

Expanding Housing Choice

HOUSING ELEMENT ZONING PROGRAM



San Francisco
Planning

COMMUNITY
BRIEFINGS:
ZONING PROPOSAL
FEBRUARY 2024

TODAY'S PRESENTATION

1. Housing Element Rezoning: Expanding Housing Choice
2. Proposed Zoning Map (Feb 2023)
3. Local Zoning Program



We're **expanding** **housing choice** for...

“One of my coworkers has not moved in 15 years... they need a place that’s bigger, but they can’t afford to move.”

- Shayla, SFUSD Teacher



“A lot of firefighters can’t afford to live here.”

- Ariana, SFFD Firefighter

“The majority of tradesmen — plumbers, pipefitters — they’re commuting. Everybody is commuting.”

- Marcella, Electrician, Local 6



CA Statewide Housing Plan (2022)



State lawmakers call for **2.5 million units (1 million affordable)** in the next decade to address the affordable housing crisis.

San Francisco's share is **82,000 units (46,000 affordable)**. Accounting for the pipeline, our gap is **36,200 units**.

Housing Element Implementation & Housing For All



Expanding Housing Choice

Adding housing close to transit and other services

Deadline: State deadline is Jan 2026, but proposal due to Mayor in Jan 2024



Affordable Housing Funding & Strategies

Coordinating government, private, and philanthropic funding sources



Housing Production & Process Improvements

Simplifying approvals to reduce housing costs



Activating Community Priorities

Collaboration with Equity Communities and Cultural Districts

Community Engagement: **Phase 1 & 2**

Working towards Mayor's **deadline of Jan 2024:**

4 Open Houses

7 Focus Groups

62 Housing Education Workshops

21+ Community Conversations

5 Field Walks

4 Online Surveys

2 Webinars

15 Stakeholder Interviews

5 Presentations at City Commissions

2 Workshops on Objective Design Standards



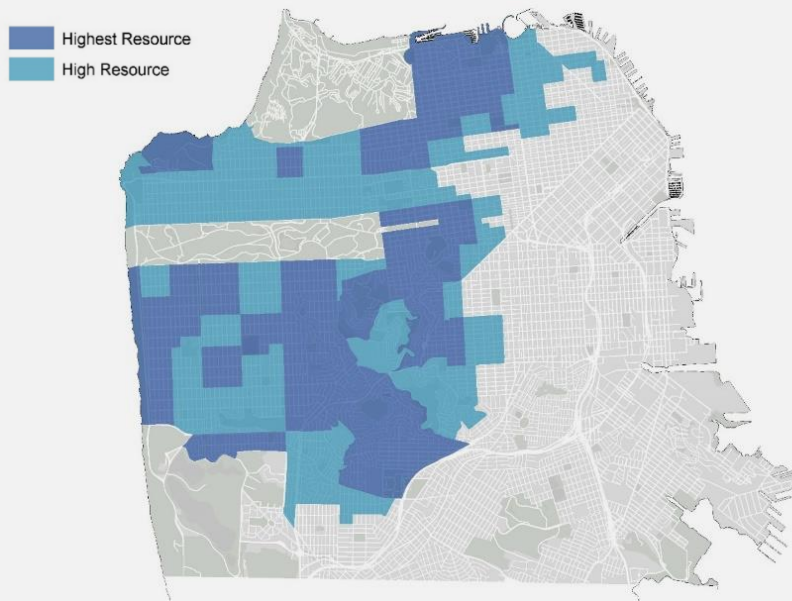
Community Partnerships



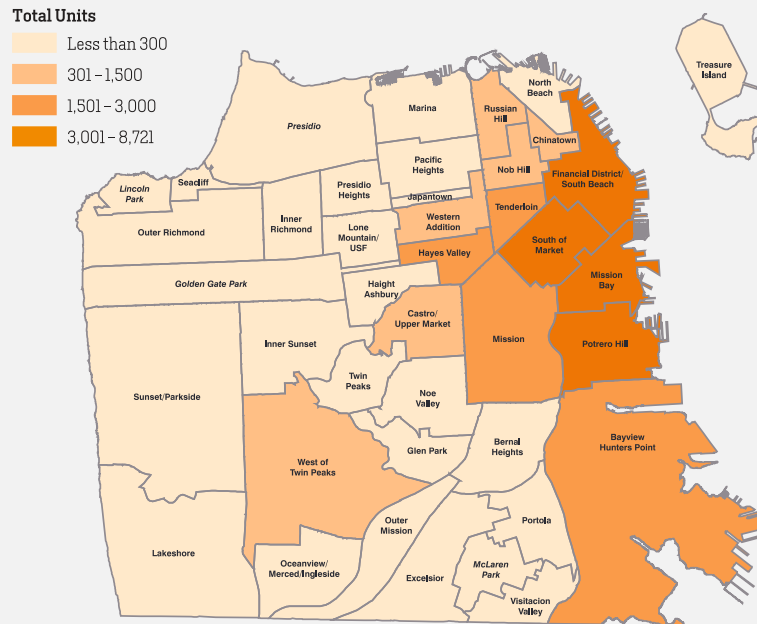
Source: Wah Mei School

- **Housing Education Workshops:** Self Help for the Elderly & Wah Mei School
- **Focus Groups** w/equity communities
 - *Host organizations: Gum Moon Asian Women's Resource Center, Self Help for the Elderly, Wah Mei School, Richmond Neighborhood Center, Sunset Chinese Cultural District, D4 Youth and Families Network, Tabita's Café.*
- **Community Conversations** with neighborhood and citywide groups
- **Leveraging prior & ongoing efforts:** Cultural Districts, Sunset Forward, D7 HOMES, Housing Element

Since 2005, only 10% of all new housing and 10% of new affordable housing has been built in “housing opportunity areas,” which cover over 50% of the city.



Housing Opportunity Areas*



Housing Production (2005-2019)

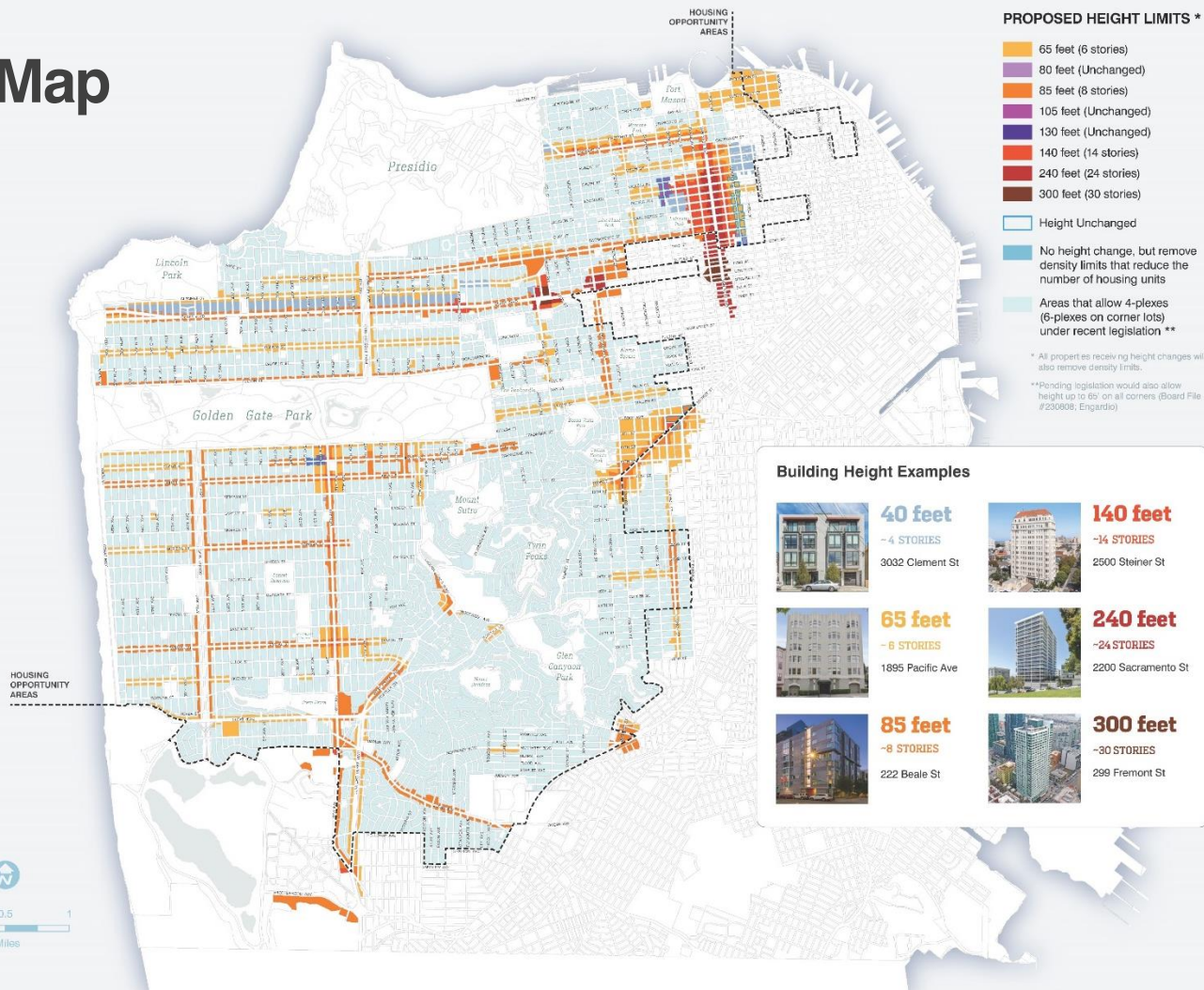
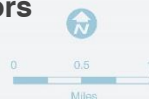
*Areas designated “Highest Resource” and “High Resource” on the Opportunity Area Map (CA Dept of Housing & Community Development)

Proposed Zoning Map

February 2024

~62,500 Units

- **NOTE: Desired final heights are shown.** Projects may choose local program or state bonus programs to reach these heights.
- Keeps **focus on key streets and intersections** where there are larger sites for housing development
- **Additional height** has been added at key intersections
- **Additional Neighborhood Commercial** parcels proposed for removal of density limits
- Tailored changes **off the corridors**



Visualization: Noriega St & 25th Ave



Visualization: Geary Blvd & 4th Ave

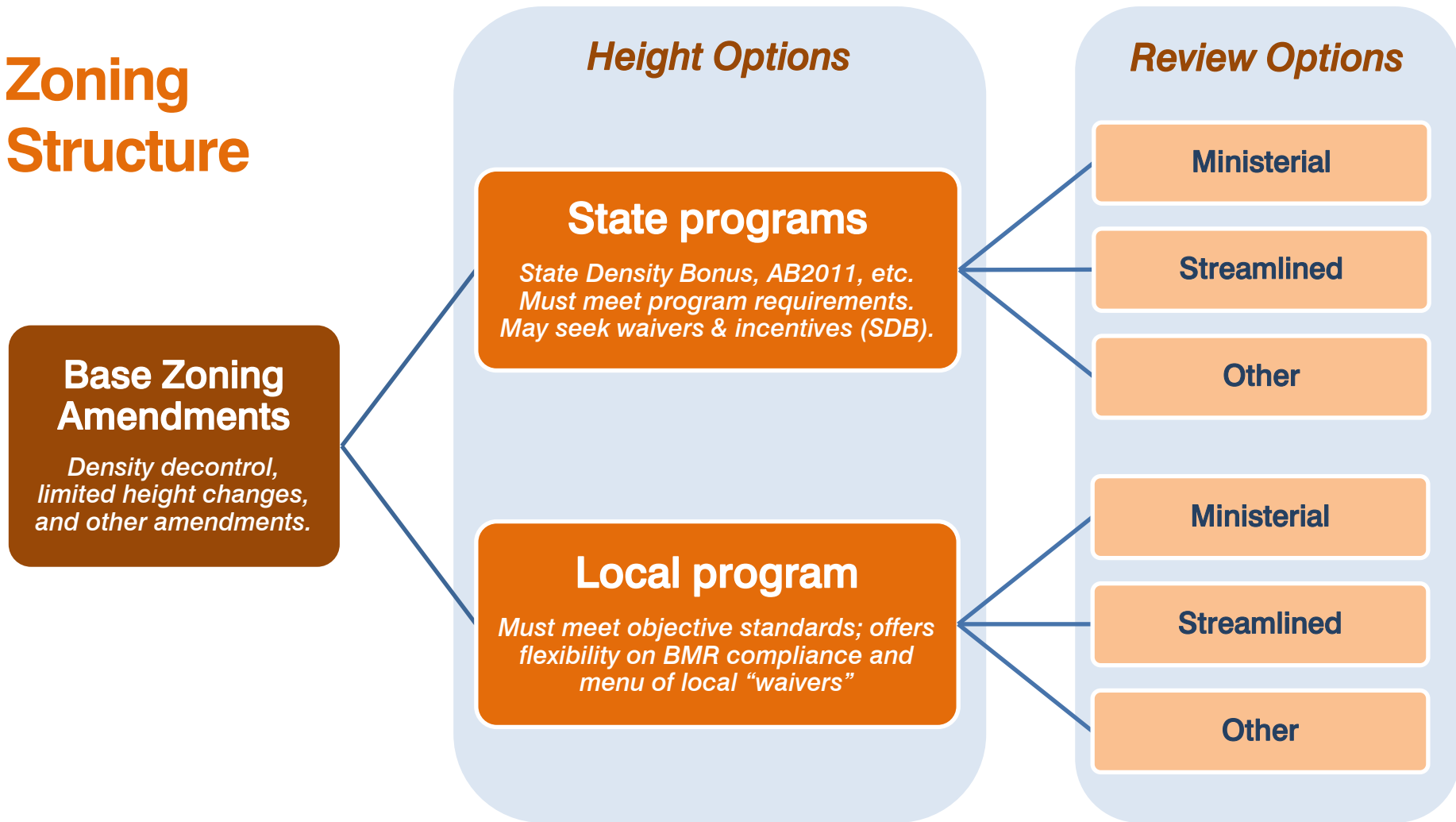


What happens if we don't adopt **compliant rezoning**?



- **Loss of state funding**, including transportation and affordable housing
- **Fines and lawsuits**
- Potential **loss of permitting control** (“builders remedy”)

Zoning Structure



Why a **Local Zoning Program**?

State Density Bonus will continue to be an important tool to enable housing production. Adding an optional local program will advance the following goals:

- **More predictable urban form:** including more intentional shaping of height across streets and neighborhoods
- **More assurance on other public policy goals:** by ensuring greater adherence to code standards
- **More diversity of affordable housing:** by enabling projects to use all available BMR compliance methods (on-site, off-site, fee, land dedication) and a new rent-control option

Next Steps



Planning Commission

- **February 29th:** Affordable Housing Leadership Council recommendations
- **March (date TBD):** Informational Hearing
- **Additional hearings** to be announced

Thank you!



<http://sfplanning.org/rezoning-events>



sf.housing.choice@sfgov.org



Art by Michelle McNeil, Human Rights Commission

**WHEN I BECOME A SENIOR CITIZEN
I WANT TO BE ABLE TO **STAY IN SF****



Visualization: Noriega St & 25th Ave



Visualization: Geary Blvd & 44th Ave





Visualization: Divisadero &
Broadway, towards Lombard Ave

BEFORE



140'

140'

Visualization: Divisadero &
Broadway, towards Lombard Ave

AFTER



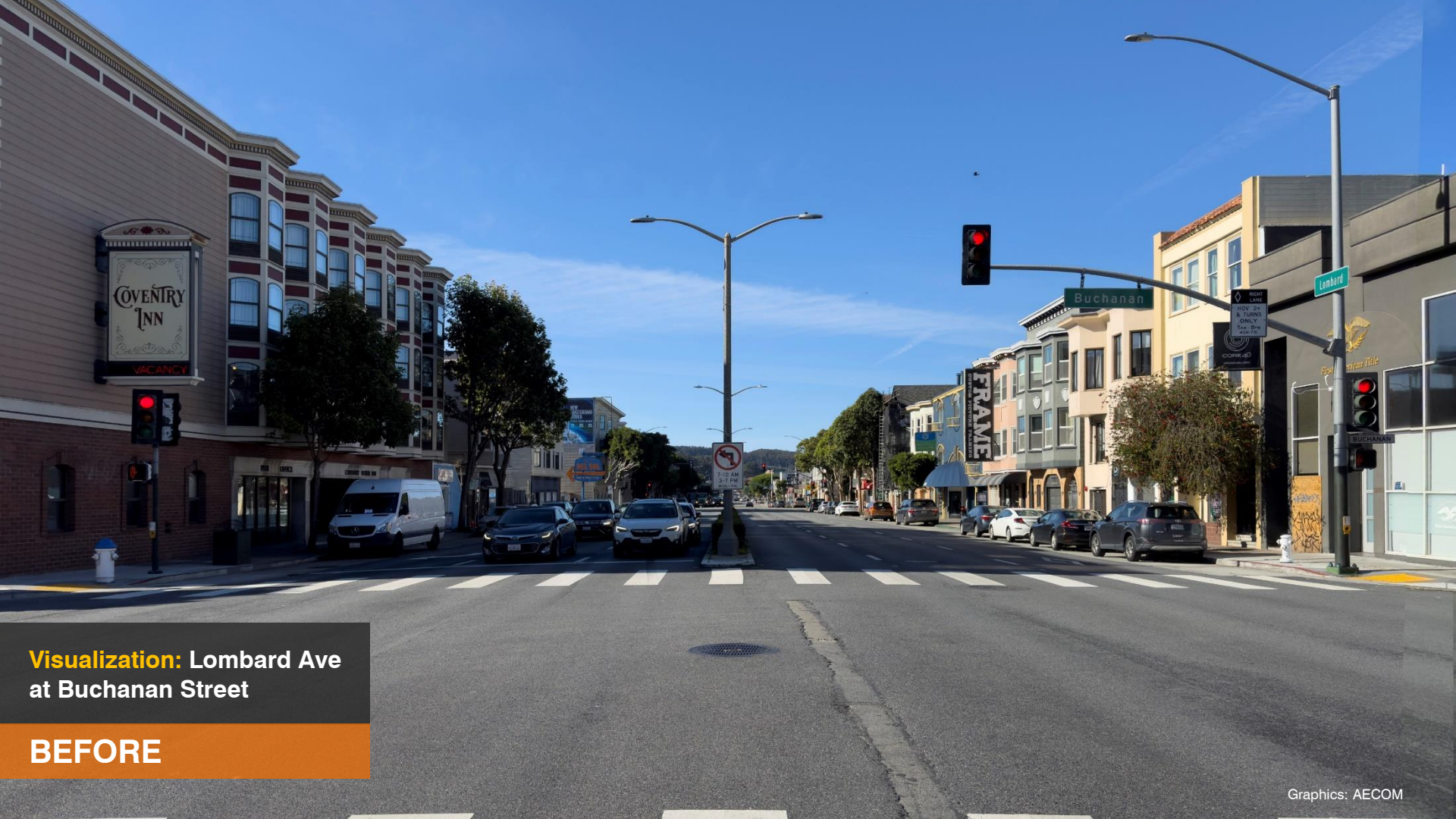
Visualization: Divisadero & Filbert,
towards Lombard Ave

BEFORE



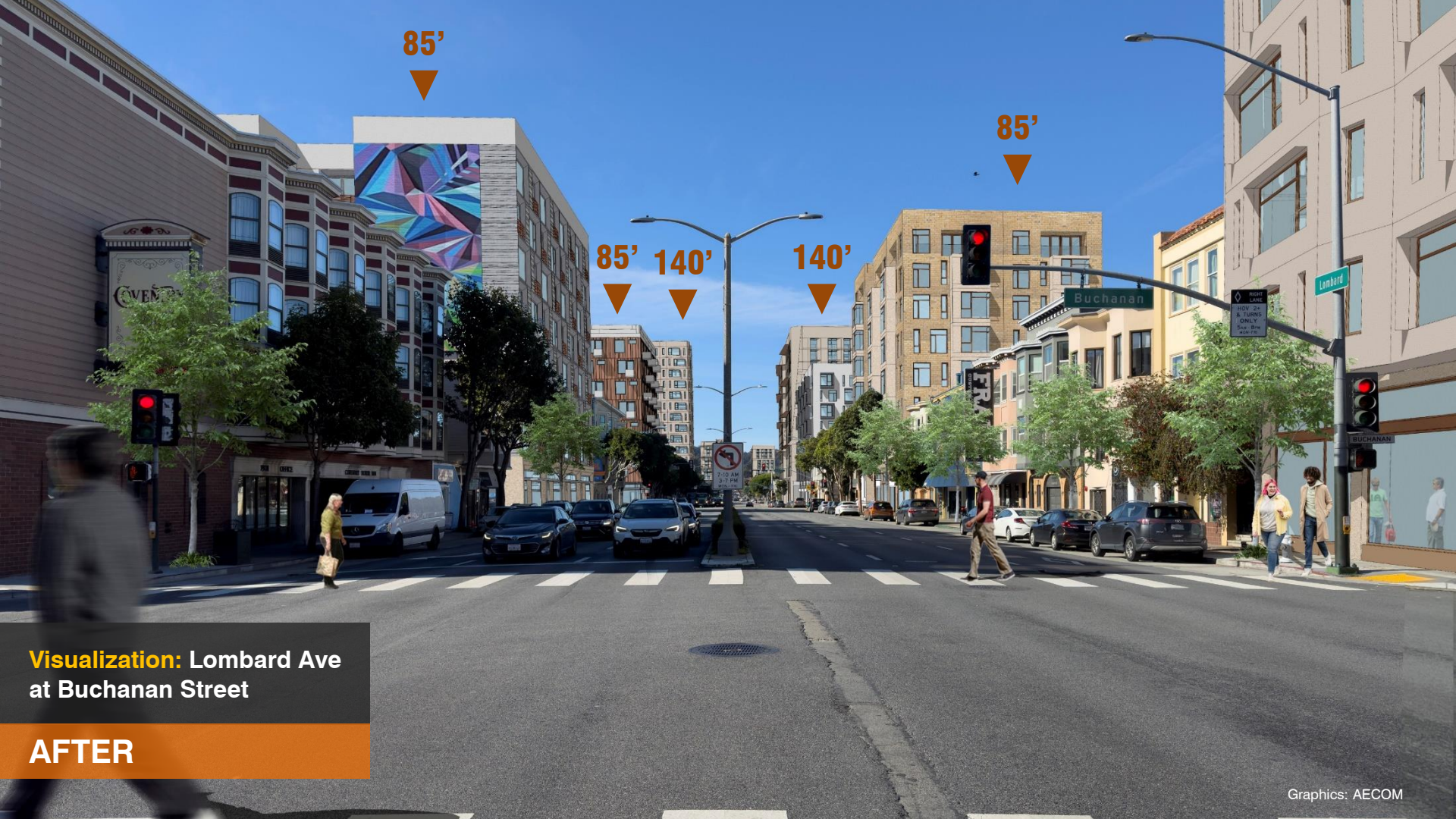
Visualization: Divisadero & Filbert,
towards Lombard Ave

AFTER



Visualization: Lombard Ave
at Buchanan Street

BEFORE

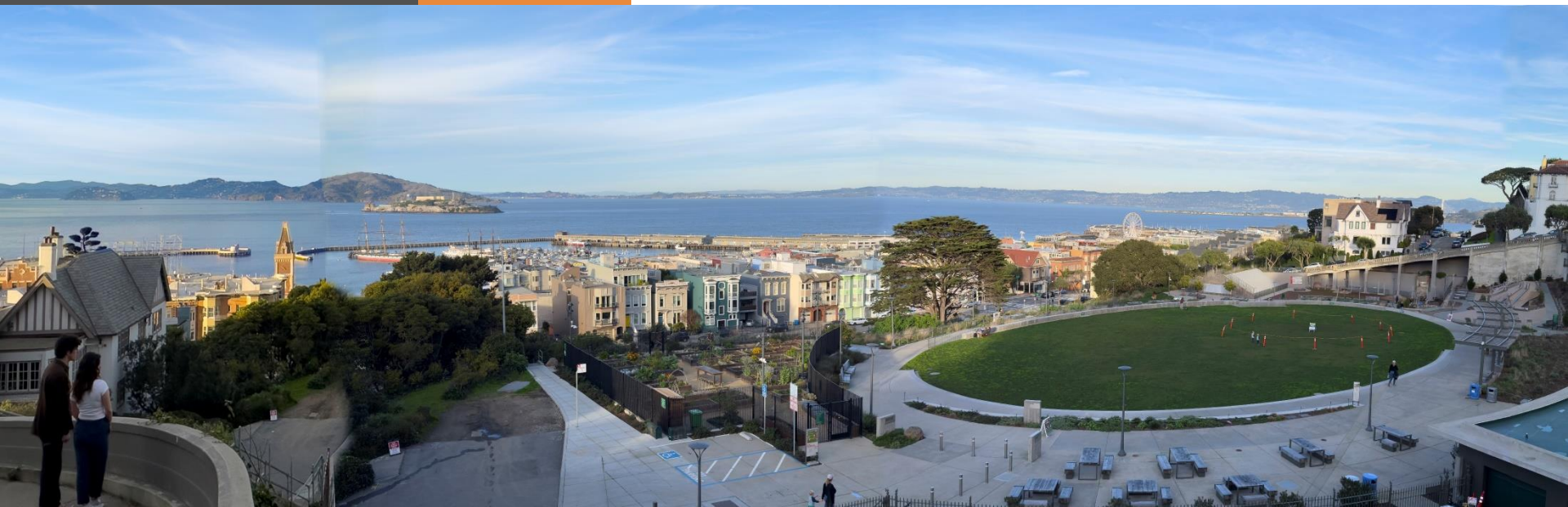


Visualization: Lombard Ave
at Buchanan Street

AFTER

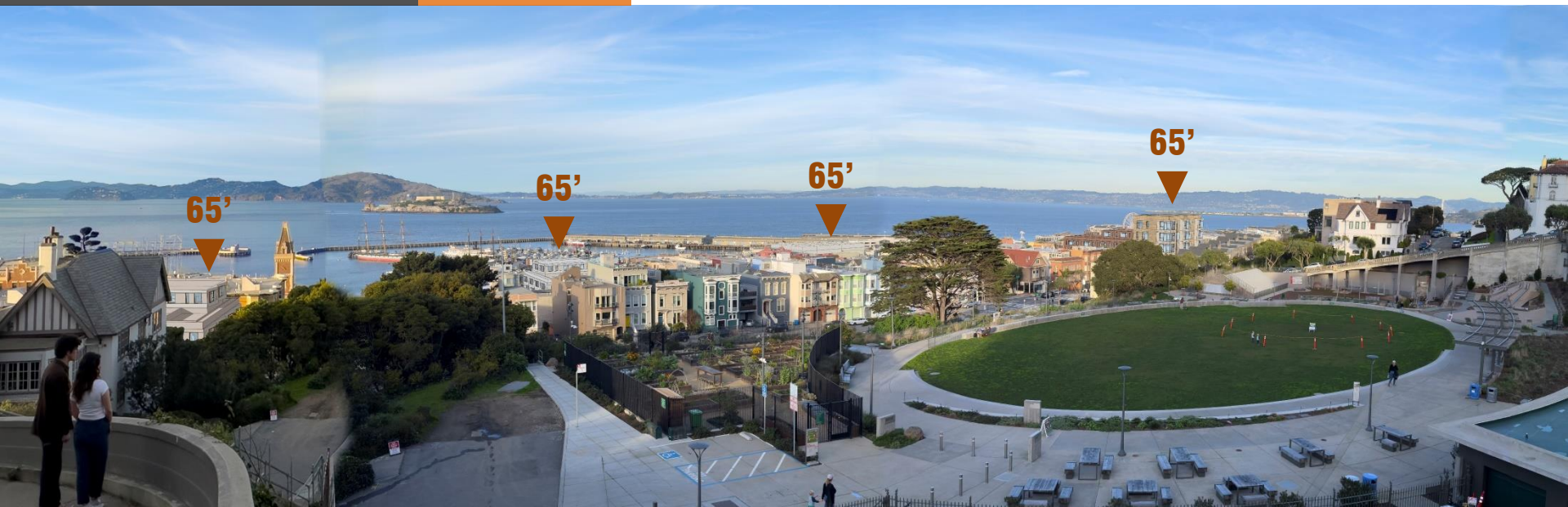
Visualization: Francisco Park

BEFORE



Visualization: Francisco Park

AFTER



Base Zoning Features

- **Density decontrol, minimum densities, & maximum unit sizes**
- **Height amendments:** Projects may use state or local programs to achieve the final proposed heights (e.g., a “local program height” and a lower “base height” that can layer with state programs)
 - ***Example:** Geary Blvd could have a local program height of 85’ and a base height of 55’.*
- **Objective Design Standards**
- **Tenant protections & demolition policies:** Demolition hearings and rules to preserve residential flats
- **Support for small business & community benefit uses:** Including relocation assistance and incentives to develop community-serving uses
- **Historic preservation** protections and objective standards

Local Program Features

- **Must meet objective Planning Code standards**
- **Local “waivers” allowing flexibility for some common topics**, informed by the track record of State Density Bonus projects (ex: rear yard, exposure, usable open space)
- **Multiple options to comply with affordable housing requirements while still receiving heights** including all Section 415 pathways (on-site, off-site, fee, land dedication) and a new rent-control option for small projects (24 units or fewer)

Project Review Pathways

Per the Housing Element and state law, projects would have several approval pathways:

- **Ministerial:** By-right review under state law (SB423, AB2011, Housing Element low-income sites) and a new Housing Sustainability District (available under local program)
- **Streamlined:** Administrative approval within 30-60 days of project acceptance, and possible General Plan Evaluation for projects consistent with the development density in the Housing Element EIR.
- **Other:** Some projects may require hearing depending on scope (ex: demolition of rent-controlled housing)