



January 24, 2022

Board of Supervisors
President, Shamann Walton
Chair Aaron Peskin, Rules Committee
1 Dr Carlton B Goodlett
San Francisco, CA 94102

Re: File # 211289, Streamlining Review of Affordable Housing

Dear President Walton, Rules Committee Chair Peskin, and the San Francisco Board of Supervisors:

The San Francisco Anti-Displacement Coalition asks that you reject File # 211289, a misleadingly named measure that would lead to displacement of the communities that have long advocated for the genuinely affordable housing our city needs. Representing

The "Streamlining Review of Affordable Housing" charter amendment would actually streamline approvals for 100% market rate (unaffordable) housing projects, allowing developers to bypass the local programs that currently require affordable units to be built and to bypass input from the communities most likely to be displaced by the addition of luxury units to their neighborhoods.

If the Board approves this measure for inclusion on the June 2022 ballot, it will redefine "affordable housing" to 140% of the Area Median Income (AMI). While advertised as a necessary intervention to provide middle-income for teachers, firefighters, and nurses, workers in these sectors do not make nearly enough money to qualify for a 140% AMI unit. Further, a 1-bedroom apartment at 140% AMI is currently \$3,729 per month, not just unaffordable but also nearly \$1,000/month *above* market rate.

In order to protect this developer free-for all, the measure also limits public input and makes it impossible for the Board of Supervisors, the Planning Commission and the Board of Appeals to either represent the needs of communities and hold developers accountable, or provide a venue for communities to be able to represent themselves and advocate for equity and affordability and against gentrification and displacement. There is no need for this measure to be a charter amendment, except to diminish the voice and power of the parts of city government that might question the impacts that market rate development have on San Francisco residents.

We urge you to reject this charter amendment outright because instead of providing affordable housing, it silences communities, transfers power to developers, and undermines the very meaning of affordable. Please reject this deceptive charter amendment proposal when it comes before you at the Rules Committee.

Respectfully,

The San Francisco Anti-Displacement Coalition
SFADC.org



January 23, 2022

Supervisor Aaron Peskin
City Hall, Room 244
San Francisco, CA 94102

Re: Proposed Charter Amendment to Streamline Review of "Affordable Housing"

Dear Supervisor Peskin:

We are writing to ask you to reject the proposed charter amendment to streamline the review of (so-called) "affordable housing".

Our main objection rests with the fact that the projects proposed to be streamlined are not, by any stretch of the term, actually affordable housing. The proposed Charter Amendment only requires the units in a project to be affordable to people earning up to 140% of area median income to receive the streamlined review. No state or federal program defines "affordable housing" using such a high income level. Most programs restrict affordable housing at 35%, 50% or 80% of AMI. A few permit for-sale housing at 120% of AMI. It should be noted that at 140% AMI income level, the housing produced would be precluded from using any public subsidies, which are generally available for projects restricted at very low income (50% AMI) (to qualify for low income housing tax credits) or mixed very low income (50% AMI) and lower income income (80% AMI) (to qualify for CBBG or HOME or multifamily housing bond funding). Housing pegged at 140% AMI is not affordable housing; it is market rate housing.

The proposal cites a litany of honorable professions as future occupants of this housing: low and middle income workers, including teachers, firefighters, nurses, small business owners, Muni drivers, and retail, restaurant, and nonprofit workers. However, there is no guarantee the housing that is proposed to receive the favorable streamlining will go to any actual people who are members of these groups of working people. Not only is there no restriction on renting or selling the housing to low and middle income workers, the required affordability level of the housing at 140% of area median income, is on its face unaffordable to all rank and file members of these groups.

We note that 140% AMI in San Francisco is currently \$130,000/yr for a single person and \$186,500/yr for a family of four. It is doubtful than any workers in the listed groups, such as teachers or nurses or restaurant or retail employees, especially at entry levels, make anywhere near these amounts of money. Indeed, people making 140% AMI, and the low and middle income workers cited in the preamble to the charter amendment (teachers, firefighters, nurses, small business owners, Muni drivers, and retail, restaurant, and nonprofit workers) would appear to be two almost totally mutually exclusive groups.

3265 Harrison Street, San Francisco, CA 94110
415-756-3037

One might ask why, if the proposed charter amendment is intended to increase the supply of housing affordable to low (80% of AMI) and middle income (100% of AMI) workers, would the rent or purchase price level be pegged to 140% of AMI? What kind of workers is this housing actually going to be for?

Further, “affordable rent” at 140% AMI for a one-bedroom apartment would be calculated by MOHCD as \$3,729/mo. Not only is this rent unaffordable to the type of workers described in the proposed charter amendment, it is significantly above the market rent in San Francisco for such a unit, which is listed today at Zumper as \$2850/mo. Again, the proposed charter amendment is about market rate housing, not affordable housing.

Finally, we note that discretionary review of projects is the only way the community has been able to negotiate increased affordability of projects. We implore you not to give up the one mechanism to produce increased affordability and other community benefits in exchange for streamlined review of what are essentially MARKET RATE housing developments. This proposal is profoundly undemocratic in that it removes community input, through discretionary review by our elected representatives on the Board of Supervisors, and substitutes for it purely ministerial acts by City departments controlled only by the Mayor. We have elected Supervisors by district as our representatives in City government – please do not forfeit the power we, as citizens have granted you to exercise on our behalf.

Please reject this deceptive charter amendment proposal when it comes before you at the Rules Committee.

Sincerely,

Mitchell Omerberg

Mitchell Omerberg
Executive Director

From: [zrants](#)
To: [MandelmanStaff, \[BOS\]](#); [Peskin, Aaron \(BOS\)](#); [Chan, Connie \(BOS\)](#)
Cc: [Melgar, Myrna \(BOS\)](#); [Ronen, Hillary](#); [Dean Preston](#); [Walton, Shamann \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Safai, Ahsha \(BOS\)](#); [Mar, Gordon \(BOS\)](#); [Haney, Matt \(BOS\)](#); [Stefani, Catherine \(BOS\)](#); [Young, Victor \(BOS\)](#); [ChanStaff \(BOS\)](#)
Subject: Oppose File #. 211289 Rules Committee item #9 Wednesday, Jan. 26
Date: Wednesday, January 26, 2022 10:40:57 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

January 26, 2022

Rules Committee: FILE NO. 211289 Item 9

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Rules Committee, and Board of Supervisors:

re: Please Oppose the Charter Amendment and Initiative Ordinance - Streamlining Review of Affordable Housing - FILE NO. 211289 Item 9

We urge you to reject the Charter Amendment, referenced as file # 211289, that attempts to silence communities and transfer more power to the developers by changing who is eligible to apply for affordable housing while producing less truly affordable housing for the people who need it.

This is another trickle-down housing bill masquerading as an affordable housing bill that fools no one. If trickle-down dense market rate housing lowered the cost of housing, New York City would be awash in affordable housing. We all know trickle-down does not work. By re-defining “affordable housing” as applying to people with a higher income, the authors are taking more housing out of the hands of the people who truly need affordable housing and handing it over to the people who can afford higher rents.

People are smarter than the city authorities seem to think they are. They will never support this proposal. We urge you to reject this Charter amendment now.

Sincerely,

Mari Eliza, concerned Citizen

with CSFN and EMIA

From: [Peskin, Aaron \(BOS\)](#)
To: [Young, Victor \(BOS\)](#)
Subject: Fwd: Monday: Proposed Charter Amendment- Streamlining Review of Affordable Housing
Date: Sunday, January 23, 2022 10:35:42 PM

From: tesw@aol.com <tesw@aol.com>
Sent: Sunday, January 23, 2022 10:12:25 PM
To: Chan, Connie (BOS) <connie.chan@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>
Cc: Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: Monday: Proposed Charter Amendment- Streamlining Review of Affordable Housing

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisors,

Please oppose this Proposed Charter Amendment- Streamlining Review of Affordable Housing.

This proposed amendment would eliminate much of the Planning Commission and the supervisors' authority over any housing development of more than 25 units, provided:

To be eligible, a project would need to set aside a percentage of units on-site as affordable to households earning no more than 140% of AMI, in an amount higher than what is otherwise required by the Planning Code, or provide 100% affordable housing. So a project that offers one more unit than the current legal requirement to people [making \\$149,000 for a family of two and \\$186,000 for a family of four](#), would be approved with no review at all. That's not exactly "affordable housing."

According to the 2015-2019 Census, in 2019 dollars, Median Income in San Francisco is \$68,883. Median Household Income is \$112,449. 10% of San Franciscans live below the out-of-date federal poverty line.

I would also point out that putting exact numbers into the charter, which is difficult to change, is not a good idea. San Francisco's economy and local incomes have gone up and down, and in the climate emergency, are more likely to go down.

This legislation is a gift to developers, not a benefit to city residents.

Instead, consider the model of Streamlining Affordable Housing that was done for City and School Board-owned land.
That's 100% affordable.

Cordially,

Tes Welborn
D5
Haight Ashbury Neighborhood Council [for identification purposes only]



January 25, 2022

Board of Supervisors
President, Shamann Walton
Aaron Peskin, Rules Committee Chair
1 Dr Carlton B Goodlett
San Francisco, CA 94102

Re: File # 211289, Streamlining Review of Affordable Housing

Dear President Walton, Rules Committee Chair Peskin, and the San Francisco Board of Supervisors:

Calle 24 Latino Cultural District strongly urges the Board of Supervisors to reject the proposed charter amendment "Streamlining Review of Affordable Housing" for the June 7, 2022 ballot. This proposed charter amendment will make it impossible for our working class BIPOC families to live in San Francisco and undermines the goals, protections and vision for Cultural Districts. Truly affordable housing is key to maintaining communities intact and thriving.

The median income for a working-class family in the Mission is under \$50,000, which for a family of four falls below 40% AMI. The greatest need for our community is for housing between 30-50% AMI for families, and below 40% AMI for individuals. This proposed measure describes how "there is a need to make it easier to build affordable and middle-income housing to keep our city diverse." It mentions "nurses, firefighters, teachers, small business owners, retail and non-profit workers, and Muni drivers,"(1) but our firefighters don't make nearly the stated money, and a teacher in the SFUSD (2) may never see the stated high of a salary. You'll find a similar disconnect with every one of the professions listed. In reality, most of these salaries fall below 80% AMI.

(1) <https://www.salary.com/research/salary/benchmark/fire-fighter-salary/san-francisco-ca>

(2) <https://uesf.org/members/2017-2020-contract/>

Our BIPOC communities have been the hardest hit during the COVID-19 pandemic largely because of the lack of truly affordable housing. Our families live in SRO rooms, 2-3 families in an apartment, in RVs, cars, and other communal living situations that have allowed COVID-19 to spread rapidly through these communal households.

As a result of the vast deficit of truly affordable housing to families and individuals with incomes that fall below 50% AMI, thousands of applicants have been left to compete for the new affordable housing units that have been built. Promotoras and organizations are signing up record numbers of families, but ultimately many are disenfranchised and feel hopeless because the odds of finding housing that is affordable to them are devastatingly slim.

The misleadingly titled "Streamlining Review of Affordable Housing" would undermine decades of nation-leading affordable housing advocacy in San Francisco, and would lead to the ongoing displacement of communities of color, like the Mission, that have led in that advocacy. Currently, the City of San Francisco already streamlines affordable housing, so this measure is truly no more than an effort to cloak market rate housing in the language of affordability, and undermine the self-determination of the communities of color that have long fought for truly affordable housing.

If the Board approves this dangerous measure for inclusion on the June 2022 ballot, it will redefine "affordable housing" to 140% of the Area Median Income (AMI). Per MOHCD, the affordable rent for a

one bedroom 140% AMI apartment calculates out to \$3,729 per month. With the average median rent for a 1-bedroom apartment in San Francisco currently at \$2,850 per month (this is updated from the reference in the charter amendment's findings), the **measure before you is clearly for housing that is even costlier than today's market rate.**

This proposed charter amendment was not developed with or for our communities and shifts all power to profit-driven developers, whose projects effectively disenfranchise our working class BIPOC families and exacerbate displacement. It is an attack on our very democratic process, as it disenfranchises our working class BIPOC families by prohibiting them from representing the concerns and needs of their communities before the Board of Supervisors, the Planning Commission, and the Board of Appeals to advocate for equity, truly community-serving ground floor uses, affordability, and to oppose gentrification and displacement.

We urge you to reject this ill-conceived proposed charter amendment outright. It is an attempt to silence the voices of working class BIPOC families, to accelerate gentrification and displacement, and to extinguish the self-determination of our communities.

To truly build affordable housing with an equitable community plan it is imperative that the voices of BIPOC communities, who are the most adversely affected, are at the table to lead by their lived experiences. We would be happy to be at the table to lead those discussions.

Sincerely,



Erick Arguello
President and Founder
Calle 24 Latino Cultural District

cc Rules Committee of the Board of Supervisors
Clerk of the Board, Angela Calvillo



23 January 2022
Board of Supervisors
President, Shamann Walton
Aaron Peskin, Rules Committee Chair
1 Dr Carlton B Goodlett
San Francisco, CA 94102

Re: File # 211289, Streamlining Review of Affordable Housing

Dear President Walton, Rules Committee Chair Peskin, and the San Francisco Board of Supervisors:

The Latino Task Force Street Needs Assessment Committee strongly urges that the Board of Supervisors reject this proposed charter amendment for the June 7, 2022 ballot. This proposed charter amendment will make it impossible for families of middle or low income to be able to live in San Francisco. The misleadingly titled "Streamlining Review of Affordable Housing" would undermine decades of nation-leading affordable housing advocacy in San Francisco, and would lead to displacement of communities of color, like the Mission, that have led in that advocacy.

The LTF Street Needs Assessment Committee currently works to assess the needs of our families and individuals living on the street, in their cars and in RVs, as a result of the scarcity of housing that is affordable to them. **We continually bring the feedback in our advocacy that the greatest need is for housing below 50% AMI and that housing defined as "affordable" that exceeds 80% AMI is completely out of the reach of our community.** In addition to those living outside, there are hundreds of families living 2-3 families per apartment and families living in SROs, which has been a major contributor to the Latinx community being the hardest hit by COVID-19.

This proposed charter amendment does not serve the Latinx community.

If the Board approves this dangerous measure for inclusion on the June 2022 ballot, it will redefine "affordable housing" to 140% of the Area Median Income (AMI). Per MOHCD¹, the affordable rent for a 1-BR 140% AMI apartment calculates out to \$3,729 per month. The average market rent² for a 1-BR apartment in San Francisco is currently \$2,850 per month (this is updated from the reference in the charter amendment's findings). This means that the measure before you will streamline 100% market rate housing while masquerading as a measure that provides "affordable" housing.

¹ <https://sfmohcd.org/sites/default/files/Documents/MOH/Asset%20Management/2021%20AMI-RentLimits-HMFA.pdf>

² <https://www.zumper.com/rent-research/san-francisco-ca>

As a result of the deficit of truly affordable housing to families and individuals with incomes that fall below 50% AMI, thousands of applicants have been left to compete for the proportionately small number of units that have been recently built in the Mission. As an example, **when “La Fénix” at 1950 Mission Street opened for DAHLIA applications, more than nine thousand applicants applied for the 115 units available.** According to MOHCD documentation,³ 140% AMI means \$130,000/yr for a single person and \$186,500/yr for a family of four. In whose mind can this be considered affordable housing? The average income for a family of four in our community is less than half of that amount. Our families fall within the 30% - 50% of AMI levels.

This proposed measure describes how "there is a need to make it easier to build affordable and middle income housing to keep our city diverse." It mentions "nurses, firefighters, teachers, small business owners, retail and non-profit workers, and Muni drivers." It also mentions "service sector employers", etc. You can already see how the campaign will be spun, claiming to provide affordable housing for workers in all these professions and sectors. Unfortunately, however, a firefighter⁴ doesn't make nearly this much money, and a teacher in the SFUSD⁵ may never see this high of a salary. You'll find a similar disconnect with every one of the professions listed. The majority of the working people mentioned make \$50,000 - 90,000 a year and others make as low as \$35,000. It is a betrayal to insinuate that 140% AMI is affordable and if you can't afford it you can't live here.

Ultimately, so many members of the Latinx community are disenfranchised and feel hopeless because odds against them finding truly affordable housing are so great. As we tend to people forced to live on the street, families in their cars and RVs, renting a couch space in congregate living, **we find these types of policies are creating the very houseless crisis we are trying to resolve.** Market rate developments in the Mission have driven displacement while providing few units that are affordable to our families, and **gentrification continues to accelerate as high-end income earners move into San Francisco and drive up AMIs.**

This proposed charter amendment was not developed with or for our community and shifts all power to profit-driven developers, further seeking to disenfranchise our families. It is an attack on our very democratic process, as it prohibits our community from being able to organize to demand housing that serves the needs of our residents, to demand ground level uses that are truly community-serving, and to demand open space that's accessible and promotes our health and well-being. It also allows developers to take any density bonuses that desire to feed their bottom line, regardless of the impacts their developments have on our community and the harms they create for our struggling families who are vulnerable to displacement.

This proposed measure is a clear attempt to disenfranchise communities of color and would prohibit our residents from representing the concerns and needs of our community before the Board of Supervisors, the Planning Commission and the Board of Appeals to advocate for equity and affordability and against gentrification and displacement.

³ <https://sfmohcd.org/sites/default/files/Documents/MOH/Asset%20Management/2021%20AMI-IncomeLimits-HMFA.pdf>

⁴ <https://www.salary.com/research/salary/benchmark/fire-fighter-salary/san-francisco-ca>

⁵ <https://uesf.org/members/2017-2020-contract/>

We urge you to reject this proposed charter amendment outright. It is an attempt to silence Latinx voices and silence the self-determination of our community.

Respectfully,

The Latino Task Force Street Needs Assessment Committee

cc Rules Committee of the Board of Supervisors
Clerk of the Board, Angela Calvillo
Legislative Aides of the Board of Supervisors

From: [oscar_grande](#)
To: [Peskin, Aaron \(BOS\)](#); [ChanStaff \(BOS\)](#); [MandelmanStaff, \[BOS\]](#)
Cc: [Young, Victor \(BOS\)](#)
Subject: Rules Committee Item 9: Streamlining Review of Affordable Housing
Date: Wednesday, January 26, 2022 3:17:25 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Rules Committee members,

My name is Oscar Grande and I am not in support of the Charter Amendment proposal Streamlining Review of Affordable Housing.

I am an Excelsior community member, son of Central American immigrants and homeowner raising the next generation of San Franciscans. I am also a volunteer member of the Excelsior Strong Leadership Council, providing COVID response and relief to our local Latinx families.

In the last year Excelsior Strong with support of the Latino Task Force has serviced over 5,000 of my neighbors need for economic, food and housing assistance.

In none of these daily, gut-wrenching, emotional interactions with community members have they said they are concerned with the bottle neck of market rate housing development. What the community clamors for is public investments, policies, and politicians that champion the affordable housing needs of everyday working peoples.

This charter proposal was created without any community consultation.

The charter proposal redefines and creates a false narrative that 140% AMI is within reach of teachers, laborers, and frontline essential service workers.

It strips us of our voice and our right to speak before governing bodies to express concerns and advocate for our interests. Those hit first & worst by the housing crises will have no leverage to negotiate with developers for higher affordability, community serving uses, and investments in the community.

I urge you all to reject this charter amendment made for the real estate industry and instead focus on viable ways to create housing for those of us who do not make over \$130k per year. Let's put that energy in stabilizing rents, supporting tenants, and creating homeownership opportunities for the rest of us.

Sincerely,
Oscar M. Grande
415-710-8908

Sent from my mobile



January 24th, 2022
Rules Committee Chair Peskin and Members of the Board of Supervisors
1 Dr Carlton B Goodlett Pl
San Francisco, CA, 94102

Re: File # 211289 “Streamlining Review of Affordable Housing”

Dear Rules Committee Chair Peskin and Members of the Board of Supervisors,

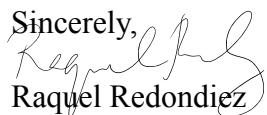
SOMA Pilipinas Filipino Cultural Heritage Districts strongly opposes the proposed charter amendment titled “Streamlining Review of Affordable Housing” (File # 211289). We urge the Board of Supervisors to join with community based organizations and reject the proposed charter amendment.

This charter amendment is extremely misleading in its naming and does nothing to support affordable housing. Instead, this amendment appears to undermine existing affordable housing programs, such as the inclusionary housing program, and creates unaffordable housing that simply benefits private developers of market-rate housing.

By redefining “affordable housing” as 140% AMI, this charter amendment clearly shows that the proposed changes have nothing to do with actually creating affordable units. Currently, a 1-Bedroom “affordable” unit at 140% AMI, as defined by MOHCD, would cost \$3,729 per month. That is not affordable, and is even above the current market-rate value of a 1-bedroom apartment of \$2,850 per month according to Zumper as of January 2022. This charter amendment, in effect, creates the streamlining of 100% market-rate housing, pretending to be an “affordable” housing amendment. The “increased affordability housing projects” named in the amendment are also misleading in naming, as they barely provide an increase, and they provide the same 140% AMI unaffordable units.

The use of language surrounding “affordability” and “affordable housing” is being twisted in order to promote market-rate development that our communities do not need. In the South of Market, we need truly affordable housing, not more market-rate housing that causes increased gentrification and displacement. Working-class and low-income residents, families, and seniors (especially seniors on fixed income) need housing that ranges from 10-90% AMI. Our houseless neighbors need supportive housing. That is the actual affordable housing that is needed.

We ask the Supervisors to stand with us in rejecting this harmful charter amendment.

Sincerely,

Raquel Redondiez
Director, SOMA Pilipinas

From: [Angulo, Sunny \(BOS\)](#)
To: [Raquel Redondiez](#); [Peskin, Aaron \(BOS\)](#); [Chan, Connie \(BOS\)](#); [Mandelman, Rafael \(BOS\)](#)
Cc: [Young, Victor \(BOS\)](#); [Temprano, Tom \(BOS\)](#); [Hsieh, Frances \(BOS\)](#); [David Woo](#)
Subject: RE: File # 211289 "Streamlining Review of Affordable Housing"
Date: Monday, January 24, 2022 9:21:53 AM

Thanks, Raquel.

From: Raquel Redondiez <raquel@somapilipinas.org>
Sent: Monday, January 24, 2022 8:54 AM
To: Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Chan, Connie (BOS) <connie.chan@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>
Cc: Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>; Young, Victor (BOS) <victor.young@sfgov.org>; Temprano, Tom (BOS) <tom.temprano@sfgov.org>; Hsieh, Frances (BOS) <frances.hsieh@sfgov.org>; David Woo <david@somapilipinas.org>; Board of Supervisors, (BOS) <board.of.supervisors@sfgov.org>
Subject: File # 211289 "Streamlining Review of Affordable Housing"

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Rules Committee Chair Peskin and Members of the Board of Supervisors:

SOMA Pilipinas Filipino Cultural Heritage Districts strongly opposes the proposed charter amendment titled "Streamlining Review of Affordable Housing" (File # 211289). We urge the Board of Supervisors to join with community based organizations and reject the proposed charter amendment.

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The use of language surrounding "affordability" and "affordable housing" is being twisted in order to promote market-rate development that our communities do not need. In the South of Market, we need truly affordable housing, not more market-rate housing that causes increased

gentrification and displacement. Working-class and low-income residents, families, and seniors (especially seniors on fixed income) need housing that ranges from 10-90% AMI. Our houseless neighbors need supportive housing. That is the actual affordable housing that is needed.

We ask the Supervisors to stand with us in rejecting this harmful charter amendment.

Sincerely,

Raquel Redondiez
Director, SOMA Pilipinas

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Raquel R. Redondiez
SOMA Pilipinas Director
Filipino Cultural Heritage District
Filipino-American Development Foundation



22 January 2022
 Board of Supervisors
 President, Shamann Walton
 Aaron Peskin, Rules Committee Chair
 1 Dr Carlton B Goodlett
 San Francisco, CA 94102

Re: File # 211289, Streamlining Review of Affordable Housing

Dear President Walton, Rules Committee Chair Peskin, and the San Francisco Board of Supervisors:

United to Save the Mission strongly urges the Board of Supervisors to reject the proposed charter amendment "Streamlining Review of Affordable Housing" for the June 7, 2022 ballot. This proposed charter amendment will make it impossible for our working class BIPOC families to live in San Francisco.

The median income for a working class family in the Mission is under \$50,000, which for a family of four falls below 40% AMI. The greatest need for our community is for housing between 30-50% AMI for families, and below 40% AMI for individuals. This proposed measure describes how "there is a need to make it easier to build affordable and middle income housing to keep our city diverse." It mentions "nurses, firefighters, teachers, small business owners, retail and non-profit workers, and Muni drivers," but our firefighters¹ don't make nearly this much money, and a teacher in the SFUSD² may never see this high of a salary. You'll find a similar disconnect with every one of the professions listed. In reality, most of these salaries fall below 80% AMI.

Our BIPOC communities have been the hardest hit during the COVID-19 pandemic largely because of the lack of truly affordable housing. Our families live in SRO rooms, 2-3 families in an apartment, in RVs, cars, and other communal living situations that have allowed COVID-19 to spread rapidly through these communal households.

As a result of the vast deficit of truly affordable housing to families and individuals with incomes that fall below 50% AMI, thousands of applicants have been left to compete for the new affordable housing units that have been built. Promotoras and organizations are signing up record numbers of families, but ultimately many are disenfranchised and feel hopeless because the odds of finding housing that is affordable to them are devastatingly slim.

The misleadingly titled "Streamlining Review of Affordable Housing" would undermine decades of nation-leading affordable housing advocacy in San Francisco, and would lead to the ongoing displacement of communities of color, like the Mission, that have led in that advocacy. Currently, the City of San Francisco already streamlines affordable housing, so this measure is truly no more than an effort to cloak market rate housing in the language of

¹ <https://www.salary.com/research/salary/benchmark/fire-fighter-salary/san-francisco-ca>

² <https://uesf.org/members/2017-2020-contract/>

UNITED TO SAVE



THE MISSION



MEDIA ALLIANCE



affordability, and undermine the self-determination of the communities of color that have long fought for truly affordable housing.

If the Board approves this dangerous measure for inclusion on the June 2022 ballot, it will redefine "affordable housing" to 140% of the Area Median Income (AMI). Per MOHCD³, the affordable rent for a one bedroom 140% AMI apartment calculates out to \$3,729 per month. With the current average median rent⁴ for a 1 bedroom apartment in San Francisco currently being \$2,850 per month (this is updated from the reference in the charter amendment's findings), the **measure before you is clearly for housing that is even higher than today's market rate.**

This proposed charter amendment was not developed with or for our communities and shifts all power to profit-driven developers, whose projects effectively disenfranchise our working class BIPOC families and exacerbate displacement. It is an attack on our very democratic process, as it disenfranchises our working class BIPOC families by prohibiting them from representing the concerns and needs of their communities before the Board of Supervisors, the Planning Commission, and the Board of Appeals to advocate for equity, truly community-serving ground floor uses, affordability, and to oppose gentrification and displacement.

We urge you to reject this proposed charter amendment outright. It is an attempt to silence the voices of working class BIPOC families, to accelerate gentrification and displacement, and to extinguish the self-determination of our communities.

Sincerely,

United to Save the Mission

cc Rules Committee of the Board of Supervisors
Clerk of the Board, Angela Calvillo
Legislative Aides of the Board of Supervisors

³ <https://sfmohcd.org/sites/default/files/Documents/MOH/Asset%20Management/2021%20AMI-RentLimits-HMFA.pdf>

⁴ <https://www.zumper.com/rent-research/san-francisco-ca>