Ballot Simplification Committee - DRAFT for Consideration on Thursday, July 31, 2014

<u>**Affordable Housing**</u> *(working title only, subject to change)*

The Way It Is Now:
The City uses federal, state and local funds to provide affordable housing for low-income and moderate-income households. These programs:

- create and improve affordable homes,

- provide down-payment assistance, and

- help families stay in affordable homes.

A major affordable housing funding source is a set aside of increased property taxes from redevelopment project areas. But due to changes in state law ending redevelopment in 2011, these funds will decrease in the coming years.

In November 2012, the voters approved a measure establishing the Housing Trust Fund (the Fund) to set aside a portion of the City's budget for affordable housing programs. The City is required to make annual contributions to the Fund that increase every year.

The Proposal:
Proposition _ would establish the following as City policy:

- by 2020, the City will help develop at least 30,000 new homes, with at least 33% of those homes affordable for low-income and moderate-income households and over 50% available to middle-class households;

- the City will attempt to ensure that 33% of new housing in areas of the City with more residential development potential are affordable to low-income and moderate-income families;

- by January 1, 2015, the Mayor and the Board of Supervisors will introduce legislation requiring an annual review of the ratio of affordable to market-rate housing; and

- the Board of Supervisors will hold an annual hearing on the City's housing goals and work with the Mayor to accomplish them.

A "YES" Vote Means: If you vote "yes," you want to make it City policy that the Mayor and the Board of Supervisors work towards developing 30,000 new homes by 2020, with at least 33% of those homes affordable for low-income and moderate-income households and over 50% available to middle-class households.

A "NO" Vote Means: If you vote "no," you do not want to adopt this City policy.

word count: 299 [suggested word limit: 300]