



**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 1, 2019

RE: File 190719 – Ordinance amending the Planning Code to establish the Accelerating Affordable Housing and Affordable Teacher Housing Program

Dear Ms. Calvillo,

Should the proposed ordinance be approved by the voters, in my opinion, it would have a minimal impact on the cost of government.

The proposed ordinance establishes the Accelerating Affordable Housing and Affordable Teacher Housing Program to facilitate construction and development of housing projects for residents earning up to 140 percent of Area Median Income. The ordinance defines affordable teacher housing projects as those where no less than two-thirds of units are occupied by at least one employee of the San Francisco Unified School District or Community College District. The ordinance also specifies zoning modifications for these housing projects, including priority processing to accelerate developments, form based density and height allowances.

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,

A handwritten signature in blue ink, appearing to be "BR", written over a blue oval-shaped line.

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.