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**WEST OF TWIN PEAKS CENTRAL COUNCIL – SF HOUSING ELEMENT UPDATE**

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**TO:** WTPCC  
**FROM:** MATT CHAMBERLAIN ([MATT.CHAMBERLAIN@MICROSOFT.COM](mailto:MATT.CHAMBERLAIN@MICROSOFT.COM))  
**SUBJECT:** NOTES FROM SF PLANNING DEPARTMENT, HOUSING ELEMENT CAB MEETING #1  
**DATE:** 9/22/2008  
**CC:** N/A

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BACKGROUND

The SF Planning Department is in the early stages of writing a new Housing Element for the San Francisco City General Plan. As part of that process they have formed a Community Advisory Body (CAB), and solicited a representative from each District. The CAB is supposed to act as a sounding board for the Planning Department team working on the document and represent the needs and desires of the residents of the City. The Housing Element is basically a Chapter in the overall City General Plan. The General Plan includes other elements like:

- Air Quality
- Arts
- Commerce and Industry
- Community Facilities
- Community Safety
- Environmental Protection
- Housing
- Recreation and Open Space
- Transportation
- Urban Design
- Area Plans for the various regions of the City

The Housing Element of the 2004 General Plan was challenged in court and found to be inadequate by the State. That means the City is currently operating from the 1999 Housing Element of the General Plan. Also, it's important to note that the Housing Element is supposed to operate as a guide to the city Planning Department. It details objectives and policies that address a growing housing demand, addresses the pressure of economic inequality and seeks to make certain that housing is affordable to a wide range of household incomes.

OBSERVATIONS

It's interesting to note that the Planning Department Staff I interacted with felt that it was "unfortunate" that the previous plan was sued and found lacking since it was generally a "good plan." They are going to take care that the 2009 Housing Element doesn't have the same problems as the 2004 draft, so that it can be quickly ratified and put into effect.

It seems like there are a lot of non-citizens on the CAB. Most of the people there seemed to be professional builders or professional PAC representatives who were very clearly there with an agenda and were trying to drive their pet issues through early on. I'll find out for sure who all the representatives are and what their organizations are if I can during the next session.

The Planning Department staff shared a lot of statistics about the state of housing in SF during their September 3<sup>rd</sup> introductory meeting. This included the demographics of the city and what the estimated economic growth is for the city. These projections are put together by the Planning

Department staff from three main sources including the 2006 American Community Audit, numbers from the Association of Bay Area Governments (ABAG), and the CA Department of Finance. US Census data was not used because San Francisco failed to provide enough data for the US Census to make estimates (this is because no census was conducted since 2000). I don't include all those statistics here but a couple of them stood out. For instance, between 1999-2006:

- For Very Low Income housing, SF achieved 83% of the targeted new construction. 5,244 units were needed, and 4,342 were constructed
- Only 12% of the planned housing designed to serve Moderate Income families was actually constructed. Targeted 5,639 units, but only 725 units were built.
- However, we exceeded the target numbers for high-income housing at 153% of the target. They planned to build 7,363 units, and actually constructed 11,293 units.

Clearly the policy guidance isn't having enough of an influence on actual construction and needs to be modified or we risk continuing to over produce housing in one price range and under-produce housing in a different range. The implications of these statistics

The planning department has a ton of materials (mostly related to the 2004 HE Plan) on their web site at: <http://www.sfplanning.org/>

#### FAQ

Q. Have they had a meeting?

A. Yes.

Q. What is the schedule for future meetings? Where are the meetings held?

A. All meetings will be held from 9:00 am - 11:00 am at 1650 Mission St. Room 431.

Meeting #2: October 1, 2008

Meeting #3: November 5, 2008

Meeting #4: December 3, 2008

Meeting #5: January 7, 2009

Meeting #6: January 21, 2009

Q. Who else is on the committee?

A. I didn't get a complete list of participant names. There are supposed to be about 5-6 specialists appointed by the Planning Department (not sure what that means yet), and one representative from every district. Most of the supervisorial appointees seem to be builders, or PAC members. I'm not 100% sure on this. Key City personnel include:

Abigail Kiefer – City Planner

Craig Adelman – Deputy Director from the Mayors Housing Team

Johnny Jaramillo – City Planner, Economic Development

Kearstin Dischinger – City Planner

Sarah Dennis – City Planner, Sr. Manager

Teresa Ojeda – City Planner, Sr. Manager of Analysis

There were only two or three others who appeared to be “normal” citizens appointed by their supervisors. I didn't get their names.

Q. Has the Planning Department formulated an initial plan?

A. They are going to use the 2004 plan as a base and modify it as necessary to meet the requirements of the lawsuit brought against it that kept it from being ratified and put into action. That means that the City is currently operating from the 1999 plan, though when I checked on the SF Planning Department's web site I couldn't find a draft of the 1999 plan, only the 2004 plan which was challenged in court and technically never enacted.

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**What follows is the initial outline of the CAB charter and schedule as provided by the SF City Planning Department to all CAB members**

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**Community Advisory Body**

*Purpose:* An advisory body that serves at the pleasure of the Planning Director and the Director of the MOH, to facilitate staff development of policies for the 2009 Housing Element.

*Tasks:*

- Attend working sessions to develop draft 2009 Housing Element update policies.
- Participate in stakeholder interviews to gain insight and input from housing groups and related organizations.
- Assist staff in outreach and message around draft policies, and support its recommendations to the Planning Commission and Board of Supervisors.

*Timeline/ Commitment:* Starting July/August 08, with 6-8 two-hour working sessions with staff over the course of 4 months

*Participants:* 16-20 members maximum. Majority of members “literate in housing issues” from each Supervisorial district (11 max), and another 5-9 “technical advisors”

*Goal:* To complete a draft of Housing Element policies endorsed by Community Advisory Body by early 2009.

*Proposed Schedule:*

Session 1 – Introduction & Review SF Demographics/Housing production, Part 1, HE09

Goal: Familiarity with demographics, current needs

*September early*

Session 2 – Review of 2004 HE – policies and performance

Goal: Identify ‘workplan’ – need for new policies etc.

Session 3 – Staff response to workplan – best practices and policy suggestions

Goal: Identify best practices that will work in SF context

Session 4 – Vetting of selected best practices and policies

Goal: draft language and policy additions

Session 5 – Implementation measures and programs

Goal: Identify necessary implementation actions

Session 6 – Review draft 2009 Housing Element

Goal: Advisory board supported working draft

*Early 2009 (January/ February)*

## **Stakeholder Sessions**

*Purpose:* To gain an understanding of the needs and policy interests of groups and organizations related to housing or housing services– for-profit & non-profit developers, housing advocacy groups, and homelessness and social service providers.

*Tasks:*

- Hold a series of invite-only working sessions (small scale)
- Utilize Advisory Body members as partners/ facilitators

*Timeline:* A series of two-hour Q&A sessions in September/October 2008.

*Goal:* To achieve an understanding of stakeholder interests by fall 2008, to be translated into policy by staff and Community Advisory Body.

## **Neighborhood Outreach**

*Purpose:* Broad neighborhood outreach focused on key goals of the draft 2009 update. To

*Tasks:*

- Citywide open house sessions to discuss housing values, relationship to General Plan and Housing Element.
- A series of community conversations with neighborhood organizations on details of the draft Housing Element
- Utilize Advisory Body members as Ambassadors to community during outreach process
- Public hearings at Planning Commission and BoS/Land Use Committee.

*Timeline:* Begin winter 2008, after completing a draft of Housing Element policies and achieving support of Community Advisory Body and Stakeholders.

*Goal:* To engage broader community around the 2009 Housing Element Update, relying on Community Advisory Body & Stakeholders as partners.