REG BSC 8-3-22 Affordable Housing Production Act Recon Request DP 220804

I hereby request reconsideration of the Approved Digest for this ballot measure. I have included the text adopted by the Committee with my alternate language as tracked changes. I recommend these changes to increase accuracy and clarity. Thanks. DP

The Way It Is Now: Various ~~Under City law, various~~ City boards, commissions and officials ~~generally must~~ review and make decisions to approve or deny the development of new housing, which~~. Development of new housing~~ must comply with the City's Planning and Building C~~c~~odes. State law generally requires each ~~the~~ project to be evaluated for impacts on the environment prior to approval.

The City has affordable housing programs, with eligibility~~. Affordable housing has~~ restrictions ~~on eligibility for households~~, such as maximum household income.

The Proposal: Proposition _ is a Charter amendment that would accelerate approval of three types of multifamily affordable housing:

• Multifamily housing where all residential units are affordable for households with income up to 120% of area median income (AMI). The average household income for all residential units would ~~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. For example, as of July 2022, if a proposed project has 100 residential ~~rental~~ units, it would need to have ~~the project must include~~ 22 on-site affordable housing units ~~on-site. Under this measure~~, and ~~the project must~~ provide 8 additional on-site affordable housing units ~~on-site,~~ (which is 8% of the total number of units in ~~of~~ the entire project), for a total of 30 on-site affordable units, including ~~to include~~ both two- and three-bedroom units. In addition, ~~Additionally,~~ construction would need to start ~~must begin~~ within 24 months of Planning Department approval.

• 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.

Proposition _ would accelerate the ~~approval~~ process by exempting these affordable housing developments from most City discretionary approvals ~~by the City~~ if these ~~those~~ developments comply with the City's Planning and Building C~~c~~odes. When the City leases its property or provides financing ~~for housing~~, ~~the~~ approval by the Board of Supervisors would still ~~may~~ be necessary.

Under Proposition _ ~~the measure~~, the City would have six months to approve these affordable housing developments, in addition to the time required for any Board of Supervisors' approvals, if necessary.

These affordable housing ~~This measure may also allow these~~ developments may also be allowed to proceed without environmental review under state law.

Proposition _ would require ~~This measure requires~~ the M~~m~~ayor to provide annual affordable housing reports with the ~~mayor's~~ proposed budget.

Under Proposition _ this proposition, the Board of Supervisors could not amend City law to apply these accelerated approvals to additional types of housing projects.

Contractors who build projects under Proposition _would have to this measure must pay their employees prevailing wages. Contractors who build projects for educators or projects of 25 units or more for educators [or projects] 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 provisions of Proposition _ would take effect instead of Proposition [initiative] would have no legal effect.

A "YES" Vote Means: If you vote "yes," you want to accelerate approval of affordable housing projects that provide:

• multifamily housing where all of the units are for households with income up to 120% of area median income;

• additional on-site affordable housing 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.

Housing projects Projects that use City property or City financing would continue to require Board of Supervisors' discretionary approval.

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

For In certain projects, contractors would have to 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.