

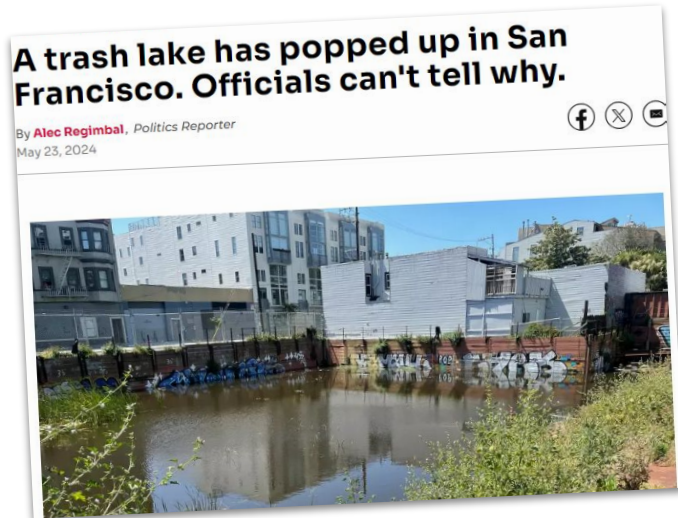
# “The Housing We Need Act”

**W**orkforce  
**H**ousing and  
**A**ffordable  
**M**iddle-  
Income Revenue Bonds



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# Our Housing Market is Broken



- Cyclical
- Builds only at high rents

- *Only 1,801 units were proposed in 2023, none were disapproved*

Total PROPOSED Units by Project
1801

# Financing is the key obstacle to affordable housing

- RNHA demands 46,000 affordable units with no funding
  - SF has led the nation in local sources of low-income housing funding
  - Revenue bonds are untapped potential to expand affordable housing funding
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# Housing Our Workers

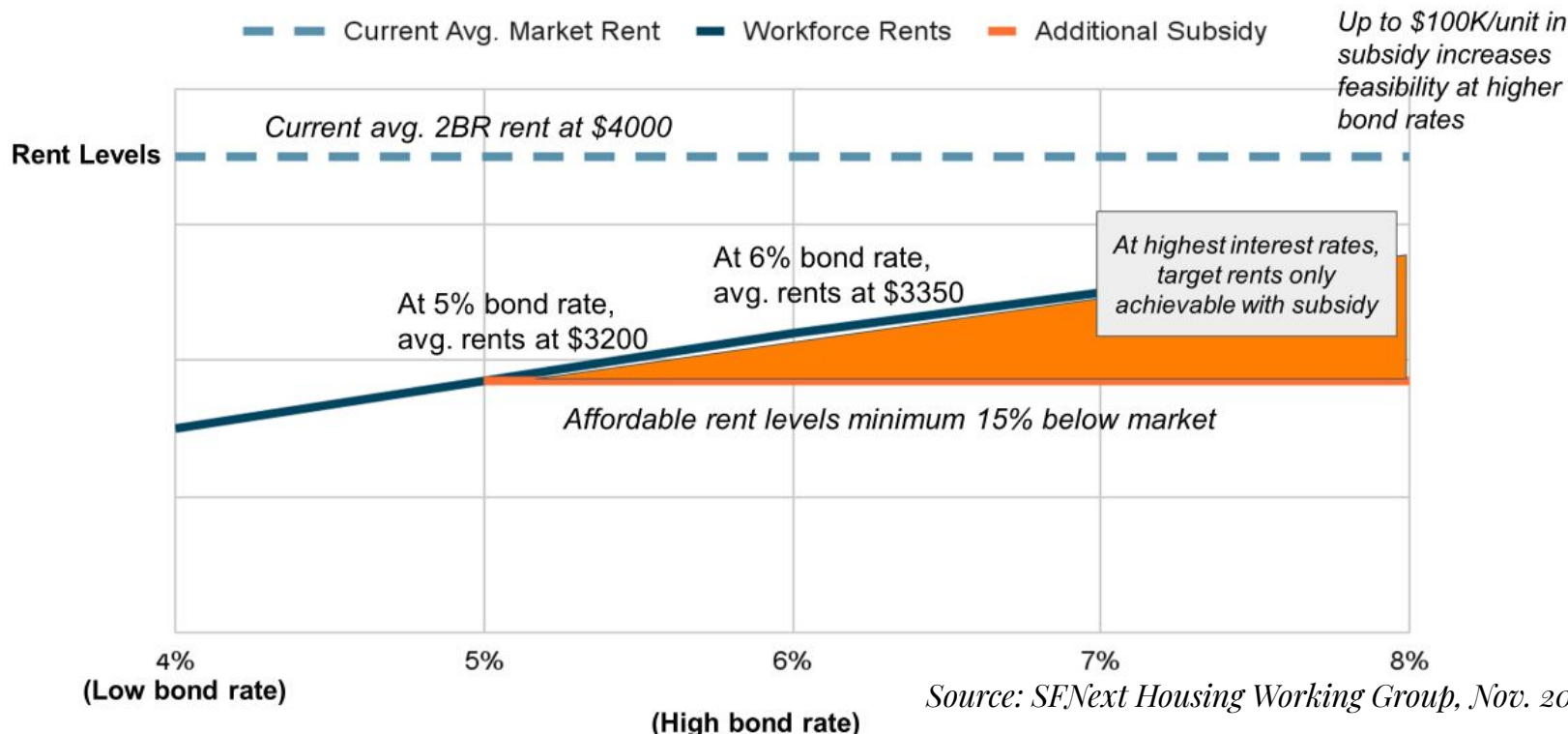
- Many San Francisco workers make too much to qualify for low-income housing but not enough for market rate
- This includes **critical occupations** like educators, healthcare workers, first responders, and artists.
- Achieving a **jobs-housing fit** is a matter of public safety, emergency response, and climate justice / emissions reduction



*SF Planning,  
Affordable Housing  
Strategies Report,  
2020*

# Revenue Bonds Can Fund Middle-Income Workforce Housing

Workforce Housing Achievable Across Markets - Illustrative 2BR, ~\$650K Cost



# Types of tax-exempt bonds authorized

## Governmental purpose bond

- Commonly used for city buildings and infrastructure projects, but can be used for housing
- Property is publicly-owned and tax exempt
- Developed and managed by non-profit or for-profit developer

## 501c3 bond

- Property owned by non-profit to further its charitable purpose to “lessen the burdens of government”
- Bond proceeds loaned to non-profit developer / owner
- Property tax exempt on units up to 80% AMI

# Affordability and Streamlined Access

- **Streamlines and simplifies process to access to affordable units**
  - Limits documentation required
  - Shortens application timeline
  - Limits income recertification to every five years, providing housing stability
  - Sup. Peskin is engaged with parallel efforts to streamline BMR access
- **Affordability parameters:** Project rents can be set up 120% AMI, up to average of 100% AMI, and 15% below market rate
- **Restricts rent increases.** After initial income certification, rent increases are capped to the lesser of annual increases in AMI or up to 4%

# Potential Project Types

60,000 units,  
fully-entitled  
pipeline projects

Office to Housing  
Conversion

Distressed Assets

Workforce housing

