

From: [Veneracion, April \(BOS\)](#)
To: [Carr, Barbara \(REG\)](#)
Cc: [Peter Cohen](#); [Dennis-Phillips, Sarah \(MYR\)](#)
Subject: Request for Reconsideration - Affordable Housing
Date: Friday, August 01, 2014 11:36:22 AM
Attachments: [Affordable Housing - Request for Reconsideration 8 1 14.doc](#)

Dear Barbara and Committee Members,

After consulting with Sarah Dennis-Phillips from the Mayor's Office and Peter Cohen from the Council of Community Housing Organizations, we respectfully request your reconsideration of the Affordable Housing Ballot Digest.

The attached document includes suggested changes to the digest. Our main request for reconsideration is to simplify the context in "The Way It Is Now." Our suggestion is to provide an overall statement about the decline in funding for affordable housing programs that require immediate action by the City. The original digest made specific reference to the closure of redevelopment agency and the formation of the Housing Trust Fund.

Thank you for your service. It is truly impressive to watch this important process to ensure voters have accurate and simplified language.

Sincerely,

April Veneracion
Legislative Aide, Supervisor Kim

Ballot Simplification Committee

Approved Digest-Thursdays, July 31, 2014: Packard, Fasick, Fraps, Jorgensen, Unruh

Requests for Reconsideration due by Friday, August 1, at 5:00 p.m.

Affordable Housing Action Plan (working title only, subject to change)

The Way It Is Now:

San Francisco has established goals for affordable housing production and preservation based on the housing needs for low- and moderate-income residents.

To accomplish these goals the City has programs to:

- build and improve affordable homes,
- provide down-payment assistance to homebuyers, and
- help families and individuals stay in affordable homes and prevent displacement.

Federal, state, local, and private funds are used to achieve these goals. However, because of a decline in federal funding and the close of the San Francisco Redevelopment Agency, funds for affordable housing programs have decreased.

San Francisco is currently suffering from a crisis of housing affordability and displacement that requires immediate action by the Mayor and the Board of Supervisors. Without additional revenues to increase affordable housing production and without new policies to prevent displacement of residents, the City will be unable to meet its goals.

The Proposal:

Proposition _ would establish the following as City policy:

- by 2020, the City will help construct or rehabilitate at least 30,000 homes. More than 50% of the housing will be affordable for middle-class households, with at least 33% affordable for low- and moderate-income households;
- the City will strive to ensure that 33% of new housing in areas that are rezoned to provide more residential development is affordable to low- and moderate-income households;
- the Mayor and Board of Supervisors will create a funding strategy to increase production of new affordable housing, to purchase land for affordable housing, to preserve existing rental units, and to fund public housing rehabilitation;
- by January 1, 2015, the Mayor and the Board of Supervisors will introduce legislation requiring a regular review of the ratio of affordable to market-rate housing production; and

• the Board of Supervisors will hold an annual hearing on progress toward the City's goal of at least 33% of new housing affordable to low and moderate income residents and other housing goals, and work with the Mayor to accomplish them.

A "YES" Vote Means: If you vote "yes," you want to make it City policy that the City will commit to construct or rehabilitate at least 30,000 homes by 2020 and secure sufficient funding to achieve that goal. More than 50% of the housing will be affordable for middle-class households, with at least 33% affordable for low- and moderate-income households, and regular reports will be made to the public on progress toward those goals.

A "NO" Vote Means: If you vote "no," you do not want to adopt this City policy.
word count: 378 [suggested word limit: 300]