

Dear President Walton and Member of the Board of Supervisors,

As the Executive Director of the Council of Community Housing Organizations, I write to you in support of the Affordable Housing Production Act (AHPA) that passed the Rules Committee with a positive recommendation.

The Affordable Housing Production Act is about the internal workings of City Hall and the structure of the housing market.

Within City Hall, the AHPA would establish more transparent planning and allocation of funding for public investment in affordable housing. The measure would require the Mayor to submit an allocation report as part of the June 1st Budget submission to the Board of Supervisors for the BoS' consideration during the annual June/July budget process. The report will provide a more detailed description of affordable housing budget appropriations for programs that fall under affordable housing production, preservation, and protection and guide how the City addresses housing insecurity. The AHPA will also bring the City together to create a midyear Affordable Housing Progress Report to measure how the City is meeting the benchmarks it set in the budget and initiate spending priorities for the succeeding two fiscal years, with an emphasis on year one.

On the structure of the housing market, the AHPA gives voters the choice to allow developers the public benefit of streamlining when they build educator housing or mixed-use housing with a significant increase of affordable *family* units.

Unlike the HAC/YIMBY's officially titled City Approval of Affordable Housing in the Department of Elections, the AHPA will NOT be asking the voters to ignore family households nor to raise the income levels for what qualifies for affordable housing. Instead, the AHPA recognizes the 20 years of practice and voter support that has gone into the City of San Francisco's existing standards and definitions for affordable housing.

Working families are those most living in an anxious state of housing insecurity. The AHPA provides mixed-use housing developers with the streamlining opportunity when they add 2BR and 3BR units to half of the increased units of their affordable housing projects.

Earlier this year, CCHO member organizations and Board voted to oppose the HAC/YIMBY sponsored "City Approval of Affordable Housing" Charter Amendment when it was at the Rules Committee. Our position remains opposed to the measure that HAC/YIMBY qualified for the November ballot with a developer-funded, signature-gathering campaign. CCHO believes that providing a public good like significantly increased affordable housing should trigger a public benefit like streamlining. However, we see HAC/YIMBY's effort to change the rules to make such housing further out of reach of working families to benefit developers, creates more of a personal privilege than a public benefit. Such a measure would totally disrupt San Francisco's affordable housing developer's ability to meet the great public need.

I urge you to vote in favor of moving the Affordable Housing Production Act to the November ballot for the voters to decide under what conditions developers should receive the benefit of streamlining housing.

Sincerely,

John Avalos