

## **Affordable Housing and Educator Housing\***

**Digest** by the Ballot Simplification Committee

**Status:** Final Digest

**On:** Friday, August 9, 2019

**Members:** Packard, Anderson, Raveche

**Deadline to Request Reconsideration:** 5 p.m. on Tuesday, August 6

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**The Way It Is Now:** The City Planning Code applies different zoning rules to different neighborhoods in San Francisco.

In residential zoning districts, the Planning Code allows residential buildings but regulates the size, height, density and other factors like the amount of yard space, open space and nonresidential space. Some types of buildings are subject to a conditional use authorization, which requires the Planning Commission to hold a public hearing and consider certain factors before approving the project.

In public zoning districts, the Planning Code allows government buildings, public structures, City plazas, parks and other similar uses but prohibits any residential buildings.

The Planning Department reviews proposed projects to ensure that they meet zoning requirements. The Department must prioritize and expedite its review of proposed affordable housing projects.

The Planning Code does not include specific zoning rules for residential projects dedicated to employees of the San Francisco Unified School District or the San Francisco Community College District.

**The Proposal:** Proposition \_\_\_\_\_ is an ordinance that would amend the Planning Code to allow 100% Affordable Housing Projects and Educator Housing Projects in public zoning districts and to expedite City approval of these projects.

Under Proposition \_\_\_\_\_, 100% Affordable Housing and Educator Housing projects:

- Would be allowed in residential zoning districts and in public zoning districts, except on property used for parks;
- Would be located on lots that are at least 10,000 square feet;
- Could not demolish or replace existing residential units;
- Would be subject to less restrictive rules regarding size, ground-floor height, density and other factors than other residential buildings;
- Would allow a limited amount of mixed or commercial use that supports affordable housing; and
- Would not be subject to any conditional use restriction unless the restriction has been adopted by the voters.

Proposition \_\_\_\_ would require a review of proposed 100% Affordable Housing and Educator Housing projects within 90 to 180 days, depending on the size of the project. Proposition \_\_\_\_ would also authorize the expedited review of the first 500 units of proposed Educator Housing.

The Planning Department could administratively approve 100% Affordable and Educator Housing projects, without review by the Planning Commission.

The Board of Supervisors could amend Proposition \_\_\_\_\_ by a two-thirds vote without voter approval.

*\*Working title, for identification only. The Director of Elections determines the title of each local ballot measure; measure titles are not considered during Ballot Simplification Committee meetings.*

**A "YES" Vote Means:** If you vote "yes," you want to amend the Planning Code to allow 100% Affordable Housing Projects and Educator Housing Projects in public zoning districts and to expedite approval of these projects.

**A "NO" Vote Means:** If you vote "no," you do not want to make these changes.