Expanding Housing Choice

HOUSING ELEMENT ZONING PROGRAM

Open House
June 22, 2023
LGBT Center
We are all impacted by the housing affordability crisis and need to do more to address it

Photos from Flickr (Mussi Katz, Alison Shelley, Alpha), Age Safe America
We need housing for...

Seniors
“T’m 54 and when I become a senior citizen, I want to be able to stay in SF.”

Families
“The only thing keeping my family of four in our one-bed, one-bath apartment is rent control.”

Community voices from past outreach

Photos: CPMC, iStock
We need housing for...

**People with Disabilities**

“I would like housing options for people with special needs... these services are available outside of SF, but it’s so far.”

**Young Adults**

“[It’s] impossible to find a place in SF for youth in college or just finishing college.”

Community voices from past outreach

Photos: SFMTA, City College of San Francisco
We need housing for...

**Middle-income**

“Many people have left because they can’t afford to live here. My children left, even though I wanted them to stay.”

**Local Workers**

“I think about all my nonprofit workers with families or who want to start families... they all have to live outside the city.”

Photos: iStock, Wah Mei School
Home Prices & Rents Have Skyrocketed in SF

Median home prices doubled in the past 10 years and tripled over the last 20 years

Median rent = $3,800/mo

2023 home prices
$1.4m for single family
$1.0m for condo
Neighborhood Example: Outer Sunset

- Rents keep rising faster than people’s incomes
  - 40% of renters pay more than 1/3 of income for rent

- Low supply of Affordable Housing
  - 45 Affordable Housing Units in the Outer Sunset
  - 4,100+ Affordable housing applications filed

Source: SF Planning (2023)
State lawmakers call for **2.5 million new units** in the next decade to address the affordable housing crisis.

**San Francisco’s share is 82,000 units.**
2022 Housing Element: Unanimous approval & state certification

San Francisco’s plan to **protect tenants**, **preserve affordability**, and produce **housing** to meet the needs of existing residents and future generations.
Mayor’s Executive Directive: Housing For All

Key Housing Element implementation activities

Expanding Housing Choice
Adding housing close to transit and other services

Affordable Housing Funding & Strategies
Coordinating government, private, and philanthropic funding sources

Activating Community Priorities
Collaboration with Equity Communities and Cultural Districts

Housing Production & Process Improvements
Simplifying permitting and approvals to reduce housing costs
Expanding Housing Choice:
Housing Element Zoning Program

Image by Bruce Damonte
Housing diversity makes for stronger communities
Since 2005, only 10% of all new housing and 10% of new affordable housing has been built in “housing opportunity areas,” which cover over 50% of the city.
Expanding Housing Choice: Scope

- Need to plan for **36,200 units** under state requirements.

- Project will increase space for housing (mainly 65’-85’ tall) along **transit, commercial streets, & other key sites**.

- Elsewhere, sites may build **fourplexes** (6-plex on corners)
What happens if we don’t meet our rezoning targets?

- Loss of state funding, including transportation and affordable housing
- Fines and lawsuits
- Potential loss of permitting control

Source: California Supreme Court
Zoning Concept 1: Major Streets & Surrounding Areas

- Heights are slightly lower than Zoning Concept 2
- Buffer around major streets: Density limits removed (without changing height limits)
- Fourplexes elsewhere (6-plexes on corners)
Zoning Concept 2: Major Streets

- Slightly higher heights than Zoning Concept 1
- No buffer around major streets
- Fourplexes elsewhere (6-plexes on corners)
Shirley Chisholm Village (Future Teacher Housing)

Source: Pyatok, David Baker Architects, MidPen Housing
Policy Considerations: What we’re working towards

**HOUSING CHOICE**
Expand housing affordability and diversity

**PROCESS**
Shorten the approval process to lower housing costs

**INFRASTRUCTURE & SERVICES**
Adapt to business and community needs

**NEIGHBORHOOD DESIGN**
Enhance cultural heritage and urban design
Zoning Program Outreach

**Phase 1: Summer 2023**

**Laying the Foundation**

Share initial zoning concepts with the public

- Community Conversations
- Open Houses
- Focus Groups
- Educational Materials

**Phase 2: Fall 2023**

**Building the Structure**

Revise zoning scenarios in consideration of public feedback

- Community conversations
- Open Houses
- Online Workshops
- Focus Groups

**Phase 3: Winter - Spring 2024**

**Raising the Roof**

Bring final zoning proposal to decision makers for adoption

- Report back
- Community members will have opportunities to provide input throughout the adoption process.
We’re expanding housing choice for…
THANK YOU!

http://sfplanning.org/housing