



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

January 21, 2022

RE: File 21189 – Charter amendment to provide for streamlined review of eligible affordable housing projects by City boards and Commissions

Dear Ms. Calvillo,

Should the proposed Charter amendment be approved by the voters, in my opinion, it would have an undetermined, but likely not significant, impact on the cost of government.

Overall, the proposed Charter amendment may reduce the number of conditions imposed on housing projects and the number of hearings, appeals and other elements that can add time and cost to a housing project. The number, size and type of projects that would be affected by the amendment is unknown. Further research will be done as the proposal is considered in the Board of Supervisors' hearing process and more cost information will be developed.

The proposed Charter amendment would make some proposed housing projects with 25 or more units eligible to be approved without certain forms of review that would otherwise occur. Currently, various City bodies including the Planning Commission, Arts Commission, Historic Preservation Commission and Board of Supervisors have some authority to review and make recommendations on housing development projects. The amendment would limit or remove these authorities and set deadlines for various steps in the approval processes to speed them up.

The amendment requires that projects approved under its provisions pay prevailing wages and used skilled and trained workers, requires reporting by the developer on their compliance and creates an enforcement process by the City's Office of Labor Standards Enforcement.

City agencies are authorized and instructed to adopt regulations and may pass ordinances as required to implement the Charter amendment.

Sincerely,
Ben Rosenfield
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.