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HOUSING ELEMENT ZONING PROGRAM

The **Housing Element** is San Francisco's plan to meet the City's housing needs. It seeks to increase housing opportunities for seniors, families, people with disabilities, teachers, first responders, low-income residents, and people of color who face challenges in finding affordable housing. The vision in the Housing Element will support community needs like improving transportation, building sustainable neighborhoods, and preventing and eliminating homelessness.

Beginning in Spring 2023, the San Francisco Planning Department will work alongside government agencies, community-based organizations, and residents to focus on these key activities:



Affordable Housing Funding + Strategies

Meeting the required affordable housing targets will take substantial coordination and funding commitments from government, private, and philanthropic sources.



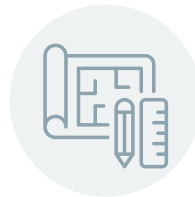
Expanding Housing Choice (Housing Element Zoning Program)

To build more housing, our laws must accommodate for more units citywide, but with a focus on the western half of the City in areas with good access to transit and other services.



Activating Community Priorities

Collaborate with equity communities and Cultural Districts to address housing needs. Use a people-centered and capacity building-approach for long-term engagement.



Housing Production + Process Streamlining

Simplify the permitting and approval of housing projects across City agencies. This will reduce housing costs and ensure housing is built efficiently.

Accountability: Realizing the Housing Element's vision will take significant investments and partnership between government, community, and private sector stakeholders. The Mayor's Executive Directive on Housing for All establishes a process for ongoing oversight and accountability to measure our progress against meeting these ambitious goals.



San Francisco Planning



Learn more, visit us online:
sfplanning.org/housing



Or contact us at:
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Expanding Housing Choice: Housing Element Zoning Program

To foster more inclusive communities, the state requires us to build additional housing in neighborhoods with good access to economic opportunities and services, such as public transit, parks, retail, and community facilities.

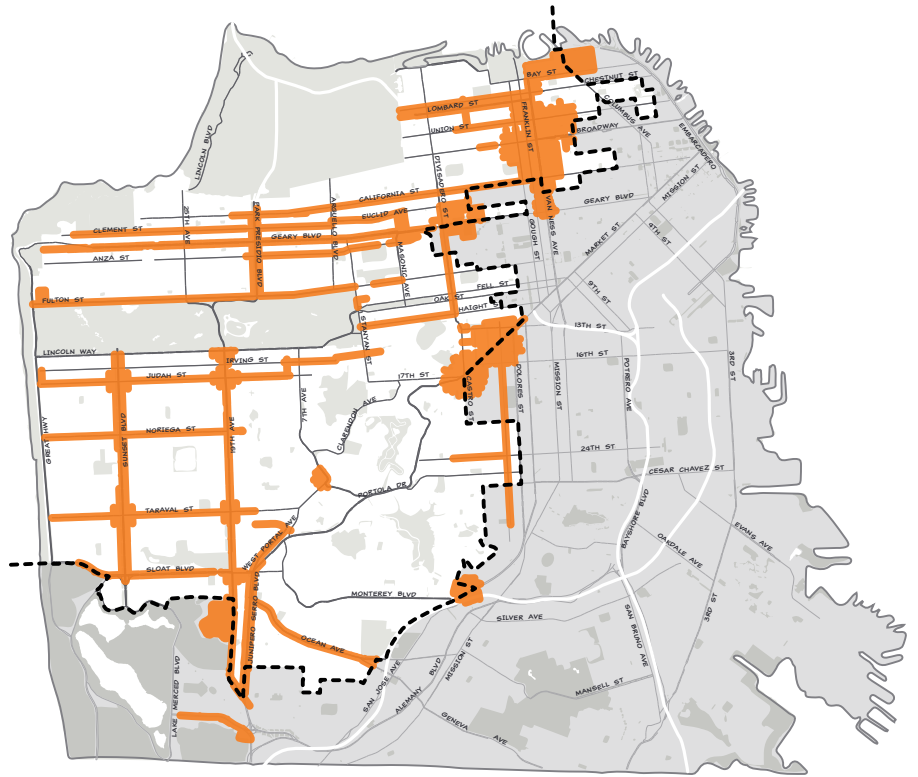
Under state requirements, San Francisco must plan for roughly 36,000 housing units in the next eight years (2023-2031), on top of the housing units we already expect to be built.

Expanding Housing Choice will change San Francisco's zoning rules to accommodate new housing, increase housing affordability for low- and middle-income households, and help advance racial and social equity. The City has identified several commercial corridors, transit corridors, and opportunity sites in these areas that possess the resources to support new housing, but they require us to change our zoning laws.

Some goals of the project include:

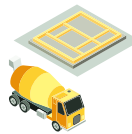
- » Start to **reverse housing segregation** in compliance with state requirements
- » **Strengthen our communities** by adding new neighbors and resources
- » Coordinate new development with **investments in infrastructure and services**
- » Ensure all San Franciscans **have a place to call home**

Initial Rezoning Areas Under Study: This map illustrates locations that the City will prioritize for additional housing capacity. Other areas may be added during the community engagement and adoption process.



Project Phases: Mayor London Breed's Executive Directive on Housing for All directs the Planning Department to submit a final zoning proposal for consideration by policymakers by January 2024.

PHASE 1. Laying the Foundation



Spring - Summer 2023

Initial zoning proposals will be shared with the public for feedback.

Outreach will include:*

- Housing Education workshops & resources
- Community Conversations
- Focus Groups
- Open House(s)

PHASE 2. Building the Structure



Fall 2023

Revised zoning scenarios will be shared, responding to public feedback from Phase 1.

Outreach will include:*

- Community Conversations
- Open House(s)

PHASE 3. Raising the Roof



Winter - Spring 2024

A final zoning proposal will be brought to policymakers for adoption.

Community members will have opportunities to provide input throughout the adoption process.

* Outreach events are subject to change.