Ordinance amending the Administrative Code to require an annual report analyzing the fit between housing needs associated with job growth by wages in San Francisco and housing production by affordability in the City.

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. Chapter 10E of the Administrative Code is hereby amended by revising Section 10E.4, to read as follows:

SEC. 10E.4. HOUSING ELEMENT PRODUCTION REPORTS AND HEARINGS.

* * * *

(b) Planning Department Reports.

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(4) Annual Jobs-Housing Fit Report. The Planning Department shall publish a Jobs-Housing Fit Report (“Report”) on April 1 of each year, as a companion report to the annual Housing Inventory. The Report shall analyze the number, types, and wage distribution by quartile of jobs created or lost in the City, and provide an estimate of the housing needs associated with those jobs. The Report shall compare those housing needs by wages to actual housing production in San Francisco by affordability levels (“Jobs-Housing Fit”). The Report shall use available and relevant data from regularly published sources on jobs, wages, commercial and housing production, project...
approvals, standard assumptions for jobs per square foot by industry type, occupations and wage
distribution by quartile associated with those industry types, workers per household and household
size, and shall use the household income classifications expressed in the Housing Element of the
General Plan. The Report shall include the following components:

(A) **Ten-year Retrospective Assessment.** The Report shall provide an
assessment of the Jobs-Housing Fit in the City for the preceding ten years through the end of the
preceding calendar year.

(B) **Pipeline Projection.** The Report shall project the expected Jobs-Housing
Fit for the current pipeline of entitled projects. The projection shall include: commercial and housing
development projects that have received their first building or site permit; entitled commercial and
housing developments that have been approved but have not yet received their first building or site
permit; and projects subject to development agreements, but shall not include the portions of multi-
phase projects with phases expected to continue beyond ten years. The projection shall use the
affordability levels associated with entitled housing developments including on-site inclusionary units.
The Report shall compare projected housing needs by wages directly associated, and indirectly
associated, to the extent feasible, with the entitled commercial pipeline to the affordability levels of the
entitled housing pipeline. The Report shall separately evaluate the Jobs-Housing Fit for the extended
development pipeline including those portions of multi-phase projects extending beyond ten years.

(C) **Area Plan and Major Projects.** For each draft Area Plan and major
commercial or mixed-use development project larger than two acres subject to a development
agreement under consideration or approved in the previous two years, the Report shall identify the
Jobs-Housing Fit for each such project. To the extent Planning Department staff reports already have
evaluated the Jobs-Housing Fit for these projects, the Report may reference those staff reports.

(c) **Annual Planning Commission Housing Hearing; Report to the Board of
Supervisors.**
(1) **Commission Hearing.** The Planning Commission shall hold an annual public hearing subsequent to publishing the Housing Inventory. This hearing shall provide, at a minimum, information on:

* * * *

(C) **Findings of the Annual Jobs-Housing Fit Report regarding how the housing needs associated with job growth compare to actual housing production by income levels.** The Planning Department, in consultation with the Mayor's Office of Housing and Community Development, shall report in writing on the allocated funding, sites, and timing necessary to meet the affordable housing needs identified in the Report, and, insofar as the Report identifies unmet past and projected needs, the amount of additional funding, and sites for affordable housing, that would need to be allocated in order to meet the projected housing needs associated with job growth.

* * * *

Section 2. 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.

APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

By: [Signature]
AUSTIN M. YANG
Deputy City Attorney

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Supervisors Mar; Haney, Fewer, Safai, Walton, Preston
BOARD OF SUPERVISORS
Ordinance amending the Administrative Code to require an annual report analyzing the fit between housing needs associated with job growth by wages in San Francisco and housing production by affordability in the City.

December 09, 2019 Land Use and Transportation Committee - RECOMMENDED AS COMMITTEE REPORT

December 10, 2019 Board of Supervisors - PASSED ON FIRST READING
Ayes: 11 - Brown, Fewer, Haney, Mandelman, Mar, Peskin, Ronen, Safai, Stefani, Walton and Yee

December 17, 2019 Board of Supervisors - FINALLY PASSED
Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee

I hereby certify that the foregoing Ordinance was FINALLY PASSED on 12/17/2019 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

London N. Breed
Mayor

Date Approved 12/20/19