



**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 190720 – Ordinance amending the Planning Code to establish the Affordable Housing and Educator Housing Streamlining 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 amends the Affordable Housing Bonus Programs to the Affordable Housing and Educator Housing Programs and creates the 100 Percent Affordable Housing and Educator Housing Streamlining Program to facilitate construction and development of housing projects. A 100 Percent Affordable Housing Project is defined for residents earning up to 120 percent Area Median Income (AMI) with units averaging 80 percent AMI. Educator Housing Projects shall be occupied by at least one employee of the San Francisco Unified School District or Community College District. At least four-fifths of units shall be occupied by households with an income of 30 to 140 percent AMI, with an average of 100 percent AMI across such units. The remaining one-fifth may be occupied by those earning up to 160 percent AMI. 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.

The ordinance specifies zoning modifications for these housing projects, including rear yard, open space, inner courts as open space, dwelling unit exposure allowances as well as commercial space requirements.

Sincerely,

  
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.