

Mayor's Office of Housing and Community Development  
City and County of San Francisco



London N. Breed  
Mayor

Daniel Adams  
Acting Director

August 8, 2019

Ballot Simplification Committee  
C/O Barbara Carr  
Department of Elections  
1 Dr. Carlton B. Goodlett Place  
City Hall, Room 48  
San Francisco, CA 94102

Re: Words You Should Know – Affordable Housing Bond

Dear Members of the Ballot Simplification Committee,

Thank you for the Ballot Simplification Committee's work in finalizing the digest for the Affordable Housing Bond, and taking Mayor Breed and President Yee's modifications into consideration.

The Mayor's Office of Housing and Community Development requests that the Committee incorporate the following definitions for the "Words You Should Know" section of the ballot handbook. These definitions are drawn from the 2015 Affordable Housing Bond definitions with updates to reflect 2019 household income limits.

**Affordable housing (Proposition \_):** Residential units that households within a certain range of incomes would be able to afford. See "extremely low" "low –" and "middle- income household," and "middle-income housing."

**Area Median Income (AMI) (Proposition \_):** Level of income based on all incomes earned within San Francisco. Half of all households have incomes above this level and half have incomes below it. The attached chart shows the AMI for certain households in San Francisco.

2019 AMI Chart:

Income Definition	1 Person	2 Person	3 Person	4 Person
30% of Median	\$25,850	\$29,550	\$33,250	\$36,950
50% of Median	\$43,100	\$49,250	\$55,450	\$61,600
80% of Median	\$68,950	\$78,800	\$88,700	\$98,500
120% of Median	\$103,450	\$118,200	\$133,000	\$147,800
175% of Median	\$150,850	\$172,400	\$194,000	\$215,500
200% of Median	\$172,400	\$197,000	\$221,700	\$246,300

**General obligation bond** (Proposition \_): A promise issued by the City to pay back money borrowed, plus interest, by a certain date. The City repays the money, plus interest, with property taxes over a period of years. General obligation bond measures must be approved by the voters.

**Hardship waiver** (Proposition \_): Relief from payment of rent increase or pass-through by the Rent Board on the grounds of financial hardship.

**Household** (Proposition \_): The people living together in a house, condominium or apartment.

**Extremely Low-income household** (Proposition \_): Household earning between 0% and 30% of the Area Median Income. See Area Median Income chart.

**Low-income household** (Proposition \_): Household earning between 50% and 80% of the Area Median Income. See Area Median Income chart.

**Middle-income household** (Proposition \_): Household with an income 80% to 175% of the Area Median Income, and for San Francisco Unified School District educators, household with an income 80% to 200% of the Area Median Income. See Area Median Income chart.

**Property tax** (Proposition \_): A tax assessed by the City on buildings and land.

Thank you for your consideration of incorporating these definitions.

Sincerely,



Dan Adams  
Acting Director, MOHCD