[Administrative Code - Prioritizing 100% Affordable Housing Projects]

Ordinance amending the Administrative Code to require the Department of Building Inspection, Department of Public Works, Fire Department, Mayor's Office on Disability, and Planning Department to prioritize the processing of 100% affordable housing projects as each department's or office's highest priority; to require those departments identify a staff person responsible for 100% affordable housing projects; and to require the Mayor's Office of Housing and Community Development to provide the Board of Supervisors and the Mayor with quarterly reports about the status of pending 100% affordable housing projects.

NOTE: Unchanged Code text and uncodified text are in plain Arial font. Additions to Codes are in single-underline italics Times New Roman font. Deletions to Codes are in strikethrough italics Times New Roman font. Board amendment additions are in double-underlined Arial font. Board amendment deletions are in strikethrough Arial font. Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Purpose and Findings.

(a) The purpose of this Ordinance is to bring clarity and speed to the pre- and post-entitlement permitting process for 100% affordable housing development projects.

(b) The crisis-level shortage of affordable housing is devastating our City, with profound impacts on the cultural and ethnic diversity that make San Francisco unique and treasured and now threatens the economic viability of San Francisco.

(c) San Francisco continues to see displacement of long-time communities due to the loss of rent-controlled housing units paired with out-of-balance new housing production.

Studies have documented that the impacts of housing displacement extend to poor long-term
health outcomes, reduced use of sustainable transportation, lack of access to job
opportunities, and decline in school performance.

(d) According to the May 2018 Housing Balance Report produced by the San
Francisco Planning Department, only 23.6% of new units built City-wide between 2008 and
2017 were affordable to households earning between 0% and 150% of Area Median Income
(“AMI”). That same report notes that the loss of rent-controlled units deepens this imbalance
of new affordable to market-rate housing production City-wide to 16.7%.

(e) Unrestricted market-rate development is not producing housing to meet this
need. According to Trulia, by the end of 2017, San Francisco had the highest median monthly
rent in the country, at $4,000, 54% higher than $2,594, the amount of rent affordable for a 3-
person household earning 100% of AMI, per the Mayor’s Office of Housing and Community
Development’s 2017 maximum monthly rent and income limits.

(f) For many San Francisco residents, their only hope of remaining in San Francisco is
to gain access to an affordable unit through the lotteries that are held for affordable housing.
A recent housing lottery for 95 new affordable units in San Francisco drew 6,580 applications.

(g) According to a Planning Department Residential Pipeline memo, as of the end of
the 4th Quarter of 2017, San Francisco’s completed and pipeline of new construction
affordable to very low-, low-, and moderate-income households was only 48% of the amount
necessary to meet 2015-2022 Regional Housing Need Allocation goals, while new
construction for above moderate-income households was already at 225% of that goal.

(h) San Francisco’s 2014 Housing Element update includes policies intended to
Facilitate Permanently Affordable Housing (Issue 4) and to Remove Constraints to the
Construction and Rehabilitation of Housing (Issue 5). Policy 7.5 states: “Encourage the
production of affordable housing through process and zoning accommodations, and prioritize
affordable housing in the review and approval process.”
(i) Former San Francisco Mayor Ed Lee issued Executive Directive 13-01, which identified 100% permanently affordable housing as a top priority, and a task force of City departments and housing advocates generated a set of recommendations. Executive Directive 17-02 additionally set specific deadlines for post-entitlement approvals. Nonetheless, 100% affordable housing projects are not being adequately prioritized for processing by City departments.

(j) San Francisco voters have a history of supporting revenue initiatives that generate financing for affordable housing. Most recently, in 2015, Proposition A, a $310 million Affordable Housing General Obligation Bond was approved by more than 74% of voters. In November 2012, voters passed Proposition C, establishing the Housing Trust Fund. This investment of local funds allows San Francisco to leverage significant other public and private financing to accomplish its affordable housing goals.

(k) Pursuant to San Francisco Campaign and Governmental Conduct Code Section 3.400, the Board of Supervisors finds that the officers and employees of the Department of Building Inspection, the Planning Department, the Department of Public Works shall preferentially review, consider, and process all applications, revisions, corrections and other permit-related material for 100% affordable housing projects in order to address the public policy concerns set forth above.

Section 2. The Administrative Code is hereby amended by adding Chapter 109, consisting of Sections 109.1, 109.2, and 109.3, to read as follows:

CHAPTER 109. PRIORITIZING 100% AFFORDABLE HOUSING.

SEC. 109.1. DEFINITIONS.

For the purpose of this Chapter 109, the terms below shall have the meanings set forth in this Section 109.1.
“100% Affordable Housing Project” shall mean a building where 100% of the residential units (not including a manager’s unit) will be subject to a recorded regulatory restriction to ensure affordability based on income, or where 100% of the residential units (not including a manager’s unit) are funded by a nonprofit charitable organization and will provide permanent housing for Homeless or formerly Homeless persons.

“Homeless” shall mean: (a) an individual or family who lacks a fixed, regular and adequate nighttime residence; or (b) an individual or family who has a primary nighttime residence that is: (1) a supervised publicly or privately operated shelter designed to provide temporary living accommodations; (2) an institution that provides a temporary residence for individuals who have been institutionalized; or (3) a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

**SEC. 109.2. PRIORITY PROCESSING OF 100% AFFORDABLE HOUSING PROJECTS; IDENTIFICATION OF RESPONSIBLE STAFF PERSON.**

(a) **Priority Processing.**

(1) Notwithstanding any administrative bulletin, administrative order, policy or regulation to the contrary, and notwithstanding Article III, Chapter 4 of the Campaign and Governmental Conduct Code, the Department of Building Inspection, Department of Public Works, Fire Department, Mayor’s Office on Disability, and Planning Department shall prioritize the processing of any 100% Affordable Housing Project seeking any approval, permit, or other City authorization from their department or office. Under such priority processing, each department or office shall prioritize any 100% Affordable Housing Project with a pending application for an approval, permit or other authorization within its jurisdiction, and shall not expend any resources or staff to any other projects before the department or office if that expenditure would delay the department or office from processing an approval, permit, or other authorization for a 100% Affordable Housing Project.
(2) **Exception for Emergencies.** The Department of Building Inspection, Department of Public Works, Fire Department, Mayor’s Office on Disability, and Planning Department may place a higher priority on emergency projects that the director of the department or office determines are necessary to secure the health or safety of the public.

(b) **Responsible Staff Person.** The Department of Building Inspection, Department of Public Works, Fire Department, Mayor’s Office on Disability, and Planning Department shall each designate a staff person who shall be primarily responsible for all pending 100% Affordable Housing Projects. Upon designating a staff person, the department or office shall notify (1) the project sponsor of each 100% Affordable Housing Project with an application pending in the department or office, (2) the Board of Supervisors, and (3) the Mayor’s Office of Housing and Community Development of its responsible staff person for such projects and shall notify them of any changes to that assignment. Thereafter, the department or office shall notify the project sponsor of each 100% Affordable Housing Project that files a new application of its responsible staff person. Each department and office shall also identify the responsible staff person for 100% Affordable Housing Projects on its website.

(c) **Existing Legal Requirements.** Subsection (a) shall not eliminate, lessen, modify or remove any legal requirements or standards that 100% Affordable Housing Projects must satisfy under local, State or federal law.

**SEC. 109.3. QUARTERLY REPORTS.**

Beginning on **July 15** 2018, the Mayor’s Office of Housing and Community Development shall provide a report to the Board of Supervisors and Mayor about the status of 100% Affordable Housing Projects pending before the Department of Building Inspection, Department of Public Works, Fire Department, Mayor’s Office on Disability, and Planning Department, and shall provide subsequent reports every three months thereafter. The Department of Building Inspection, Department of Public Works, Fire Department, Mayor’s Office on Disability, and Planning Department shall
Department shall provide the Mayor’s Office of Housing and Community Development with the information necessary to compile these reports. Each report, as a minimum, shall provide:

(a) a list of every 100% Affordable Housing Project that has applied for approval, permit, or other City authorization from the Department of Building Inspection, Department of Public Works, Fire Department, Mayor’s Office on Disability, and or Planning Department;

(b) information regarding the financing and financing-related deadlines for each 100% Affordable Housing Project;

(c) the any approval, permit or other City authorization each 100% Affordable Housing Project is waiting to receive from the department or office; and

(d) the date of any application and current status of each pending approval, permit or other City authorization for each 100% Affordable Housing Project.

Section 3. Effective Date. This ordinance shall become effective 30 days after enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board of Supervisors overrides the Mayor’s veto of the ordinance.

Section 4. Undertaking for the General Welfare. In enacting and implementing this ordinance, the City is assuming an undertaking only to promote the general welfare. It is not assuming, nor is it imposing on its officers and employees, an obligation for breach of which it is liable in money damages to any person who claims that such breach proximately caused injury.
Ordonnance amendant le Code administratif pour exiger que le Département d'Inspection des Bâtiments, les Services Publics, le Département des Incendies, le Bureau du Maire pour les Services d'Accèsibilité, et le Département de l'Urbanisme accordent la priorité maximale aux projets de logements abordables à 100%, à exiger des départements d'identifier une personne responsable pour les projets de logements abordables à 100%, et à exiger du Bureau du Maire pour les Services d'Accèsibilité et du Département d'Urbanisme de fournir des rapports trimestriels sur l'état des projets de logements abordables à 100% en attente.

Juillet 25, 2018 Comité des Règlements - AMENDÉ

Juillet 25, 2018 Comité des Règlements - RECOMMANDÉ COMME AMENDÉ

Juillet 31, 2018 Conseil des Superviseurs - PASSÉ EN LECTURE PREMIÈRE

Ayes : 11 - Cohen, Brown, Fewer, Kim, Mandelman, Peskin, Ronen, Safai, Stefani, Tang et Yee

Septembre 04, 2018 Conseil des Superviseurs - FINÀLMENT PASSÉ

Ayes : 11 - Brown, Cohen, Fewer, Kim, Mandelman, Peskin, Ronen, Safai, Stefani, Tang et Yee

Je déclare que la présente Ordonnance a été FINÀLMENT PASSÉ le 9/4/2018 par le Conseil des Superviseurs de la Ville et du Comté de San Francisco.

Angela Calvillo
Secrétaire du Conseil

London N. Breed
Maire

Date Approbation