



OFFICE OF THE CONTROLLER
CITY AND COUNTY OF SAN FRANCISCO

Ben Rosenfield
Controller

Todd Rydstrom
Deputy Controller

Mr. John Arntz
Department of Elections
City Hall 1 Dr. Carlton B. Goodlett Place Room 48
San Francisco, CA 94102-4689

August 12, 2019

RE: Proposition E – Ordinance amending the Planning Code to establish the Affordable Housing and Educator Housing Streamlining Program

Dear Mr. Arntz,

Should the proposed ordinance be approved by the voters, in my opinion, it would result in a minimal reduction in government costs.

The proposed ordinance amends the Affordable Housing Bonus Programs to the Affordable Housing and Educator Housing Programs and creates the 100 Percent Affordable Housing and Educator Housing Streamlining Program to facilitate construction and development of housing projects. A 100 Percent Affordable Housing Project is defined for residents earning up to 120 percent Area Median Income (AMI) with units averaging 80 percent AMI. Educator Housing Projects would be occupied by at least one employee of the San Francisco Unified School District or Community College District. At least four-fifths of units would be occupied by households with an income of 30 to 140 percent AMI, with an average of 100 percent AMI across such units. The remaining one-fifth may be occupied by those earning up to 160 percent AMI. The ordinance specifies zoning modifications for these housing projects, including streamlined approvals by the Planning Department.

To the extent that this legislation shortens this process, the City's affordable housing projects could see cost savings due to shorter development and construction timelines and lower inflation on project costs.

Sincerely,


for Ben Rosenfield
Controller

Note: This analysis reflects our understanding of the proposal as of the date shown. At times further information is provided to us which may result in revisions being made to this analysis before the final Controller's statement appears in the Voter Information Pamphlet.