Resolution reporting on Administrative Code, Chapter 47.4, housing preferences requirements to the Board of Supervisors for July 1, 2019, through June 30, 2020.

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, On June 28, 2019, the City enacted Ordinance No. 120-19, which expanded DTHP to include tenants where the tenant’s unit will no longer be restricted by a
regulatory agreement or other affordable housing restriction within five years and market-rate rent in such tenant's building is more than 40% of the tenant's gross household income; 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 Annual Progress Report for 2019-2020 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, re-rental and re-sale units that completed lease-up or sales between July 1, 2019, through June 30, 2020, which totals 677 units across 81 projects; and

WHEREAS, COP was applicable to 677 units, DTHP was applicable to 182 units, and NRHP was applicable to 117 units; and

WHEREAS, Of the 677 units that completed lease-up or sales, 17 households were selected through the COP, 72 households were selected through DTHP, and 117 households were selected through NRHP; and

WHEREAS, DTHP preference utilization in this time period was at 40% with 72 units occupied by preference holders out of the 182 units available for DTHP; and

WHEREAS, NRHP preference utilization in this time period was at 100% with 117 units occupied by preference holders out of the 117 units available for NRHP; 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 accepts the data provided in this Resolution as part of MOHCD’s annual reporting on housing preferences required under Administrative Code, Section 47.4.
Resolution

File Number: 210722  Date Passed: July 27, 2021

Resolution reporting on Administrative Code, Chapter 47.4, housing preference requirements to the Board of Supervisors for July 1, 2019, through June 30, 2020.

July 19, 2021 Land Use and Transportation Committee - RECOMMENDED

July 27, 2021 Board of Supervisors - ADOPTED
Ayes: 11 - Chan, Haney, Mandelman, Mar, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 210722

I hereby certify that the foregoing Resolution was ADOPTED on 7/27/2021 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

London N. Breed
Mayor

8/4/21
Date Approved