



2022 UPDATE



Housing Element



San Francisco
Planning

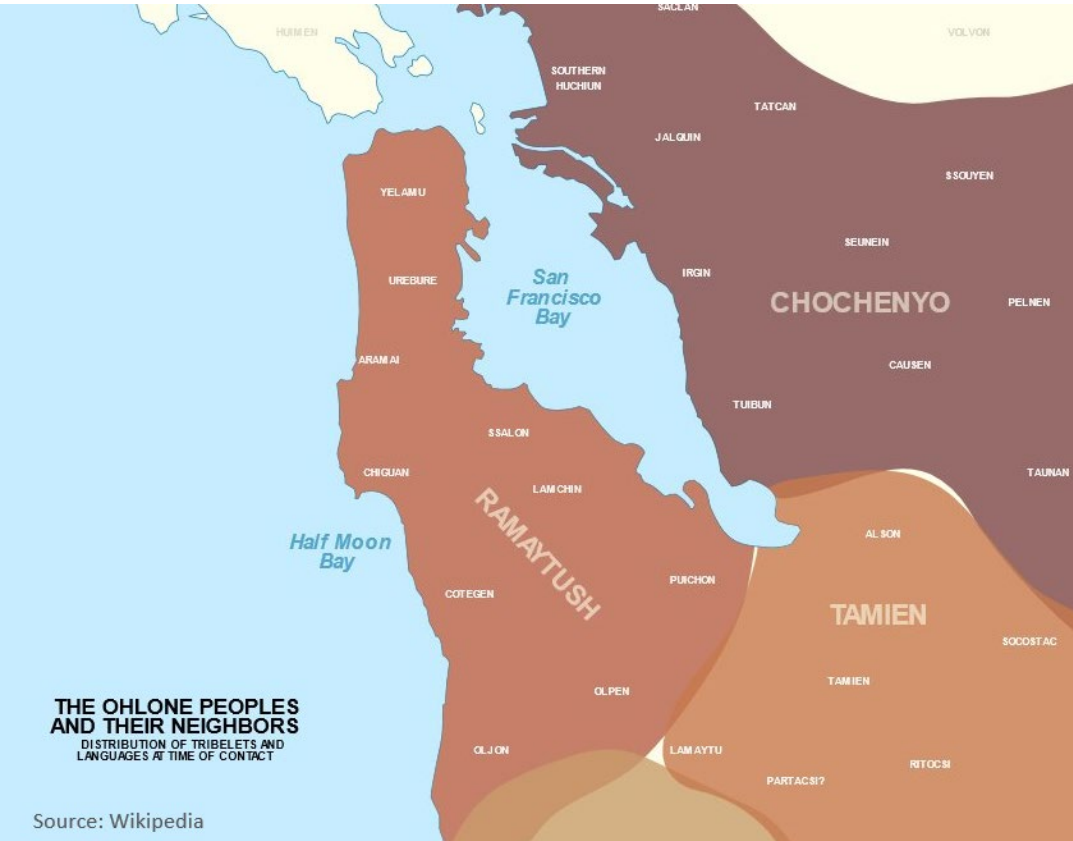
Miriam Chion
Maia Small
Kimia Haddadan
Shelley Caltagirone
Malena Leon-Farrera
Reanna Tong
Lauren Hiller

Consultants:
Incommon
Street Level Advisors

Graphics and Design
Gary Chen

January 27, 2022

Land Acknowledgement



We acknowledge that we
are on the **unceded**
ancestral homeland of
the Ramaytush Ohlone
who are the original
inhabitants of the San
Francisco Peninsula.



TODAY'S PRESENTATION

1. Housing Element 2022 Update:
Context
2. Public Input Summary:
Community Directives and Policy Response
3. Policy Highlights:
Draft 2 Goals, Objectives, Policies and Actions
4. Next Steps:
Draft 3, EIR and Racial Equity Impact Analysis



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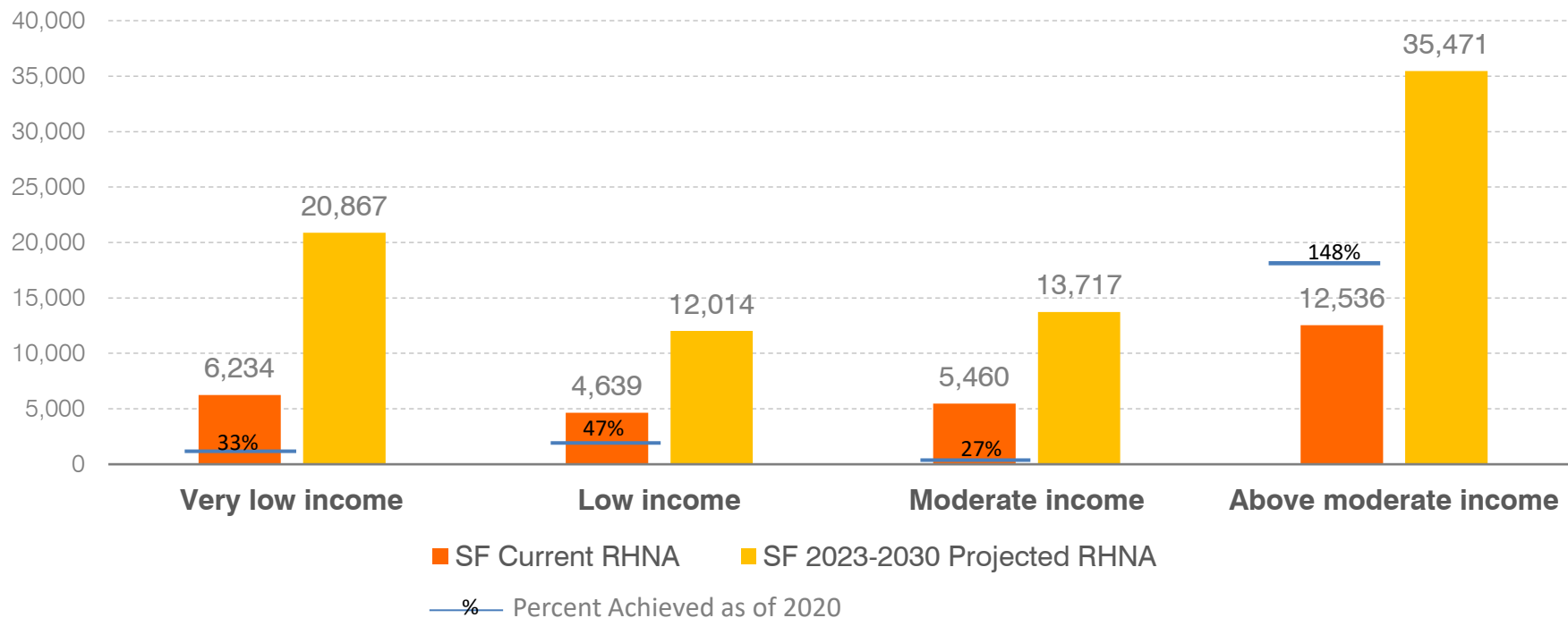
SF's first housing plan centered in racial and social equity.

Responding to the Planning Commission equity resolution.

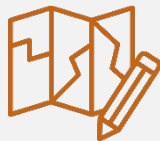
Significant Increase in Housing Targets

25,000 units vs. 82,000 units

By Income Level



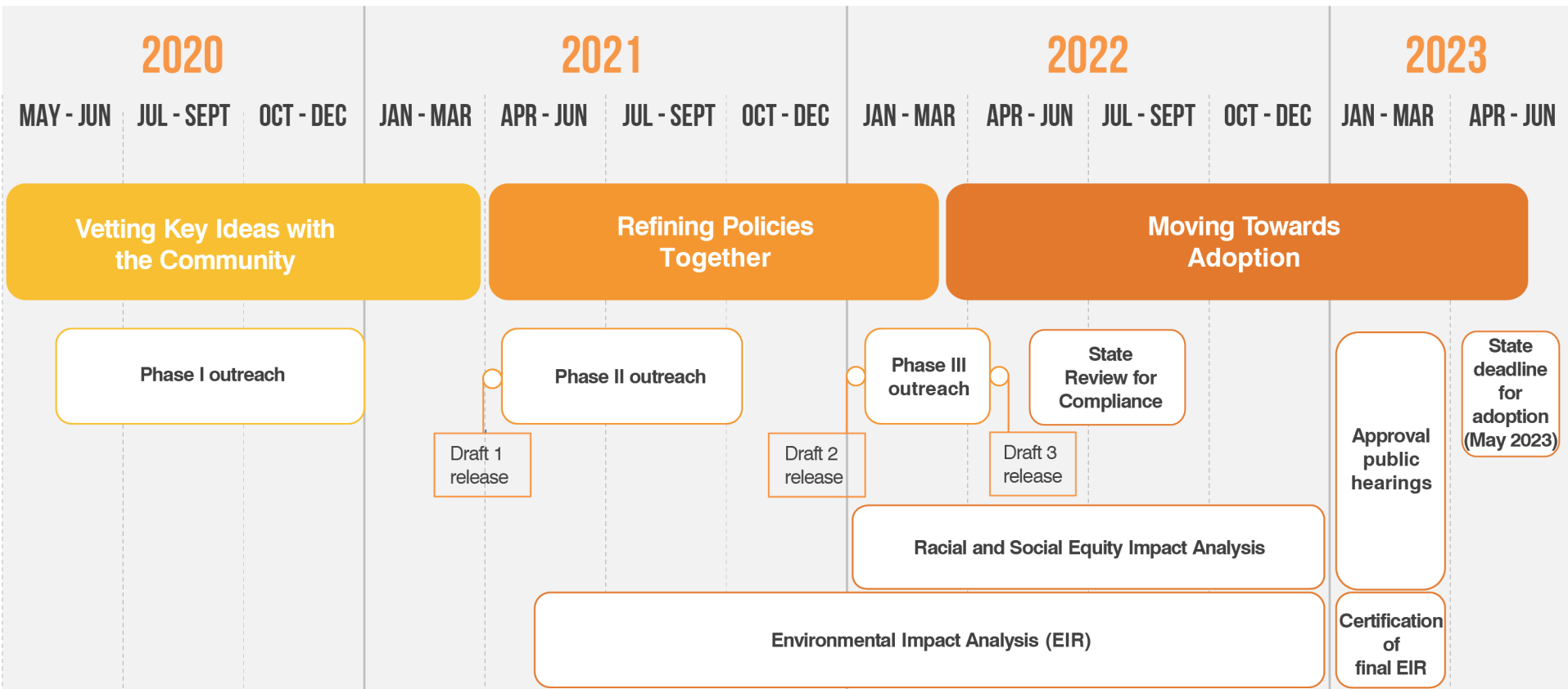
Key New State Law



Affirmatively Furthering the Fair Housing law

- Address exclusion and discrimination
- Create housing access in high-resource neighborhoods
- Bring opportunity to segregated and underserved neighborhoods

Planning Process and Major Milestones





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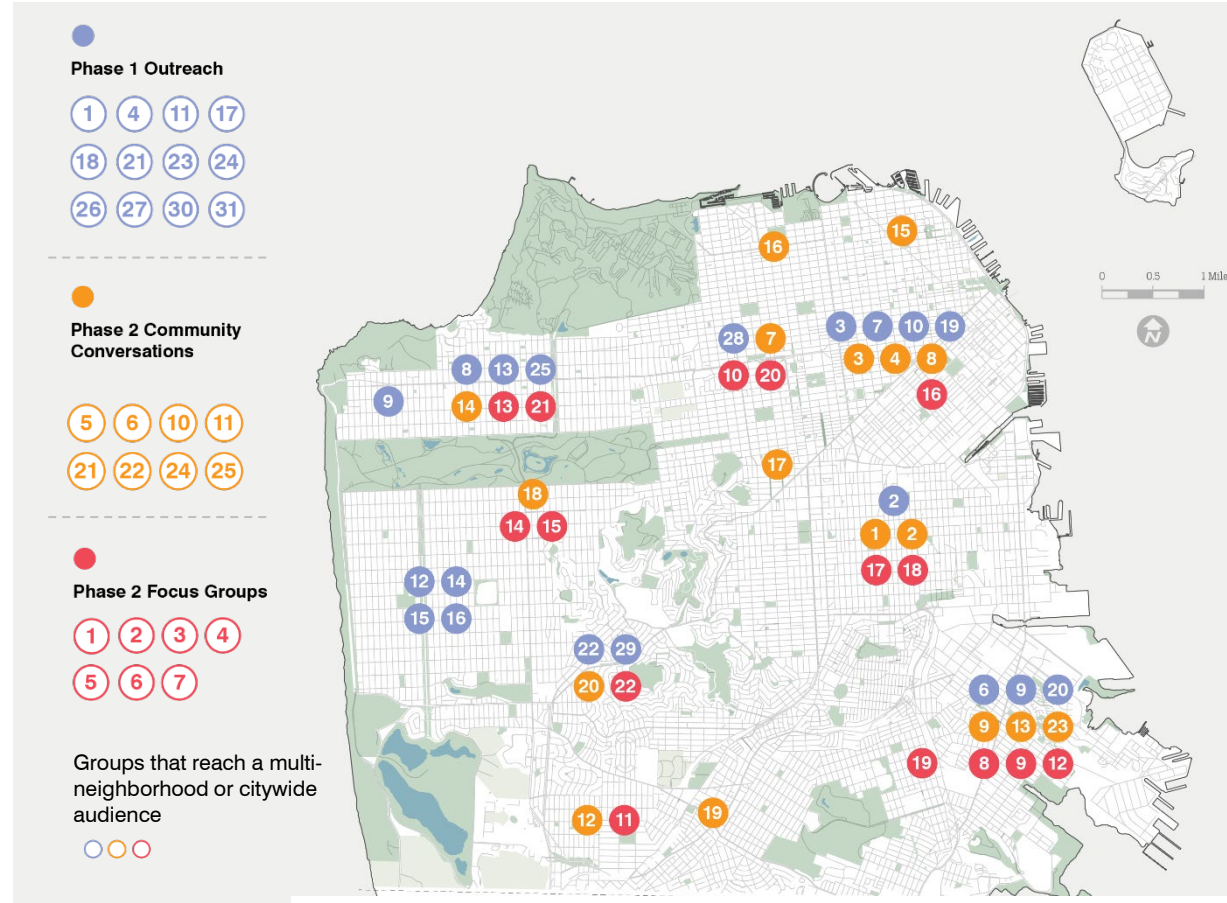
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Outreach and Engagement: Overview



Phase I & II Outreach and Engagement: Participation Summary

- 22 focus groups
- 40 community conversations & listening sessions
- 10 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



Community Directives: Phase II Public Input Synthesis

QUALITY & ACCESS

1. Increase access to housing resources and restructure how resources are prioritized
2. Ensure dignified housing
3. Increase wealth building opportunities

DISTRIBUTION & CHOICE

4. Promote equitable distribution of housing, and increase housing in neighborhoods with high quality amenities
5. Build the kind of housing that vulnerable communities want in their neighborhoods

ACCOUNTABILITY

6. Create accountability and share decision-making
7. Study the equity impacts of market-rate housing

Response to Community Directives: **Quality & Access**

Community Directives:

1. Increase access to housing resources and restructure how resources are prioritized
2. Ensure dignified housing
3. Increase wealth building opportunities

Strengthened

- Reparative framing of policies and actions.
- Prioritization of the most vulnerable groups
- Housing outreach, education, counseling, and case management.
- Capacity-building, job training, start-up, and business development resources for Black-owned developers and construction companies

Affirmed

- Expand resources for people experiencing homelessness and the people most vulnerable to housing insecurity.
- Preserve the affordability of existing units of all types, including unauthorized units.
- Improve access to Below Market Rate units.



Response to Community Directives: **Distribution & Choice**

Community Directives:

4. Promote equitable distribution of housing
5. Build the kind of housing that vulnerable communities want in their neighborhoods

Strengthened

- Invest in permanently affordable housing for neighborhoods that serve as entry points to recently arrived residents.
- Facilitate construction of small and midrise multi-family buildings for middle-income households.
- Co-housing for households that want to share resources and reinforce supportive relationships

Affirmed

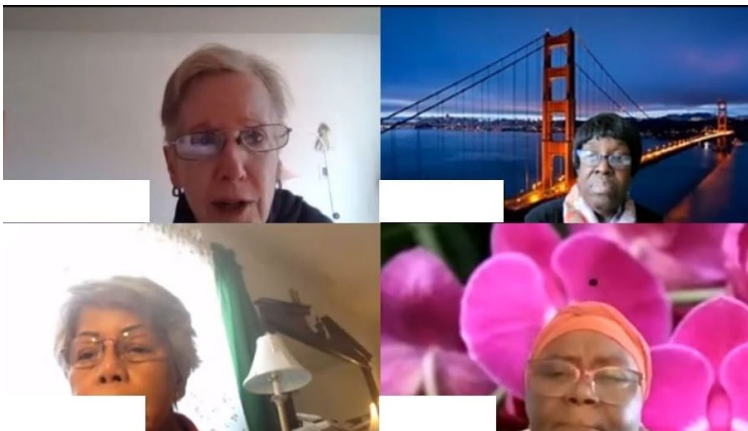
- Better utilize the City's acquisition and rehabilitation program.
- Cultivate spaces of cultural importance for communities impacted by displacement.



Response to Community Directives: **Accountability**

Community Directives:

6. Create accountability and share decision-making
7. Study the equity impacts of market-rate housing



Strengthened





- Truth-telling about the impacts of discriminatory government actions to communities of color.
- Measure progress towards more equitable housing access.
- Role of community input in policy, zoning and development review
- Call to study and end displacement through investment in anti-displacement measures

Affirmed

- Amplify and prioritize voices of people of color.
- Enable low and moderate-income households to live and prosper in well-resourced neighborhoods.
- Investigate and eliminate discrimination in housing.

Response to Community Directives: Revised Policy & Action Table

● New Policy or Action [NEW]
 ● Significant Changes [SC]¹
● No Major Changes [NMC]²
● Changed in Response to Community Input [RCI]

DRAFT 2 Policies and Actions	Changes from Draft 1 to Draft 2				DRAFT 1 Policies and Actions
	NEW	SC	NMC	RCI	
1 Minimize all no-fault and at-fault evictions for all tenants, and elevate direct rental assistance as an eviction protection strategy.					1.9 Minimize evictions for both no-fault and at-fault eviction through tenant rights education and counseling, eviction defense, mediation, and rental assistance programs.
a Prioritize the creation of a digital Rental Housing Inventory to collect data that informs the evaluation of anti-displacement programs, including rental rates, rent control status, vacancy, and services provided. (Rent Board; Short)					1.9.b Implement creation of the Housing inventory of rental housing to collect data including rental rates, vacancy, and services included in the rent to inform effective anti-displacement programs.
b Fully fund the Tenant Right-to-Counsel program to match the need for eviction defense. (MOHCD, Mayor/BOS; Medium)					1.9.c Fully fund the tenant right to counsel program and prioritize Vulnerable Groups.
c Expand rental assistance programs, including those designed for emergency response, ongoing tenant-based support, and time-limited assistance (such as Rapid Rehousing), towards a goal of capping rent payments at 30% of household income for extremely and very-low income households. (Mayor/BOS, MOHCD, HSH, I; Medium)					1.6.a Expand rental assistance programs including emergency, ongoing tenant-based, and time-limited assistance (such as Rapid Rehousing).



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

GOAL 1- RECOGNIZE THE RIGHT TO HOUSING AS A FOUNDATION FOR HEALTH, AND SOCIAL AND ECONOMIC WELL-BEING.

- a. Ensure **housing stability** and healthy homes.
- b. Advance **equitable housing access**.
- c. **Eliminate homelessness**.

GOAL 2- REPAIR THE HARMS OF HISTORIC RACIAL, ETHNIC, AND SOCIAL DISCRIMINATION FOR AMERICAN INDIAN, BLACK, AND OTHER PEOPLE OF COLOR.

- a. Make amends through **truth-telling of the historic harms**.
- b. **Offer reparations for communities directly harmed** by discriminatory government action and bring back their displaced people.
- c. Increase **accountability** to American Indian, Black, and other communities of color.

GOAL 3- FOSTER RACIALLY AND SOCIALLY INCLUSIVE NEIGHBORHOODS THROUGH EQUITABLE DISTRIBUTION OF INVESTMENT AND GROWTH.

- a. **Build intergenerational wealth** for American Indian, Black, and other communities of color.
- b. Create **a sense of belonging for all communities of color within Well-resourced neighborhoods** through expanded housing choice.
- c. **Eliminate community displacement** within areas vulnerable to displacement.

GOAL 4- PROVIDE SUFFICIENT HOUSING FOR EXISTING RESIDENTS AND FUTURE GENERATIONS FOR A CITY WITH DIVERSE CULTURES, FAMILY STRUCTURES, AND ABILITIES.

- a. Substantially **expand the amount of permanently affordable housing** for extremely low- to moderate-income households.
- b. Expand **small and mid-rise multi-family housing production** to serve our workforce, prioritizing middle-income households.
- c. Diversify **housing types** for all cultures, family structures, and abilities.

GOAL 5- PROMOTE NEIGHBORHOODS THAT ARE WELL-CONNECTED, HEALTHY, AND RICH WITH COMMUNITY CULTURE.

- a. Connect people to jobs and their neighborhood with numerous, equitable, and **healthy transportation and mobility options**.
- b. Advance **environmental justice**, climate, and community resilience.
- c. Elevate **expression of cultural identities** through the activation and design of neighborhood buildings and spaces.

Draft 2 : Policy Direction



RIGHT TO HOUSING FOR
THE MOST VULNERABLE

Policy 15, action (a)- Increase production of housing affordable to extremely and very low-income households including identifying and deploying subsidy resources necessary to serve these income groups.

Policy 8- Expand permanently supportive housing and services for individuals and families experiencing homelessness **as a primary part of a comprehensive strategy to eliminate homelessness.**

Policy 1, action (c)- Expand rental assistance programs, including those designed for emergency response, ongoing tenant-based support, and time-limited assistance (such as Rapid Rehousing), as also referenced in Policy 9, action d as a homelessness prevention tool. **Consider a goal of capping rent payments at 30% of household income for extremely and very low-income households.**

Draft 2 : Policy Direction



EQUITABLE ACCESS TO
THE RIGHT TO HOUSING

Policy 5- Improve access to the available Below Market Rate units especially for **racial and social groups who have been disproportionately underserved.**

Actions call on updating existing strategies including:

- **Preferences**
- **Financial readiness education**
- **Adjustments to Area Median Incomes targeted**

Policy 6- Pursue investments in permanently affordable housing that are **specific to neighborhoods that serve** as entry points to recently arrived residents from certain groups, such as **LGBTQ+ refugees or immigrants, or specific to populations such as transitional aged youth or transgender people.**

Policy 27, action (a)- Increase **permanently affordable senior housing along transit corridors** to improve mobility of aging adults and seniors, particularly for extremely and very low-income households including through expansion of Senior Operating Subsidies

Draft 2 : Policy Direction



REPAIRING
PAST HARM

Policy 10- Acknowledge **the truth about discriminatory practices and government actions as told by American Indian, Black, and other communities of color** to understand the root causes of the housing disparities in these communities and to inform how to redress the harms.

Policy 11- Establish and sustain **homeownership housing programs designed around a reparations framework for American Indian, Black, Japanese, Filipino, and other communities directly targeted by discriminatory government actions in the past....**

Actions include:

- Targeted homeownership programs for Black and American Indian communities
- Increased investment for down payment assistance for communities harmed
- Expansion of shared equity homeownership models

Draft 2 : Policy Direction



Policy 14- Establish **accountability tools to measure progress towards advancing racial and social equity** in housing access.

Actions includes tools such as:

- **priority actions** consistently vetted and ongoing reporting of progress
- **metrics** for progress
- cohesive **budgeting process** for housing investments through an **interagency housing implementation committee**

Policy 13- Amplify and prioritize voices of American Indian, Black, and other people of color and embrace the guidance of their **leaders** throughout the engagement and planning processes for housing policy, planning, programs, and developments.

IMPROVE
ACCOUNTABILITY TO
COMMUNITIES OF COLOR

Draft 2 : Policy Direction



SMALL AND MID-RISE
MULTI-FAMILY HOUSING
THROUGHOUT THE CITY

Policy 14- Increase **mid-rise and small multi-family housing types in Well-resourced Neighborhoods** near transit, including along SFMTA Rapid Network and other transit, and throughout lower-density areas.

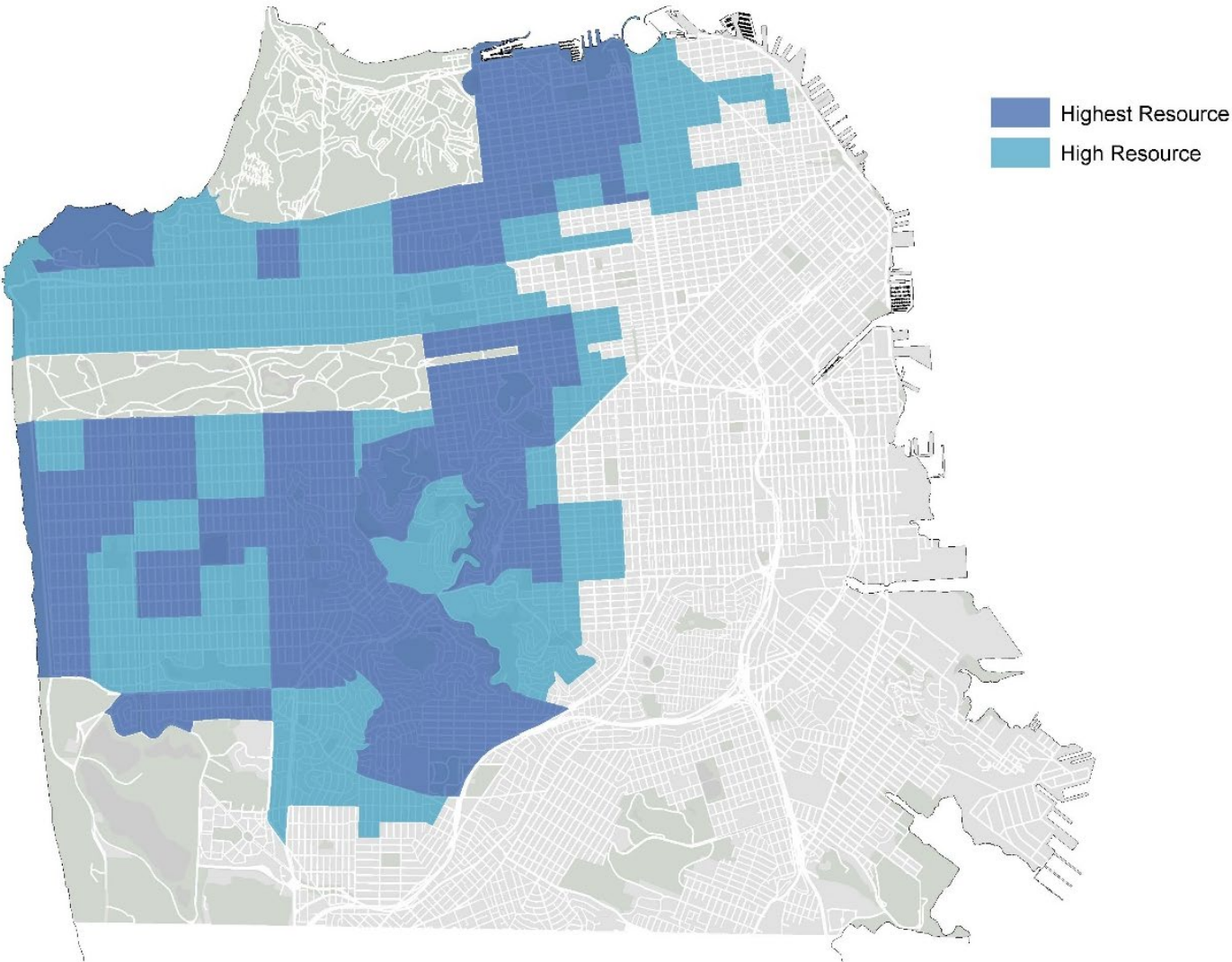
Policy 26- Facilitate **small and mid-rise multi-family buildings as a prominent housing type that private development can deliver to serve middle-income households** without deed restriction...

Actions call for:

- Established community benefits
- Streamlined review: objective design standards, Housing Sustainability Districts, and so forth.
- Financial and technical assistance for homeowners to add units

Policy 19, action (a)- Build between **25% and 50% of the City's new permanently affordable housing within Well-resourced Neighborhoods** within the next two RHNA cycles.

Map:
Well-resourced
Neighborhoods



Draft 2 : Policy Direction



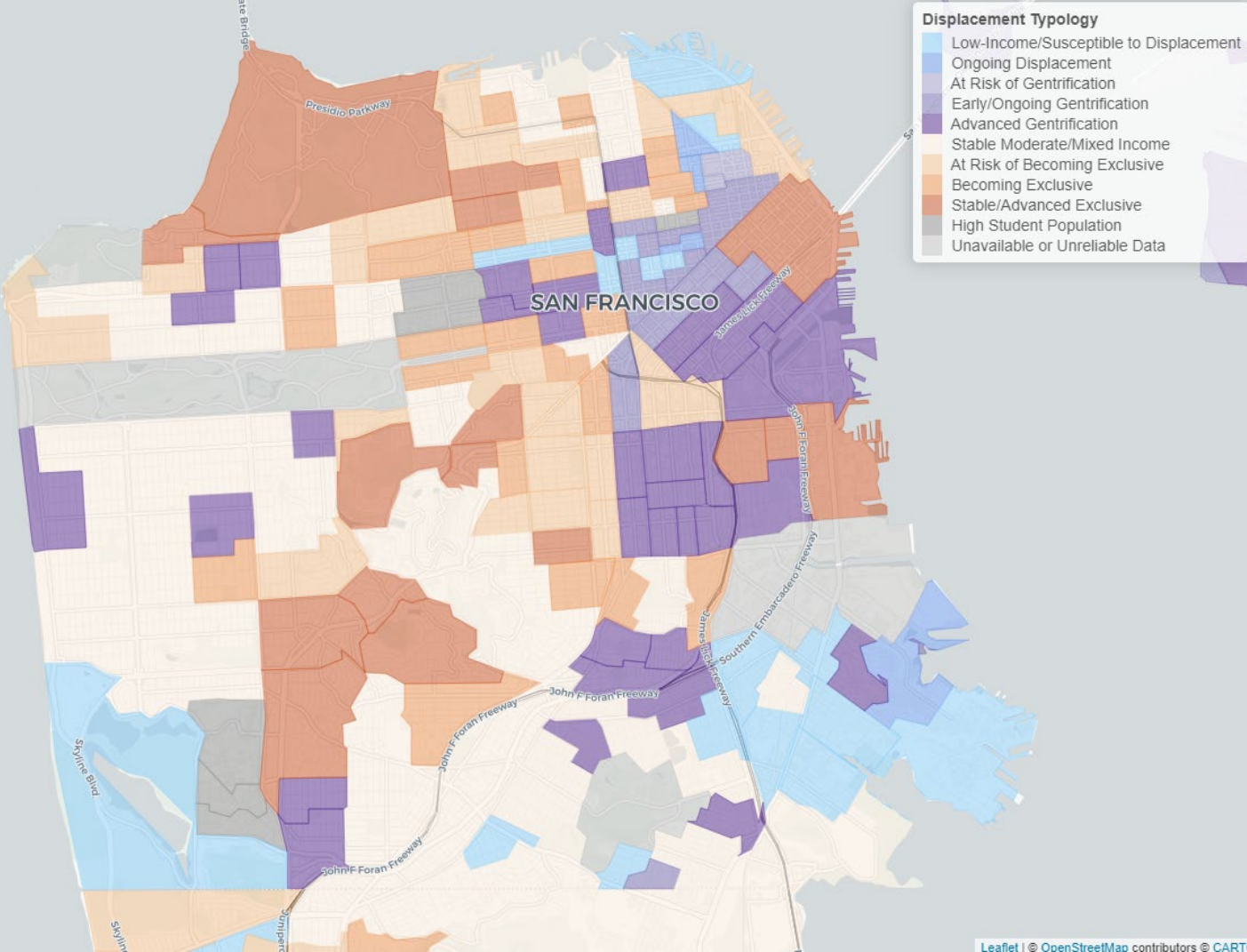
ELIMINATING
COMMUNITY
DISPLACEMENT

Policy 21, action (a)- Based on the Racial and Social Equity Impact Analysis for the Housing Element, **identify levels of investments to prevent displacement** according to the needs of each community and each neighborhood, including priorities **for areas vulnerable to displacement.**

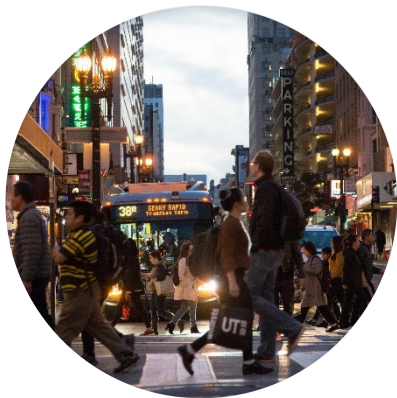
Policy 21, action (b)- Create **guidelines to avoid displacement** and other adverse racial and social equity impacts for **future zoning changes, development projects and infrastructure projects according** to the scale and location of the proposal.

Policy 3- Reform and support the City's **acquisition and rehabilitation program to better serve** areas and income ranges underserved by affordable housing options and **areas vulnerable to displacement.**

Areas Undergoing Displacement and Gentrification



Draft 2 : Policy Direction



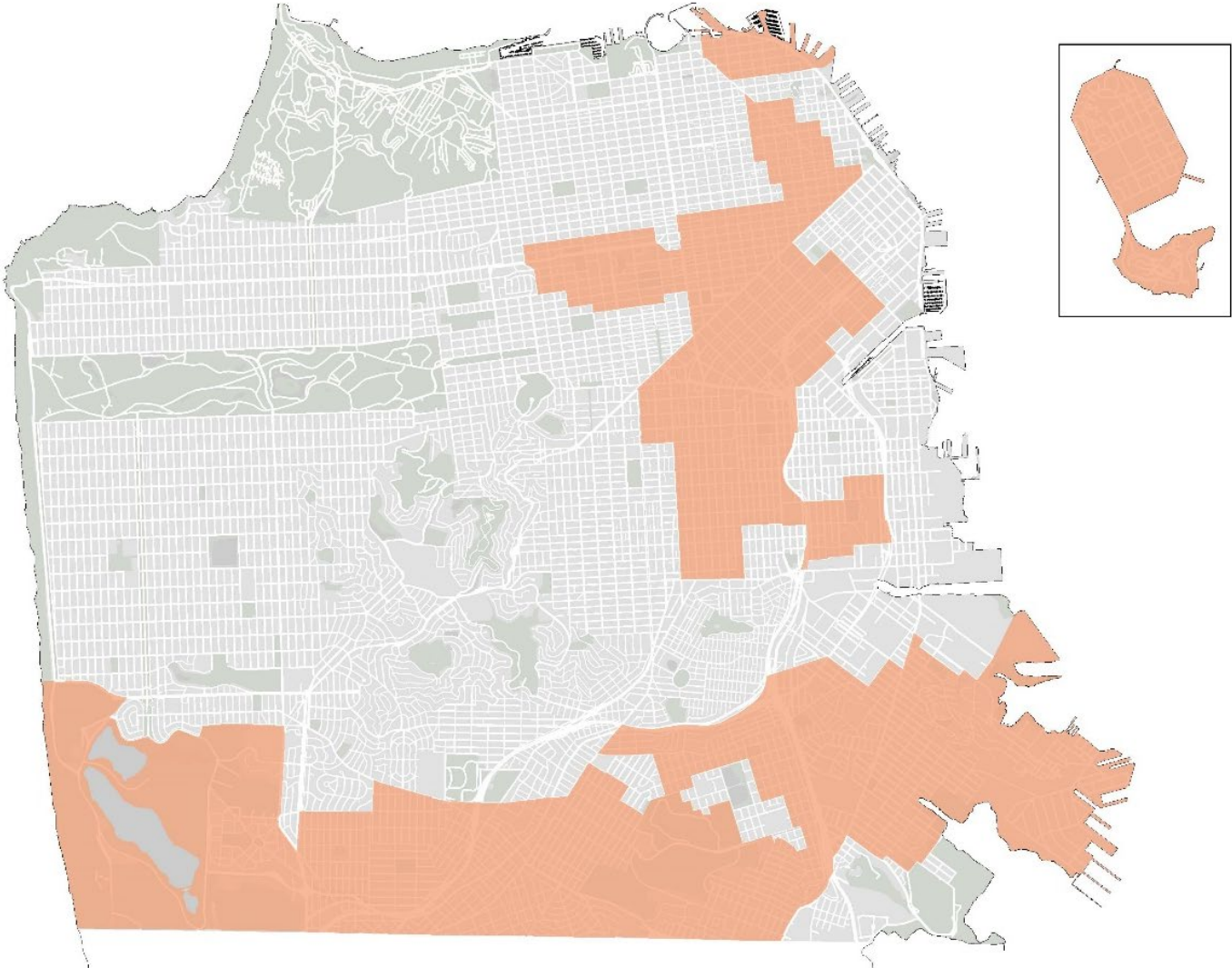
INTEGRATES HOUSING WITH
WEALTH BUILDING,
HEALTH, ENVIRONMENT,
CULTURE, AND COMMUNITIES

Policy 16- Improve **access to well-paid jobs and business ownership** for American Indian, Black and other communities of color, particularly those who live **in Priority Equity Geographies**, to build the wealth needed to afford and meet their housing needs.

Policy 17, action (a)- Apply **equity metrics** identified under Policy 14 (a) in **identifying necessary infrastructure improvements for Priority Equity Geographies** and to guide all City investment decisions....

Policy 12- Cultivate cultural anchors by **identifying, preserving, and enhancing spaces of cultural importance for communities impacted by displacement** so that they can return to thriving and culturally rich neighborhoods.

Map:
Priority Equity
Geographies





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Racial Equity Impact Analysis, EIR, and Draft 3

Racial and Social Equity Impact Analysis: Overview

REVIEW PROCESS

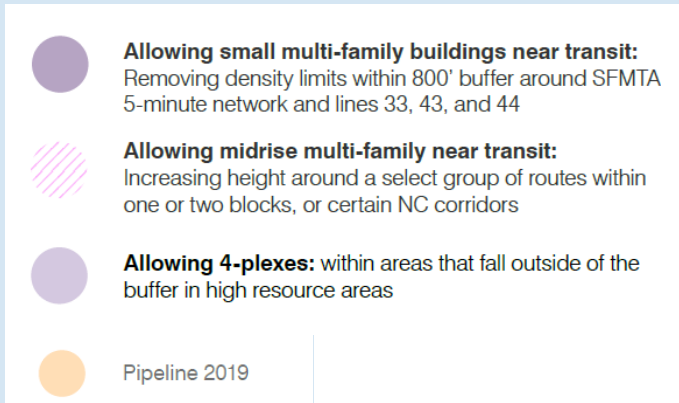
- Consultation with community experts on scope and analysis findings
- Public review of draft report
- Final Report with recommendations for Housing Element implementation

GUIDING QUESTIONS

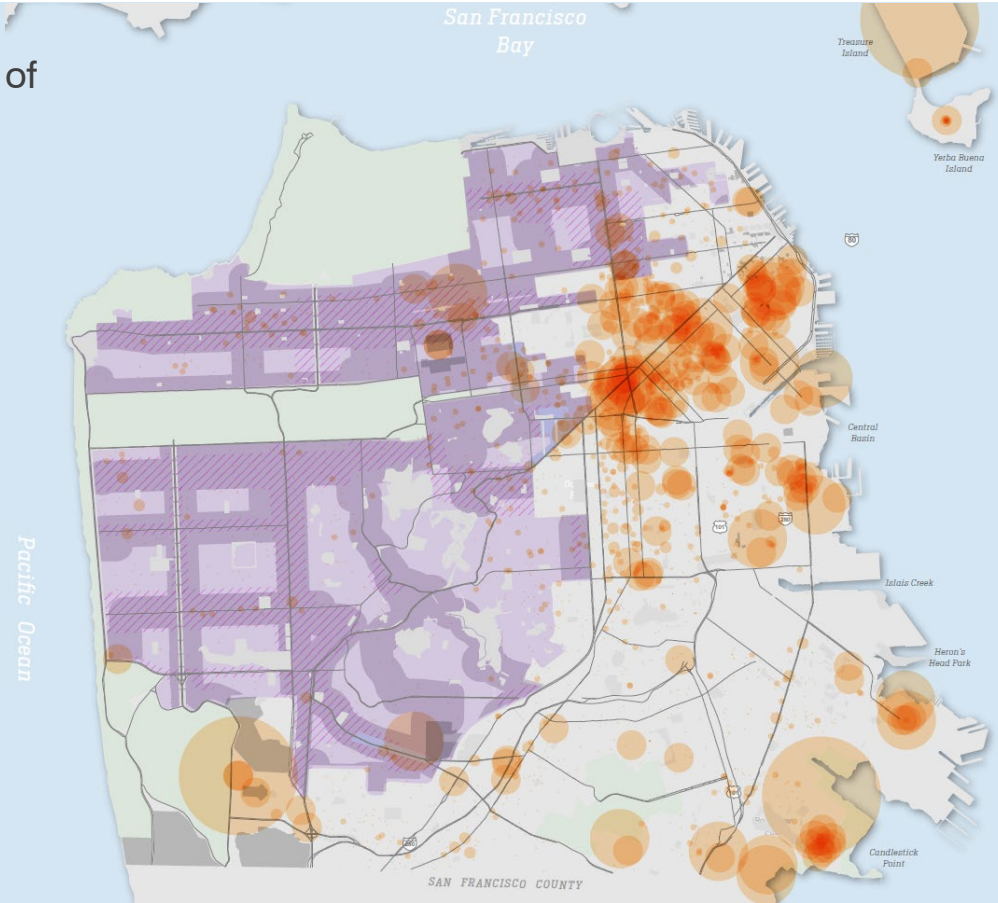
1. How would different geographies and racial or social groups be affected by the Housing Element 2022 Update?
Topics could include: access to stable housing, quality of life issues such as access to transportation and recreation, or health and resilience issues such as air quality, noise, hazardous materials, sea level rise.
2. What scale of anti-displacement investments could help prevent displacement within various geographies of the city?
3. What are the metrics for addressing racial and social equity that would guide accountability?
4. What guidelines are required to avoid displacement and other adverse racial and social equity impacts?

Environmental Impact Report: Scope

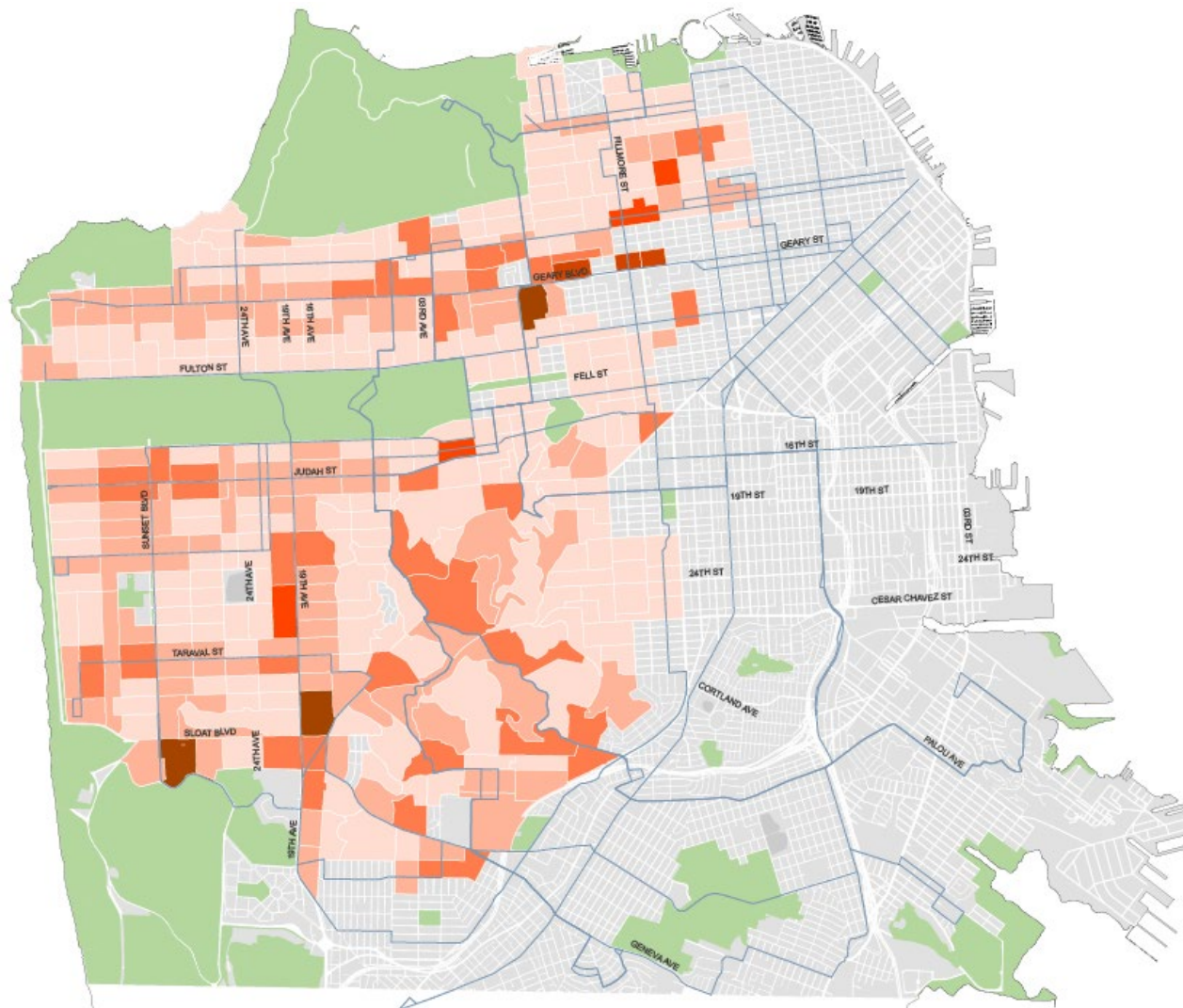
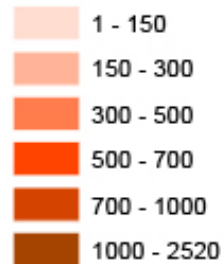
- Evaluating the physical environmental impacts of foreseeable outcomes of the draft policies and actions in 2050 against the foreseeable outcomes of existing policies in 2050.
- EIR also studies Plan Bay Area, an eastside focused alternative and a preservation alternative



Corridors considered for height increase: 17th and Market/Castro, 19th Avenue, California, Church, Divisadero, Geary, Judah, Junipero Serra, Lombard, Noriega, Ocean, Park Presidio, Sloat, Sunset, Taraval, Union, Van Ness



Environmental Impact Analysis: Projected Change in Development Pattern by 2050



Draft 3: Targeted Outreach and Policy Development



- Convene community conversations to strengthen approaches to:
 - Housing as a reparative justice tool for American Indian, Black and other communities of color
 - Ensuring equitable distribution of housing in Well-resourced Neighborhoods
 - Assessing the racial and social equity impacts of the Housing Element 2022 Update
- Synthesize Phase III Public Input
- Revise Draft for early Spring

Other Upcoming deliverables: Early Spring

- Site Inventory to meet RHNA and AFFH requirements
- Analysis of government and nongovernment constraints for development
- Comprehensive Needs Assessment
- General Plan Consistency amendments: Commerce and Industry Element, Environmental Protection Element, and so forth.



Housing Element

2022 UPDATE

*SHAPING THE FUTURE OF HOUSING
IN SAN FRANCISCO*

sfhousingelement.org