

## Competitive Bidding for Affordable Housing Projects on City-Owned Property\*

Digest by the Ballot Simplification Committee

**Status:** Final Digest

**On:** Friday, July 29, 2016

**Members:** Packard, Anderson, Fasick, Fraps, Jorgensen

**Deadline to Request Reconsideration:** 12 p.m. on Wednesday, July 27

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**The Way It Is Now:** The City has various programs that provide financing to developers to build new affordable housing and rehabilitate existing affordable housing (affordable housing projects). The Mayor's Office of Housing and Community Development (Housing Office) administers most of these programs.

When the Housing Office has funds available for an affordable housing project, it posts a description of the proposed project on its website and invites developers to submit proposals. Under current practice, the posting describes the criteria used to select a proposal and sets a deadline for submissions. Criteria generally include:

- the anticipated cost to the City;
- how much experience the developer has with similar projects;
- the financial feasibility of the developer's proposal;
- the quality of the developer's design and ability to engage in a community design process; and
- the extent to which the proposal meets community needs.

The Housing Office may then select a qualified developer to proceed with an affordable housing project even if it receives fewer than three proposals.

**The Proposal:** Under Proposition \_\_\_, the City could proceed with an affordable housing project on City-owned property only if the Housing Office receives at least three proposals. Proposition \_\_\_ also would make most current selection criteria part of City law.

**A "YES" Vote Means:** If you vote "yes," you want to prohibit the City from proceeding with an affordable housing project on City-owned property unless the Housing Office receives at least three proposals. You also want to make most current selection criteria part of City law.

**A "NO" Vote Means:** If you vote "no," you do not want to make this change.

*\*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.*