

1 [Declaration of Policy - Affordable Housing Goals]

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3 **Motion ordering submitted to the voters a policy declaration making findings, defining**
4 **goals, and declaring policies that affirm the City's commitment to: 1) address the**
5 **current housing affordability crisis; 2) support production of 30,000 units of new**
6 **housing in San Francisco, including at least one-third of those affordable to low and**
7 **moderate income households, and over 50% within financial reach of working middle**
8 **class San Franciscans by 2020; 3) create a Housing Action and Neighborhood**
9 **Stabilization Plan, including funding strategies; 4) ensure financial support of public**
10 **housing; and 5) review the ratio of affordable to market rate housing, at an election to**
11 **be held on November 4, 2014.**

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13 **MOVED,** That the Board of Supervisors hereby submits the following declaration of
14 policy to the voters of the City and County of San Francisco, at an election to be held on
15 November 4, 2014.

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17 **Declaration of Policy declaring official policy of the City and County of San Francisco**
18 **by making findings, defining goals, and declaring policies that affirm the City's**
19 **commitment to: 1) address the current housing affordability crisis; 2) support**
20 **production of 30,000 units of new housing in San Francisco, including at least one-**
21 **third of those affordable to low and moderate income households, and over 50% within**
22 **financial reach of working middle class San Franciscans by 2020; 3) create a Housing**
23 **Action and Neighborhood Stabilization Plan, including funding strategies; 4) ensure**
24 **financial support of public housing; and 5) review the ratio of affordable to market rate**
25 **housing.**

1 The People of the City and County of San Francisco hereby find and declare as
2 follows:

3 Section 1. Findings.

4 (a) San Francisco is suffering from a crisis of housing affordability and displacement
5 affecting the City's families and seniors. This destabilization to neighborhood diversity
6 requires immediate action.

7 (b) In January, 2014 Mayor Lee set forth a proposal to construct or rehabilitate
8 30,000 homes throughout the City by 2020, with at least one-third of those permanently
9 affordable to low and moderate income households, and over 50% within financial reach of
10 working middle class San Franciscans, which will have a positive impact on the City's housing
11 shortage, and will contribute to curbing the price escalation that has resulted from it.

12 (c) While San Francisco's median income has grown over time, the City's middle-
13 class population has declined by almost 10% since 1990, and their ability to attain affordable
14 housing in the City has decreased.

15 (d) Given the severe decline in federal public housing funding, and the severely
16 deteriorating physical conditions in many of San Francisco's public housing projects, the City
17 has developed a plan for their rehabilitation.

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19 Section 2. It shall be the official policy of the City and County of San Francisco:

20 (a) To confirm the City's commitment to construct or rehabilitate no less than 30,000
21 new units by 2020 with at least one-third (33%) of those permanently affordable to low and
22 moderate income households, and over 50% within financial reach of working middle class
23 San Franciscans. The voters urge the Mayor and the Board of Supervisors to formalize and
24 implement a Housing Action and Neighborhood Stabilization Plan to realize the 30,000 unit
25 goal including at least one-third of those affordable to low and moderate income households.

1 (b) That the Housing Action and Neighborhood Stabilization Plan shall implement:

2 (1) A Funding Strategy sufficient to support a range of housing both rental
3 and homeownership housing affordable to low, moderate and middle income households.

4 (2) Funding for a Neighborhood Stabilization Trust for the purpose of
5 preserving the affordability of existing rental units and stabilizing neighborhoods with
6 historically high levels of evictions.

7 (3) A land acquisition strategy to purchase sites appropriate for affordable
8 housing.

9 (4) Funding for public housing rehabilitation.

10 (c) That the City shall strive to achieve thirty-three percent of residential units
11 affordable to low and moderate income households in new Area Plans and Special Use
12 Districts with significantly increased development potential or those amended to significantly
13 increase development potential.

14 (d) That by January 1, 2015, the Mayor's Office of Housing and the Planning
15 Department and a lead sponsor from the Board of Supervisors will develop and introduce
16 legislation requiring the City to review the cumulative ratio of affordable and inclusionary
17 housing to market rate housing every year through an annual housing production calculation.

18 (e) That the Board of Supervisors shall hold an annual hearing on progress towards
19 the City's housing goals, including the goal of one-third affordable to low and moderate
20 income households; and if the City's housing goals as stated in this measure are not
21 progressing, the Mayor shall propose a strategy to achieve those goals, and the Board of
22 Supervisors shall review this strategy. This shall not be construed to require a specific
23 housing project to achieve one-third affordability.