

Activating Community Priorities

Housing Element Implementation



Photo of San Francisco Cultural District Staff

Housing Element Field Guide

Message from SF Planning

This summary was created by the Community Engagement Team at San Francisco Planning Department (SF Planning). The purpose of this document is to summarize the 2022 Housing Element Update in a way that is accessible to the Communities we serve. Our hope is that **this document will help you better understand how SF Planning is addressing the housing crisis so you can be involved and have a say in planning decisions affecting you, your community, and your future.**

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Section 1

About SF Planning

City planning is a decision-making process that determines how we use land. SF Planning develops and enforces zoning regulations, which determine how land can be used and what types of buildings can be built in different parts of the city. The department is responsible for managing the city’s growth and making sure it is a place where all people can thrive.

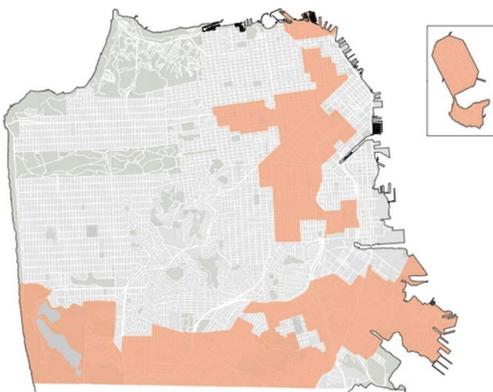
Community Engagement Team

The Community Engagement Team is part of the **Community Equity Division**. Our team’s mission is to increase community participation in SF Planning department decision-making processes and operations. We do this through information-sharing, capacity-building, and coordination with the San Francisco community and fellow government departments.

Who we Serve: Leading with Racial Equity

The Community Engagement Team focuses on San Francisco “**Equity Communities**” that have historically experienced a legacy of systemic exclusion. Therefore, we are now systemically focusing and centering Equity Communities to improve health, wealth-building, and wellbeing. Racial inequities persist in every system across the United States, including right here in San Francisco. When examining other dimensions of identity including income, gender, sexuality, education, ability, age, citizenship, geography and beyond, inequities based on race persist. That’s why the Community Equity Division leads explicitly though not exclusively with race.

Priority Equity Geographies



Source: SF Department of Health

What are Priority Equity Geographies?

Priority Equity Geographies are areas in San Francisco where we see lower socio-economic and health outcomes for low-income residents and communities of color.

Contact Us

Want to get in touch or involved? Email us at CPC.CommunityPlanning@sfgov.org

Section 2

Background on the Housing Element

What is the Housing Element?

The Housing Element is the city's plan to meet San Francisco's housing needs for the next 8 years. It is a roadmap for how the city will invest in housing to meet its housing production goals that are set by the State.

You can read the full report and get updates here: sfplanning.org/housing

The City must plan for 82,000 units in the next 8 years and 46,000 of these units must be affordable.

What is in the 2022 Update?

The Housing Element must plan for enough housing to meet projected population growth for the next 8 years. This update requires San Francisco plan for 82,000 housing units, over half of which must be affordable to low- and middle-income households.

The Housing Element includes:

- 5 Goals
- 9 Program Areas
- 300+ housing strategies

Goals

The five goals of the 2022 Update are:

1. **Recognize the right to housing** as a foundation for health, and social and economic well-being.
2. **Repair the harms of racial and ethnic discrimination** against American Indian, Black, and other people of color.
3. **Foster racially and socially inclusive neighborhoods** through equitable distribution of investment and growth.
4. **Provide sufficient housing for existing residents and future generations** for a city with diverse cultures, family structures, and abilities.
5. **Promote neighborhoods that are well-connected, healthy, and rich with community culture.**

Housing Element Program Areas

There are 9 Program Areas in the 2022 Update. The 300+ strategies are found under these program areas.

1. Affordable Housing Resources and Equitable Access
2. Stabilizing Tenants and Rental Housing
3. Preventing and Eliminating Homelessness
4. Redressing and Preventing Discrimination
5. Centering Equity Communities and Cultural Heritage
6. Serving Special Needs Groups
7. Expanding Housing Choices
8. Reducing Constraints on Housing Development, Maintenance, and Improvement
9. Healthy, Connected, and Resilient Housing and Neighborhoods

View the entire Housing Element Update in the General Plan: generalplan.sfplanning.org/11_Housing.htm

How is this Housing Element Different?

Strict State Oversight

Housing Elements are mandatory for all cities in the state of California. Previously there were very few consequences if a City did not update their housing element or if they failed to meet their housing goals. Due to the housing crisis, the State imposed penalties for cities that failed to adopt a housing element. Additionally, cities must demonstrate they are on track to meet their housing goals by January 2027. Should San Francisco fail to meet its 4-year benchmarks, the City may face consequences such as state-imposed regulations that enforce rezoning or reduced state funding.

Racial & Social Equity Focus

This Housing Element is the first to center racial and social equity. The update relied extensively on feedback from communities historically underrepresented and discriminated against. For the first time at this scale, SF Planning funded and supported focus groups led or co-hosted by community-based organizations. The goals and strategies reflect a racial and social equity lens that was informed by this extensive, two-year community outreach effort.

In April 2020, California passed Assembly Bill 686 **Affirmatively Furthering Fair Housing (AFFH)**. The new state law requires housing elements include policies to combat patterns of segregation to foster more inclusive communities. The 2022 Housing Element update includes specific metrics attached to strategies that meet AFFH goals and address racial segregation.

How did San Francisco decide on 82K New Units?

The Regional Housing Needs Allocation (RHNA) is what the state and regional government have decided is SF's "fair share" of housing that must be built over the next 8 years to address the housing affordability crisis. To address the state and regional housing crisis, the 2022 update ambitious housing goals are about three times higher than the previous update.

Our RHNA requires SF to accommodate a total of 82,069 housing units, over half of these units must be affordable.



Section 2

San Francisco's Community Voices on Housing

During the two-year outreach period SF Planning met with residents across the City, and the organizations that serve them, to identify housing needs and community concerns. This input guided the formation of the Housing Element.

Here are few quotes captured from those community conversations that helped inform policy goals in the Housing Element:

Displacement + Right to Return

“Natives living in San Francisco and those displaced should get priority [for housing].”

More Services

“Housing alone is not enough. Other resources are needed so families can thrive.”

Limited Options

“The only thing keeping my family of four in our apartment is rent control.”

Access to city's affordable housing program

“I don't think its right to base [access to housing] on somebody's credit. I want to make sure that's not the case moving forward for our community.”

Need Senior Housing

“I’m 54 and when I become a senior citizen, I want to be able to stay in SF.”

Affordability

“The cost of living in the City is outrageous, and it is very inequitable for hardworking families.”

Housing Choice

“We should have housing for families, we should have [housing] for the disabled, not just in our Cultural District but everywhere our community wants to live in this city, we should have the choice and be able to afford that.”

More Housing

“More density of housing ... so that people here now could stay rooted as they build careers and families.”

Eviction Risk

“I’m afraid my landlord could sell the house I rent and I’m unsure about my situation.”

Homeownership

“We should be able to afford a home.”

Understanding San Francisco's Housing Landscape

Numbers tell a story. But data can never tell the full story of a community. Funding and policy decisions often rely on data. It is important to know how data is used and what it says about a community or issue.

Income Inequality

Significant income inequities evident comparing people of color to white households.



Homelessness

Homelessness has expanded to over 8,000 unhoused residents in San Francisco today.



Black / African Americans

7 times

more likely to be unhoused compared to their share of the population.



American Indians

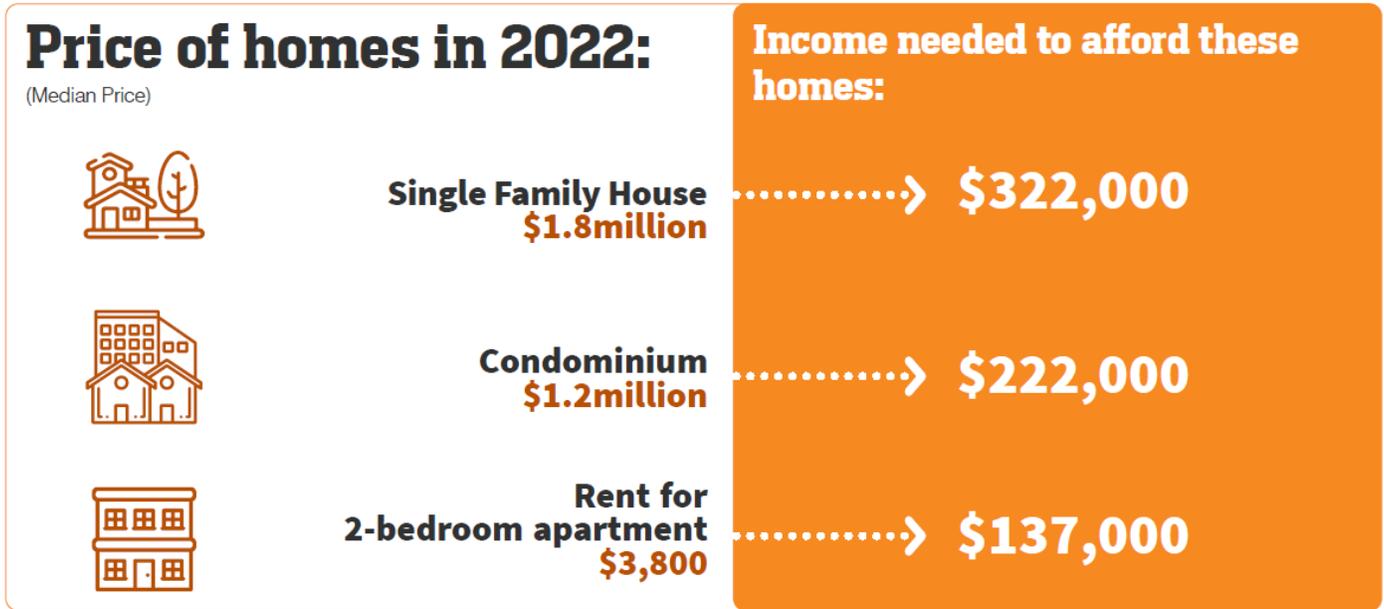
17 times

more likely to be unhoused compared to their share of the population.

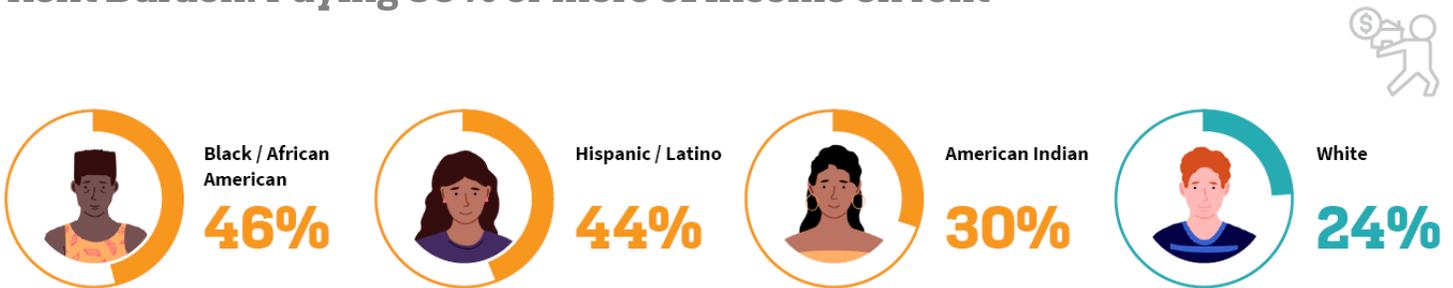
Source: 2019 5-year American Community Survey

Housing Inequities

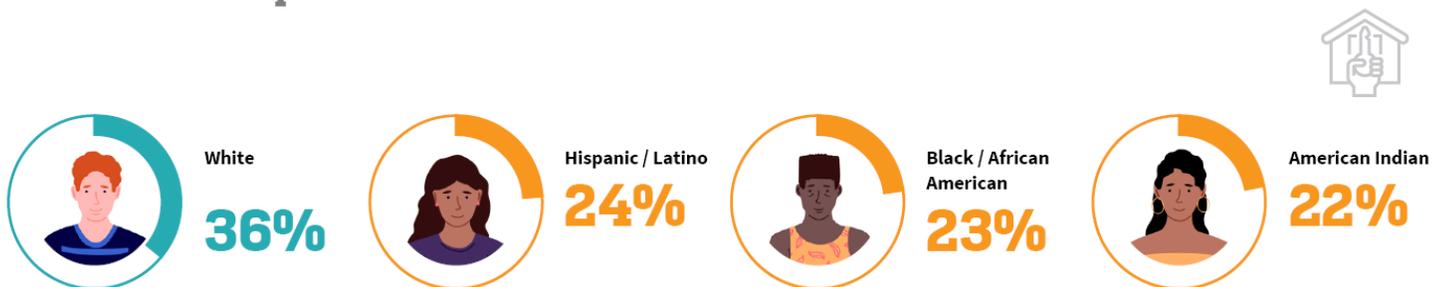
Most residents with a median income of lower than \$112,000, are priced out from owning or renting in the City.



Rent Burden: Paying 30% or more of income on rent



Homeownership



Source: 2015-2019 IPUMS USA

Section 3

How is the Housing Element being put into action?

SF Planning's Implementation Strategy

The San Francisco Planning department is working alongside government agencies, community-based organizations, and residents to focus on four key activities. Each of these areas seeks to address a key housing issue facing the city and help us meet our housing production goals.

1. **Activating Community Priorities**

Collaborate with equity communities and Cultural Districts to address housing needs.

2. **Affordable Housing Funding and Strategies**

Build the affordable housing we need by coordinating funding from government, private, non-profit, and other sources.

3. **Expand Housing Choice (Zoning Program)**

Rezone parts of the City to allow more housing to be built. This will allow low- and moderate-income households to live in areas where they were previously excluded from.

4. **Housing Production and Process Improvements**

Simplify the permitting and approval process to reduce the time it takes to get housing projects approved. This will reduce housing costs so we can build the housing we need.

For up to date and in-depth information about the key activities visit: sfplanning.org/housing

Activating Community Priorities

With a people-centered approach, SF Planning is partnering with Equity Communities, Cultural Districts, and City departments to build the community’s capacity to participate in long-term policy discussions and housing strategies.

The Community Engagement Team is working with Equity Communities to:

- Broaden community awareness in the Housing Element’s goals and priorities.
- Support community planning by centering community voices and the organizations that serve them.
- Fortify long-term engagement throughout the Housing Element’s eight-year journey.

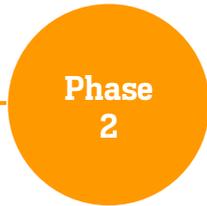


SF Planning is partnering with community-based groups to conduct policy discussions on the recently adopted Housing Element.



Spring 2023

Raise awareness of the adopted housing strategies in the Housing Element that respond to community concerns.



Summer 2023

Provide workshops and policy discussions to confirm community housing priorities.



Fall 2023 - Winter 2024

Share community-led planning and feedback with Planning and city staff to guide the City’s housing investment.

Want to learn more about this project?
 Visit: sfplanning.org/project/activating-community-priorities
 Contact: CPC.CommunityPlanning@sfgov.org

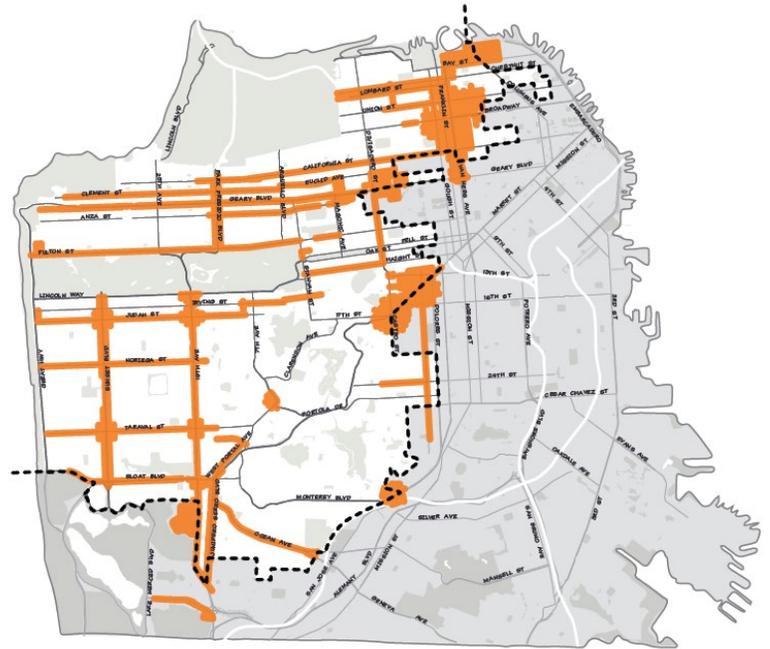
Expanding Housing Choice: Housing Element Zoning Program

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, (noted in the map to the right) but they require us to change our zoning laws.



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.

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

Want to learn more about this project?

Visit: sfplanning.org/project/expanding-housing-choice

Contact: sf.housing.choice@sfgov.org

Affordable Housing Funding and Strategies

Achieving San Francisco’s housing targets will require new funding streams and innovative approaches to produce and preserve housing affordable to people with low and moderate incomes.

SF Planning is working with the Mayor’s Office of Housing and Community Development (MOHCD), fellow City agencies, and other public, private, and philanthropic partners to identify existing and new funding and financing strategies to produce and preserve affordable housing.

Affordable Housing Leadership Council

Solving the housing affordability crisis requires insight and perspective from a range of community and industry experts. SF Planning is convening individuals with extensive housing-related expertise from community-based organizations, housing development, academia, business, and philanthropy to form the Affordable Housing Leadership Council that is exploring new and expanded affordable housing funding and financing tools.

The Affordable Housing Leadership Council is made up of two groups, the **Executive Committee** and the **Working Group**. The Executive Committee provides direction to staff on the process and analysis and will make final recommendations as a group. The Working Group allows other affordable housing experts in San Francisco and the Bay Area to provide their feedback and insights in the process.

May 2023 - January 2024

The Affordable Housing Leadership Council meets to identify solutions.

Winter 2024

The City will publish the Affordable Housing Leadership Council recommendations and analysis in a report.

Want to learn more about this project?

Visit: sfplanning.org/project/affordable-housing-funding-and-strategies

Contact: james.pappas@sfgov.org

Housing Production and Process Improvements

SF Planning has embarked on a number of significant improvements to how we deliver housing. Much of the legislation has been proposed by Mayor London N. Breed and members of the Board of Supervisors to speed up housing delivery by eliminating unnecessary processes, standardizing zoning requirements to make them more consistent and predictable, and enhancing incentives for new affordable housing.

The four key areas of improvement include:

- 1. Eliminate unnecessary hearings for projects that comply with local or State law or that meet the City's policy goal**
- 2. Ease zoning requirements and geographic restrictions that limit the form and location of new housing.**
- 3. Expand incentives to enhance the City's affordable housing supply.**
- 4. Systemic improvements to our housing review process to reduce permitting time.**

Want to learn more about this project?

Visit: sfplanning.org/project/housing-production-and-process-improvements

Contact: aaron.starr@sfgov.org

Building Community Capacity

Planning + Civic Engagement

The Housing Element Field Guide was developed for San Francisco's residents, students, organizers, and advocates to increase access and understanding of San Francisco's long-term planning projects and initiatives, like the Housing Element. It is our hope that the tools provided will support your community's capacity to engage in local policymaking and work towards community self-determination.

If you have additional questions, concerns or suggestions reach out to the Community Engagement Team at: CPC.CommunityPlanning@sfgov.org

Sample Group Discussion Questions:

1. What has been your experience with housing in San Francisco, do you think building thousands of units will solve the challenges? Why or why not?
2. San Francisco has 8 years to build 82,000 of housing units, more than half must be 'affordable', how do we ensure Equity communities have a voice in shaping neighborhood change and ready to apply for new available housing?
3. This is an 8-year housing strategy, how do we plan on staying engaged and informed?
4. What do you want to know more about?