

From: [Chris Durazo](#)
To: [Doe, Publications \(REG\)](#)
Subject: Ballot simplification Committee Appeal
Date: Wednesday, July 27, 2016 5:02:18 PM

Dear Barbara Carr,

I am writing to recommend the following changes to the digest for Affordable Housing Requirements for Market-Rate Development Projects

1. Please consider changing the title to "Reducing the Affordable Housing Requirements for Market Rate Development Projects

In the definitions of **the Way it Is Now**, paragraph 2 and 3, low income household is defined as up to 55% AMI; middle income household is defined as up to 100% AMI. The new AMI voters are being asked to adopt as a new *up to* requirement is substantially higher than both of those affordability categories. I do not believe the intention of the this legislation is to redefine "affordability", but to change who can qualify to get the reduced rent structure to people at upper middle income. It would be misleading if the title made it appear market rate development projects will have an increase affordable housing requirement.

2. Under **The Proposal** paragraph 1, line 1, I would recommend that "proposition __ would change the requirements for developers who build affordable on site housing" to "Proposition ___ would reduce the requirements foe developers who build affordable on site housing" This is because the requirement currently is to subsidize rents down to the cost of a low income household. This proposition would reduce that developer cost by 50%, a significant reduction in affordable housing.

3. Under **The Proposal** paragraph 1, line 3, I would recommend that Under Proposition ___, "*any rental unit*" be changed to "all rental units". It should be made very clear to the majority of San Franciscans that 55% will be eliminated from all MOHCD marketing and procedures manual, to be replaced with 110%. This is significant because, when developers choose to pick a rent structure, they nearly never go below the maximum eligibility percentage.

thank you

--

Chris Durazo
BiSHoP Program Coordinator

Veterans Equity Center
1010 Mission Street, Suite C
San Francisco, CA 94103

<http://vetsequitycenter.org>