



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Councilmember Esparza
Councilmember Peralez

SUBJECT: SEE BELOW

DATE: 09/18/2020

Approved *Maya Esparza*

Date: 9/18/2020

SUBJECT: CITYWIDE RESIDENTIAL ANTI-DISPLACEMENT STRATEGY

RECOMMENDATION

1. Coordinate work on the Citywide Residential Anti-Displacement Strategy with ongoing work on the Affordable Housing Siting Policy, including incorporating consideration of equitable dispersion in the elements of the Anti-Displacement Strategy relating to Affordable Housing production, including recommendations 7, 8, and 9.

BACKGROUND

In February 2019 at the Community and Economic Development Committee, Councilmember Peralez directed staff to update the City's Affordable Housing Siting Policy, noting the concentration of affordable housing in District 3 and District 7. While it is our understanding that the levels of affordable housing will not be built at the same pace in other districts due to General Plan designations, it is important that we recognize that this is a shared crisis felt through the entirety of our City.

Next month, staff will be providing an update on the proposed Affordable Housing Siting Policy, formerly known as the Dispersion Policy, to the Community and Economic Development Committee for referral to Council. We are concerned that this was introduced over a year and a half ago and that it will continue to be pushed further down the line. We believe that the principle of dispersion must be incorporated into our Citywide Residential Anti-Displacement strategy if we are to deliver equitable results in terms of affordable housing production in our communities.

We understand that there is an inherent challenge in developing strategies aimed at keeping neighborhoods and communities intact through ensuring sufficient access to affordable housing, while developing an equitable dispersion of affordable housing throughout the city, and it is precisely because of this challenge that we believe dispersion bears careful consideration in our Anti-Displacement strategy.

We represent the Council Districts with the highest numbers of overall deed-restricted affordable housing units, as well as the highest numbers of housing units affordable to those in the Extremely Low Income (ELI range). District 3 has 3,821 total affordable units, which accounts for 21.4% of the total units citywide, while District 7 has 3,299 affordable units, or 18.5% of the total. When we look at ELI units, District 7 has 771 units, which accounts for over 30% of total ELI units in the City, and District 3 has 615 units, accounting for over 24% of the total. Therefore, our two Districts combined have over 54% of ELI units citywide, as well as nearly 40% of the total affordable housing units in the city.

Council District	2017 Housing Units*	ELI Units	ELI % of Total Units	Total Affordable Units	Affordable % of Total Units
1	48,594	141	0.3%	1,174	2%
2	31,877	75	0.2%	1,269	4%
3	37,618	615	1.3%	3821	10%
4	38,188	42	0.1%	1,284	3%
5	30,584	231	0.8%	1,923	6%
6	48,351	497	1.0%	2,999	6%
7	28,816	771	2.7%	3,299	11%
8	29,315	0	0.0%	187	1%
9	41,772	168	0.4%	1,483	4%
10	35,903	0	0.0%	425	1%

Source: Housing Staff presentation to CED Committee, 11/18/2019, Slide 3

The reality is that communities with large numbers of affordable units, and ELI units in particular, have significantly different needs for resources and additional challenges. These same communities are among those that have been most impacted by our current public health and economic crises caused by Covid-19. Further saturating low-income communities with affordable units will further strain limited resources, including critical funding for schools, and further burden communities that are already at their breaking points.

This is why we believe it is critical to use a data-driven approach that considers equitable dispersion as we consider recommendations in our Anti-Displacement Strategy. This data-driven approach should inform work on staff’s Recommendation 7, Create a Preservation Report and Policy. This Housing Balance Report should include a breakdown of affordable housing types, units, and developments by Council District.

As we explore potential changes to our land use policies to promote affordable housing, whether through potential affordable housing developments on sites with assembly uses (staff

Recommendation 8), or through promoting affordable developments in Urban Villages (staff Recommendation 9), we need to be using data to ensure that these policies are applied equitably and do not place further pressure on already strained communities. This requires that equitable dispersion be a key component of our development and analysis of these policies.