



# INNOVATIVE APPROACHES TO SOLVING THE HOUSING CRISIS

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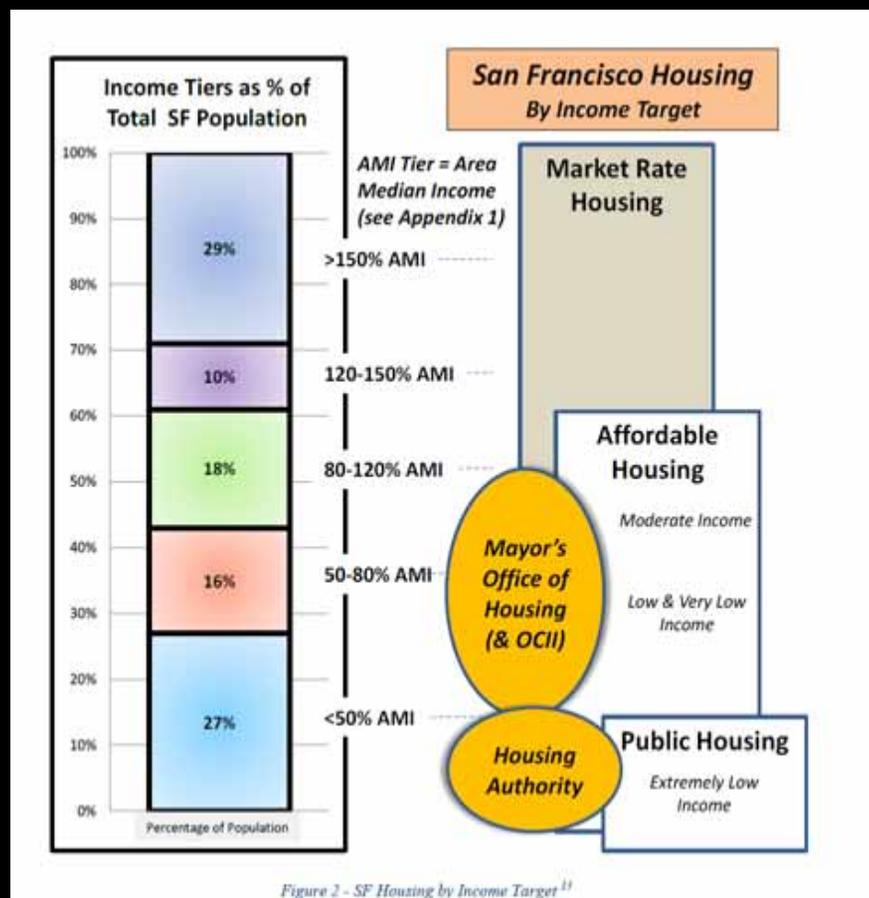
# SF HOUSING BALANCE

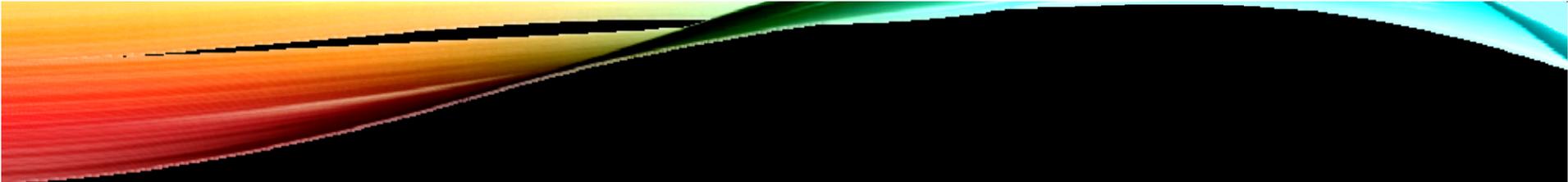
Expanded Cumulative Housing Balance Calculation, 2006 Q1 – 2015 Q4

BoS Districts	Net New Affordable Housing Built	Acquisitions & Rehabs Completed	RAD Program	Units Removed from Protected Status	Total Entitled Affordable Units Permitted	Total Net New Units Built	Total Entitled Units	Housing Balance
BoS District 1	172	-	144	(439)	4	374	98	-25.2%
BoS District 2	6	24	113	(353)	40	350	605	-17.8%
BoS District 3	224	-	143	(430)	14	1,207	221	-3.4%
BoS District 4	10	-	-	(395)	1	103	88	-201.0%
BoS District 5	589	290	263	(402)	217	1,230	730	48.8%
BoS District 6	3,116	926	189	(190)	602	13,921	5,564	23.8%
BoS District 7	96	-	110	(200)	-	384	160	1.1%
BoS District 8	313	-	132	(616)	170	1,078	626	-0.1%
BoS District 9	226	319	118	(568)	20	1,142	255	8.2%
BoS District 10	758	-	213	(215)	442	2,631	2,676	22.6%
BoS District 11	22	-	-	(310)	26	111	117	-114.9%
<b>TOTALS</b>	<b>5,532</b>	<b>1,559</b>	<b>1,425</b>	<b>(4,118)</b>	<b>1,536</b>	<b>22,531</b>	<b>11,140</b>	<b>17.6%</b>

# AFFORDABLE HOUSING NEED

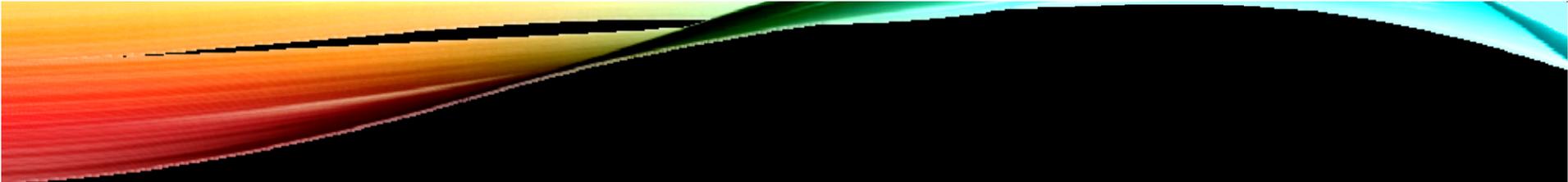
- Seeks to maintain a minimum threshold of 30% new affordable housing production for people making between \$0-81,000 a year
- 60% of San Francisco residents fall within these income categories





# BAY AREA

- Average income in the top 20% of Bay Area households is \$263,000 greater than the bottom 20%
- The Bay Area had the highest percentage of income earners over \$250,000 in the nation last year
- In San Francisco, the unemployment rate is 3.5%, compared to the national average of 5.5%
- In 2015, the Bay Area added 64,000 new jobs, most of them in Silicon Valley, while less than 5,000 new homes were constructed
- 5,500 apartments currently under construction are expected to provide relief for the San Francisco rental market



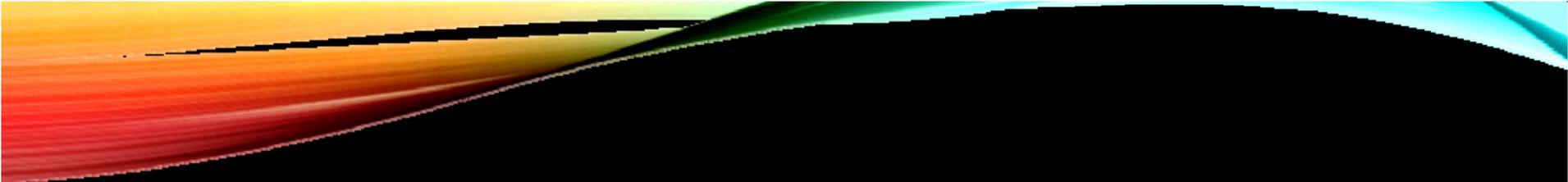
# HOUSING COSTS

- In San Francisco, median condo price is \$1.11 million
- Median House Price is \$1.25million
- Only 11% of households in San Francisco can afford to buy a median home
- Households in SF wanting to buy a median home must have a minimum qualifying annual household income of \$254,000, on top of the \$240k in cash for the down payment





48% of the buyers in the San Francisco Bay Area used shell companies.



# LEGISLATIVE STRATEGIES

2014

Passing  
housing  
balance

2015

Updating  
local surplus  
property  
ordinance

2016

Increasing  
affordable  
housing  
requirements