



COUNCIL OF COMMUNITY HOUSING ORGANIZATIONS

*The voice of San Francisco's
affordable housing movement*

July 27, 2016

Ballot Simplification Committee—Request for Reconsideration, c/o Barbara Carr,
Department of Elections, City Hall, Room 48

Competitive Bidding for Affordable Housing Projects on City-Owned Property

Proposed revision shown in ***BOLD RED ITALIC CAPS TEXT***

Recommended Digest with amendment:

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 ***ON CITY-OWNED PROPERTY*** (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 on City-owned property, 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 select a qualified developer to proceed with an affordable housing project even if it receives fewer than three proposals.

The reason for the recommendation:

Adding "***on City-owned property***" in the first paragraph provides consistency in describing the affordable housing programs of the Mayor's Office of Housing.

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The Council of Community Housing Organizations (CCHO) is a coalition of 23 community-based housing developers, service providers and tenant advocates. We fight for funding and policies that shape urban development and empower low-income and working-class communities. The work of our member organizations has resulted in nearly 30,000 units of affordable housing, as well as thousands of construction and permanent jobs for city residents.