

Affordable Housing – Initiative Petition *

Digest by the Ballot Simplification Committee

Status: Final Digest
On: Friday, August 5, 2022
Members: Packard, Anderson, Merrill, Patterson

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

The City has affordable housing programs that offer housing for sale or rent at below market rates. Affordable housing has restrictions on eligibility for households, such as maximum household income.

As of July 2022, the area median income (AMI) by household size is:

Income Level	1 Person	2 Person	3 Person	4 Person
80% of AMI	\$77,600	\$88,700	\$99,750	\$110,850
100% of AMI	\$97,000	\$110,850	\$124,700	\$138,550
120% of AMI	\$116,400	\$133,000	\$149,650	\$166,250
140% of AMI	\$135,800	\$155,200	\$174,600	\$193,950

The Proposal: Proposition ___ would streamline the approval process by exempting certain affordable housing developments from a number of approvals by the City if those developments comply with the Planning and Building codes. When the City leases its property or provides financing for these housing projects, the Board of Supervisors approval would not be required.

Proposition ___ would streamline approval of three types of multifamily affordable housing:

- Multifamily housing where all residential units are affordable for households with income up to 140% of AMI. The average household income of all residential units 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 number of affordable on-site units required. For example, as of July 2022, if a project has 100 residential rental units, the project must include 22 affordable units on-site. Under this measure, the project must provide 3 additional 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.

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

**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.*

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

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

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

If Proposition ____ passes with more votes than Proposition [BOS measure], then Proposition [BOS measure] would have no legal effect.

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

- multifamily housing where all units are for households with income up to 140% of area median income and the average household income of all residential units can be no more than 120% of AMI;
- additional affordable housing units equal to at least 15% of the number of 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 no longer require Board of Supervisors' approval.

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

In certain projects, contractors 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.