

I hereby request reconsideration of the Approved Digest for this ballot measure. I have included the text adopted by the Committee with my alternate language as tracked changes. I recommend these changes to increase accuracy and clarity. Thanks. DP

The Way It Is Now: ~~Various Under City law, various~~ City boards, commissions and officials ~~generally must~~ review and make decisions to approve or deny the development of new housing, ~~which- Development of new housing~~ must comply with the City's Planning and Building ~~Ceodes~~. State law generally requires ~~each the~~ project to be evaluated for impacts on the environment ~~prior to approval~~.

The City has affordable housing programs, ~~with eligibility- Affordable housing has~~ restrictions ~~on eligibility for households~~, such as maximum household income.

The Proposal: Proposition ~~is a Charter amendment that~~ would accelerate approval of three types of multifamily affordable housing:

- Multifamily housing where all residential units are affordable for households with income up to 140% of area median income (AMI). The average household income of all residential units ~~could can~~ be no more than 120% of AMI.
- Multifamily housing with 10 or more residential units and that provides on-site affordable units required by City law, plus additional affordable housing units equal to at least 15% of the total number of affordable on-site units required. For example, as of July 2022, if a proposed project has 100 residential ~~rental~~ units, the project ~~would have to must~~ include 22 on-site affordable units ~~on-site~~. Under Proposition -this measure, the project ~~would have to must~~ provide 3 additional on-site affordable housing units ~~on-site~~, which is 15% of the 22 on-site affordable units, for a total of 25 affordable units.
- Multifamily housing, or a development that includes housing and other commercial uses, where all residential units are for households that include at least one ~~San Francisco Unified~~ School District or City College employee, with certain household income restrictions.

Proposition would accelerate the approval process by exempting these affordable housing developments from most discretionary approvals by the City if those developments comply with the City's Planning and Building ~~Ceodes~~. When the City leases its property or provides financing ~~for housing, the~~ Board of Supervisors approval would ~~[not]~~ be required.

Under Proposition -the measure, the City would have five to eight months to approve these developments, depending on the number of units.

Proposition -This measure may also allow these developments to proceed without environmental review under state law.

Under Proposition -this proposition, the Board of Supervisors could amend City law to apply these accelerated approvals to additional types of housing projects.

Contractors who build projects under Proposition would have to this measure must pay their employees prevailing wages. Contractors who build projects with 40 or more units would must also have to provide health care benefits and offer apprenticeship opportunities.

If Proposition _ passes with more votes than Proposition [BOS measure], then provisions of Proposition would take effect instead of Proposition [BOS measure] ~~would have no legal effect~~.

A "YES" Vote Means: If you vote "yes," you want to accelerate approval of affordable housing projects that provide:

- multifamily housing where all of the units are for households with [income] up to 140% of area median income;
- additional affordable housing units equal to at least 15% of the number of on-site affordable ~~on-site~~ units required; or
- that all residential units are for households that include at least one ~~San Francisco Unified~~ School District or City College employee, with certain household income restrictions.

Projects that use City property or City financing would [not] require Board of Supervisors' ~~discretionary~~ approval.

The Board of Supervisors could amend City law to apply these accelerated approvals to additional types of housing projects.

~~For In~~ certain projects, contractors would have to ~~must~~ provide health care benefits and offer apprenticeship opportunities.

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