Resolution urging the Planning Department, in partnership with the Mayor's Office of Housing and Community Development or other City agencies, to create a Housing Development Incentive Program for homeowners that supports San Francisco residents to build new housing.

WHEREAS, The housing production deficit has been especially acute for units affordable to moderate-income households, producing only 27% of its Regional Housing Needs Allocation goal for moderate income housing (80-120% AMI), according to the San Francisco Planning Department's 2020 Housing Inventory Report; and

WHEREAS, In 2016, San Francisco expanded its Accessory Dwelling Unit (ADU) Program to allow ADUs in all zoning districts, and in 2020, Assembly Bill 68 (Ting) passed, allowing the construction of a junior ADU in addition to a standard ADU in single family homes; and

WHEREAS, State housing policy such as Senate Bill 9 (Atkins) has created new opportunities to increase housing density in single-family home neighborhoods; and

WHEREAS, Stabilizing homeowners and expanding affordable rental opportunities strengthens neighborhood communities and supports community asset building; and

WHEREAS, Expanding single family homes by adding ADUs and additional units can meet the needs of multigenerational families, tenants, seniors, and the broader community if they are affordable; and

WHEREAS, Homeowners face multiple barriers to expand their homes beyond land use controls, including the need for technical assistance, financial assistance, and overall support navigating a building project; and
WHEREAS, This is especially the case for low-income, immigrant, and non-English speaking homeowners; and homeowners who are house rich and cash poor, at risk of economic displacement, or otherwise facing housing instability; and

WHEREAS, Many of San Francisco’s single family home neighborhoods such as the Sunset District, Oceanview, Merced Ingleside and Bayview Hunter’s Point have historically provided affordable housing and homeownership opportunities for working and middle class families, generations of immigrants, and communities of color; and

WHEREAS, Newly constructed, market-rate housing in San Francisco’s single family home neighborhoods is often unaffordable to moderate-income households and can contribute to gentrification and displacement; and

WHEREAS, Smaller lot sizes in typical single family home neighborhoods typically result in smaller-scale developments that do not trigger inclusionary requirements and therefore do not add to the housing affordability stock; and

WHEREAS, Deeper incentives and new policies are required to increase the number of affordable units produced in typical single family home neighborhoods; and

WHEREAS, In 2021, the San Francisco Planning Department, in partnership with the office of Supervisor Gordon Mar, launched the Accessory Dwelling Unit (ADU) Incentives Pilot Program in District 4 to provide technical assistance to District 4 property owners interested in adding and ADU, which may be a good model for an expanded program to support homeowners citywide to build duplexes, triplexes, and quadplexes in Residential Housing (RH) neighborhoods; and

WHEREAS, In its 2022-2023 Budget, the Board of Supervisors appropriated $10m for a Housing Innovation Fund to incubate new ideas for housing production and new housing models; now, therefore, be it
RESOLVED, That the City of San Francisco is committed to supporting low and
moderate-income homeowners as an essential component of addressing the housing
affordability and housing stability crisis; and, be it

FURTHER RESOLVED, That the Board of Supervisor urges the Planning Department
in partnership with the Mayor’s Office of Housing and Community Development or other City
agencies to create a Housing Development Incentive Program for Homeowners (Program)
that supports San Francisco residents to expand their homes to build new housing, which
would include technical assistance (e.g. for predevelopment, construction, and property
management), financial assistance (e.g. grants, no or low interest loans), and streamlined
permitting through pre-approved plans, with the goal to increase the number of housing units
developed by homeowners and local small property owners; and, be it

FURTHER RESOLVED, That the Program should target low- and moderate- income
homeowners in Residential Housing (RH) zoned neighborhoods and in areas vulnerable to
displacement as identified in the Displacement Gentrification map by the UC Berkeley Urban
Displacement Project; and, be it

FURTHER RESOLVED, That, to promote the creation of stable and affordable housing
units, the Program should also include greater financial incentives for homeowners who rent
or sell the new units to low- and moderate-income households at an affordable level; and, be
it

FURTHER RESOLVED, That this program be created and operationalized by
September 1, 2022.

Supervisors Mar; Melgar, Chan
BOARD OF SUPERVISORS
Resolution urging the Planning Department, in partnership with the Mayor's Office of Housing and Community Development or other City agencies, to create a Housing Development Incentive Program for homeowners that supports San Francisco residents to build new housing.

February 28, 2022 Land Use and Transportation Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

February 28, 2022 Land Use and Transportation Committee - RECOMMENDED AS AMENDED AS A COMMITTEE REPORT

March 01, 2022 Board of Supervisors - ADOPTED

Ayes: 11 - Chan, Haney, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

I hereby certify that the foregoing Resolution was ADOPTED on 3/1/2022 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

Unsigned

London N. Breed
Mayor

03/11/2022
Date Approved
I hereby certify that the foregoing resolution, not being signed by the Mayor within the time limit as set forth in Section 3.103 of the Charter, or time waived pursuant to Board Rule 2.14.2, became effective without her approval in accordance with the provision of said Section 3.103 of the Charter or Board Rule 2.14.2.

[Signature]
Angela Calvillo
Clerk of the Board

03/11/2022
Date

File No.
211207