

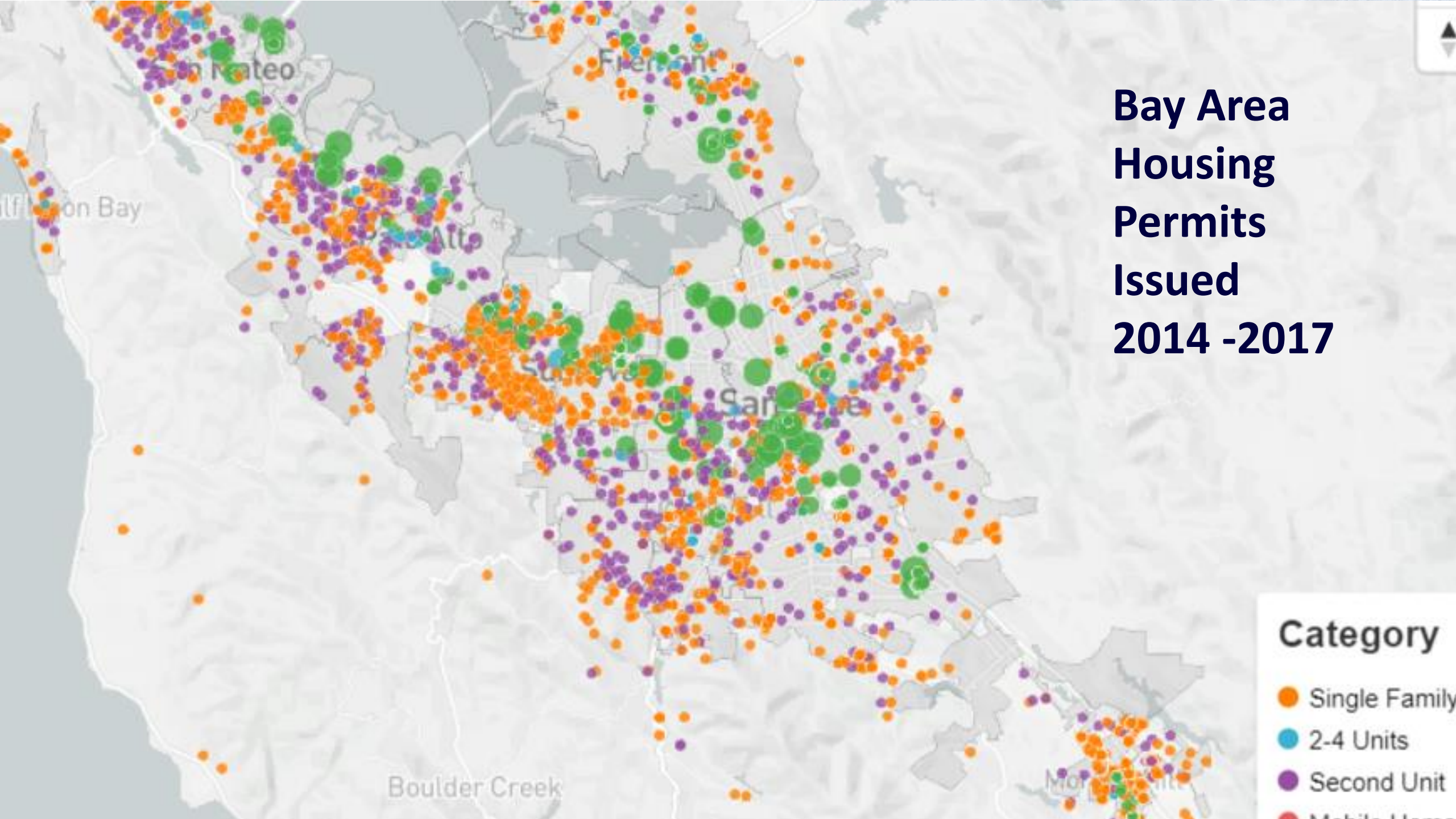
Got Sites?

Getting Ready For Sixth Cycle Housing Elements.

San Francisco Bay Area RHNA Progress 1999-2017

RHNA		Permitted	Percent of RHNA Permitted				
Cycle	Assignment	Total	All	Very Low	Low	Moderate	Above Mod
1999- 2006	230,743	213,024	92%	44%	79%	38%	153%
2007 –2014	214,500	123,098	57%	29%	26%	28%	99%
2015- 2023	187,990	87,691	65%	9%	13%	13%	71%

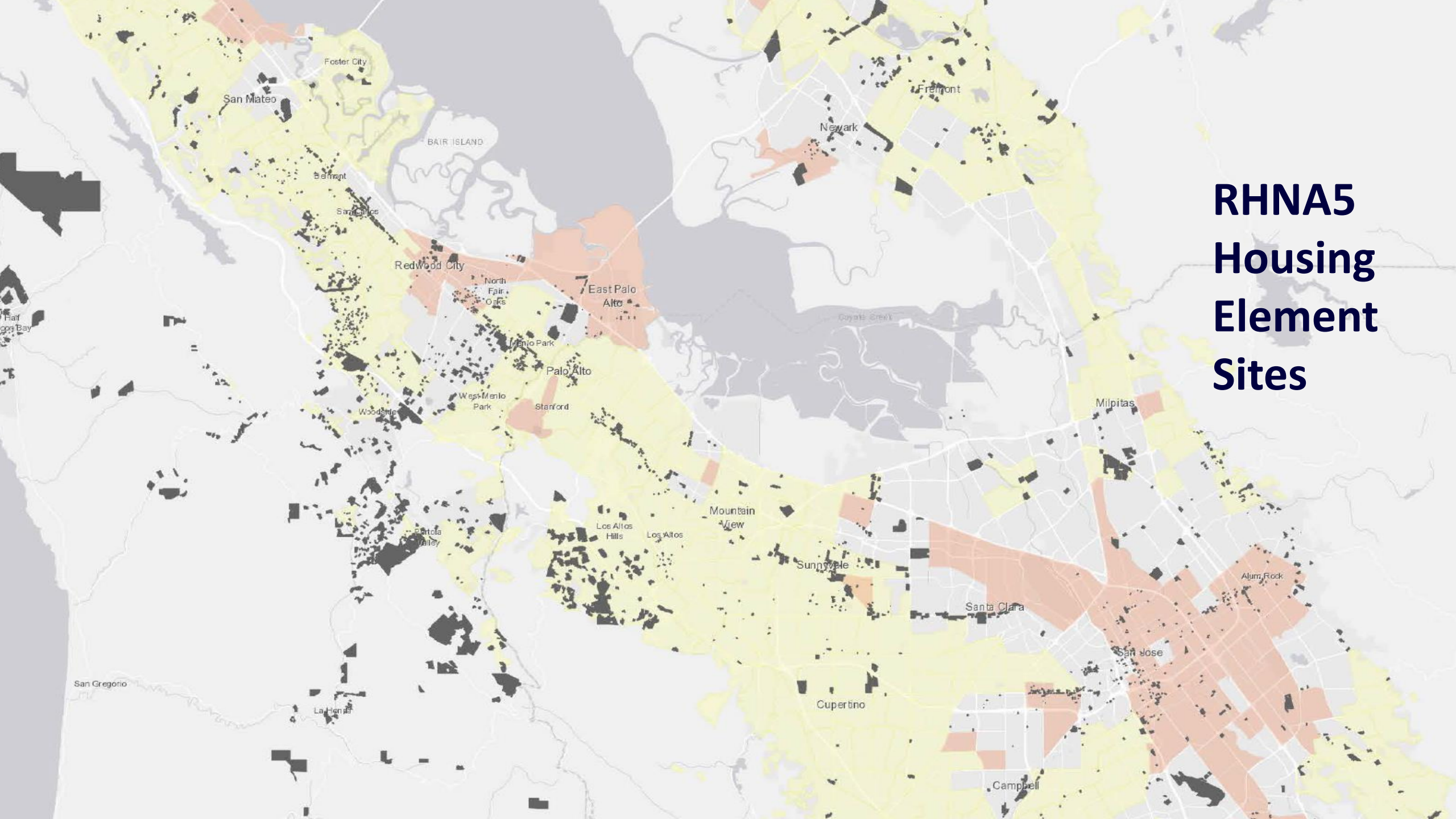
Bay Area Housing Permits Issued 2014 -2017



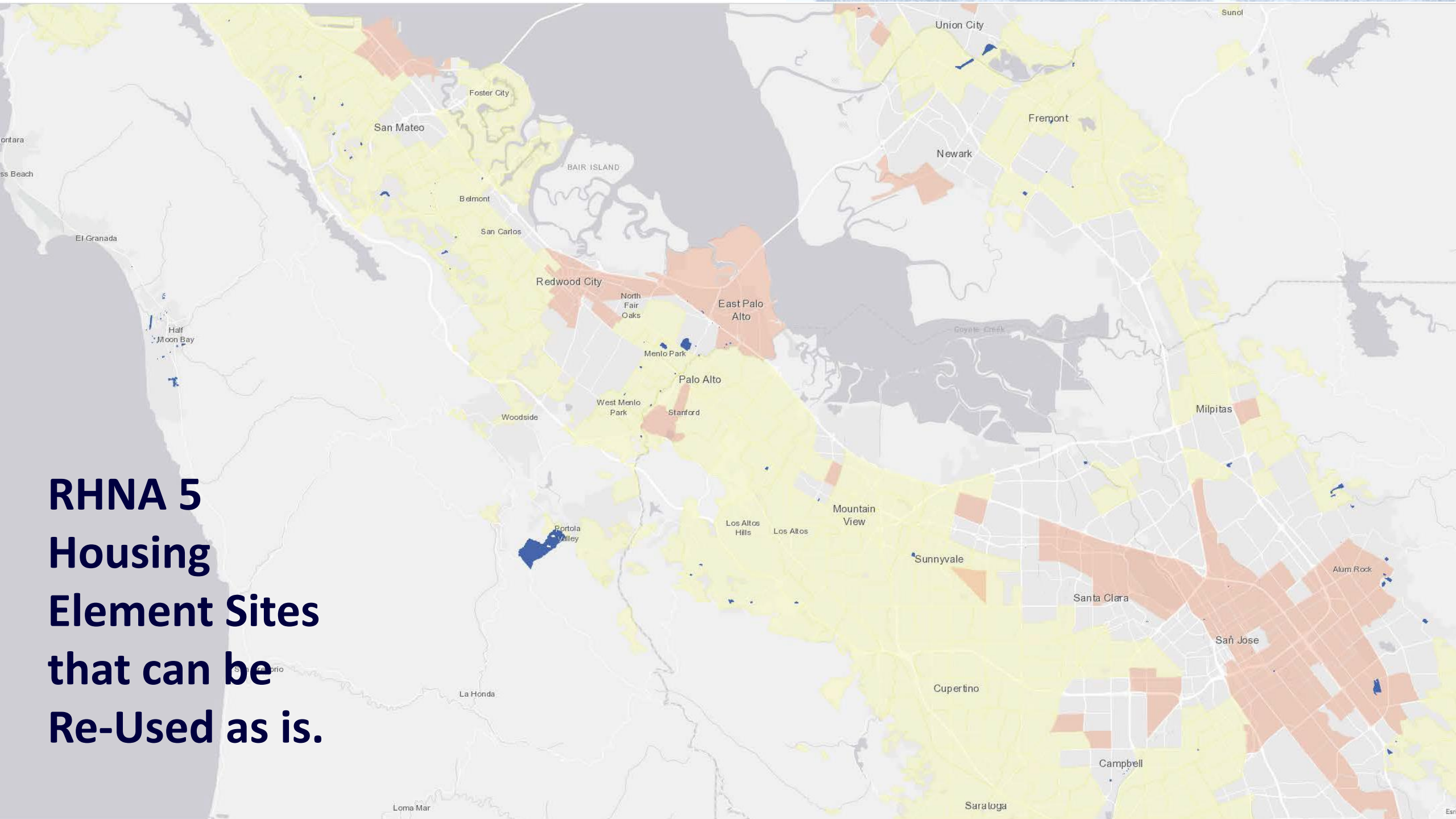
NEW LEGISLATIVE CONTEXT

- RHNA Likely to be Higher
- Affirmatively Furthering Fair Housing
- No Net Loss
- Sites must be identified for each income level
- New Rules Effecting site eligibility:
 - Definition of Vacant sites
 - Size of Site
 - Reuse of Sites
 - No Net loss
 - No Streamlined Review
- Possibility of Penalties

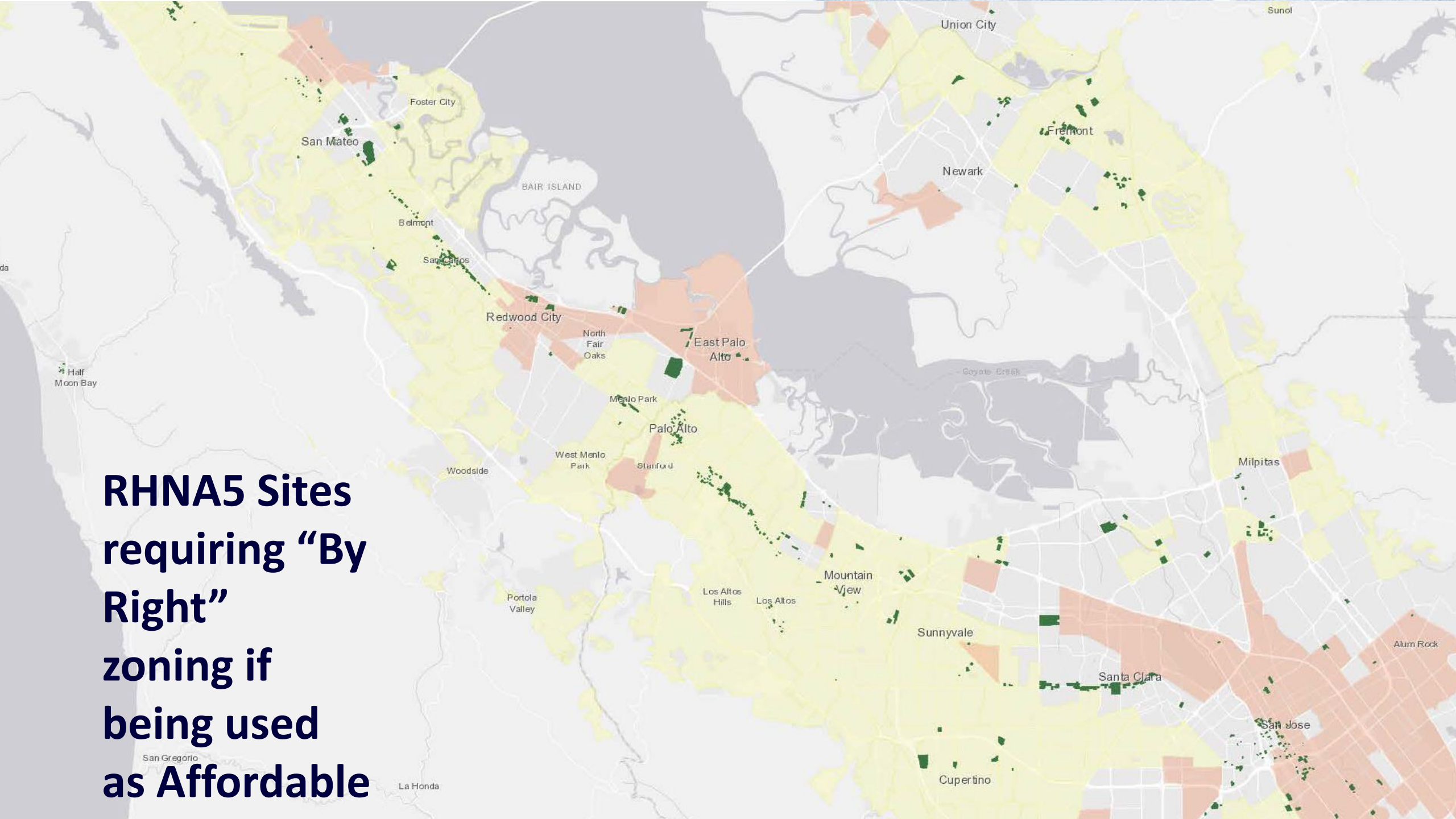
RHNA5 Housing Element Sites



**RHNA 5
Housing
Element Sites
that can be
Re-Used as is.**



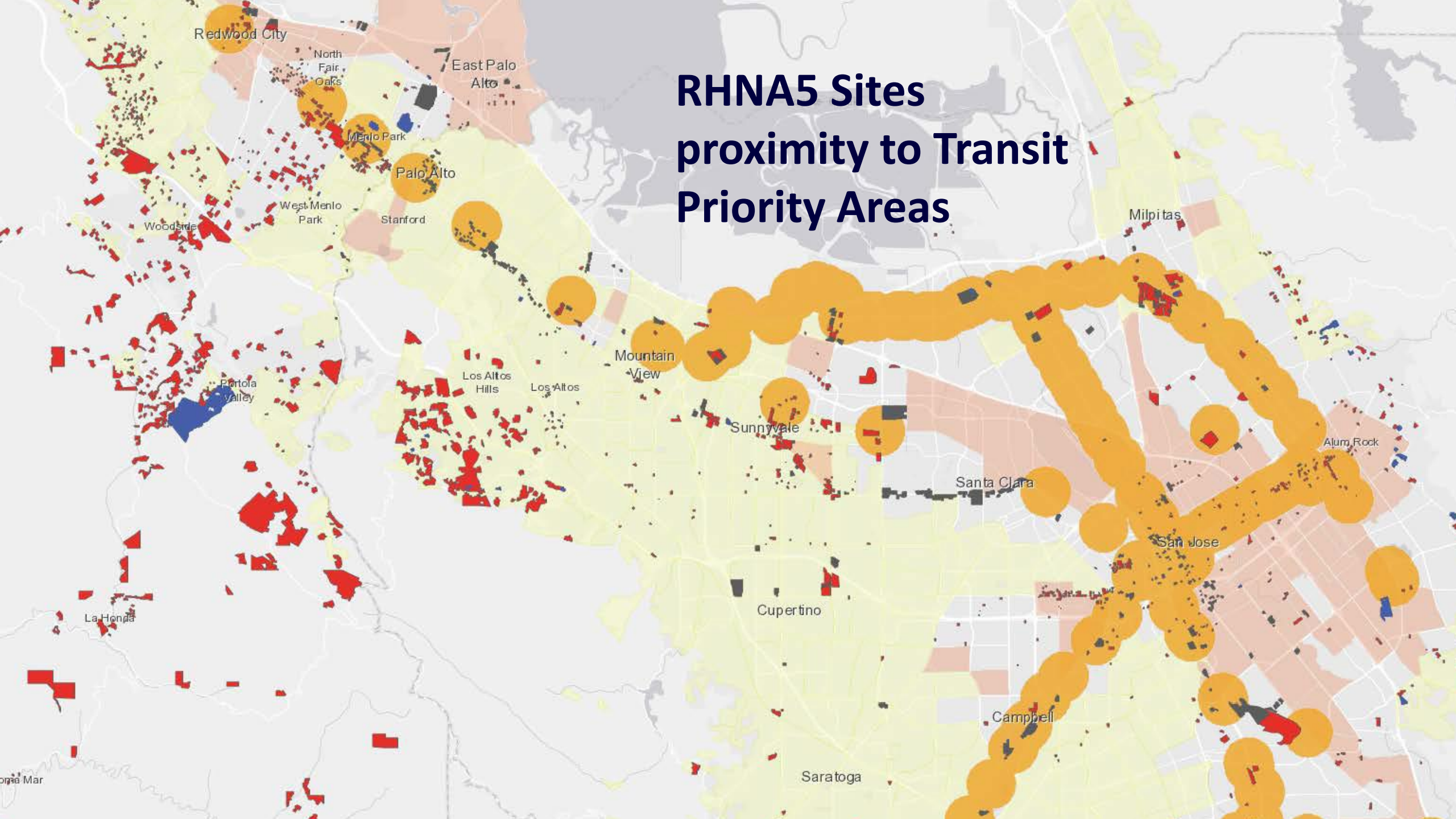
**RHNA5 Sites
requiring “By
Right”
zoning if
being used
as Affordable**



RHNA5 Sites that need By Right and Up-Zoning if being used as Affordable

This map displays the San Francisco Bay Area, highlighting specific sites (indicated by red dots and polygons) that are designated as RHNA5 sites and require By Right and Up-Zoning if being used as Affordable housing. The map includes labels for various cities and regions, such as San Francisco, San Mateo, Redwood City, Palo Alto, San Jose, and San Francisco. The map also shows the San Francisco Bay and the surrounding areas.

RHNA5 Sites proximity to Transit Priority Areas



Priority Policies and Actions:

- Review Housing Inventory List
- Begin site identification
- Start Rezoning Sites
- Consider Objective Design/Development Standards
- **Access Available Planning Funds and Technical Assistance**
- Share this new housing context and related land use expectations with elected officials, relevant city departments and peers in partner agencies.