Resolution receiving and approving the Mayor’s Office of Housing and Community Development’s annual report on participation in the Residential Certificate of Preference, Displaced Tenant Housing Preference, Neighborhood Resident Housing Preference, and other affordable housing preference programs for all new construction projects within the City and County of San Francisco marketed between July 1, 2016, and June 30, 2018, as required by Administrative Code, Chapter 47.4.

WHEREAS, On October 30, 2008, the City and County of San Francisco (“City”) enacted Ordinance No. 232-08, which established a preference in occupying units or receiving assistance under all City affordable housing programs to Residential Certificate of Preference Holders (COP) under the Redevelopment Agency’s Property Owner and Occupant Preference Program; and

WHEREAS, On December 18, 2013, the City enacted Ordinance No. 227-13, which established a second preference in occupying units or receiving assistance under all City affordable housing programs to tenants displaced by an eviction under the Ellis Act; and

WHEREAS, On December 3, 2015, the City enacted Ordinance No. 204-15, which expanded the second preference to include tenants displaced through an Owner Move-In eviction as part of the Displaced Tenant Housing Preference (“DTHP”), and created a third housing preference for residents in the neighborhood where the affordable housing is located, Neighborhood Resident Housing Preference (“NRHP”); and

WHEREAS, On August 11, 2016, the City enacted Ordinance No. 164-16, which expanded DTHP to include tenants displaced by fire and created a fourth preference for people who live or work in San Francisco; and
WHEREAS, The City’s affordable housing programs include inclusionary housing projects under the Planning Code and 100% affordable housing projects funded by the Mayor’s Office of Housing and Community Development (“MOHCD”); and

WHEREAS, MOHCD does not apply DTHP or NRHP to projects to the extent prohibited by State or Federal funding, and the Office of Community Investment and Infrastructure (“OCII”) is not subject to Administrative Code, Chapter 47 and applies a different set of preferences for occupying affordable housing projects that are approved by the OCII Commission; and

WHEREAS, Administrative Code, Section 47.4 requires MOHCD to submit an annual report and a proposed resolution accepting such annual report to the Board of Supervisors beginning one year after the effective date of Ordinance No. 204-15, and MOHCD’s annual report must include the following data: (1) the number of applicants applying under COP, DTHP and Neighborhood Preference; (2) the Supervisorial District where the applicant is currently residing; (3) the Supervisorial District where the affordable housing unit for which the applicant is applying is located; (4) whether the applicant is selected from a lottery or other means; (5) whether the applicant purchased or rented a unit; and (6) any other pertinent information (collectively, “Preference Data”); and

WHEREAS, MOHCD has included the Preferences Data and any other pertinent information required by Chapter 47.4 in its 2017 Annual Progress Report published on its website; and

WHEREAS, All Preference Data and any other pertinent information required by Chapter 47.4 is included as a supporting document to the file; and

WHEREAS, The Preferences Data is comprised of all new construction projects marketed between July 1, 2016, and June 30, 2018, which totals 47 projects with 1368 units marketed; and
WHEREAS, COP was applicable to 47 projects, DTHP was applicable to 38 projects, and NRHP was applicable to 28 projects; and

WHEREAS, Of the 47 projects marketed, 34 projects with 1,012 affordable housing units were leased or sold between July 1, 2016, and June 30, 2018, to eligible households who took occupancy in those projects; while 13 projects are in the process of lease up or sale and do not have final occupancy data yet; and

WHEREAS, Of the 1,012 households, 305 were selected through the COP, DTHP, or NRHP, 677 were selected through other preferences including live/work in San Francisco and other site specific regulatory requirements, and 30 were selected without a preference; and

WHEREAS, Of the 28 projects in which NRHP was applicable, 20 projects completed lease up or sale with 188 households (or 39% of applicants) who took occupancy in those projects using the NRHP preference; and

WHEREAS, Applicants can qualify for NRHP for a project located in a District in which they are not currently residing if their household has a member that has an eligible address or they are located in the half-mile buffer surrounding the project allowed by NRHP; now therefore be it

RESOLVED, That the Board of Supervisors hereby receives and approves MOHCD’s annual reporting on housing preferences over the period of July 1, 2016, through June 30, 2018, as required under Administrative Code, Section 47.4.
Resolution receiving and approving the Mayor's Office of Housing and Community Development's annual report on participation in the Residential Certificate of Preference, Displaced Tenant Housing Preference, Neighborhood Resident Housing Preference, and other affordable housing preference programs for all new construction projects within the City and County of San Francisco marketed between July 1, 2016, and June 30, 2018, as required by Administrative Code, Chapter 47.4.

March 07, 2019 Government Audit and Oversight Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE

March 07, 2019 Government Audit and Oversight Committee - RECOMMENDED AS AMENDED

March 19, 2019 Board of Supervisors - ADOPTED

Ayes: 11 - Brown, Fewer, Haney, Mandelman, Mar, Peskin, Ronen, Safai, Stefani, Walton and Yee

File No. 190054

I hereby certify that the foregoing Resolution was ADOPTED on 3/19/2019 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: 3/21/19