

1 [Supporting BAHFA November 2024 General Obligation Bond for Affordable Housing]

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3 **Resolution expressing the City and County of San Francisco's support for the Bay Area**
4 **Housing Finance Agency's (BAHFA) proposal to place a general obligation bond on the**
5 **November 2024 ballot to finance the production, protection and preservation of**
6 **affordable housing in San Francisco and throughout the Bay Area; and urging the**
7 **Capital Planning Committee, in collaboration with the Mayor's Office of Housing and**
8 **Community Development, Planning Department, the Controller's Office and affordable**
9 **housing developers, to assess the viability of a combination of local and regional**
10 **housing bond scenarios in conjunction with the City's Capital Plan for the 2024**
11 **Presidential Primary and General Election cycles.**
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13 WHEREAS, The City fell short of its Housing Element housing production goals for
14 affordable housing in the 2014 - 2022 cycle in each of the affordable housing categories,
15 producing only 56% of its very low income affordable housing goal; 60% of its low income
16 affordable housing goal; and 58% of its moderate income affordable housing goal; and

17 WHEREAS, The 2023-2031 Regional Housing Needs Allocation (RHNA) cycle
18 allocated to the City and County of San Francisco increased 285% from the previous 2015-
19 2023 RHNA cycle, increasing the production mandate from 16,333 affordable housing units to
20 46,598 affordable housing units, and our current systems limit our ability to achieve these
21 affordable housing mandates that were adopted as part of the 2023 Housing Element; and

22 WHEREAS, The Bay Area region needs significant new resources and an accelerated
23 time frame in order to achieve the 2023-2031 RHNA mandates to produce and preserve
24 affordable homes, as well as to prevent residents from displacement and homelessness, and
25 bring the planning work that culminated in our 2023 Housing Element to fruition; and

1 WHEREAS, The 2023 Housing Element prescribes the inclusion of affordable housing
2 investment needs in the city's annual budget and capital planning process to identify existing
3 housing funding sources, funding gaps and potential new funding sources, including general
4 fund allocations that can be made as part of the budget process as well as general obligations
5 bonds that can be dedicated to affordable housing needs; and

6 WHEREAS, The City has expended or encumbered the proceeds of the 2015 \$310
7 million General Obligation Housing Bond, the 2019 \$600 million bond, and the 2020 \$147
8 million Health & Recovery Bond; and

9 WHEREAS, The City's Capital Plan includes a local general obligation bond for 2024 to
10 create one of many funding sources necessary to enable the City to successfully meet the
11 below market rate goals of the 2023 Housing Element and RHNA cycle through 2031; and

12 WHEREAS, The Bay Area Housing Finance Agency and its partner coalition Bay Area
13 Housing for All, has initiated a campaign to place a regional affordable housing general
14 obligation bond before Bay Area voters in November 2024; and

15 WHEREAS, At least \$1.2 billion would be raised for San Francisco alone, as part of a
16 \$10 billion regional general obligation bond, with 52% of revenues (\$632 million) going
17 towards production, 15% of revenues (\$182 million) towards preservation, 5% of revenues
18 (\$60 million) towards protection, and 28% (\$340 million) towards flexible uses based on
19 locally identified affordable housing priorities; and

20 WHEREAS, Support for a \$10 to \$20 billion regional housing revenue measure has
21 consistently polled among Bay Area voters around or slightly below the two-thirds and voters
22 are fundamentally supportive based on numerous polls conducted by Ruth Bernstein between
23 2019-2021; and

24 WHEREAS, In order to fully enable bond capacity for a regional affordable housing
25 bond of \$10 to \$20 billion and/or in combination with a local affordable housing bond, the City

1 & County of San Francisco may have to temporarily adjust the threshold of annual property
2 tax increases absorbed by San Francisco property owners; and

3 WHEREAS, As part of this regional effort, a campaign is underway in the state
4 legislature to introduce a ballot initiative to lower the voter threshold for local housing bond
5 measures from the current two-thirds to a simple majority vote and expanding bond uses to
6 support housing services for vulnerable residents, as well as building capacity to strengthen
7 the local ecosystem of community-based developers; and

8 WHEREAS, The proposed regional affordable housing bond would be critical to
9 enabling the City and County of San Francisco to make meaningful progress towards its state-
10 mandated production, preservation, and protection goals, as well as implement a host of
11 innovative strategies outlined in the 2023 Housing Element ranging from land banking to
12 public banking, to creating housing affordable to very low and extremely low income residents,
13 to acquiring existing tenant-occupied buildings and SROs to be able to create permanently
14 affordable housing; to building capacity to strengthen the local ecosystem of community
15 based developers; to financing new development prototypes that enable mid rise multifamily
16 infill development projects that are largely unserved by current state and local funding
17 programs; now, therefore, be it

18 RESOLVED, That the Board of Supervisors of the City and County of San Francisco
19 expresses support for the Bay Area Housing Finance Agency's (BAHFA) proposal to place a
20 general obligation bond on the November 2024 ballot to finance the production, protection and
21 preservation of affordable housing in San Francisco and throughout the Bay Area; and, be it

22 FURTHER RESOLVED, That the Board of Supervisors of the City and County of San
23 Francisco urges the Capital Planning Committee, in collaboration with the Mayor's Office of
24 Housing and Community Development, Planning Department, the Controller's Office and
25 affordable housing developers, to assess the viability of a combination of local and regional

1 housing bond scenarios in conjunction with the City’s Capital Plan for the 2024 Presidential
2 Primary and General Election cycles; and, be it

3 FURTHER RESOLVED, That the Board of Supervisors of the City and County of San
4 Francisco urges the Mayor’s Office of Housing & Community Development to establish a bi-
5 annual hearing and reporting process with opportunity for the public to review implementation
6 of the affordable housing production, preservation, and protection goals outlined in the
7 regional general obligation bond implementation process.