

1 [General Obligation Bond Election - Amending Earthquake Loan Bond Program to Finance
2 Acquisition and Rehabilitation of Affordable Housing]

3 **Ordinance calling and providing for a special election to be held in the City and County**
4 **of San Francisco on November 8, 2016, for the purpose of submitting to San Francisco**
5 **voters a proposition to amend Proposition A (approved November 1992) to authorize**
6 **the City to incur general obligation bonded indebtedness (Bonds) for the purpose of**
7 **making amendments to the Affordable Housing Loan Program (as defined herein) and**
8 **the Market Rate Loan Program (as defined) for the additional purposes of providing**
9 **loans to finance the costs to acquire, improve, and rehabilitate and to convert at-risk**
10 **multi-unit residential buildings to permanent affordable housing, performing needed**
11 **seismic, fire, health, and safety upgrades and other major rehabilitation for habitability,**
12 **and related costs necessary or convenient for the foregoing purposes; providing for**
13 **the levy and collection of taxes to pay both principal and interest on such Bonds;**
14 **incorporating the provisions of the Administrative Code relating to the Citizens'**
15 **General Obligation Bond Oversight Committee's review of the Bonds; setting certain**
16 **procedures and requirements for the election; adopting findings under the California**
17 **Environmental Quality Act; and finding that the proposed Bonds are in conformity with**
18 **the General Plan, and with the eight priority policies of Planning Code, Section**
19 **101.1(b).**

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21 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
22 **Additions to Codes** are in *single-underline italics Times New Roman font*.
23 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
24 **Board amendment additions** are in double-underlined Arial font.
25 **Board amendment deletions** are in ~~strikethrough Arial font~~.

Asterisks (* * * *) indicate the omission of unchanged Code subsections or parts of tables. Be it ordained by the People of the City and County of San Francisco:

Section 1. Findings.

A. On November 3, 1992, with the passage of Proposition A, voters of the City and County of San Francisco (the “City”) approved the issuance of up to \$350,000,000 of General Obligation Bonds for a Seismic Safety Loan Program (referred to herein as “Proposition A”) to provide loans for the seismic strengthening of unreinforced masonry buildings (herein collectively the “Project”), including specifically \$150,000,000 to be allocated to “affordable housing buildings . . . ” (referred to herein as the “Affordable Housing Loan Program”) and \$200,000,000 to be allocated for “market-rate residential, commercial and institutional buildings . . . ” (referred to herein as the “Market Rate Loan Program”).

B. WHEREAS, Proposition A was intended to provide a source of financing for private loans for strengthening unreinforced masonry affordable housing and other privately buildings to withstand a strong earthquake to safeguard the health and safety of City residents; and

C. Participation in the Affordable Housing Loan Program has been modest, and there remains \$104,700,000 of authorized but unused bond capacity under such program.

D. Participation in the Market Rate Loan Program has been modest, and there remains \$156,000,000 of authorized but unused bond capacity under such program.

E. The City has the highest median rent in the country with a one-bedroom asking rent of \$3,460, according to rental listing site Zumper.

~~F.~~ The City continues to be one of the highest-priced ownership markets in the country with a median home sales price in 2015 of \$1.1 million, a 19.4% increase from the previous year, according to the real estate website Trulia.

1 G. The City continues to see a widening affordability gap for low to moderate
2 income households for both rental housing and homeownership.

3 H. Limited state and federal resources and the high cost of housing development
4 puts a greater burden on local government to contribute their own limited resources to
5 housing development, and thus means that the City’s supply of affordable housing has not
6 kept pace with demand.

7 H₁ The affordability gap has the greatest impact on low-income households such as
8 those with seniors, disabled persons, low-income working families, and veterans.

9 I₁ The housing need in the City is also particularly acute for moderate-income
10 households, for whom there are no federal or state financing programs that the City can
11 leverage with its own subsidies.

12 K. The housing affordability gap that has arisen and expanded in the local housing
13 market inhibits the City from ensuring that economic and cultural diversity can be maintained.

14 L. These high housing costs can inhibit healthy, balanced economic growth
15 regionally.

16 M. Individuals and families who are increasingly locked out of the local housing
17 market will be forced to leave the City and take on increasingly long employment commutes,
18 with attendant economic costs and costs to the environment.

19 N. This measure would amend Proposition A to add to the purposes for which
20 funds allocated to the Affordable Housing Loan Program and Market Rate Loan Program can
21 be used to include as an additional purpose loans for the acquisition, improvement, and
22 rehabilitation of “at-risk” multi-unit residential properties, and to convert such properties to
23 permanent affordable housing (as further described in Section 3 below) and to perform
24 needed seismic, fire, health, and safety upgrades or other major rehabilitation for habitability.
25

1 NO. There is a crisis of rent-controlled or low-rent residential buildings being
2 acquired on the speculation market and existing tenants displaced. The expansion of the
3 Market Rate Loan program to accommodate loans to at-risk multi-unit buildings would help
4 maintain affordable housing stock for City residents.

5 Section 2. A special election is called and ordered to be held in the City on Tuesday,
6 November 8, 2016, for the purpose of submitting to the electors of the City a proposition to
7 amend Proposition A, the Market Rate Loan Program, to provide for the additional purposes
8 (as shown by italicized text) described and in the amounts and conditions stated below:

9 " EARTHQUAKE LOAN BOND PROGRAM, 1992. \$350,000,000 to provide loans for
10 the seismic strengthening of unreinforced masonry buildings, and to provide loans for the
11 acquisition, improvement and rehabilitation of "at-risk" multi-unit residential buildings (defined
12 as three or more units) in need of seismic, fire, health and safety upgrades or other major
13 rehabilitation for habitability and conversion of such buildings to permanent affordable housing
14 as provided in subsection (b) below, and to pay necessary administrative costs incident
15 thereto, of which (a) \$150,000,000 shall be allocated to affordable housing buildings at an
16 interest rate ~~equal to~~ at least one-third of the City's true interest cost of the series of bond of
17 which are used to fund the loan, of which \$60,000,00 shall be available for deferred loans,
18 and (b) \$200,000,000 shall be allocated to market rate residential, commercial and
19 institutional buildings ~~to, in addition to financing the cost of seismic repairs, finance the cost to~~
20 ~~acquire, improve and rehabilitate at risk multi-unit residential buildings (defined as three or~~
21 ~~more units) in need of seismic, fire, health and safety upgrades or other major rehabilitation~~
22 ~~for habitability, including mixed-use residential buildings in order to convert such structures to~~
23 ~~permanent affordable housing;~~ with the interest rate on said loans being set in an amount
24 which, when coupled with the City's annual administrative fees charged by the City yields a
25

1 total annual return to the City which is one percent (1%) above the City's true interest cost for
2 the series of bonds the proceeds of which are used to fund the loan; . . . "

3 Loans made pursuant to this amendment shall be in accordance with the Mayor's
4 Office of Housing and Community Development underwriting standards for multifamily
5 housing.

6 Other than as stated above, the purposes, conditions, and other matters pertaining to
7 Proposition A shall remain in full force and effect, as approved by the voters on November 3,
8 1992. Nothing herein shall be read to restore bonding capacity for previously issued bonds
9 under Proposition A, the sole purpose_s herein being to provide additional purposes to which
10 funds in the Affordable Housing Loan Program and the Market Rate Loan Program can be
11 used.

12 The special election called and ordered to be held hereby shall be referred to in this
13 ordinance as the "Bond Special Election."

14 Section 3. PROPOSED PROGRAM. All contracts that are funded with the proceeds
15 of Bonds authorized hereby shall be subject to the provisions of Chapter 83 of the
16 Administrative Code (the "First Source Hiring Program"), which fosters construction and
17 permanent employment opportunities for qualified economically disadvantaged individuals. In
18 addition, all contracts that are funded with the proceeds of Bonds authorized hereby also shall
19 be subject to the provisions of Chapter 14B of the Administrative Code (the "Local Business
20 Enterprise and Non-Discrimination in Contracting Ordinance"), which assists small and micro
21 local businesses to increase their ability to compete effectively for the award of City contracts,
22 to the extent the Local Business Enterprise and Non-Discrimination Contracting Ordinance
23 does not conflict with applicable state or federal law.

24 A. CITIZENS' OVERSIGHT COMMITTEE. A portion of the proposed Bonds shall
25 be used to perform audits of the Bonds, as further described in Section 15.

1 Additional Projects to be funded from the proceeds of the proposed Bonds may include
2 but are not limited to the following:

3 B. ACQUIRE EXISTING RENTAL HOUSING TO PRESERVE HOUSING. A portion
4 of the Bonds may be allocated to acquire, rehabilitate, and preserve existing rental housing as
5 permanent affordable housing in order to prevent the loss of rental housing stock and the
6 displacement of long-time residents of the City, as provided in Section 2 above. Loans made
7 pursuant to this amendment shall be in accordance with the Mayor’s Office of Housing and
8 Community Development underwriting standards for multifamily housing.

9 Section 4. BOND ACCOUNTABILITY MEASURES.

10 The Bonds shall include the following administrative rules and principles:

11 A. OVERSIGHT. The proposed Bond funds shall be subjected to approval
12 processes and rules described in the Charter and Administrative Code. Pursuant to
13 Administrative Code Section 5.31, the Citizens’ General Obligation Bond Oversight
14 Committee shall conduct an annual review of Bond spending, and shall provide an annual
15 report of the Bond program to the Mayor and the Board of Supervisors.

16 B. TRANSPARENCY. The City shall create and maintain a Web page outlining and
17 describing the bond program, progress, and activity updates. The City shall also hold an
18 annual public hearing and reviews on the bond program and its implementation before the
19 Capital Planning Committee and the Citizens’ General Obligation Bond Oversight Committee.

20 Section 5. The estimated cost of the bond financed portion of the project described
21 in Section 2 above was fixed by the Board of Supervisors by the following resolution and in
22 the amount specified below:

23 Resolution No. _____, \$350,000,000.

24 Such resolution was passed by two-thirds or more of the Board of Supervisors and
25 approved by the Mayor. In such resolution it was recited and found by the Board of

1 Supervisors that the sum of money specified is too great to be paid out of the ordinary annual
2 income and revenue of the City in addition to the other annual expenses or other funds
3 derived from taxes levied for those purposes and will require expenditures greater than the
4 amount allowed by the annual tax levy.

5 The method and manner of payment of the estimated costs described in this ordinance
6 are by the issuance of Bonds of the City not exceeding the principal amount specified.

7 Such estimate of costs as set forth in such resolution is adopted and determined to be
8 the estimated cost of such bond financed improvements and financing, respectively.

9 Section 6. The Bond Special Election shall be held and conducted and the votes
10 received and canvassed, and the returns made and the results ascertained, determined, and
11 declared as provided in this ordinance and in all particulars not recited in this ordinance such
12 election shall be held according to the laws of the State of California (State) and the Charter of
13 the City (Charter) and any regulations adopted under State law or the Charter, providing for
14 and governing elections in the City, and the polls for such election shall be and remain open
15 during the time required by such laws and regulations.

16 Section 7. The Bond Special Election is consolidated with the General Election
17 scheduled to be held in the City on Tuesday, November 8, 2016 (General Election). The
18 voting precincts, polling places, and officers of election for the General Election are hereby
19 adopted, established, designated, and named, respectively, as the voting precincts, polling
20 places, and officers of election for the Bond Special Election called, and reference is made to
21 the notice of election setting forth the voting precincts, polling places, and officers of election
22 for the General Election by the Director of Elections to be published in the official newspaper
23 of the City on the date required under the laws of the State.

24 Section 8. The ballots to be used at the Bond Special Election shall be the ballots to
25 be used at the General Election. The word limit for ballot propositions imposed by Municipal

1 Elections Code Section 510 is waived. On the ballots to be used at the Bond Special
2 Election, in addition to any other matter required by law to be printed thereon, shall appear the
3 following as a separate proposition:

4 "SAN FRANCISCO EARTHQUAKE LOAN AND HOUSING PRESERVATION
5 BONDS, 1992. To Amend 1992 voter approved measure Proposition A, to allow as an
6 additional purpose the incurrence of bonded indebtedness to finance the acquisition,
7 improvement, and rehabilitation of at-risk multi-unit residential buildings and to convert such
8 structures to permanent affordable housing; shall the City and County of San Francisco issue
9 up to \$260,700,000 in general obligation bonds, subject to independent citizen oversight and
10 regular audits?"

11 Each voter to vote in favor of the foregoing bond proposition shall mark the ballot in the
12 location corresponding to a "YES" vote for the proposition, and to vote against the proposition
13 shall mark the ballot in the location corresponding to a "NO" vote for the proposition.

14 Section 9. If at the Bond Special Election it shall appear that two-thirds of all the
15 voters voting on the proposition voted in favor of and authorized the incurring of bonded
16 indebtedness for the purposes set forth in such proposition, then such proposition shall have
17 been accepted by the electors, and the Bonds authorized shall be issued upon the order of
18 the Board of Supervisors. Such Bonds shall bear interest at a rate not exceeding that
19 permitted by law. Notwithstanding the foregoing, if this measure is not approved by the voters
20 voting on the proposition, then Proposition A shall remain unaffected and shall continue as a
21 valid authorization to issue General Obligation Bonds for the several purposes therein stated.

22 The votes cast for and against the proposition shall be counted separately and when
23 two-thirds of the qualified electors, voting on the proposition, vote in favor, the proposition
24 shall be deemed adopted.

1 Section 10. For the purpose of paying the principal and interest on the Bonds, the
2 Board of Supervisors shall, at the time of fixing the general tax levy and in the manner for
3 such general tax levy provided, levy and collect annually each year until such Bonds are paid,
4 or until there is a sum in the Treasury of the City, or other account held on behalf of the
5 Treasurer of the City, set apart for that purpose to meet all sums coming due for the principal
6 and interest on the Bonds, a tax sufficient to pay the annual interest on such Bonds as the
7 same becomes due and also such part of the principal thereof as shall become due before the
8 proceeds of a tax levied at the time for making the next general tax levy can be made
9 available for the payment of such principal.

10 Section 11. This ordinance shall be published in accordance with any State law
11 requirements, and such publication shall constitute notice of the Bond Special Election and no
12 other notice of the Bond Special Election hereby called need be given.

13 Section 12. The Board of Supervisors, having reviewed the proposed legislation,
14 makes the following findings in compliance with the California Environmental Quality Act
15 ("CEQA"), California Public Resources Code Sections 21000 et seq., the CEQA Guidelines,
16 15 Cal. Administrative Code Sections 15000 et seq., ("CEQA Guidelines"), and San Francisco
17 Administrative Code Chapter 31 ("Chapter 31"): The Environmental Review Officer
18 determined that this legislation is not defined as a project subject to CEQA because it is a
19 funding mechanism involving no commitment to any specific projects at any specific locations,
20 as set forth in CEQA Guidelines Section 15378.

21 Section 13. The Board of Supervisors finds and declares that the proposed Bonds (a)
22 were referred to the Planning Department in accordance with Section 4.105 of the Charter
23 and Section 2A.53(f) of the Administrative Code, (b) are in conformity with the priority policies
24 of Section 101.1(b) of the Planning Code, and (c) are consistent with the City's General Plan,
25 and adopts the findings of the Planning Department, as set forth in the General Plan Referral

1 Report dated June 27, 2016, a copy of which is on file with the Clerk of the Board of
2 Supervisors in File No. 160552, and incorporates such findings by this reference.

3 Section 14. Under Section 53410 of the California Government Code, the Bonds shall
4 be for the specific purpose authorized in this ordinance and the proceeds of such Bonds will
5 be applied only for such specific purpose. The City will comply with the requirements of
6 Sections 53410(c) and 53410(d) of the California Government Code.

7 Section 15. The Bonds are subject to, and incorporate by reference, the applicable
8 provisions of Administrative Code Sections 5.30 – 5.36 (the "Citizens' General Obligation
9 Bond Oversight Committee"). Under Administrative Code Section 5.31, to the extent permitted
10 by law, one-tenth of one percent (0.1%) of the gross proceeds of the Bonds shall be deposited
11 in a fund established by the Controller's Office and appropriated by the Board of Supervisors
12 of Supervisors at the direction of the Citizens' General Obligation Bond Oversight Committee
13 to cover the costs of such committee.

14 Section 16. The time requirements specified in Administrative Code Section 2.34 are
15 waived.

16 Section 17. The City hereby declares its official intent to reimburse prior expenditures
17 of the City incurred or expected to be incurred prior to the issuance and sale of any series of
18 the Bonds in connection with the Project. The Board of Supervisors hereby declares the City's
19 intent to reimburse the City with the proceeds of the Bonds for expenditures with respect to
20 the Project (the "Expenditures" and each, an "Expenditure") made on or after that date that is
21 no more than 60 days prior to the passage of this Ordinance. The City reasonably expects
22 that it will reimburse the Expenditures with the proceeds of the Bonds.

23 Each Expenditure was and will be either (a) of a type properly chargeable to a capital
24 account under general federal income tax principles (determined in each case as of the date
25 of the Expenditure), (b) a cost of issuance with respect to the Bonds, (c) a nonrecurring item

1 that is not customarily payable from current revenues, or (d) a grant to a party that is not
2 related to or an agent of the City so long as such grant does not impose any obligation or
3 condition (directly or indirectly) to repay any amount to or for the benefit of the City. The
4 maximum aggregate principal amount of the Bonds expected to be issued for the Project is
5 \$350,000,000. The City shall make a reimbursement allocation, which is a written allocation
6 by the City that evidences the City's use of proceeds of the applicable series of Bonds to
7 reimburse an Expenditure, no later than 18 months after the later of the date on which the
8 Expenditure is paid or the related portion of the Project is placed in service or abandoned, but
9 in no event more than three years after the date on which the Expenditure is paid. The City
10 recognizes that exceptions are available for certain "preliminary expenditures," costs of
11 issuance, certain de minimis amounts, expenditures by "small issuers" (based on the year of
12 issuance and not the year of expenditure) and Expenditures for construction projects of at
13 least five years.

14 Section 18. The appropriate officers, employees, representatives and agents of the
15 City are hereby authorized and directed to do everything necessary or desirable to accomplish
16 the calling and holding of the Bond Special Election, and to otherwise carry out the provisions
17 of this ordinance.

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19 APPROVED AS TO FORM:
20 DENNIS J. HERRERA,
City Attorney

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22 By:

23 MARK D. BLAKE
Deputy City Attorney
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