



Housing for All in San Francisco

*Joint Informational Hearing:
Senate Housing & Assembly Housing and Community Development Committees*

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San Francisco Housing Element:

Certified by HCD February 1, 2023





San Francisco Background

- Population: 815,201 (2021)
- Discretionary Processes
- Strong advocacy community
- Reduced project feasibility



San Francisco RHNA

<i>Income Group</i>	<i>RHNA Allocation in Units</i>
Very Low Income	20,867
Low Income	12,014
Moderate Income	13,717
Above Moderate Income	35,471
Total Units	82,069*

*This reflects a ~20% increase in total housing stock (currently ~410,000) in eight years



Housing Production 2002-2021

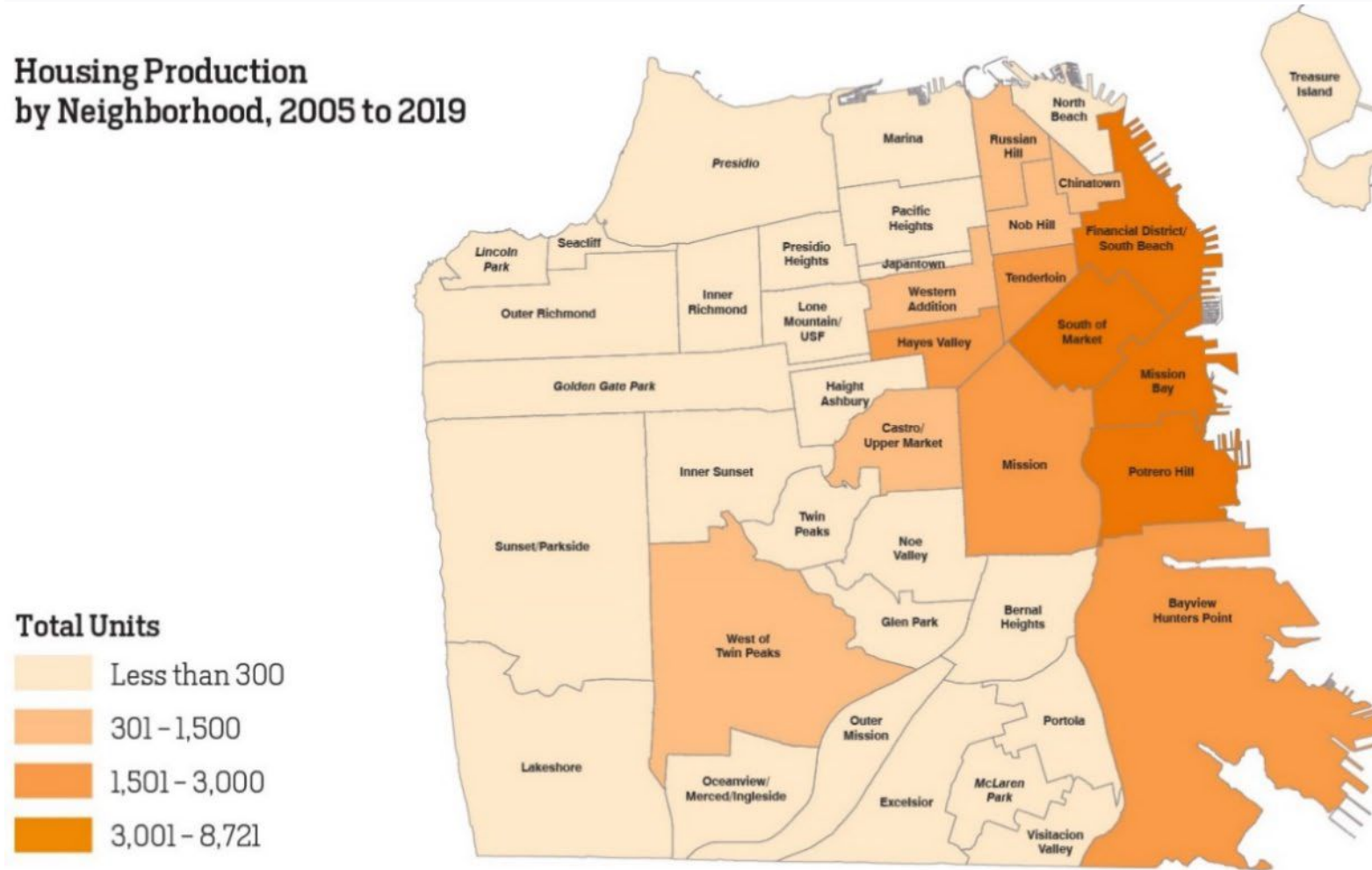
NEW CONSTRUCTION, 2002-2021



2022: 2,758 units were completed and 2,770 net units were added.

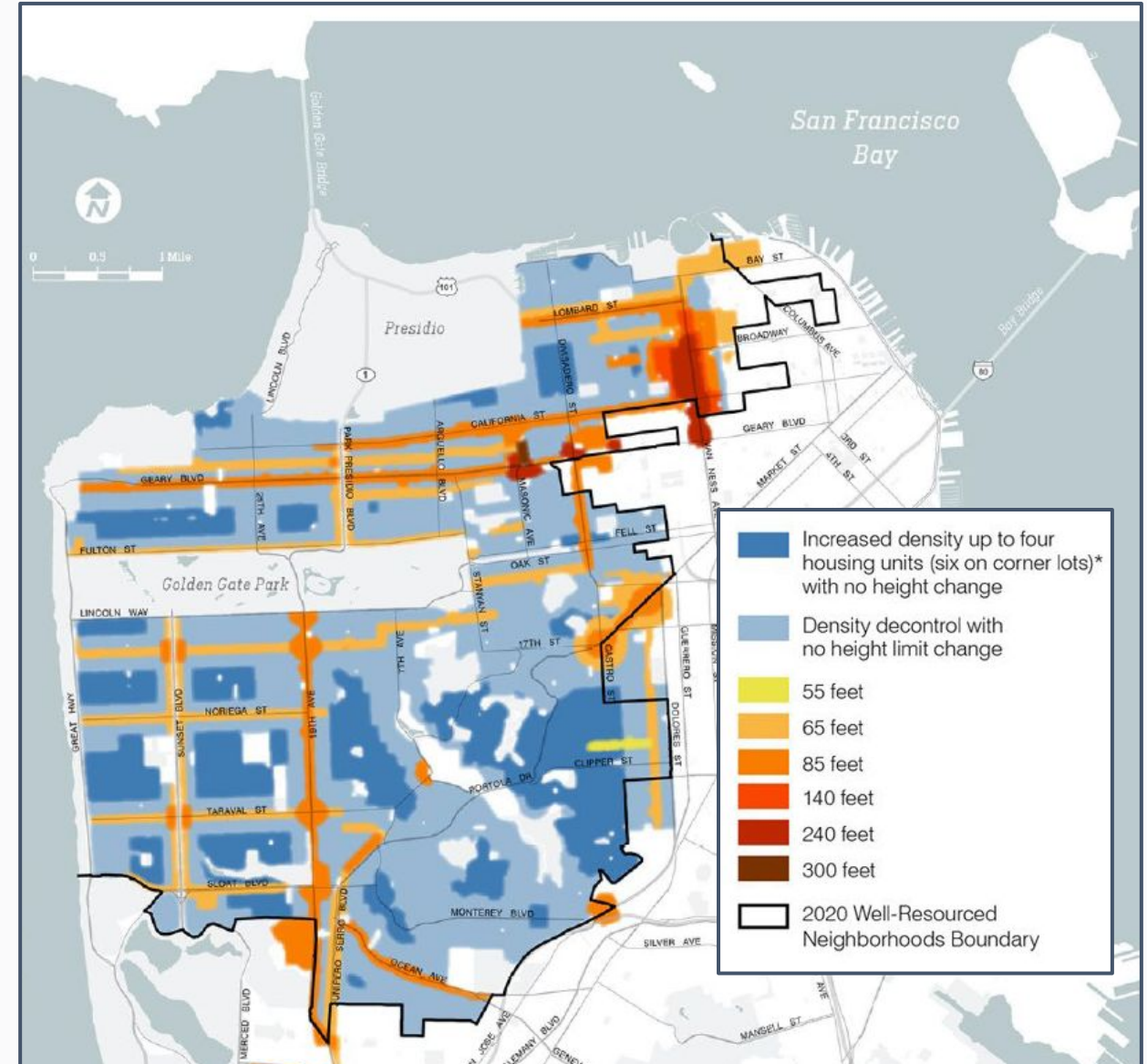
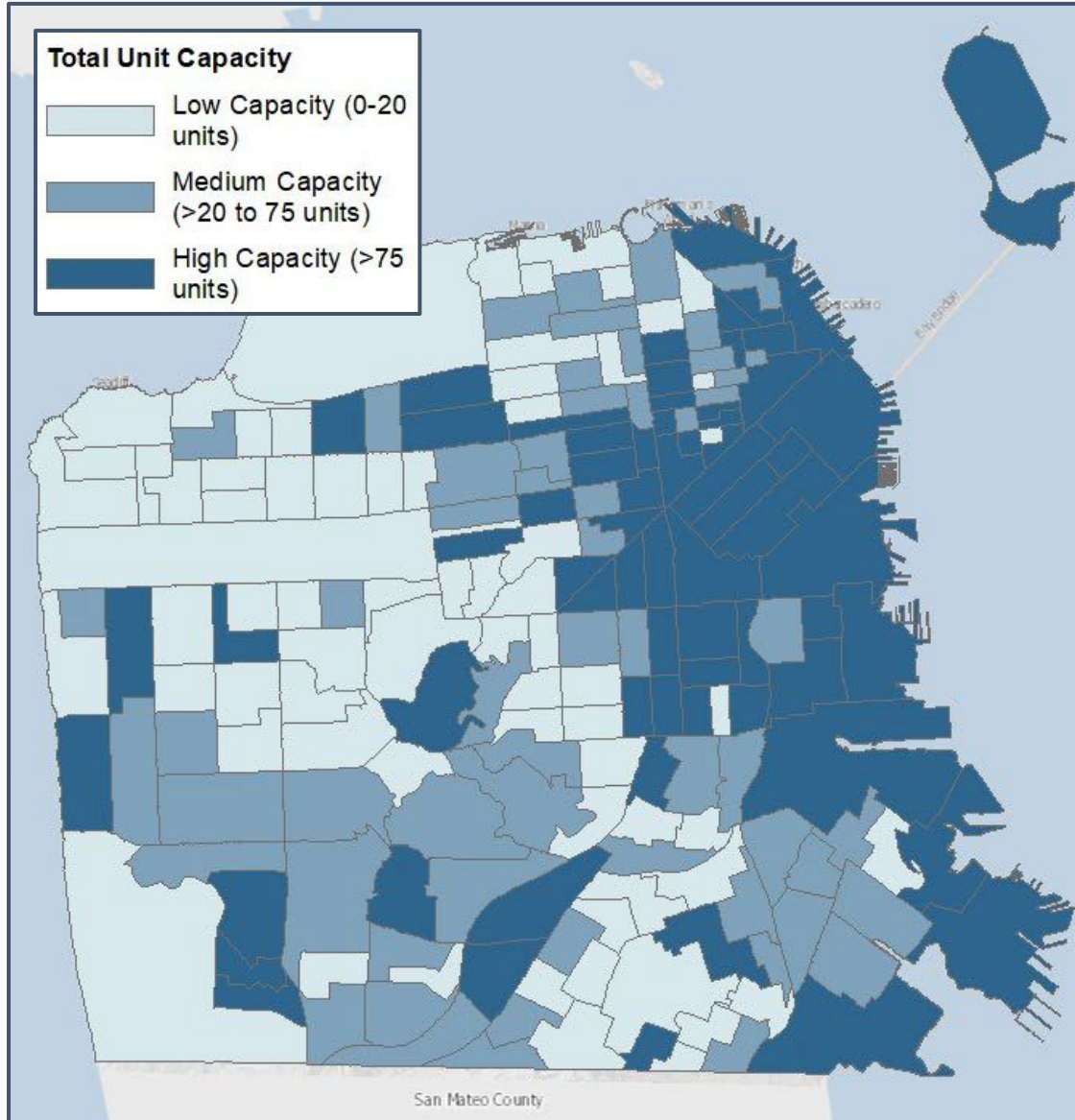
Production by Geography

Housing Production
by Neighborhood, 2005 to 2019





Increasing Zoned Capacity in Well-Resourced Neighborhoods





Reducing Governmental Constraints

- Simplify complex approval pathways
- Limit discretion
- Reduce fees & exactions

Affordable Housing Needs



RHNA:
46,498 affordable units

~\$19B in local funding,
+ **~\$30B** in state/other funding



“Housing for All” Executive Order 23-01

- Housing Element implementation oversight
- Holding departments accountable
- Accelerating legislative reforms



SB 35

3,000+ units approved

Permitting is **~4x as fast**
(3-6 months vs 18-24 months)

Affordable Housing Funding Challenges

- Competitive CDLAC process
- Relying on California Housing Accelerator \$347.7M; 812 units
- Significant funding shortfall:
Need a 6x increase to meet RHNA





Looking Forward

Local Process Reform
& Constraints Removal



State Streamlining:
SB 423, AB 1114

Local Cost Reductions



New Funding Tools:
SB 593, Bonds

Local Leadership



State Oversight



Thank you!

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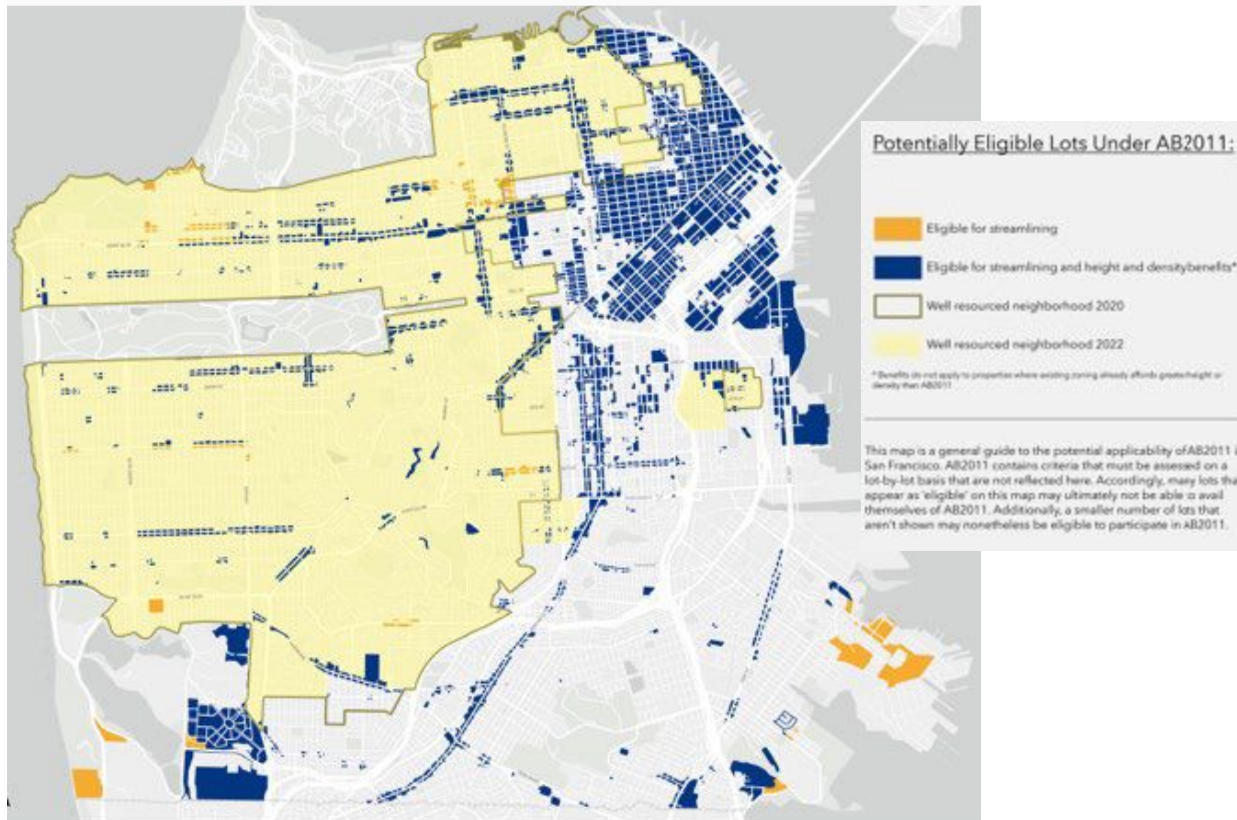
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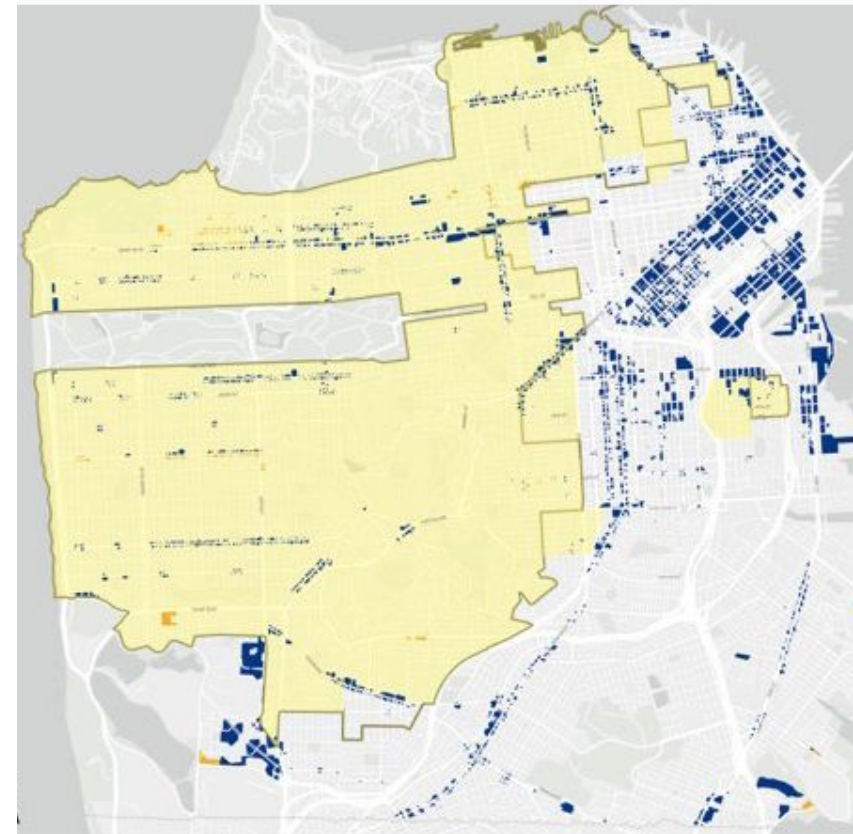


Appendix

100% Affordable Projects under AB 2011



Mixed-Income Projects under AB 2011



- 35 applications submitted
 - 16 eligible (met criteria)
 - 10 approved
- Project type
 - Lot Split only: 4
 - Duplex (add units only): 23
 - Combo (lot split and add units): 8