Resolution urging the Association of Bay Area Governments (ABAG) in its upcoming Regional Housing Needs Allocation (RHNA) Process to focus on San Francisco’s unmet needs for housing affordable to low- and moderate-income residents, counteract the displacement of low- and moderate-income communities of color in core urban cities like San Francisco and Oakland, prioritize increases to the region’s above-moderate RHNA allocation in high resource and high opportunity jurisdictions, and limit increases in above-moderate RHNA allocations to Bay Area cities with concentrations of Sensitive Communities.

WHEREAS, The 2022-2030 Regional Housing Needs Allocation (“RHNA”) cycle, due to Senate Bill 828 adopted in 2018, increases the Bay Area’s RHNA determination to 2.35 times higher than the current cycle, for a housing production goal of nearly half a million new homes region-wide over 8 years; and

WHEREAS, The basis for this significant RHNA increase for the Bay Area is to account for the “unmet need” and “under-performance” of many of the region’s cities to achieve their current RHNA goals; and

WHEREAS, San Francisco has accounted for a significant share of the region’s housing development, through its zoning and robust local real estate and development market conditions, such that San Francisco currently has 70,800 units in its entitlement pipeline; and

WHEREAS, San Francisco has historically met and exceeded its RHNA above-moderate housing goals and has already met 140 percent of the current eight-year goal which carries through 2022, effectively over-performing in the current RHNA cycle; and
WHEREAS, Despite the City’s longstanding commitment to affordable housing, performing better than most every other California city, San Francisco has nevertheless been falling significantly short of meeting its affordable housing RHNA allocation, achieving only 37 percent of the current low- and moderate-income goals, primarily due to lack of sufficient dedicated revenue sources; and

WHEREAS, The Planning Department’s 2018 Housing Trends and Needs Report shows that:

- San Francisco had roughly 49,000 severely rent burdened households in 2015
- The overwhelming majority of households facing cost burdens—particularly severe cost burden consuming 50% or more of income—are very low-income (earning < 50% of AMI) and extremely low-income households (<30% AMI)
- A majority of lower income homeowner households (earning <80% of AMI) are now cost burdened
- Overcrowding disproportionately impacts low-income households, including 12% of very low-income households and 10% of low-income households
- San Francisco has been losing low- and moderate-income residents at a faster rate than the rest of the Bay Area; and

WHEREAS, San Francisco’s rates of housing cost burden and overcrowding, which disproportionately impacts low income households, have increased along with higher above-moderate housing production over the past decade; and

WHEREAS, During the COVID-19 pandemic, the affordable housing needs of low- and moderate-income essential workers, especially workers who live in overcrowded conditions, rely more on transit, or are less likely to be able to telecommute, have become increasingly evident and critically necessary for public health; and
WHEREAS, the regional forecasting of job and household growth upon which the RHNA determination is based has not considered COVID-19 impacts on job, housing, and transportation demand and the demand for office space, especially as white-collar, knowledge workers continue to telecommute; and

WHEREAS, The Planning Commission in June 2020 passed Resolution No. 20738, Centering Planning on Racial and Social Equity in planning and housing policies; and

WHEREAS, 50% of Black households, 31% of American Indian, and 30% of Latinx households are severely burdened by housing costs (spending > 30% of their income on housing), while 16% of White households are similarly burdened; and

WHEREAS, Racial equity should include both integration of housing across income levels in high resource and high opportunity cities, and avoidance of further regional segregation, gentrification, and displacement of urban and working-class, immigrant and BIPOC communities; and

WHEREAS, recent reports reveal regional trends of “suburbanization of poverty” and re-segregation as a result of declining affordability in cities like San Francisco that pushes low- and moderate-income people of color to the edges of the metropolitan area, farther from the jobs, services, and transit options of the central parts of the region; and

WHEREAS, In the upcoming RHNA process, there is a risk that San Francisco will have its above-moderate RHNA allocation absorb a disproportionate share of the overall regional determination increase resulting from historic regional under-performance, without considering San Francisco’s over-performance; and
WHEREAS, An increase in San Francisco’s above-moderate RHNA allocation could 
require ministerial by-right approval of above-moderate income housing if not enough permits 
are pulled to meet a sufficient share of its RHNA allocation by 2026, pursuant to Senate 
Bill 35 adopted in 2017, which would incentivize evictions, displacement, further regional 
segregation, and exacerbated racial disparities; now, therefore, be it 

RESOLVED, That San Francisco urges ABAG to focus on unmet RHNA needs for 
housing affordable to low- and moderate-income residents experiencing cost burden and 
overcrowding in San Francisco and in the region, counteract the displacement of low- and 
moderate-income communities of color in core urban cities like San Francisco and Oakland, 
and prioritize the region’s above-moderate RHNA allocation in high resource and high 
opportunity jurisdictions, and limit increases in above-moderate RHNA allocations to Bay Area 
cities with concentrations of Sensitive Communities; and, be it 

FURTHER RESOLVED, That San Francisco urges ABAG to consider past over-
performance in the above-moderate income category, to the extent possible by State law, 
when assigning the 2022-2030 above-moderate RHNA allocations, so that jurisdictions that 
have historically provided more than their fair share of regional above-moderate housing 
development are less likely to be subject to required ministerial by-right approvals for above-
moderate income housing; and, be it 

FURTHER RESOLVED, That San Francisco urges ABAG to consider the potential 
impacts of ministerial by-right approvals for above-moderate income housing and limit 
increases in above-moderate RHNA allocations to Bay Area cities with concentrations of 
Sensitive Communities, as identified by the UC Berkeley Urban Displacement Project, in order 
to avoid the inequitable outcomes of gentrification, racial and socio-economic displacement of 
low-income communities, further regional segregation, and increasing racial disparities; and, 
be it
FURTHER RESOLVED, That San Francisco urges ABAG to increase very low, low, moderate, and above moderate housing allocations in Bay Area suburban high-opportunity jurisdictions where there is extensive land for infill development and less displacement pressure, in order to further fair housing equity goals, create a more racially and socio-economically integrated region, and allocate a fair-share of housing production to cities that have historically received RHNA allocations below their portion of regional households, some of which have under-performed on housing production goals; and, be it

FURTHER RESOLVED, that San Francisco specifically urges ABAG to focus the allocation of housing affordable at low and very low incomes based on key factors including: Access to High Opportunity Areas and Transit Job Proximity to achieve the most equitable outcomes, particularly in light of changing commute patterns due to COVID-19 allowing higher income workers to telecommute; and to reduce above-moderate income allocations in cities with more Sensitive Communities while emphasizing Jobs-Housing Balance and Access to Opportunity to ensure an equitable distribution of above-moderate income growth; and, be it

FURTHER RESOLVED, That the San Francisco Board of Supervisors hereby directs the Clerk of the Board to transmit copies to the Association of Bay Area Governments with a request to take all action necessary to achieve the objectives of this Resolution.
Resolution urging the Association of Bay Area Governments (ABAG) in its upcoming Regional Housing Needs Allocation (RHNA) Process to focus on San Francisco’s unmet needs for housing affordable to low- and moderate-income residents, counteract the displacement of low- and moderate-income communities of color in core urban cities like San Francisco and Oakland, prioritize increases to the region’s above-moderate RHNA allocation in high resource and high opportunity jurisdictions, and limit increases in above-moderate RHNA allocations to Bay Area cities with concentrations of Sensitive Communities.

August 25, 2020 Board of Supervisors - CONTINUED
   Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee

September 01, 2020 Board of Supervisors - AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE
   Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee

September 01, 2020 Board of Supervisors - RE-REFERRED AS AMENDED
   Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee

September 17, 2020 Government Audit and Oversight Committee - RECOMMENDED AS COMMITTEE REPORT

September 22, 2020 Board of Supervisors - ADOPTED
   Ayes: 11 - Fewer, Haney, Mandelman, Mar, Peskin, Preston, Ronen, Safai, Stefani, Walton and Yee
I hereby certify that the foregoing Resolution was ADOPTED on 9/22/2020 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

_______________________________             __________________________
Angela Calvillo           Date
Clerk of the Board

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.

__________________________________________                   10/2/2020
Angela Calvillo           Date
Clerk of the Board

Unsigned
London N. Breed
Mayor

10/2/20
Date Approved