

Suggestions submitted by Calvin Welch, with Affordable Housing campaign

**Welch Proposed amendments to the
Draft Affordable Housing Set-Aside**

Tuesday August 5, 2008

Proposed amendments in underlined italics

THE WAY IT IS NOW:

The Charter requires the City to set aside portions of the annual property tax levy for specific purposes. For every \$100 of assessed value, the Charter requires the City to set aside:

- 2 ½ cents for the Park, Recreation and Open Space Fund;
- 3 cents for the Children's Fund; and
- 2 ½ cents for the Library Preservation Fund.

The City has various programs that provide financing to develop, rehabilitate or acquire affordable housing in San Francisco. The Mayor's Office of Housing (MOH) administers most of these programs. *There is no interdepartmental plan nor public review of these programs.*

By Board of Supervisors' resolutions, the City has adopted a policy urging the San Francisco Redevelopment Agency to use over 50% of its total property tax increment funds to provide low and moderate income housing. The Redevelopment Agency has also adopted that policy, which exceeds the requirements of state redevelopment law.

THE PROPOSAL:

Proposition ___ would amend the Charter to establish the San Francisco Affordable Housing Fund and require the City to set aside money from the annual property tax levy for this Fund. For every \$100 of assessed value, Proposition ___ would require the City to set aside 2 ½ cents for the Affordable Housing Fund. This set aside would expire in 2024.

Money from the Affordable Housing Fund could be used to:

- purchase, build, rehabilitate or maintain housing for households that earn not more than 80% of the San Francisco median income
- support programs to help first time homebuyers
- provide rent subsidies and other services to tenants
- help with urgent repairs of public housing properties owned by the San Francisco Housing Authority

Money from the Affordable Housing Fund could also be used to support housing for families with dependents, seniors, people who have disabilities, people who are HIV positive, and people who were recently homeless or are at risk of becoming homeless.

Proposition ___ also sets priorities for and limits on how the City can spend the Fund. For example, the City must spend at least 75% of the Fund to acquire and develop new housing units, at least half of which must be 2 bedroom or larger units. It also must assure that at least 40% of those new units will be affordable to households earning 30% or less of the San Francisco median income.

The Affordable Housing Fund could not be used to replace other City funding for affordable housing.

~~The Affordable Housing Fund would be managed by the MOH. MOH, in cooperation with the Department of Public Health and the Department of Human Services, would be required to present an annual affordable housing budget and a 3-year housing plan, which would be subject to the approval of the Board of Supervisors.~~

Each February MOH, in cooperation with DPH and HSA, would submit a comprehensive budget for public review. Each March the budget would be submitted to the Board of Supervisors for additional public review and approval. Every three years MOH will present a coordinated Affordable Housing Plan for public review.

Proposition ___ would affirm City policy urging the Redevelopment Agency to use at least 50% of its total property tax increment funds for low and moderate income housing.

A “YES” VOTE MEANS: If you vote "yes," you want the City to establish an Affordable Housing Fund, set aside 2 ½ cents for every \$100 of assessed value for this Fund through 2024, and use this Fund to acquire and develop new affordable housing units meeting certain priorities and income limitations *and offer the public opportunities to comment on the effectiveness of these expenditures.*

A “NO” VOTE MEANS: If you vote “no,” you do not want to make these changes.

word count: 536 [suggested word limit: 300]