



San Francisco
Planning



Expanding Housing Choice

HOUSING ELEMENT ZONING PROGRAM

Open
House

June 22, 2023
LGBT Center



**We are all impacted by the
housing affordability crisis and
need to do more to address it**



Photos from Flickr (Mussi Katz, Allison Shelley, Alpha), Age Safe America

We need housing for...

Community voices from past outreach



Seniors

“I’m 54 and when I become a senior citizen, **I want to be able to stay in SF.**”



Families

“The only thing keeping my family of four in our one-bed, one-bath apartment is **rent control.**”

We need housing for...

Community voices from past outreach



People with Disabilities

“I would like housing options for people with special needs... **these services are available outside of SF, but it’s so far.**”

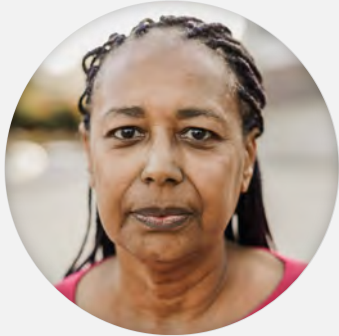


Young Adults

“**[It’s] impossible to find a place in SF for youth in college or just finishing college.**”

We need housing for...

Community voices from past outreach



Middle-income

“Many people have left because they can’t afford to live here. **My children left, even though I wanted them to stay.**”



Local Workers

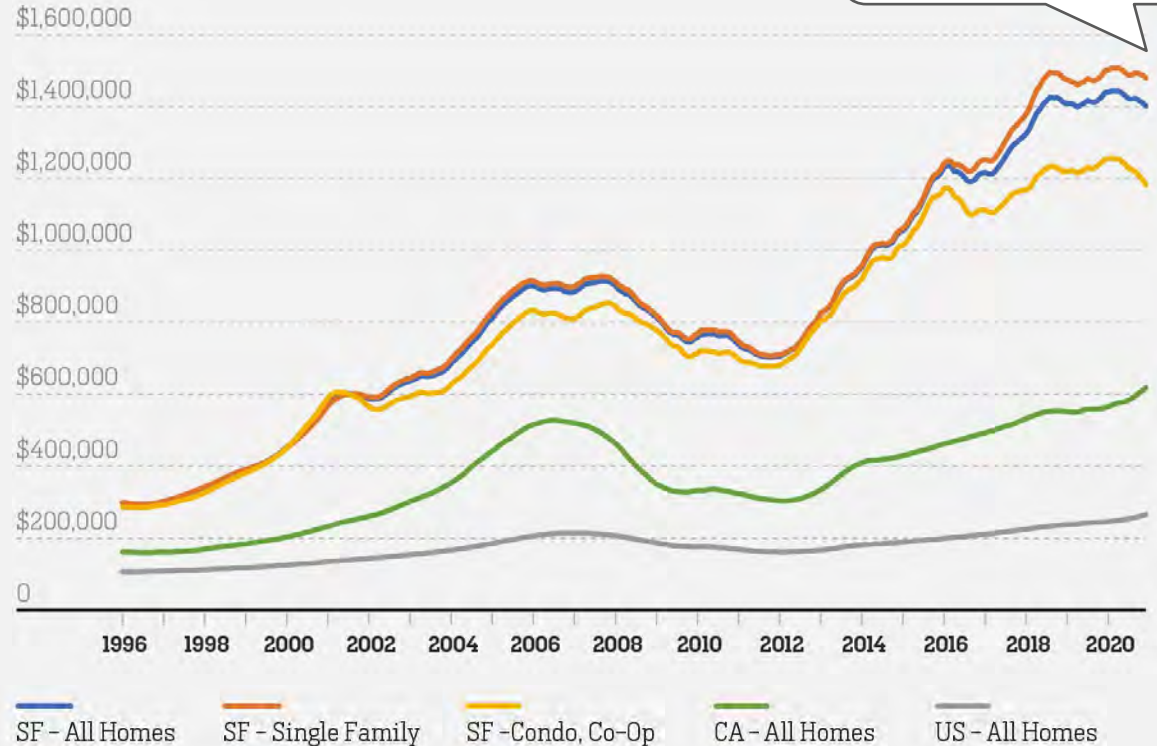
“I think about all my nonprofit workers with families or who want to start families... **they all have to live outside the city.**”

Home Prices & Rents Have Skyrocketed in SF

2023 home prices
\$1.4m for single family
\$1.0m for condo

Median home prices doubled in the past 10 years and tripled over the last 20 years

Median rent = \$3,800/mo



Neighborhood Example: **Outer Sunset**



**Rents keep rising
faster than people's
incomes**

40%

of renters pay more than
1/3 of Income for rent



**Low supply of
Affordable Housing**

45

Affordable Housing Units
in the Outer Sunset

4,100+

Affordable housing
applications filed



CA Statewide Housing Plan (2022)



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

San Francisco's share is 82,000 units.

2022 Housing Element: **Unanimous approval & state certification**



San Francisco's plan to **protect tenants, preserve affordability, and produce housing** to meet the needs of existing residents and future generations.

Mayor's Executive Directive: **Housing For All**

Key Housing Element implementation activities



Expanding Housing Choice

Adding housing close to transit and other services



Affordable Housing Funding & Strategies

Coordinating government, private, and philanthropic funding sources



Activating Community Priorities

Collaboration with Equity Communities and Cultural Districts



Housing Production & Process Improvements

Simplifying permitting and approvals to reduce housing costs



Expanding Housing Choice: Housing Element Zoning Program

Image by Bruce Damonte

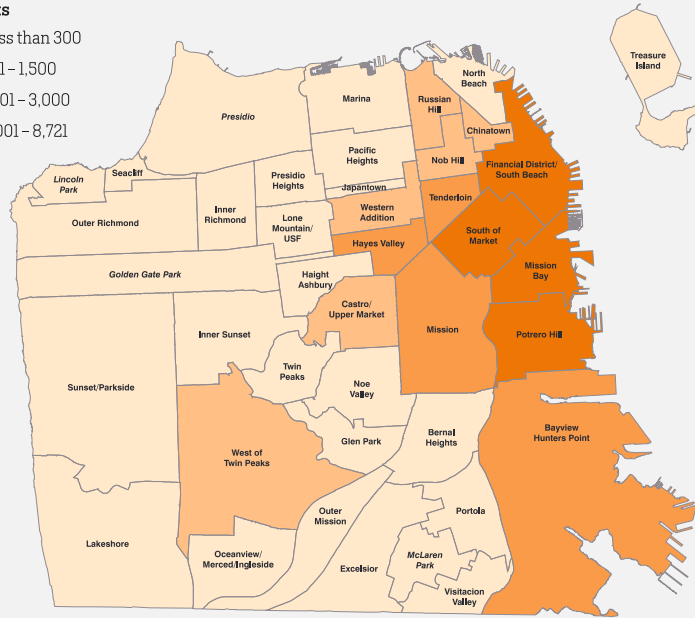
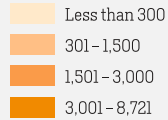




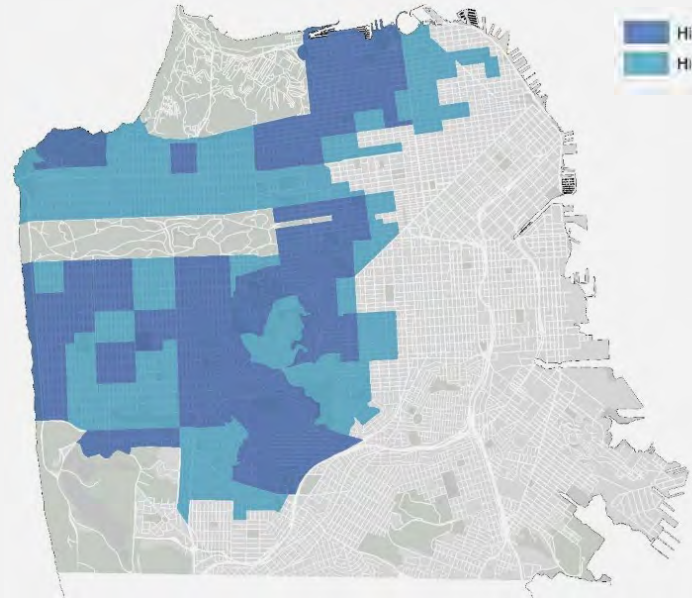
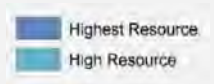
Housing diversity makes for stronger communities

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.

Total Units



Housing Production (2005-2019)

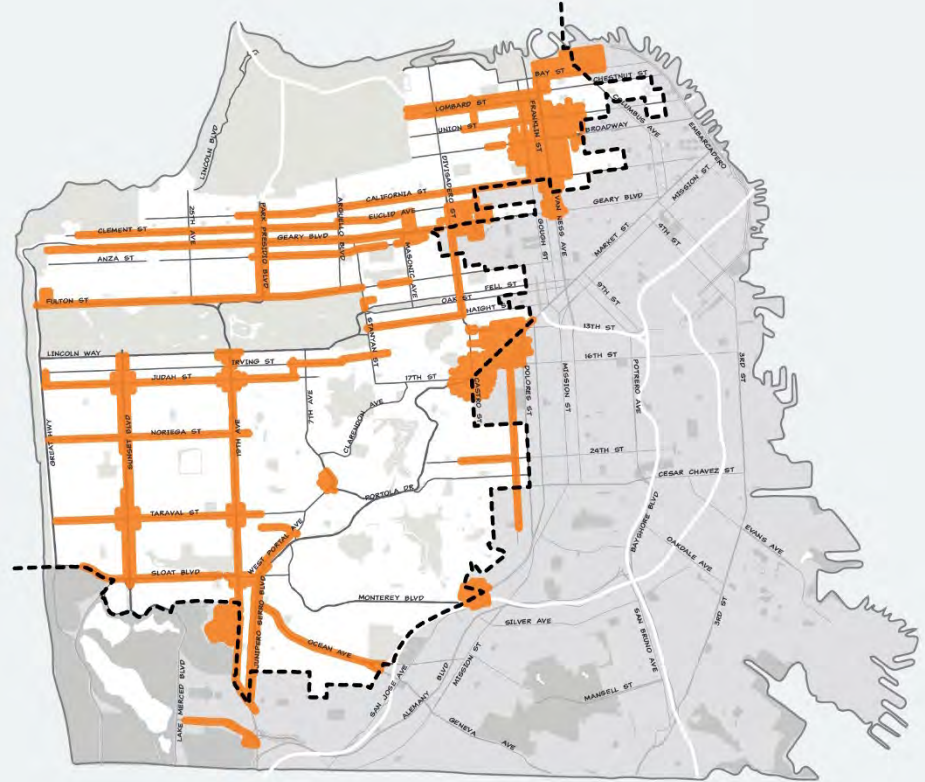


Housing Opportunity Areas*

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

Expanding Housing Choice: **Scope**

- Need to plan for **36,200 units** under state requirements.
- Project will increase space for housing (mainly 65'-85' tall) along **transit, commercial streets, & other key sites.**
- Elsewhere, sites may build **fourplexes** (6-plex on corners)



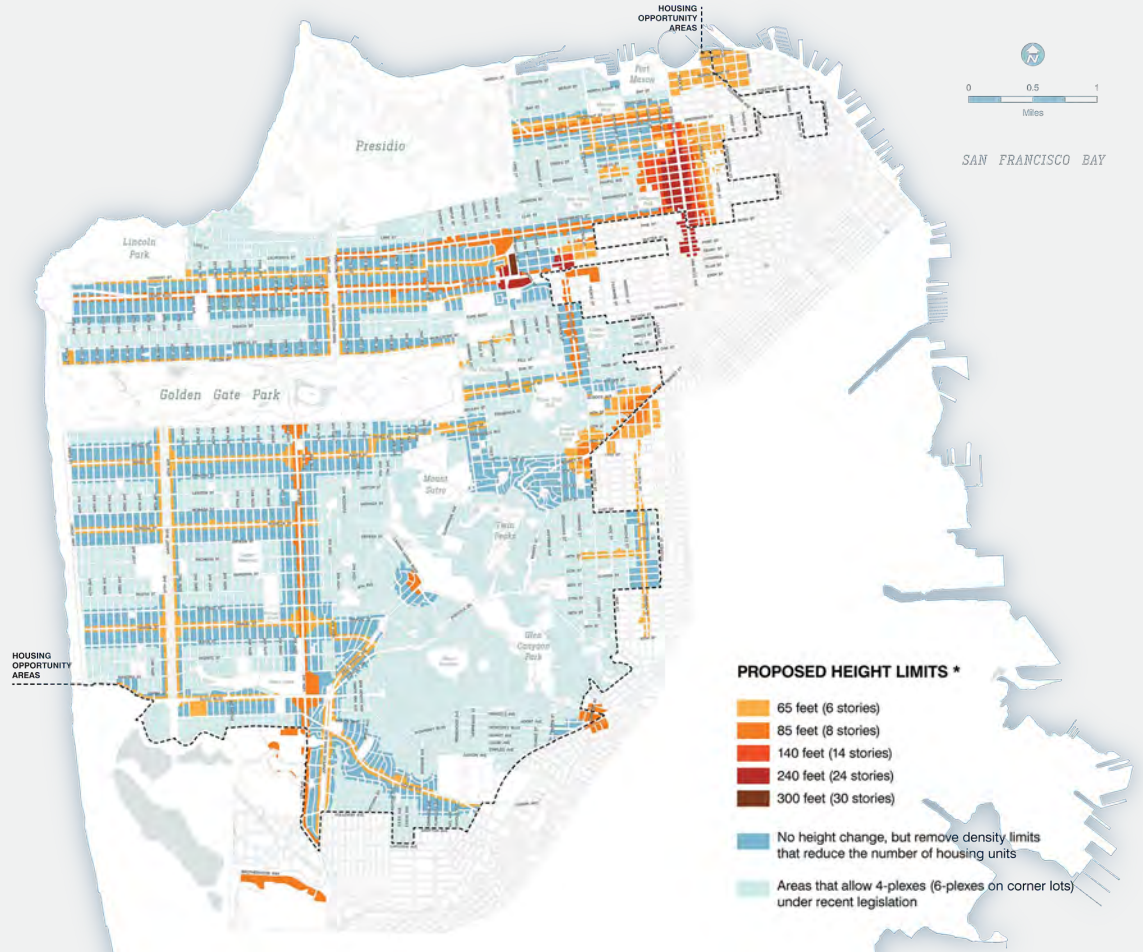
What happens if we don't meet our rezoning targets?



- Loss of state funding, including transportation and affordable housing
- Fines and lawsuits
- Potential loss of permitting control

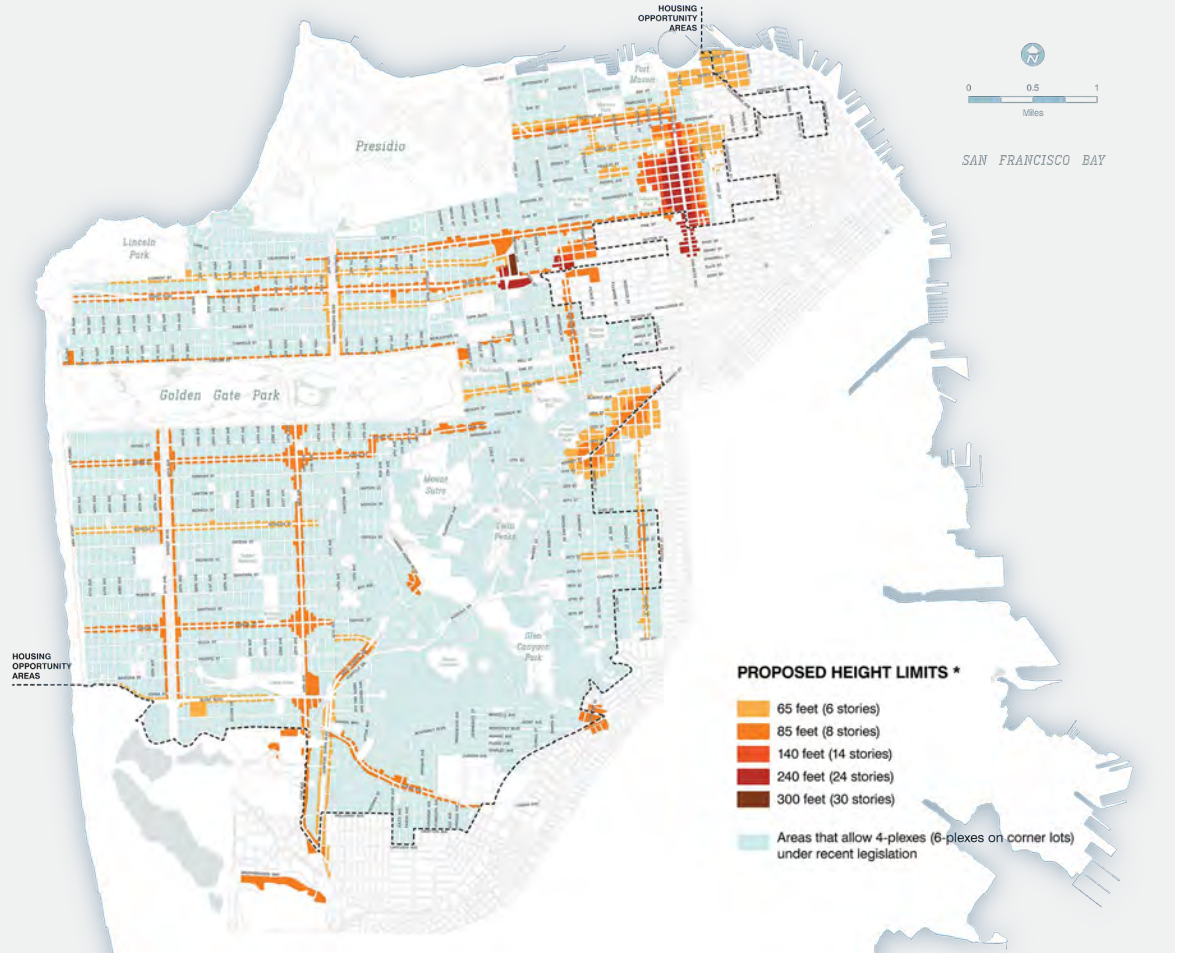
Zoning Concept 1: Major Streets & Surrounding Areas

- Heights are slightly lower than Zoning Concept 2
- Buffer around major streets: Density limits removed (without changing height limits)
- Fourplexes elsewhere (6-plexes on corners)



Zoning Concept 2: Major Streets

- Slightly higher heights than Zoning Concept 1
- No buffer around major streets
- Fourplexes elsewhere (6-plexes on corners)



Casa de la Misión: 24th and Harrison



1895 Pacific Ave



55 Laguna St



1200 Ocean Ave



222 Taylor St



Shirley Chisholm Village (Future Teacher Housing)



Source: Pyatok, David Baker Architects, MidPen Housing

Policy Considerations: **What we're working towards**



HOUSING CHOICE

Expand housing **affordability and diversity**



PROCESS

Shorten the approval process to **lower housing costs**



INFRASTRUCTURE & SERVICES

Adapt to **business and community needs**



NEIGHBORHOOD DESIGN

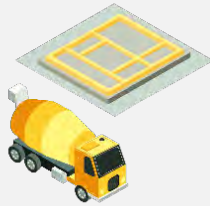
Enhance **cultural heritage and urban design**



Zoning Program Outreach

PHASE 1: SUMMER 2023

LAYING THE FOUNDATION

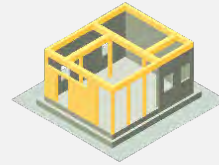


Share initial zoning concepts with the public

- Community Conversations
- Open Houses
- Focus Groups
- Educational Materials

PHASE 2: FALL 2023

BUILDING THE STRUCTURE



Revise zoning scenarios in consideration of public feedback

- Community conversations
- Open Houses
- Online Workshops
- Focus Groups

PHASE 3: WINTER - SPRING 2024

RAISING THE ROOF



Bring final zoning proposal to decision makers for adoption

- Report back
- Community members will have opportunities to provide input throughout the adoption process.

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



Photos: MOHCD



San Francisco
Planning

THANK YOU!

<http://sfplanning.org/housing>



PHOTOS: MOHCD

Source: Wah Mei School