

Member, Board of Supervisors
District 1



City and County of San Francisco

CONNIE CHAN

陳詩敏

第一區市參事

August 3, 2022

Chair Packard and Members of the Ballot Simplification Committee
San Francisco City Hall
1 Dr. Carlton B. Goodlett Pl. Room 48
San Francisco, CA 94102
via publications@sfgov.org

Re: Affordable Housing Production Act

Dear Chair Packard and Members of the Ballot Simplification Committee,

Thank you for your essential work in crafting language that is accessible for voters who are considering several ballot measures this November.

I respectfully request the consideration of additional language to the draft digest for the Affordable Housing Production Act charter amendment. These additions are intended to clarify the measure, as there are two competing housing measures on the November ballot.

1) Include a table of the area median income to inform voters what the percentages mean

I request the inclusion of a chart to illustrate the income levels that define Area Median Income (AMI) to inform voters what each percentage means. The AMI is updated every year by the Federal Department of Housing and Urban Development. The chart below shows AMI for certain households in San Francisco:

<u>Income Definition</u>	1 Person	2 Person	3 Person	4 Person
80% of Median	\$77,600	\$88,700	\$99,750	\$110,850
100% of Median	\$97,000	\$110,850	\$124,700	\$138,550
120% of Median	\$116,400	\$133,000	\$149,650	\$166,250
140% of Median	\$135,950	\$155,200	\$174,600	\$193,950

I would also include a chart illustrating the limits for affordable rental projects under contract with the Mayor’s Office of Housing and Community Development. The chart below shows maximum gross rent AMI for a monthly rent by unit type in San Francisco:

<u>Income Definition</u>	Studio	1 Bedroom	2 Bedroom	3 Bedroom
80% of Median	\$1,940	\$2,218	\$2,494	\$2,771
100% of Median	\$2,425	\$2,771	\$3,118	\$3,464
120% of Median	\$2,910	\$3,325	\$3,741	\$4,156
140% of Median	\$3,395	\$3,880	\$4,365	\$4,849

2) Further define “prevailing wages” and clarify “skilled and trained”

As voters may not be familiar with the terms, I respectfully request the Committee include additional language describing “prevailing wages” and provide additional clarifying language on “skilled and trained” workforce.

Contractors who build projects under this measure must pay their employees prevailing wages. Prevailing wages reflect the wages generally available in the local workforce and are set by the Board of Supervisors. Contractors who build projects for educators or projects of 25 units or more that provide additional affordable housing units must also use a skilled and trained workforce, which requires employing building and construction workers who are in, or have graduated from, a state-approved apprenticeship program. ~~that includes a certain percentage of workers who have graduated from apprenticeship programs.~~

3. Clarify language around Board of Supervisors Oversight

This measure does not amend Charter Section 9.118, which defines that Board of Supervisors approval is required for contracts for \$10 million or more. Therefore, including the description of Charter Section 9.118 in the section “The Proposal” seems redundant and should be struck to prevent voter confusion.

Proposition ___ would exempt these affordable housing developments from any discretionary approvals by City boards, commissions, and officials, if those developments comply with the Planning Code. ~~But these projects may still require the Board of Supervisors’ approval under the Charter if the City must enter into a contract that has a term of more than 10 years, requires the City to spend at least \$10 million or leases City property for at least 10 years.~~ Under the measure, the City would have six months to approve these developments, in addition to the time required for any Board of Supervisors’ approvals.

4. Add in requirement for developers to break ground within a certain timeframe

This measure requires developers building increased affordability housing projects to break ground within 24 months of receiving a permit. This ensures our affordable housing projects will be built in a timely manner, in order to meet our Regional Housing Needs Allocation. I respectfully request the Committee include a brief sentence in the digest:

Contractors who build projects of 25 units or more that provide additional housing under this measure must begin construction of the development within 24 months of approval by the Planning Department, otherwise the site permit issued by the Department of Building Inspection will expire.

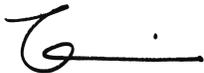
5. Add in requirement of the Affordable Housing Allocation Report

The Affordable Housing Production Act requires an annual Affordable Housing Report to be included as part of the Mayor's annual city budget proposal, in order to bring greater transparency and insight as to how the city spends affordable housing dollars. I respectfully request the Committee to include a brief sentence in the digest:

Upon passage of this measure, the Mayor and the Mayor's Office of Housing and Community Development are required to each produce an annual Affordable Housing Allocation Report, which will bring insight and accountability as to how the City spends affordable housing funds.

Thank you again for your consideration and for your work to educate and inform the voters of San Francisco.

Sincerely,



Connie Chan
District 1 Supervisor