



OFFICE OF THE CONTROLLER
CITY AND COUNTY OF SAN FRANCISCO

Ben Rosenfield
Controller
Todd Rydstrom
Deputy Controller

Ms. Angela Calvillo
Clerk of the Board of Supervisors
1 Dr. Carlton B. Goodlett Place Room 244
San Francisco, CA 94102-4689

July 5, 2022

RE: File 220631 – Charter amendment to pass the Affordable Housing Production Act

Dear Ms. Calvillo,

Should the proposed Charter amendment and initiative be approved by the voters, in my opinion, it would minimally impact the cost of government.

The proposed Charter Amendment would provide for accelerated review and approval of eligible 100% affordable housing projects, educator housing projects, and market-rate projects that provide significant increased affordability. The Planning Department would provide ministerial review for these projects instead of certain approvals, which are currently required, by the Planning Commission, Historic Preservation Commission, Arts commission, Boards of Supervisors, and Board of Appeals.

To the extent that this legislation shortens the approval process, The City's affordable housing projects could see cost savings due to shorter development and construction timelines on project costs. To the extent the legislation results in an increase in affordable versus market rate housing production, either at lower assessed values or as tax-exempt properties, it could result in a future loss of property tax revenues. We consider it likely that both of these impacts will be modest given likely ranges of projects that would be eligible for the measure's accelerated review.

The Legislation also requires sponsors of projects to pay prevailing wages during construction on 100% Affordable Housing Projects, Educator Housing Projects, Increased Affordability Housing Projects of 10 or more units. Educator Housing Projects and Increased Affordability Housing Projects of 25 or more units would also be required to use a skilled and trained workforce. This would require the City to adopt an ordinance to allow the Office of Labor Standards Enforcement to enforce these requirements.

Sincerely,

A handwritten signature in cursive script that reads "Janice Levy".

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.