

Suggestions from P. Cohe
S F Council of Community
Housing organization

CCHo

Ballot Simplification Committee - DRAFT for Consideration on Thursday, July 31, 2014

Affordable Housing (working title only, subject to change)

The Way It Is Now:

San Francisco's General Plan Housing Element establishes needs for affordable housing for low-income and moderate-income households, and the City uses federal, state and local funds to provide support various affordable housing for low-income and moderate-income households. These programs:

- create-build and improve affordable homes,
- provide down-payment assistance to homebuyers, and
- help families stay in affordable homes and prevent displacement.

The pace of providing new affordable housing to meet these needs is dictated by the amount of funding the City has available for this work.

Historically A major affordable housing funding source is-has been a set aside of increased property taxes from redevelopment project areas. But due to changes in state law ending redevelopment in 2011, these funds will-have significantly decreased and will completely expire in the coming years.

In November 2012, the voters approved a measure establishing the Housing Trust Fund (the Fund) to set aside a portion of the City's budget for affordable housing programs for low and moderate-income households. The City is required-to-makes prescribed annual contributions to the Fund that will incrementally increase every-over the next 15 years, however the current funding level is only half of the average annual funding from redevelopment.

Some fees from commercial and residential development are also collected to contribute to new affordable housing construction.

The Proposal:

Proposition _ would establish the following as City policy:

- by 2020, the City will help develop at least 30,000 new homes, with at least 33% of those homes affordable for low-income and moderate-income households and over 50% available to middle-class households;
- the City will attempt-aim to ensure that at least 33% of new housing in new or amended planning areas of the City with more residential development potential are affordable to low-income and moderate-income families;
- the Mayor and Board of Supervisors will create a Housing Action and Neighborhood Stabilization Plan that includes a new program to preserve existing housing and stabilize neighborhoods and an associated funding strategy to sufficiently support that and other affordable housing programs;

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- by January 1, 2015, the Mayor and the Board of Supervisors will introduce legislation requiring an annual ongoing regular review of the ratio of affordable to market-rate housing production; and
- the Board of Supervisors will hold an annual hearing on progress towards the City's housing goals, including the production ratio of at least 33% affordable housing, and work with the Mayor to accomplish them.

A "YES" Vote Means: If you vote "yes," you want to make it City policy that the Mayor and the Board of Supervisors work towards developing 30,000 new homes by 2020, with at least 33% of those homes affordable for low-income and moderate-income households and over 50% available to middle-class households.

A "NO" Vote Means: If you vote "no," you do not want to adopt this City policy.

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