GORDON MAR

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San Francisco, CA -- Today the Land Use Committee of the Board of Supervisors voted with positive recommendation for Supervisor Gordon Mar's ordinance to require the Planning Department to make annual reports on “Jobs-Housing Fit”, a comparison of San Francisco’s job growth by income with housing production by affordability.

“Far too much focus has been paid to simplistically increasing housing supply generally without considering who we are building for, and not enough on how uneven job growth drives housing demand and the affordability crisis,” said Supervisor Mar. “It’s time we face the data when making economic policy and land use decisions. We need jobs-housing fit data every time the Planning Commission and the Board of Supervisors consider a major development project or area plan.”

Before this legislation, Mar released the first ever Jobs-Housing Fit report by the Budget and Legislative Analyst’s Office as a model for future Planning Department reports. The report showed a massive imbalance in our jobs-housing fit: For every 8.5 jobs created, only 1 unit of housing was produced. Even though low-wage jobs have grown nearly as quickly as high-wage jobs in San Francisco, the number of low-income households in San Francisco sharply declined by one-quarter, with many low-income families being forced out.

The housing being built is misaligned, skewed toward market-rate units for high-wage workers, which account for 86.1% of entitlements as of Q2 2018. The City would have to produce affordable housing 10 times the current rate to meet the needs of low and moderate income workers. For low and moderate worker households, San Francisco will be short 18,439 affordable units through 2026.
Supervisor Matt Haney says, “We have a jobs-housing misfit. There is no excuse for workers being forced to live further and further away from where they work because the city has failed to invest in housing for them. This approach isn’t working for anyone who is working or living in the city. Our city’s policies have failed to recognize the undeniable link between new large-scale commercial developments and the increased demand it creates for affordable housing. We have a huge opportunity to regularly collect and review data to link large scale commercial development to housing, so that our policies can reflect the reality our residents are facing.”

“Jobs-Housing Fit is a critical framework for how we plan for the city’s future,” says Supervisor Walton. “Not only do we need to ensure San Franciscans have the skills and opportunities to get the jobs created by economic growth, but also that residents are prioritized for these jobs, and that we build and preserve housing that workers can actually afford so they aren’t forced out.”

The legislation was developed in consultation with community and labor advocates and the Planning Department.

“The reality is that low and moderate income workers get overlooked and are forced to move to the fringes of the region,” said Fernando Marti, co-director of the Council of Community Housing Organizations. “This Jobs-Housing Fit report creates a data-driven understanding of our workforce housing needs, beyond just anecdotes, to create effective and substantive policy that meets workers where they are at.”

“What would we do without San Francisco’s janitors, security guards, domestic workers and restaurant workers who keep this city running?” asked Kung Feng, executive director of Jobs with Justice San Francisco. “The lack of housing affordable for these and other workers is a crisis of our own making. We must document the gap between wage levels and housing affordability and move quickly towards a bold plan to house all San Francisco workers.”

Says Mar: “We need data-driven policies to truly address the housing affordability crisis in a strategic and impactful way. We cannot rely on profit-driven, market-rate developers to build the housing that workers and their families need.”

The ordinance is scheduled for the first vote at the Full Board tomorrow on December 10.

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