

Affordable Housing – Board of Supervisors *

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, approval by the Board of Supervisors may be necessary.

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 120% of AMI. The average household income for all residential units can be no more than 80% 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 8% of the total number of units in the entire project. This 8% would include requirements for two- and three-bedroom units. 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 8 additional affordable housing units on-site, which is 8% of the total units of the entire project for a total of 30 affordable units. Additionally, the Planning Department approval will expire if the developer does not begin construction within 24 months.
- 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.

**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.*

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, if necessary.

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

This measure requires the mayor to provide annual affordable housing reports with the mayor's proposed budget.

Under this proposition, the Board of Supervisors could not 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 for educators or projects of 25 units or more that provide additional affordable housing units must also use a skilled and trained workforce that includes a certain percentage of workers who have graduated from apprenticeship programs.

If Proposition ___ passes with more votes than Proposition [initiative], then Proposition [initiative] 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 120% of area median income and the average household income for all residential units can be no more than 80% of AMI;
- additional on-site affordable units equal to 8% of the total number of units in the entire project; 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 continue to require Board of Supervisors' approval.

The Board of Supervisors could not amend City law to apply these streamlined approvals to additional types of housing projects.

In certain projects, contractors must use a skilled and trained workforce that includes workers who have graduated from apprenticeship programs.

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