

REVISED LEGISLATIVE DIGEST

(10/9/2012, Substituted)

[Administrative Code - Board of Supervisors Review of Affordable Housing Trust Fund]

Ordinance amending the San Francisco Administrative Code by adding Section 1.60 to require the Mayor's Office of Housing and the Planning Department to report to the Board of Supervisors every five years on the implementation of Charter Section 16.110, the Affordable Housing Trust Fund Charter Amendment.

Existing Law

Current law does not impose any specific reporting requirements in connection with the Affordable Housing Trust Fund charter amendment.

Amendments to Current Law

The proposal is an ordinance that would amend the Administrative Code to require the Mayor's Office of Housing and the Planning Department to report to the Board of Supervisors on the implementation of Charter section 16.110, the Affordable Housing Trust Fund Charter Amendment.

Under the ordinance, the Mayor's Office of Housing would submit a report on the implementation and impacts of the Affordable Housing Trust Fund, including an evaluation of any programs funded through the Fund and any recommendations for improvements to the programs or the charter amendment. The Planning Department would submit a report on the implementation and impacts of the provisions of Charter section 16.110 and of any implementing or supporting legislation that affect on-site inclusionary affordable housing requirements. The report would include an evaluation of any changes to the thresholds and exemptions for on-site inclusionary affordable housing requirements following or resulting from Charter section 16.110, addressing how those changes impact achievement of the City's housing policies and production goals, balancing the City's desire to create viable economic housing policies for small builders in context with the City's other housing production goals.

The first reports would be due by January 31, 2018, and subsequent reports would be due every fifth year after that. The ordinance would require the Board to hold a public hearing within 3 months of the submission of the reports at a Board committee.

The proposed ordinance would only become operative if the voters adopted the proposed charter amendment adding Charter section 16.110 at the November 2012 election. And if the Mayor terminated Charter section 16.110 before January 1, 2013 under the provisions of section 16.110, this ordinance would become inoperative and be repealed. Otherwise, the proposed ordinance would terminate by operation of law and be repealed on July 1, 2043.

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This substitute legislation, dated October 3, 2012, differs from the legislation on file, dated September 4, 2012, in one respect: It adds the provision that the Planning Department's reports shall include an evaluation of any changes to the thresholds and exemptions for on-site inclusionary affordable housing requirements following or resulting from Charter section 16.110, addressing how those changes impact achievement of the City's housing policies and production goals, balancing the City's desire to create viable economic housing policies for small builders in context with the City's other housing production goals.