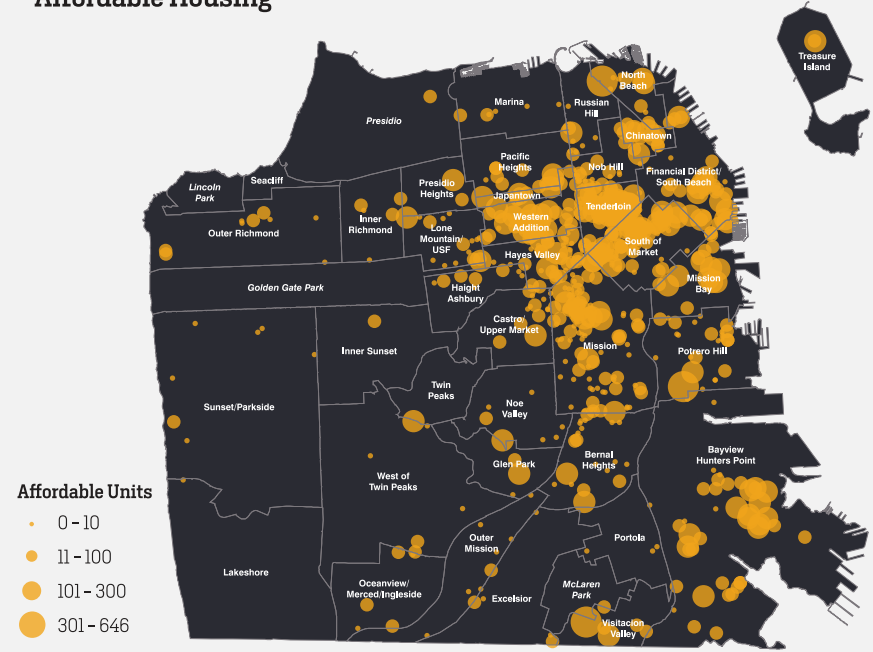
- 20,300 for low-income households
- 8,400 for moderate-income households
- 7,500 for above-moderate income households

Where has development been happening?

Housing Production
by Neighborhood, 2005 to 2019

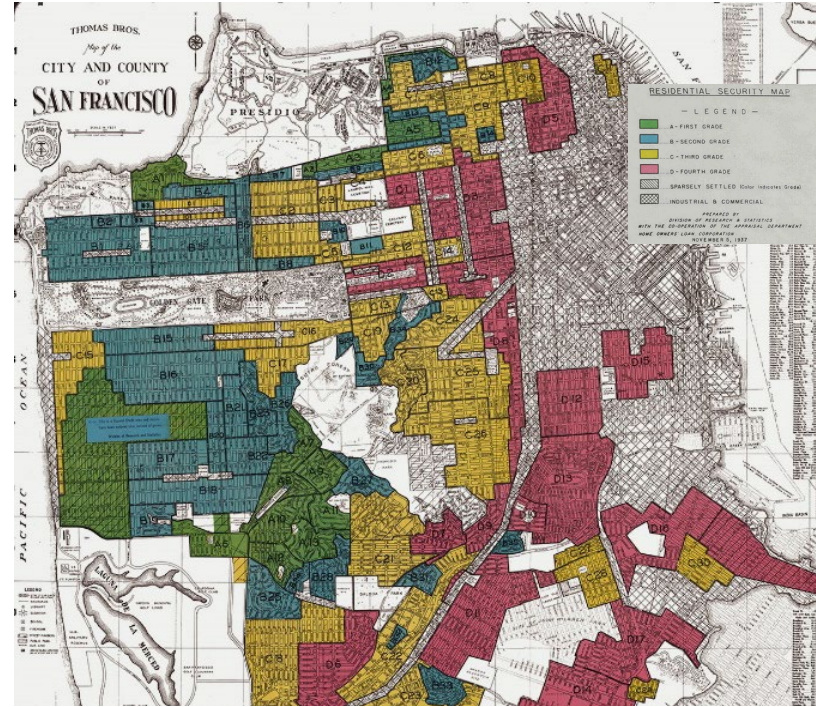
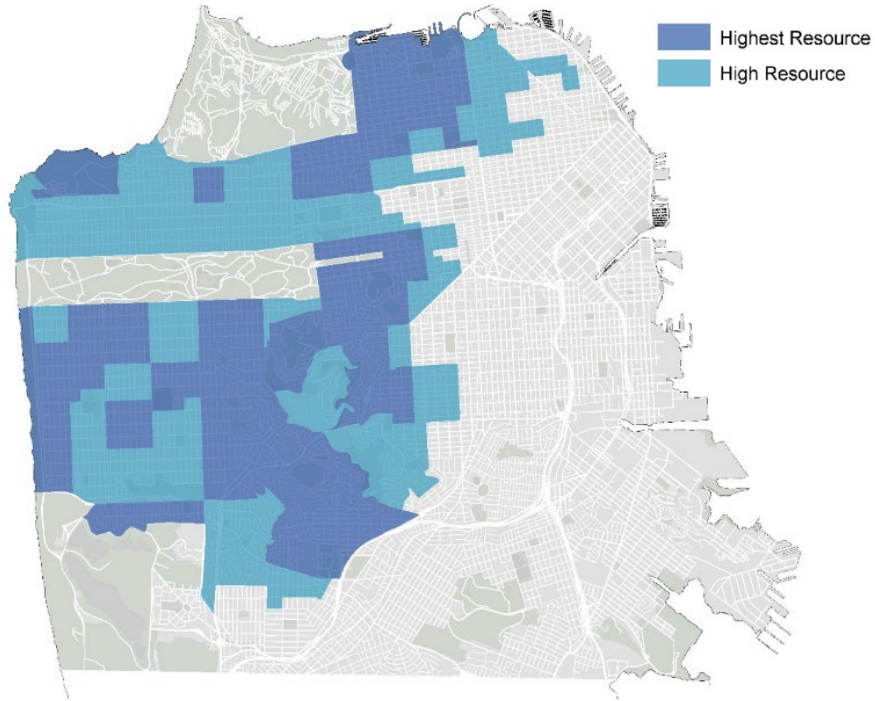


Subsidized
Affordable Housing



Since 2005 only 10% of all new housing and 10% of new affordable housing has been built in “higher opportunity” areas, despite covering over 50% of the city.

“Well-Resourced Neighborhoods” and Areas of Exclusion



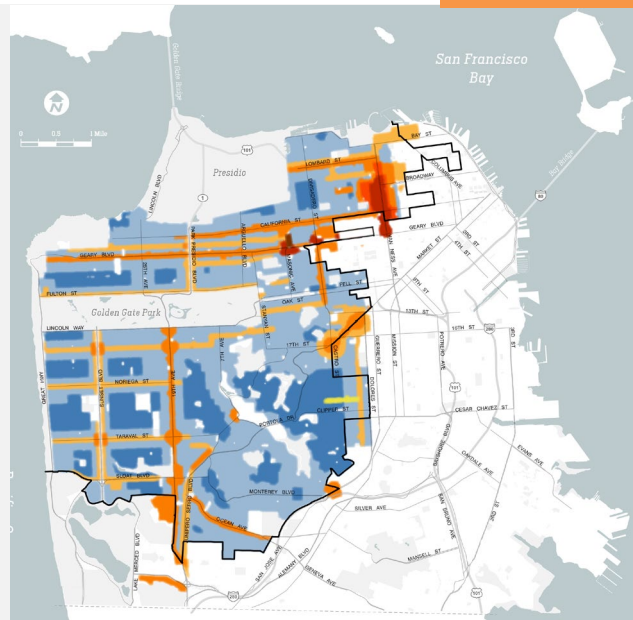
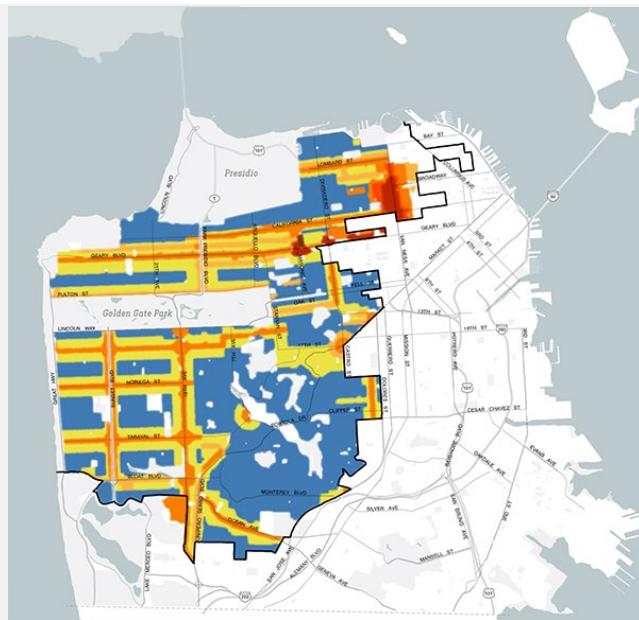
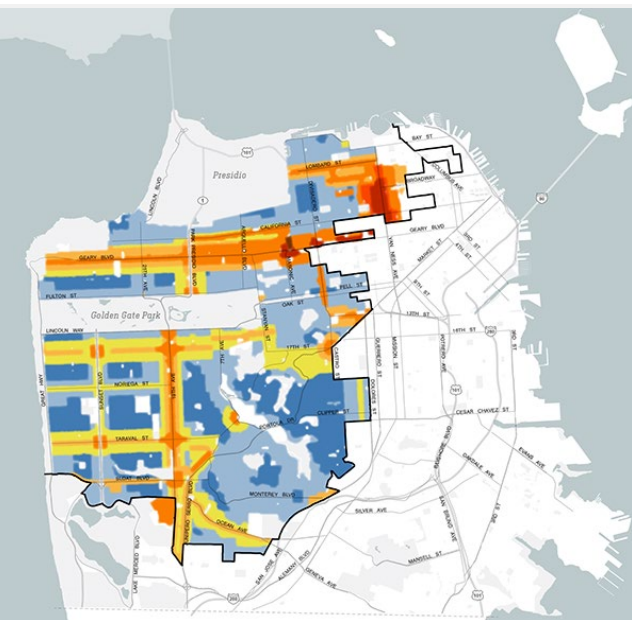
Well-Resourced Neighborhoods (designated by State)

1937 San Francisco Redlining Map

Under existing zoning, Well-Resourced Neighborhoods make up over 50% of the City’s area but only 12% of projected growth.

Example Rezoning Scenarios

Final scenario will be developed through public process



Final zoning program must accommodate *at least* 36,200 units distributed in these areas

- Increased density up to four housing units with no height change
- Density decontrol with no height limit change
- Well-resourced neighborhoods
- 55 feet
- 65 feet
- 85 feet
- 140 feet
- 240 feet
- 300 feet

Implementation Programs **What follows after adoption?**



Housing Element → HE Implementation Process

Public Engagement begins for key programs in February 2023:

- Rezoning Program
- Strategy for Affordable Housing Funding & Implementation
- Equity Community Prioritization of Actions

Form Interagency Implementation Committee in 2023



Zoning Program Process



PHASE 1 SPRING-SUMMER 2023 LAYING THE FOUNDATION

Share initial zoning concepts with the public and solicit feedback.

- Housing Education workshops and resources
- Community Conversations
- Focus Groups
- Open Houses

PHASE 2 FALL 2023 BUILDING THE STRUCTURE

Revise zoning scenarios in consideration of public feedback

- Community Conversations
- Open Houses

PHASE 3 WINTER-SPRING 2024 RAISING THE ROOF

Bring final zoning proposal to decision makers for adoption

Public input continues throughout hearing processes at Planning Commission and Board of Supervisors

Mayor Breed's Feb 7, 2023 Executive Directive on *Housing for All* directs the Planning Dept to present a final zoning proposal for consideration by Jan 31, 2024.



source: flickr (NACTO), Jeremy Shaw, Allison Albericci, Loopnet

Questions and Discussion

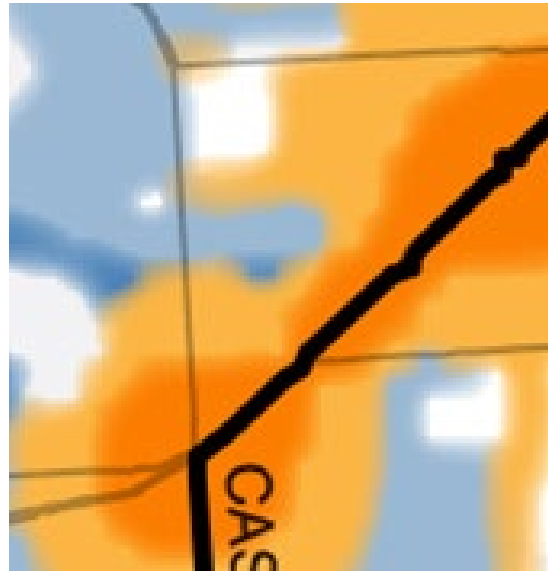
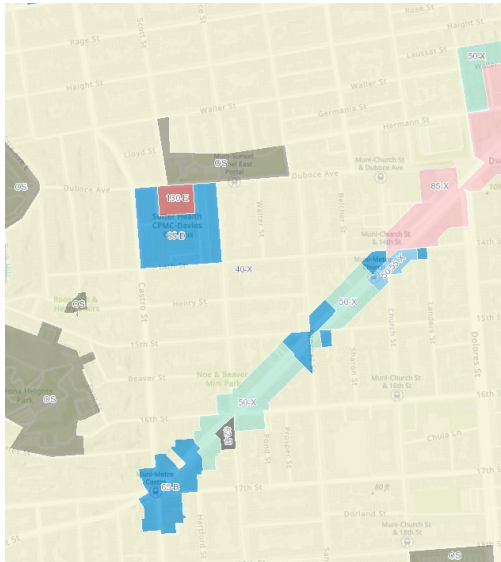


Housing Element

IMPLEMENTATION

*SHAPING THE FUTURE OF HOUSING
IN SAN FRANCISCO*

sfhousingelement.org



Community Engagement Overview 2020-2022

- 24 focus groups
- 65+ community conversations & listening sessions
- 11 in-language events in Cantonese and Spanish
- 21 community partners
- 226 online platform respondents
- 11 Community ambassadors (HEARD)
- 17 City agencies and subject matter experts
- 1,631 survey respondents
- 12 policy group discussions
- 16 public hearings

