

Affordable Housing and Educator Housing*

Digest by the Ballot Simplification Committee

Status: Draft for Consideration
On: Monday, August 5, 2019
Members: Packard, Anderson, Raveche

Deadline to Request Reconsideration: TBD

The Way It Is Now: The City Planning Code regulates the size, height and density of buildings in San Francisco, and restricts how buildings can be used. The Planning Code applies different zoning rules to different neighborhoods and areas in San Francisco.

In Residential zoning districts, the Planning Code allows residential buildings but regulates the size, height, density and other factors like the amount of yard space, open space, and non-residential space. Some types of buildings are subject to a “conditional use” authorization, which requires the Planning Commission to hold a public hearing and consider certain factors before approving the project.

In Public zoning districts, the Planning Code allows government buildings, public structures, City plazas, parks, and other similar uses. The Planning Code prohibits any residential buildings in Public zoning districts.

The Planning Department reviews proposed projects for compliance with zoning requirements, and the Planning Commission also reviews some proposals. The Department must prioritize and expedite its review of proposed affordable housing projects.

The Planning Code does not include specific zoning rules for residential projects dedicated to employees of the San Francisco Unified School District or the San Francisco Community College District.

The Proposal: Proposition _____ is an ordinance that would amend the Planning Code to allow 100% Affordable Housing Projects and Educator Housing projects in Public zoning districts and to expedite City approval of these projects.

A building would qualify as 100% Affordable Housing under Proposition _____ if all the residential units in the building are dedicated to Very-Low, Low, and Moderate Income households, up to 120% of the Area Median Income, and the average income for units in the building is no higher than 80% of Area Median Income. Residential units would be sold or rented for at least 20% less than the average market price for similar units in the same neighborhood.

A building would qualify as Educator Housing if all the residential units in the building are dedicated to households that include employees of the San Francisco Unified School District or the San Francisco Community College District. At least four-fifths of the units in an Educator Housing project would be dedicated to households with an income between 30% and 140% of Area Median Income, and the average income for households in all those units could be no higher than 100% of Area Median Income. One-fifth of the units in the Educator Housing project could be dedicated to households with an income up to 160% of Area Median Income. All units would have to comply with minimum size requirements.

Under Proposition _____, 100% Affordable Housing and Educator Housing projects:

- Would be allowed in Residential zoning districts and in Public zoning districts, except on property used for parks;
- Would be located on lots that are at least 10,000 square feet;
- Could not demolish or replace existing residential 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.*

- Would be subject to less restrictive rules regarding size, height, density, and other factors than other residential buildings;
- Could include a limited amount of commercial or other non-residential uses; and
- Would not be subject to any conditional use restriction unless the restriction has been adopted by the voters.

Proposition ___ would require the City to expedite its review of the first 500 units of proposed Educator Housing following the adoption of the ballot measure. Proposition ___ would require the City to complete its review of proposed 100% Affordable Housing projects and the first 500 units of proposed Educator Housing within 90 to 180 days, depending on the size of the project. The Planning Department could approve 100% Affordable and Educator Housing administratively, without review by the Planning Commission.

The Board of Supervisors could amend Proposition ____ by a two-thirds vote without voter approval.

A "YES" Vote Means: If you vote "yes," you want to allow certain affordable housing and educator housing projects in areas of the City zoned to allow residential buildings and public government buildings, and you want to require the City to expedite approval of these projects.

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