

File No. 190501

Committee Item No. 1

Board Item No. \_\_\_\_\_

### COMMITTEE/BOARD OF SUPERVISORS

#### AGENDA PACKET CONTENTS LIST

Committee: Budget & Finance Committee

Date June 21, 2019

Board of Supervisors Meeting

Date \_\_\_\_\_

#### Cmte Board

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- Budget and Legislative Analyst Report
- Youth Commission Report
- Introduction Form
- Department/Agency Cover Letter and/or Report
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OTHER (Use back side if additional space is needed)

- 2019 General Obligation Affordable Housing Bond Report
- Power Point Presentation
- \_\_\_\_\_
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Completed by: Linda Wong

Date June 14, 2019

Completed by: Linda Wong

Date \_\_\_\_\_

1 [General Obligation Bonds - Affordable Housing - Not to Exceed \$600,000,000]

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3 **Resolution determining and declaring that the public interest and necessity demand**  
4 **the construction, development, acquisition, improvement, rehabilitation, preservation**  
5 **and repair of affordable housing improvements and related costs necessary or**  
6 **convenient for the foregoing purposes; to be financed through bonded indebtedness in**  
7 **an amount not to exceed \$600,000,000; authorizing landlords to pass-through 50% of**  
8 **the resulting property tax increase to residential tenants under Administrative Code,**  
9 **Chapter 37; providing for the levy and collection of taxes to pay both principal and**  
10 **interest on such bonds; adopting findings under the California Environmental Quality**  
11 **Act; and finding that the proposed bond is in conformity with the General Plan, and the**  
12 **eight priority policies of Planning Code, Section 101.1(b).**

13

14 WHEREAS, The City and County of San Francisco (City) has been reported to have  
15 the highest median rent in the United States with a one-bedroom asking monthly rent of  
16 \$3,700 according to April 2019 National Rent Report on the rental listing website Zumper; and

17 WHEREAS, The City is also one of the highest-priced home ownership markets in the  
18 United States with a median home sales price of \$1.353 million, a 3% increase from the  
19 previous year according to the April 2019 report by real estate website Zillow; and

20 WHEREAS, The Mayor's Office of Housing and Community Development ("MOHCD")  
21 continues to see a widening affordability gap for extremely-low, low and middle-income  
22 households in both the rental and homeownership markets; and

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1 WHEREAS, The affordability gap has the greatest impact on extremely-low and low-  
2 income households such as seniors, persons with disabilities, low-income working families,  
3 and veterans; and

4 WHEREAS, Limited state and federal resources and the high cost of housing  
5 development put a greater burden on local government to contribute their own limited  
6 resources, and consequently the City's supply of affordable housing has not kept pace with  
7 demand; and

8 WHEREAS, The housing need in the City is also particularly acute for middle-income  
9 households, for whom there are no federal and limited state financing programs that the City  
10 can leverage with its own subsidies; and

11 WHEREAS, The U.S. Department of Housing and Urban Development's contribution of  
12 funds to the San Francisco Housing Authority ("Housing Authority") for costs to operate public  
13 housing have seen a steady decrease in funding levels; and

14 WHEREAS, The average annual household income for Housing Authority residents  
15 and voucher-holders is less than \$20,000; and

16 WHEREAS, The housing affordability gap that has arisen and expanded in the local  
17 housing market inhibits the City from ensuring that economic diversity is maintained; and

18 WHEREAS, These high housing costs can inhibit healthy and balanced economic  
19 growth in our region; and

20 WHEREAS, The failure to build affordable housing close to job centers such as San  
21 Francisco results in long commutes, road congestion, and environmental harm as people  
22 seek affordable housing at ever-greater distances from where they work; now, therefore, be it

23 RESOLVED, The Board determines and declares that the public interest and necessity  
24 demand the construction, development, acquisition, improvement, rehabilitation, preservation  
25 and repair of affordable housing improvements in the City for extremely-low, low- and middle -

1 income households, and the payment of related costs necessary or convenient for the  
2 foregoing purposes; and, be it

3 FURTHER RESOLVED, Proceeds of the Bonds will be used to fund the costs of capital  
4 projects that will construct, develop, acquire, and preserve housing affordable to extremely-  
5 low, low and middle-income households through programs that will prioritize the City's  
6 vulnerable populations such as working families, veterans, seniors and persons with  
7 disabilities through (i) the acquisition, rehabilitation and preservation of existing affordable  
8 housing to prevent the displacement of City residents; (ii) the repair and reconstruction of  
9 distressed and dilapidated public housing developments and their underlying infrastructure;  
10 (iii) the construction of new 100% affordable rental housing and; (iv) provide assistance to the  
11 City's middle-income residents in obtaining affordable rental or home ownership opportunities  
12 including down payment loan assistance for San Francisco Unified School District educators  
13 and other middle-income working households ("San Francisco Affordable Housing Bond");  
14 and, be it

15 FURTHER RESOLVED, The estimated cost of \$600,000,000 for the San Francisco  
16 Affordable Housing Bond is and will be too great to be paid out of the ordinary annual income  
17 and revenue of the City, will require an expenditure greater than the amount allowed by the  
18 annual tax levy, and will require the incurrence of bonded indebtedness in an amount not to  
19 exceed \$600,000,000; and, be it

20 FURTHER RESOLVED, The Board, having reviewed the proposed legislation, makes  
21 the following findings in compliance with the California Environmental Quality Act ("CEQA"),  
22 California Public Resources Code, Sections 21000 et seq., the CEQA Guidelines, 15 Cal.  
23 Administrative Code, Sections 15000 et seq., ("CEQA Guidelines"), and San Francisco  
24 Administrative Code, Chapter 31 ("Chapter 31"): The Environmental Review Officer  
25 determined that this legislation is not defined as a project subject to CEQA because it is a

1 funding mechanism involving no commitment to any specific projects at any specific locations,  
2 as set forth in CEQA Guidelines, Section 15378; and, be it

3 FURTHER RESOLVED, The Board finds and declares that the proposed Bond (i) was  
4 referred to the Planning Department in accordance with Charter, Section 4.105 and of the  
5 Administrative Code, Section 2A.53(f), (ii) is in conformity with the eight priority policies of  
6 Planning Code, Section 101.1(b), and (iii) is consistent with the General Plan, and adopts the  
7 findings of the Planning Department, as set forth in the General Plan Referral Report dated  
8 May 3, 2019, a copy of which is on file with the Clerk of the Board of Supervisors in File No.  
9 190501 and incorporates such findings by this reference; and, be it

10 FURTHER RESOLVED, The time limit for approval of this resolution specified in  
11 Administrative Code, Section 2.34 is waived; and, be it

12 FURTHER RESOLVED, Under Administrative Code, Section 2.40, the ordinance  
13 submitting this proposal to the voters shall contain a provision authorizing landlords to pass-  
14 through 50% of the resulting property tax increases to residential tenants in accordance with  
15 Administrative Code, Chapter 37; and, be it

16 FURTHER RESOLVED, The City hereby declares its official intent to reimburse prior  
17 expenditures of the City incurred or expected to be incurred prior to the issuance and sale of  
18 any series of the Bonds in connection with the San Francisco Affordable Housing Bond. The  
19 Board hereby declares the City's intent to reimburse the City with the proceeds of the Bonds  
20 for the expenditures with respect to the San Francisco Affordable Housing Project (the  
21 "Expenditures" and each, an "Expenditure") made on and after that date that is no more than  
22 60 days prior to the adoption of this Resolution; and, be it

23 FURTHER RESOLVED, The City reasonably expects on the date hereof that it will  
24 reimburse the Expenditures with the proceeds of the Bonds; and, be it

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1           FURTHER RESOLVED, Each Expenditure was and will be either (a) of a type properly  
2 chargeable to a capital account under general federal income tax principles (determined in  
3 each case as of the date of the Expenditure), (b) a cost of issuance with respect to the Bonds,  
4 (c) a nonrecurring item that is not customarily payable from current revenues, or (d) a grant to  
5 a party that is not related to or an agent of the City so long as such grant does not impose any  
6 obligation or condition (directly or indirectly) to repay any amount to or for the benefit of the  
7 City. The maximum aggregate principal amount of the Bonds expected to be issued for the  
8 Project is \$600,000,000. The City shall make a reimbursement allocation, which is a written  
9 allocation by the City that evidences the City's use of proceeds of the applicable series of  
10 Bonds to reimburse an Expenditure, no later than 18 months after the later of the date on  
11 which the Expenditure is paid or the related portion of the Project is placed in service or  
12 abandoned, but in no event more than three years after the date on which the Expenditure is  
13 paid. The City recognizes that exceptions are available for certain "preliminary expenditures,"  
14 costs of issuance, certain de minimis amounts, expenditures by "small issuers" (based on the  
15 year of issuance and not the year of expenditure) and Expenditures for construction projects  
16 of at least 5 years; and, be it

17           FURTHER RESOLVED, Documents referenced in this resolution are on file with the

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1 Clerk of the Board of Supervisors in File No. 190501, which is hereby declared to be a  
2 part of this resolution as if set forth fully herein.  
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4 APPROVED AS TO FORM:  
5 DENNIS J. HERRERA  
6 City Attorney  
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8 By:   
9 MARK D. BLAKE  
10 Deputy City Attorney  
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<p><b>Items 2 and 3</b>  <b>Files 19-0501 and 19-0495</b>  <i>(Continued from the June 6, 2019)</i></p>	<p><b>Department</b>                  Mayor's Office of Housing and Community Development</p>
<p><b>EXECUTIVE SUMMARY</b></p>	
<p><b>Legislative Objectives</b></p>	
<p><b>File 19-0501:</b> The proposed resolution would determine and declare that the public interest and necessity demand the construction, development, acquisition, improvement, rehabilitation, preservation, and repair of affordable housing improvements to be financed through bonded indebtedness in an amount not-to-exceed \$500,000,000.</p>	
<p><b>File 19-0495:</b> The proposed ordinance would call and provide for a special election to be held in San Francisco on November 5, 2019, in order to submit to San Francisco voters a proposition to incur not-to-exceed \$500,000,000 of general obligation bonded indebtedness to finance the construction, development, acquisition, improvement, rehabilitation, preservation, and repair of affordable housing improvements.</p>	
<p><b>Key Points</b></p>	
<ul style="list-style-type: none"> <li>• Proposition A, approved by the voters in 2015, provided for the issuance of \$310 million in general obligation bonds for affordable housing development in the City. The proposed ordinance would approve placing a new proposition on the November 2019 ballot to approve the issuance of \$500 million in general obligation bonds for affordable housing development in the City.</li> <li>• Of the \$500 million in new general obligation bonds: \$150 million would be allocated to the rehabilitation of public housing; \$210 million to construction/ acquisition/ rehabilitation of housing affordable to households with income up to 80 percent of the Area Median Income (AMI); \$30 million to preservation of housing for households between 30 percent and 120 percent of AMI; \$20 million to create housing opportunities for middle income households; and \$90 million to senior housing.</li> </ul>	
<p><b>Fiscal Impact</b></p>	
<ul style="list-style-type: none"> <li>• Estimated repayment of the bonds over 20 years is \$897 million, of which \$397 million is interest and \$500 million is principal. Average annual debt service is \$40.7 million.</li> <li>• The estimated additional property tax to a residence with an assessed value of \$500,000 is \$77.43 per year.</li> <li>• The proposed issuances are consistent with the City's policies to keep the property tax rate for City general obligation bonds below the FY 2005-06 rate.</li> </ul>	
<p><b>Recommendation</b></p>	
<ul style="list-style-type: none"> <li>• Approval of the proposed ordinance and resolution is a policy decision for the Board of Supervisors.</li> </ul>	



**MANDATE STATEMENT**

According to Article 16, Section 18(a) of the State of California Constitution, no county, city, town, township, board of education, or school district, shall incur any indebtedness or liability for any purpose exceeding in any year the income and revenue provided for such year, without the approval of two-thirds of the voters of the public entity voting at an election to be held for that purpose.

Section 9.105 of the City’s Charter provides that the Board of Supervisors is authorized to approve the issuance and sale of general obligation bonds in accordance with State law or local procedures adopted by ordinance.

**BACKGROUND**

On November 3, 2015, San Francisco voters approved Proposition A, which authorized the issuance of not-to-exceed \$310,000,000 in taxable and tax-exempt general obligation bonds for affordable housing. The 2015 bond proceeds will be fully disbursed by July 2019. As shown in Table 1 below, the 2015 Affordable Housing General Obligation Bond resulted in the development or preservation of 1,613 housing units as affordable.

**Table 1: 2015 Affordable Housing General Obligation Bond Budget**

Description	Original Budget	New or Preserved Affordable Housing Units	Average Funding per Unit
Public Housing	\$77,420,000	517	\$149,749
Low-Income Housing	96,775,000	548	176,597
Mission Neighborhood Housing	48,385,000	273	177,234
Middle-Income Housing	77,420,000	275	281,527
Oversight and Cost of Bond Issuance	10,000,000	--	--
<b>Total</b>	<b>\$310,000,000</b>	<b>1,613</b>	<b>\$192,188</b>

**DETAILS OF PROPOSED LEGISLATION**

**File 19-0495:** The proposed ordinance would call and provide for a special election to be held in San Francisco on November 5, 2019, in order to submit to San Francisco voters a proposition to incur not-to-exceed \$500,000,000 of general obligation bonded indebtedness to finance the construction, development, acquisition, improvement, rehabilitation, preservation, and repair of affordable housing improvements.

**File 19-0501:** The proposed resolution would determine and declare that the public interest and necessity demand the construction, development, acquisition, improvement, rehabilitation, preservation, and repair of affordable housing improvements to be financed through bonded indebtedness in an amount not-to-exceed \$500,000,000.

Both the proposed ordinance (File 19-0495) and resolution (File 19-0501) would:

- Authorize landlords to pass-through 50 percent of the resulting property tax increase to residential tenants under Administrative Code, Chapter 37;
- Provide for the levy and collection of taxes to pay both principal and interest on the bonds;
- Adopt findings under the California Environmental Quality Act (CEQA); and
- Find that the proposed bonds are in conformity with the General Plan, and the eight priority policies of Planning Code, Section 101.1(b).

Possible uses of the bond proceeds are shown in Table 2 below.

**Table 2: Possible Uses of the Proposed 2019 Affordable Housing Bond**

Program	2019 Bond Budget	Eligible Uses	Populations Served
Public Housing	\$150,000,000	Repair and rebuilding of distressed public housing and its underlying infrastructure	Existing public housing residents; new generations of residents earning 0-80% AMI; low-income families living in new units added to public housing sites
Low-Income Housing	210,000,000	Construction, acquisition, and rehabilitation of permanently affordable rental housing serving individuals and families earning from 0-80% AMI	Working families; veterans; seniors; people with disabilities; transitional aged youth; people experiencing homelessness
Affordable Housing Preservation	30,000,000	Acquisition and/or rehabilitation of rental housing at risk of losing affordability	Low- to middle-income households earning 30-120% AMI
Middle-Income Housing	20,000,000	Creation of new affordable housing opportunities through down payment assistance loans and the purchase of buildings or land for new affordable construction	Households earning 80-175% AMI; Teacher Next Door educators earning up to 200% AMI
Senior Housing	90,000,000	Creation of new affordable senior housing rental opportunities through new construction and acquisition	Seniors earning from 0-80% AMI
<b>Total</b>	<b>\$500,000,000</b>		

**FISCAL IMPACT****Rationale for Proposed Costs**

According to Ms. Amy Chan, Director of Policy and Legislative Affairs at MOHCD, the program allocations and unit counts are based on typical per unit costs. Specific projects have not yet been detailed as they would be subject to CEQA review. The number of units estimated to be built or preserved under each program and the cost assumptions are shown in Table 3 below.

**Table 3: Cost Assumptions for 2019 Affordable Housing Bond**

Program	2019 Bond Budget	New or Preserved Units	Cost Assumption
Public Housing	\$150,000,000	965	Rehabilitation cost of approximately \$27,000 per unit (550 units); new construction average cost of approximately \$325,000 per unit (415 units)
Low-Income Housing	210,000,000	1,000	New construction gap funding need of approximately \$210,000 per unit
Affordable Housing Preservation	30,000,000	90	Acquisition/rehabilitation cost of approximately \$330,000 per unit
Middle-Income Housing	20,000,000	60	Average down payment assistance loan of approximately \$330,000
Senior Housing	90,000,000	300	New construction gap funding need of approximately \$300,000 per unit
<b>Total</b>	<b>\$500,000,000</b>	<b>2,415</b>	

If the proposed \$500 million of affordable housing bonds is approved by voters, all issuances of the bonds and appropriations of the bond fund proceeds would be subject to Board of Supervisors approval, at which time CEQA review and approval of the specific projects would be required and the project costs would be identified.

**Proposed Bond Financing Costs**

If the proposed \$500 million of general obligation bonds for affordable housing are approved by the San Francisco voters in November 2019, Mr. Vishal Trivedi, Financial Analyst in the Office of Public Finance, anticipates that these bonds would be sold in three issuances between 2020 and 2023. According to Mr. Trivedi, the affordable housing general obligation bonds are anticipated to be federally taxable and to have an annual interest rate of 6.5 percent over approximately 20 years, with estimated total debt service payments of \$897 million, including approximately \$397 million in interest and \$500 million in principal, with estimated average annual debt service payments of \$40,730,000.

Repayment of such annual debt service would be recovered through increases to the annual property tax rate. A single family residence with an assessed value of \$500,000, assuming a homeowners exemption of \$7,000, would pay average annual additional property taxes to the City of \$77.43 per year to cover the debt service on the proposed \$500,000,000 of affordable housing bonds.

Oversight and bond issuance costs are included in the amounts shown in Table 2 above. According to Mr. Trivedi, 0.2 percent of project funds would be allocated to the City Services Auditor audit function and 0.1 percent of the par would be allocated to the General Obligation Bond Oversight Committee. The Office of Public Finance typically assumes issuance costs of approximately \$600,000 per issuance and a 1 percent underwriter's discount, although these costs are subject to change per transaction.

### **Debt Limit**

Section 9.106 of the City Charter limits the amount of general obligation bonds the City can have outstanding at any given time to three percent of the total assessed value of property in San Francisco. The FY 2018-19 total assessed value of property in the City is approximately \$259.3 billion, such that the general obligation debt limit is currently approximately \$7.78 billion. According to Mr. Trivedi, as of June 30, 2019, there will be \$2,293,487,973 of general obligation bonds outstanding, or approximately 0.9 percent of the total assessed value of property in the City. If the subject \$500,000,000 of affordable housing bonds are issued as proposed, the outstanding general obligation bonds would total \$2,793,487,973, or approximately 1.1 percent of the total assessed value of property.

The proposed issuances are consistent with the City's current debt management policy and the intent of the City's approved Ten Year Capital Plan, to keep the property tax rate for City general obligation bonds below the FY 2005-06 rate by issuing new bonds as older ones are retired and the tax base grows, though this property tax rate may vary based on other factors.

### **POLICY CONSIDERATION**

Approval of the proposed resolution (File 19-0501) requires two-thirds or more of the Board of Supervisors approval and approval by the Mayor. In addition, approval of this \$500,000,000 General Obligation Bond would require approval by at least two-thirds of San Francisco voters.

### **RECOMMENDATION**

Approval of the proposed ordinance and resolution is a policy decision for the Board of Supervisors.

<p><b>Items 4 and 5</b> Files 19-0501 and 19-0495</p>	<p><b>Department:</b> Mayor's Office</p>
<p><b>EXECUTIVE SUMMARY</b></p>	
<p style="text-align: center;"><b>Legislative Objectives</b></p>	
<p><b>File 19-0501:</b> The proposed resolution would determine and declare that the public interest and necessity demand the construction, development, acquisition, improvement, rehabilitation, preservation, and repair of affordable housing improvements to be financed through bonded indebtedness in an amount not-to-exceed \$500,000,000.</p>	
<p><b>File 19-0495:</b> The proposed ordinance would call and provide for a special election to be held in San Francisco on November 5, 2019, in order to submit to San Francisco voters a proposition to incur not-to-exceed \$500,000,000 of general obligation bonded indebtedness to finance the construction, development, acquisition, improvement, rehabilitation, preservation, and repair of affordable housing improvements.</p>	
<p style="text-align: center;"><b>Key Points</b></p>	
<ul style="list-style-type: none"> <li>• Proposition A, approved by the voters in 2015, provided for the issuance of \$310 million in general obligation bonds for affordable housing development in the City. The proposed ordinance would approve placing a new proposition on the November 2019 ballot to approve the issuance of \$500 million in general obligation bonds for affordable housing development in the City.</li> <li>• Of the \$500 million in new general obligation bonds: \$150 million would be allocated to the rehabilitation of public housing; \$210 million to construction/ acquisition/ rehabilitation of housing affordable to households with income up to 80 percent of the Area Median Income (AMI); \$30 million to preservation of housing for households between 30 percent and 120 percent of AMI; \$20 million to create housing opportunities for middle income households; and \$90 million to senior housing.</li> </ul>	
<p style="text-align: center;"><b>Fiscal Impact</b></p>	
<ul style="list-style-type: none"> <li>• Estimated repayment of the bonds over 20 years is \$897 million, of which \$397 million is interest and \$500 million is principal. Average annual debt service is \$40.7 million.</li> <li>• The estimated additional property tax to a residence with an assessed value of \$500,000 is \$77.43 per year.</li> <li>• The proposed issuances are consistent with the City's policies to keep the property tax rate for City general obligation bonds below the FY 2005-06 rate.</li> </ul>	
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Section 9.105 of the City's Charter provides that the Board of Supervisors is authorized to approve the issuance and sale of general obligation bonds in accordance with State law or local procedures adopted by ordinance.

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**File 19-0495:** The proposed ordinance would call and provide for a special election to be held in San Francisco on November 5, 2019, in order to submit to San Francisco voters a proposition to incur not-to-exceed \$500,000,000 of general obligation bonded indebtedness to finance the construction, development, acquisition, improvement, rehabilitation, preservation, and repair of affordable housing improvements.

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Both the proposed ordinance (File 19-0495) and resolution (File 19-0501) would:

- Authorize landlords to pass-through 50 percent of the resulting property tax increase to residential tenants under Administrative Code, Chapter 37;
- Provide for the levy and collection of taxes to pay both principal and interest on the bonds;
- Adopt findings under the California Environmental Quality Act (CEQA); and
- Find that the proposed bonds are in conformity with the General Plan, and the eight priority policies of Planning Code, Section 101.1(b).

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Senior Housing	90,000,000	Creation of new affordable senior housing rental opportunities through new construction and acquisition	Seniors earning from 0-80% AMI
<b>Total</b>	<b>\$500,000,000</b>		

**FISCAL IMPACT****Rationale for Proposed Costs**

According to Ms. Amy Chan, Director of Policy and Legislative Affairs at MOHCD, the program allocations and unit counts are based on typical per unit costs. Specific projects have not yet been detailed as they would be subject to CEQA review. The number of units estimated to be built or preserved under each program and the cost assumptions are shown in Table 3 below.

**Table 3: Cost Assumptions for 2019 Affordable Housing Bond**

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<b>Total</b>	<b>\$500,000,000</b>	<b>2,415</b>	

If the proposed \$500 million of affordable housing bonds is approved by voters, all issuances of the bonds and appropriations of the bond fund proceeds would be subject to Board of Supervisors approval, at which time CEQA review and approval of the specific projects would be required and the project costs would be identified.

**Proposed Bond Financing Costs**

If the proposed \$500 million of general obligation bonds for affordable housing are approved by the San Francisco voters in November 2019, Mr. Vishal Trivedi, Financial Analyst in the Office of Public Finance, anticipates that these bonds would be sold in three issuances between 2020 and 2023. According to Mr. Trivedi, the affordable housing general obligation bonds are anticipated to be federally taxable and to have an annual interest rate of 6.5 percent over approximately 20 years, with estimated total debt service payments of \$897 million, including approximately \$397 million in interest and \$500 million in principal, with estimated average annual debt service payments of \$40,730,000.



Repayment of such annual debt service would be recovered through increases to the annual property tax rate. A single family residence with an assessed value of \$500,000, assuming a homeowners exemption of \$7,000, would pay average annual additional property taxes to the City of \$77.43 per year to cover the debt service on the proposed \$500,000,000 of affordable housing bonds.

Oversight and bond issuance costs are included in the amounts shown in Table 2 above. According to Mr. Trivedi, 0.2 percent of project funds would be allocated to the City Services Auditor audit function and 0.1 percent of the par would be allocated to the General Obligation Bond Oversight Committee. The Office of Public Finance typically assumes issuance costs of approximately \$600,000 per issuance and a 1 percent underwriter's discount, although these costs are subject to change per transaction.

### **Debt Limit**

Section 9.106 of the City Charter limits the amount of general obligation bonds the City can have outstanding at any given time to three percent of the total assessed value of property in San Francisco. The FY 2018-19 total assessed value of property in the City is approximately \$259.3 billion, such that the general obligation debt limit is currently approximately \$7.78 billion. According to Mr. Trivedi, as of June 30, 2019, there will be \$2,293,487,973 of general obligation bonds outstanding, or approximately 0.9 percent of the total assessed value of property in the City. If the subject \$500,000,000 of affordable housing bonds are issued as proposed, the outstanding general obligation bonds would total \$2,793,487,973, or approximately 1.1 percent of the total assessed value of property.

The proposed issuances are consistent with the City's current debt management policy and the intent of the City's approved Ten Year Capital Plan, to keep the property tax rate for City general obligation bonds below the FY 2005-06 rate by issuing new bonds as older ones are retired and the tax base grows, though this property tax rate may vary based on other factors.

### **POLICY CONSIDERATION**

Approval of the proposed resolution (File 19-0501) requires two-thirds or more of the Board of Supervisors approval and approval by the Mayor. In addition, approval of this \$500,000,000 General Obligation Bond would require approval by at least two-thirds of San Francisco voters.

### **RECOMMENDATION**

Approval of the proposed ordinance and resolution is a policy decision for the Board of Supervisors.



# SAN FRANCISCO PLANNING DEPARTMENT

## General Plan Referral

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

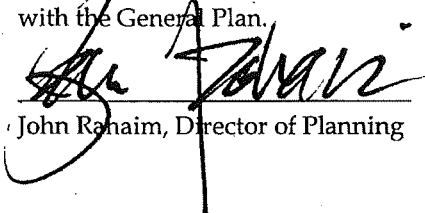
Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* May 3, 2019  
*Case* 2019-006129GPR  
*Block/Lot No.:* Various, Citywide  
*Project Sponsor:* Mayor's Office of Housing  
1 South Van Ness Avenue  
San Francisco, CA 94103  
*Staff Contact:* Mat Snyder - (415) 575-6891  
[mathew.snyder@sfgov.org](mailto:mathew.snyder@sfgov.org)

*Recommendation:* Finding the proposed General Obligation Bond, on balance, in conformity with the General Plan.

*Recommended*  
*By:*   
John Ranaim, Director of Planning

### PROJECT DESCRIPTION

The City and County of San Francisco is proposing a \$500 million General Obligation Bond for the November 2019 ballot. The purpose of the Bond is to: create new affordable homes, especially for the City's growing senior population; accelerate the rebuilding of distressed public housing sites for some of the City's most vulnerable residents; preserve affordability in existing housing at risk of market-rate conversion or loss due to physical decline; protect San Franciscans living in apartments at risk of displacement including those covered by rent control; and expand rental and homeownership opportunities for the City's middle-income workforce; including educators, non-profit workers, and service industry employees. It's the City's goal to reserve \$200 million of the bond funds to serve extremely low-income households (30% AMI or less).

The \$500 million general obligation bond acknowledges the City's well-documented affordability gap for both rental and ownership housing across a range of income levels and the capital investment in housing made possible by the GO bond will help stabilize existing neighborhoods and increase the livability of our city.

The 2019 Affordable Housing General Obligation Bond proposes three categories of investments, each of which supports a range of incomes.

Table 1: Program Categories and Funding Ranges for the General Obligation Bond

Program Categories	General Obligation Fund
Public Housing	\$150 million
Low-Income Housing (up to 80% AMI)	\$210 million
Affordable Housing Preservation (30% to 120% AMI)	\$30 million (est.)
Middle-Income Housing (80% AMI up to 175% AMI)	\$20 million (est.)
Senior Housing (up to 80% AMI)	\$90 million (est.)
<b>TOTAL</b>	<b>\$500 million</b>

Individual projects funded by the bond program may require additional project level analysis and review -possibly including General Plan Referrals - by the Planning Department as they are identified.

**ENVIRONMENTAL REVIEW**

Not a project under CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment.

**GENERAL PLAN COMPLIANCE AND BASIS FOR RECOMMENDATION**

The proposed Bond to fund Affordable Housing is, on balance, **in conformity** with the General Plan, as described in the body of this Report. If the Bond is approved and funds for affordable housing become available, **some projects may require project-level General Plan referrals**, as required by San Francisco Charter §4.105 and § 2A.53 of the Administrative Code, Environmental Review and/or other discretionary actions by the Planning Department.

Note: General Plan Objectives are shown in **BOLD UPPER CASE** font; Policies are in **Bold** font; staff comments are in *italic* font.

**HOUSING ELEMENT**

**OBJECTIVE 1**

**IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.**

**POLICY 1.1**

**Plan for the full range of housing needs in the City and County of San Francisco, especially affordable housing.**

**POLICY 1.10**

**Support new housing projects, especially affordable housing, where households can easily rely on public transportation, walking and bicycling for the majority of daily trips.**

*Comment: The Bond includes building and maintaining San Francisco's affordable housing stock and would provide additional funds to construct and rehabilitate public housing as well as locating new affordable housing near transit.*

**OBJECTIVE 2**

**RETAIN EXISTING HOUSING UNITS, AND PROMOTE SAFETY AND MAINTENANCE STANDARDS, WITHOUT JEOPARDIZING AFFORDABILITY.**

**POLICY 2.4**

**Promote improvements and continued maintenance to existing units to ensure long term habitation and safety**

*Comment: The proposed Bond, if approved, would provide resources to maintain existing affordable housing units including rental units and to stabilize existing neighborhoods.*

**OBJECTIVE 4**

**FOSTER A HOUSING STOCK THAT MEETS THE NEEDS OF ALL RESIDENTS ACROSS LIFECYCLES.**

**POLICY 4.4**

**Encourage sufficient and suitable rental housing opportunities, emphasizing permanently affordable rental units wherever possible.**

*Comment: The proposed Bond if approved may acquire existing rental housing as affordable housing and preserve existing rental housing to prevent the loss of rental housing stock.*

**OBJECTIVE 7**

**SECURE FUNDING AND RESOURCES FOR PERMANENTLY AFFORDABLE HOUSING, INCLUDING INNOVATIVE PROGRAMS THAT ARE NOT SOLELY RELIANT ON TRADITIONAL MECHANISMS OR CAPITAL.**

**POLICY 7.1**

**Expand the financial resources available for permanently affordable housing, especially permanent sources.**

**POLICY 7.3**

**Recognize the importance of funds for operations, maintenance and services to the success of affordable housing programs**

**POLICY 7.6**

**Acquire and rehabilitate existing housing to maximize effective use of affordable housing resources.**

**POLICY 7.8**

Develop, promote, and improve ownership models which enable households to achieve homeownership within their means, such as down-payment assistance, and limited equity cooperatives.

*Comment: The proposed Bond, if approved, would provide funding to maintain and preserve existing affordable housing, acquire and construct new affordable units and promote homeownership for first time homeowners in San Francisco.*

**OBJECTIVE 8**

**BUILD PUBLIC AND PRIVATE SECTOR CAPACITY TO SUPPORT, FACILITATE, PROVIDE AND MAINTAIN AFFORDABLE HOUSING**

**POLICY 8.1**

**Support the production and management of permanently affordable housing.**

**POLICY 8.2**

**Encourage employers located within San Francisco to work together to develop and advocate for housing appropriate for employees.**

*Comment: If the Bond is approved, it will create new affordable housing units, speed the rehabilitation and reconstruction of public housing, protect existing residents in rent-controlled housing and expand rental and homeownership opportunities.*

**PROPOSITION M FINDINGS – PLANNING CODE SECTION 101.1**

Planning Code Section 101.1 establishes Eight Priority Policies and requires review of discretionary approvals and permits for consistency with said policies. The Project, the proposed \$300,000,000 General Obligation Bond for affordable housing proposed to be placed on the November 2015 ballot, is found to be consistent with the Eight Priority Policies as set forth in Planning Code Section 101.1 for the following reasons:

**Eight Priority Policies Findings**

The subject project is found to be consistent with the Eight Priority Policies of Planning Code Section 101.1 in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

*The project will not displace or restrict access to any existing neighborhood-serving or restrict future opportunities.*

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhood.

*The project will enhance the economic diversity of our neighborhoods by increasing the production of affordable housing at a range of income levels, as well as preserving existing affordable rental housing.*

3. That the City's supply of affordable housing be preserved and enhanced.

*The project will directly support the preservation and enhancement of the City's supply of affordable housing. The purpose of the bond is to create new affordable housing units, speed and complete the rebuilding of public housing, protect existing residents in rent-controlled housing, and expand rental and homeownership opportunities for our city's workforce.*

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

*The proposed project will not impede Muni transit service, nor overburden our streets or neighborhood parking.*

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for residential employment and ownership in these sectors be enhanced.

*The project will not displace any individual businesses.*

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

*The proposed project will not hinder earthquake preparedness efforts. Further, any new construction supported by proceeds from the Bond will be up to current seismic and safety codes and standards.*

7. That landmarks and historic buildings be preserved.

*The project would not have an adverse effect on landmarks or historic buildings. No specific projects have been identified and the Bond is a financing mechanism for future improvements.*

8. That our parks and open space and their access to sunlight and vistas be protected from development.

*The project will not impact parks and open spaces.*

**RECOMMENDATION:** Finding the General Obligation Bond, on balance,  
in-conformity with the General Plan

If approved, the following types of projects funded by the Bond should be referred to the Planning Department to determine whether they require separate General Plan Referral(s), pursuant to Section 4.105 of the Charter and Sections 2A.52 and 2A.53 of the Administrative Code or other authorization:

- Demolition of buildings / structures
- Construction of new buildings / structures
- Additions to existing structures (enlargement)

BOARD of SUPERVISORS



City Hall  
Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

May 14, 2019

File No. 190501

Lisa Gibson  
Environmental Review Officer  
Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Dear Ms. Gibson:


On May 7, 2019, Mayor Breed introduced the following proposed legislation:

**File No. 190501**

**Resolution determining and declaring that the public interest and necessity demand the construction, development, acquisition, improvement, rehabilitation, preservation and repair of affordable housing improvements and related costs necessary or convenient for the foregoing purposes; to be financed through bonded indebtedness in an amount not to exceed \$500,000,000; authorizing landlords to pass-through 50% of the resulting property tax increase to residential tenants under Administrative Code, Chapter 37; providing for the levy and collection of taxes to pay both principal and interest on such bonds; adopting findings under the California Environmental Quality Act; and finding that the proposed bond is in conformity with the General Plan, and the eight priority policies of Planning Code, Section 101.1(b).**

This legislation is being transmitted to you for environmental review.

Angela Galvillo, Clerk of the Board

*for* By:   
Linda Wong, Assistant Clerk  
Budget and Finance Committee

Attachment

c: Joy Navarrete, Environmental Planner  
Laura Lynch, Environmental Planner

Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.

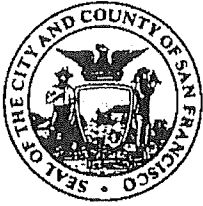
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DN: dc=org, dc=sfgov, dc=cityplanning,  
ou=CityPlanning, ou=Environmental  
Planning, cn=joy navarrete,  
email=joy.navarrete@sfgov.org  
Date: 2019.05.30 10:22:14 -07'00'



190495  
190501

Mayor's Office of Housing and Community Development  
City and County of San Francisco



London N. Breed  
Mayor

Kate Hartley  
Director

June 6, 2019

Mr. Larry Mazzola, Jr.  
President  
San Francisco Building & Construction Trades Council  
Business Manager & Financial Secretary-Treasurer, Local 38

Dear Mr. Mazzola, Jr.,

Thank you for sharing your concerns about the Building and Construction Trades Council (BCTC) members' ability to participate in the work created by the proposed 2019 Affordable Housing Bond, should two-thirds of San Francisco voters approve the Bond this coming November.

The Mayor's Office of Housing and Community Development (MOHCD) has steadfastly supported the BCTC and all union-affiliated trades employees on the construction jobs for which it is a lender. This support is evidenced by the high level of union participation on projects funded by the 2015 Affordable Housing Bond approved by San Francisco voters. On the five affordable housing projects funded by the 2015 Affordable Housing Bond which have commenced or completed construction, we see union participation rates between 99.25 – 100%. These participation numbers for current projects are reflective of our historical practices as well. We are proud to have collaborated with union contractors and sub-contractors over many years to create thousands of high-quality homes for the City's low and moderate-income residents, seniors, families, transitional aged youth, and those exiting homelessness. MOHCD has no intention of seeking to alter union participation rates for future projects funded under the proposed 2019 Affordable Housing Bond.

The proposed 2019 Affordable Housing Bond currently contemplates different categories of investment -- Public Housing, Low-Income Housing, Senior Housing, Preservation, and Middle-Income. Should the 2019 Affordable Housing Bond pass, you have MOHCD's commitment that we will continue to support and facilitate union labor to the greatest extent possible on affordable housing projects in the following categories of expenditures, or "Covered Work":

- 1) Public Housing Transformation Work: valued at \$150 million
- 2) New Construction Low-Income Housing, valued at \$210 million
- 3) New Construction Senior Housing: valued at \$90 million

The balance of the bond funds will be used for middle-income down payment assistance loans, which involve no construction, and preservation of existing buildings as 100% affordable housing. Additionally, these allocations are based on the current allocation of bond funds in the ordinance pending before the Board of Supervisors. Should they change prior to the Board of Supervisors' final action on the bond ordinance, MOHCD will update this letter to reflect the final amounts.

The table below provides a summary:

SPENDING CATEGORY	ESTIMATED VALUE	COVERED WORK?
Public Housing	\$150 million	Yes
Low-Income Housing	\$210 million	Yes
Senior Housing	\$90 million	Yes
Middle-Income	\$20 million	No
Preservation	\$30 million	No
Total	\$500 million	Percent Covered Work: approximately 90%

In addition, MOHCD is committed to continuing its longstanding practice of requiring that the construction of new affordable housing projects and the rehabilitation and transformation of existing public housing sites which receive bond funding be subject to prevailing wage requirements.

MOHCD is also committed to ensuring that on-site Covered Work involves a skilled and trained workforce, as defined by Section 2601 of the California Public Contract Code, subject to MOHCD's obligation to meet hiring requirements imposed by HUD and in conjunction with City local hire and LBE requirements memorialized in the Administrative Code.

Additionally, the prevailing wage and apprenticeship requirements referenced above for Covered Work will be included in the loan agreements that MOHCD executes with the affordable housing developers/owners, agreements which must go before the Board of Supervisors for approval.

We look forward to partnering with you in this effort, and will seek your assistance in ensuring that union sub-contractors are available to submit responsive and responsible bids, knowing that some of our bond-funded projects bring with them special complexity.

With this collaboration, we believe that voters will pass the 2019 Affordable Housing Bond, which will mean significant work for your members, and new homes for our residents.

Sincerely yours,



Kate Hartley  
Director  
Mayor's Office of Housing and Community Development

190501  
190495



# 2019 Affordable Housing Bond Budget & Finance Committee

Mayor's Office of Housing and  
Community Development

June 6, 2019

CITY AND COUNTY OF  
**SAN FRANCISCO**

MAYOR LONDON N. BREED

## GO Bond Proposal

The City and County of San Francisco is proposing a \$600 million General Obligation bond for the November 2019 ballot to fund the construction, acquisition, improvement, rehabilitation, preservation and repair of affordable housing.

The funds will address critical housing needs, protect residents, and stabilize communities.



Bill Sorro Community



## Original Program Categories

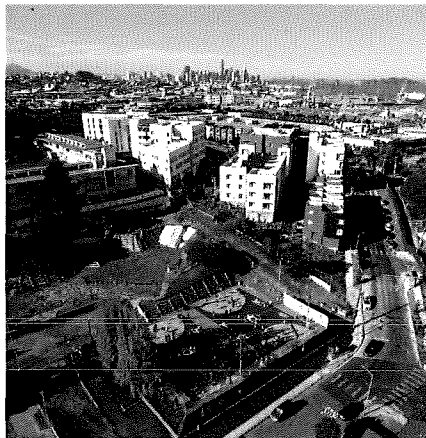
Program Categories	Estimated Funds
Public Housing	\$150 million
Low-Income Housing (up to 80% AMI)	\$210 million
	<u>\$50 million</u>
Affordable Housing Preservation (30% to 120% AMI)	\$30 million (est.)
& Middle-Income Housing (80% AMI to 175% AMI)	\$20 million (est.)
Senior Housing (up to 80% AMI)	\$90 million
<b>TOTAL</b>	<b>\$500 million</b>

MAYOR'S OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT



## Public Housing Needs

- Bond proceeds will support the City's ongoing commitment to HOPE SF, a national model for disrupting intergenerational poverty, reducing social isolation and creating vibrant mixed-income communities without mass displacement.
- Sunnydale and Potrero funding needs include:
  - Emergency life-safety repairs for approximately 550 units;
  - Unit and infrastructure replacement for approximately 560 units;
  - Additional 140 new affordable units
- Additional funding will help stabilize and preserve the San Francisco Housing Authority's last, additional remaining public housing sites, all of which are severely dilapidated.



Hunters View Public Housing after HOPE SF Transformation

MAYOR'S OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT



## Public Housing – \$150 million (original)

**Eligible Uses:** The repair and rebuilding of distressed public housing and its underlying infrastructure.

**Priorities:**

- Urgent capital needs to address life safety risks
- Additional creation of net new homes
- Acceleration of long construction timelines
- Reduction of adverse community impacts caused by long construction timelines

**Who is Served?**

- Existing public housing residents, including families, seniors, and people with disabilities
- New generations of residents earning 0-80% AMI
- Low-income families living in new units added to public housing sites
- Communities and neighborhoods in which the developments are located

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MAYOR'S OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT



## Low-Income Housing Needs

- San Francisco low-income households need affordable housing to address their vulnerability to displacement and homelessness
- Federal resources have been in decline for years; state resources do not meet the need
- Bond funds will enable 1,000+ units of pipeline projects to start construction in the next four years:
  - Projects will serve vulnerable residents including seniors, formerly homeless individuals, veterans and families
- Funding will also expand the pipeline, especially for 100% supportive housing projects while Prop C funds are in litigation



Family in their home in the Mission District

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MAYOR'S OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT



## Low-Income Housing – \$210 million (original)

**Eligible Uses:** The construction, acquisition, and rehabilitation of permanently affordable rental housing serving individuals and families earning from 0% to 80% AMI.

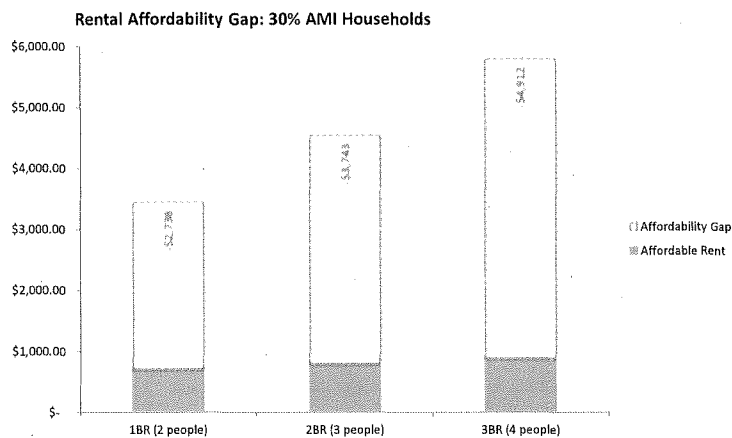
**Priorities:**

- Shovel-ready projects able to start construction within 4 years
- Predevelopment funding to jumpstart new construction with \$10 million reserved for permanent supportive housing development
- Proximity to public transit
- Projects able to leverage City funds with the most additional resources, including state and federal funding and public land
- Projects located in neighborhoods with limited affordable housing production

**Who is Served?**

- Vulnerable populations, such as working families, Veterans, Seniors, People with disabilities, Transitional aged youth, and people experiencing homelessness.

## Rental Affordability Gap



## Preservation Needs

- San Francisco's low- and middle-income residents are at constant risk of displacement through the conversion of rent-controlled housing
- Residents in older, HUD-financed affordable housing are also at risk of displacement due to the physical disrepair of their housing
- Funding will be used to acquire, rehabilitate, and preserve existing housing and convert to permanent affordability



Mayor Breed and residents announcing preservation of 4830 Mission Street

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MAYOR'S OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT



## Affordable Housing Preservation – \$30 million (original, estimated)

**Eligible Uses:** The acquisition and/or rehabilitation of rental housing at risk of losing affordability, whether through market forces or a building's physical decline.

### Priorities –

Acquisitions and/or rehabilitation

- To create or enhance permanent affordability
- For buildings at imminent risk of conversion to market-rate rents
- In neighborhoods with limited affordable housing production
- In neighborhoods with high documented eviction rates

### Who is Served?

- Low to middle-income households earning between approximately 30% and 120% of AMI, such as current residents living in housing at-risk of losing affordability and future generations of tenants.

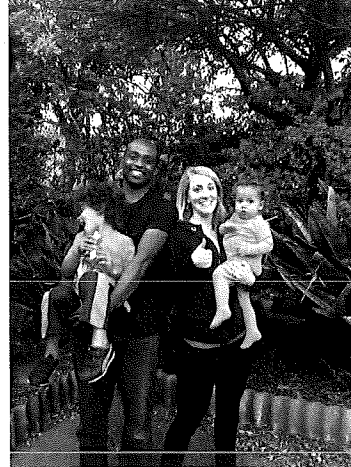
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MAYOR'S OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT



## Middle-Income Housing Needs

- Middle-income households, including teachers, non-profit workers, police and fire fighters, are the backbone of San Francisco's diverse workforce and are critical contributors to the City's economy,
- Bond funds will fill the gap left by an absence of federal resources and little state funding for this urgent housing need; San Francisco's middle-income housing production is consistently the lowest performing among all income categories in the Regional Housing Needs Allocation 2015-2022
- Funding will be used to create new affordable housing opportunities for middle-income households, including first-time homeownership



Teacher household that received \$375K in down payment assistance to purchase home in the Outer Sunset

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MAYOR'S OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT



## Middle-Income Housing – \$20 million (original, estimated)

**Eligible Uses:** The creation of new affordable housing opportunities through down payment assistance loans, and the purchase of buildings or land for new affordable construction.

**Priorities:**

- Households eligible for the Down Payment Assistance Loan Program (DALP)
- SFUSD Educators eligible for Teacher Next Door Down Payment Assistance Program Loans (TND)

**Who is Served?**

- Households earning between 80% and 175 % of AMI
- Teacher Next Door Educators earning up to 200% of AMI

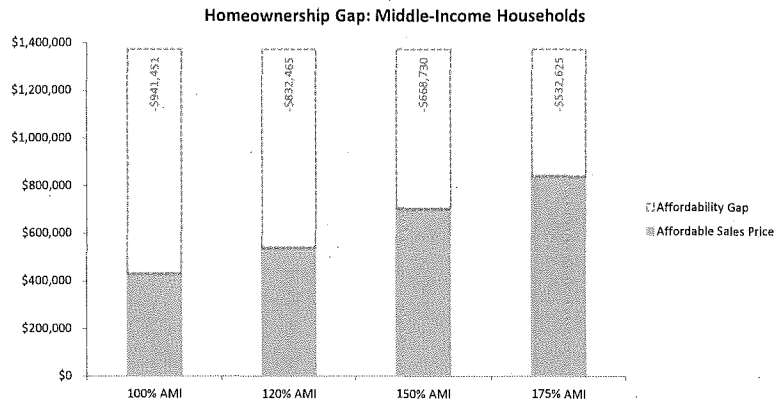
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MAYOR'S OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT





## Homeownership Affordability Gap



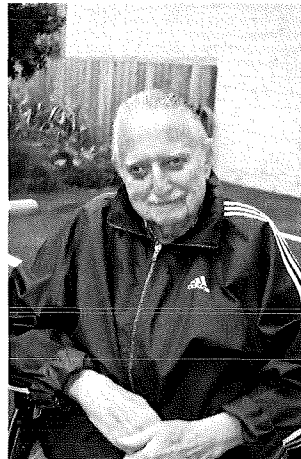
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MAYOR'S OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT



## Senior Housing Needs

- A senior living on Social Security earns about \$1,500 per month, or about 22% of Area Median Income for a single person.
- With average studio rents at about \$2,500/month, seniors who have worked their whole lives face daunting choices.
- Other common challenges seniors face – frailty, high medical expenses, and isolation, for example – add to the serious need for affordable senior housing.
- Funding will be used to create and preserve affordable senior housing, especially for low-income seniors



Senior resident at grand re-opening of 666 Ellis Street

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MAYOR'S OFFICE OF HOUSING AND COMMUNITY DEVELOPMENT



## Senior Housing – \$90 million (original)

**Eligible Uses:** The creation of new affordable senior housing rental opportunities, through new construction and acquisition.

**Priorities:**

- New construction
- Projects able to leverage the most additional resources, including state and federal funding, public land, and especially ongoing rental subsidies for extremely low-income seniors
- Developments located in neighborhoods with limited affordable senior housing production
- Proximity to public transit

**Who is Served?**

- Seniors on fixed incomes earning from 0% AMI to 80% AMI who are especially vulnerable in San Francisco’s inflated housing market.



## Legislative Timeline

Date	Action
7/10/19	Last date for <b>regular Budget &amp; Finance</b> meeting to recommend GO Bond ordinance
7/15/19	Last date for <b>special Budget &amp; Finance</b> meeting to forward GO Bond ordinance to Full Board as committee report
7/16/19	Last regular Full Board meeting for <b>First Reading</b> of GO Bond ordinance
7/26/19	Last regular Full Board meeting for <b>Second Reading</b> of GO Bond ordinance
7/26/19	Deadline for Board of Supervisors to <b>submit to Department of Elections</b>
11/5/19	Election Day



## GO Bond Estimated Issuance Timeline

Year	Estimated Issuance Amount
2020	\$200 million
2021	\$200 million
2022	\$200 million



## 2019 Affordable Housing Bond Capital Planning Committee

Mayor's Office of Housing and  
Community Development

May 6, 2019

CITY AND COUNTY OF  
**SAN FRANCISCO**

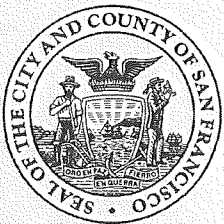
MAYOR LONDON N. BREED



# 2019 General Obligation Affordable Housing Bond Report



**CITY AND COUNTY OF SAN FRANCISCO**  
Report Prepared By The Mayor's Office of Housing  
and Community Development



**San Francisco Mayor's Office of Housing  
and Community Development**

One South Van Ness Avenue, 5th Floor,  
San Francisco, CA 94103

Tel 415-701-5500  
Fax 415-701-5501

[www.sfmohcd.org](http://www.sfmohcd.org)

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## Key Housing Terms

**Affordable Housing:** Refers to housing with a rent or cost of ownership equal to 30% or less of the household's income and/or housing that is funded by the government, rented or sold at prices that are below the local market rate, and restricted to qualifying households with limited incomes

**AMI:** Area median income; for 2018 100% of AMI for an individual is \$82,900, and for a family of four it is \$118,400

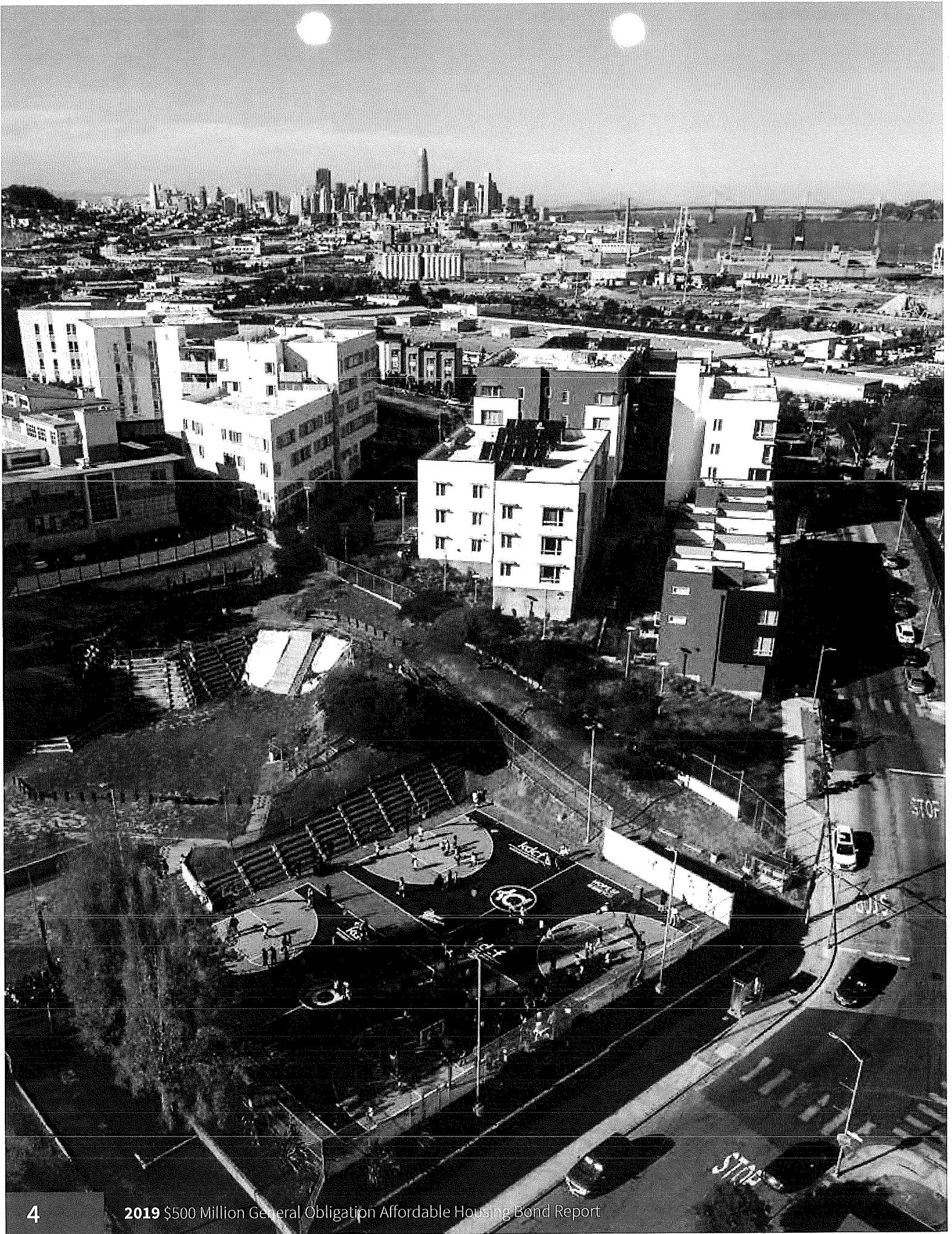
**ELI:** Extremely Low-Income; households earning 30% AMI or less

**Low-Income:** Households earning between 30% and 80% AMI

**Middle-Income:** Households earning between 80% and 200% AMI

**Market-Rate Housing:** No income limit restriction

**Public Housing:** Federally subsidized low-income housing restricted to households with incomes of up to 80% AMI



# Executive Summary

The City and County of San Francisco is proposing a \$500 million General Obligation Affordable Housing Bond to address critical housing needs, protect residents, and stabilize communities. With this investment, the City can:

- Create new affordable homes, especially for our growing senior population
- Accelerate the rebuilding of distressed public housing sites for some of the City’s most vulnerable residents
- Preserve affordability in existing housing at risk of market-rate conversion or loss due to physical disrepair
- Protect San Franciscans living in apartments at risk of displacement, including those covered by rent-control
- Expand rental and homeownership opportunities for the City’s middle-income residents and workforce, including educators, first responders, non-profit workers, and service industry employees
- Set a goal for \$200M of the Bond’s funds to serve extremely low-income households (30% AMI or less)

The estimated funding program for the bond is as follows:

Program Categories	2019 GO Bond Funding
Public Housing	\$150 Million
Low-Income Housing (up to 80% AMI)	\$210 Million
Affordable Housing Preservation (30% to 120% AMI) & Middle-Income Housing (80% AMI up to 175% AMI)	\$50 Million: \$30 Million (est.) - preservation \$20 Million (est.) - middle-income
Senior Housing (up to 80% AMI)	\$90 Million
<b>TOTAL</b>	<b>\$500 Million</b>



# Background

Since 2012, City leaders and voters have repeatedly demonstrated their support for policies and investments that address the housing needs of San Francisco’s workforce and vulnerable residents. In 2012, voters approved the creation of the Housing Trust Fund. In 2015, 74% of voters approved Proposition A, a \$310 million general obligation affordable housing bond. Then in 2016, voters passed Proposition C to repurpose \$260 million in unused bond capacity to fund the Preservation and Seismic Safety (PASS) program to acquire, rehab, and convert at-risk buildings to permanent affordable housing. In 2018, over 60% of voters said yes to Proposition C, which created a gross receipts tax on high-earning corporations for the purpose of providing homelessness prevention measures, shelters, and permanent exits from homelessness.



Mayor London Breed has moved swiftly to expand and enhance these important efforts. With the partnership of Board of Supervisors President Norman Yee, they launched the 2019 Housing Bond proposal by convening a working group of over 100 affordable housing developers, neighborhood leaders, construction and finance experts, property owners, elected officials, tenant advocates, and business and philanthropic professionals to help define and prioritize the 2019 Affordable Housing Bond uses described in this report.

The 2019 Affordable Housing Bond builds upon the goals and successes of the 2015 Housing Bond. That earlier measure, which provided \$310 million for low- and middle-income housing, public housing, and affordable housing built specifically in the Mission neighborhood, will be fully disbursed by July 2019 and produce or preserve over 1,600 affordable homes. The specific program breakdown and accomplishments of the 2015 Housing Bond follow below (dollar values in millions):

2015 General Obligation Housing Bond Program	Total Bond Funding	New or Preserved Affordable Housing Opportunities Created
Public Housing	\$80 Million	517
Low-Income Housing	\$100 Million	548
Affordable Housing in the Mission	\$50 Million	273
Middle-Income Housing	\$80 Million	275
<b>TOTAL</b>	<b>\$310 Million</b>	<b>1,613</b>



## 2019 Housing Bond:

# Need For The Investment

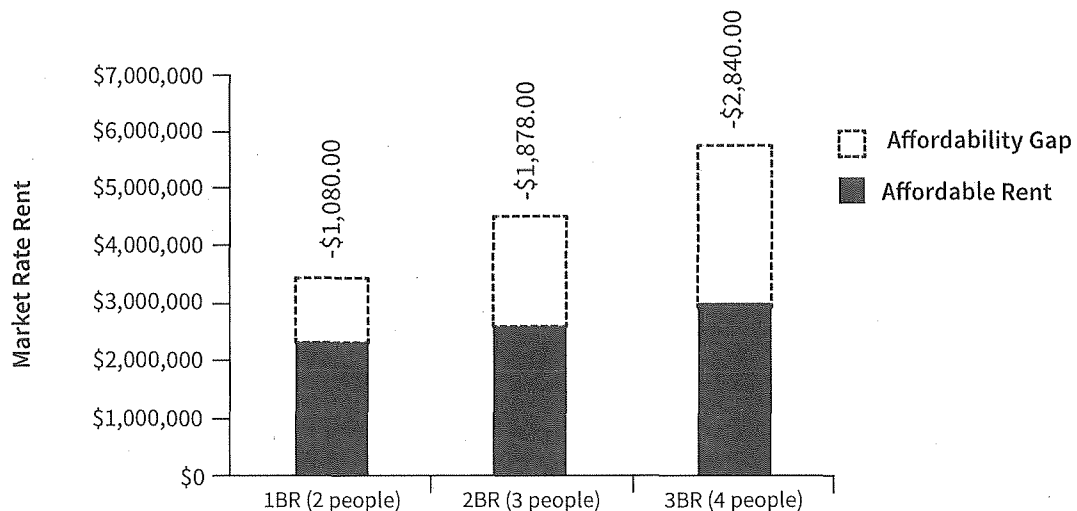
Since 2011, market-rate rental costs and homeownership prices have far outpaced income increases for most working households. This “affordability gap” leaves families and individuals vulnerable to displacement and homelessness. Though there has been significant affordable housing production and preservation in the last five years, a critical need for more affordable housing continues. High costs and low supply bring personal hardship, accelerate displacement, undermine balanced economic growth, and cause environmental damage as workers endure longer daily work commutes.

### Sizing the Affordability Gap

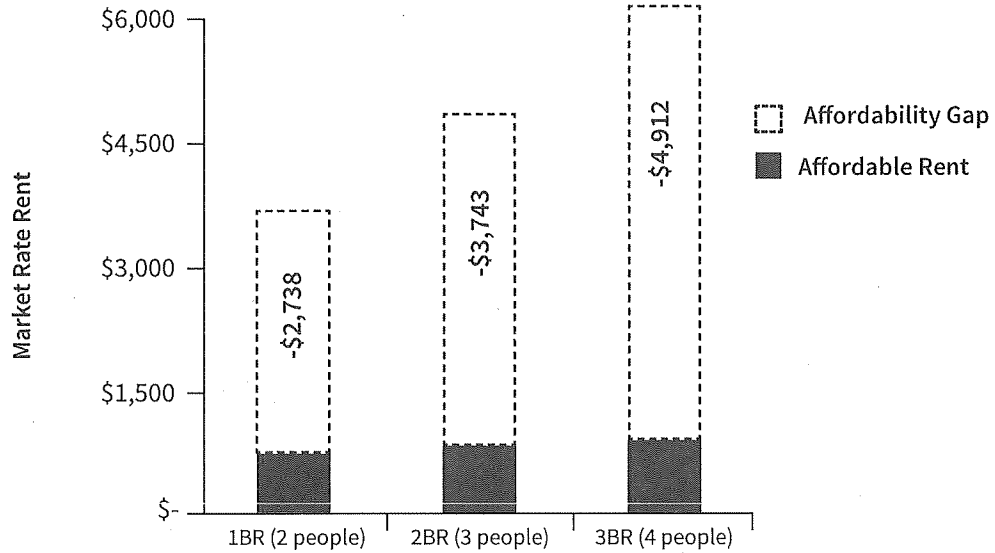
The Affordability Gap is the difference between what housing costs and what households of various sizes can afford to pay. It is pegged to income level using the percentage of San Francisco’s Area Median Income (AMI) and household size.

San Francisco has among the highest AMI in the nation, but for many it is still not enough to afford a market-rate apartment. For example, in 2018 the AMI was \$94,700 for a two-person household, which translates to an affordable rent of approximately \$2,368 for a one-bedroom apartment. Average one-bedroom market-rate apartments rent for \$3,450, leaving a gap of approximately \$1,080 more than is affordable. Larger households face an even greater affordability gap, and for those earning less than 100% AMI a market-rate apartment can be completely out of reach. For a household of four earning 30% of AMI, the monthly shortfall is nearly \$5,000.

Market Rate Rent vs. Affordability Gap  
(100% AMI Households)

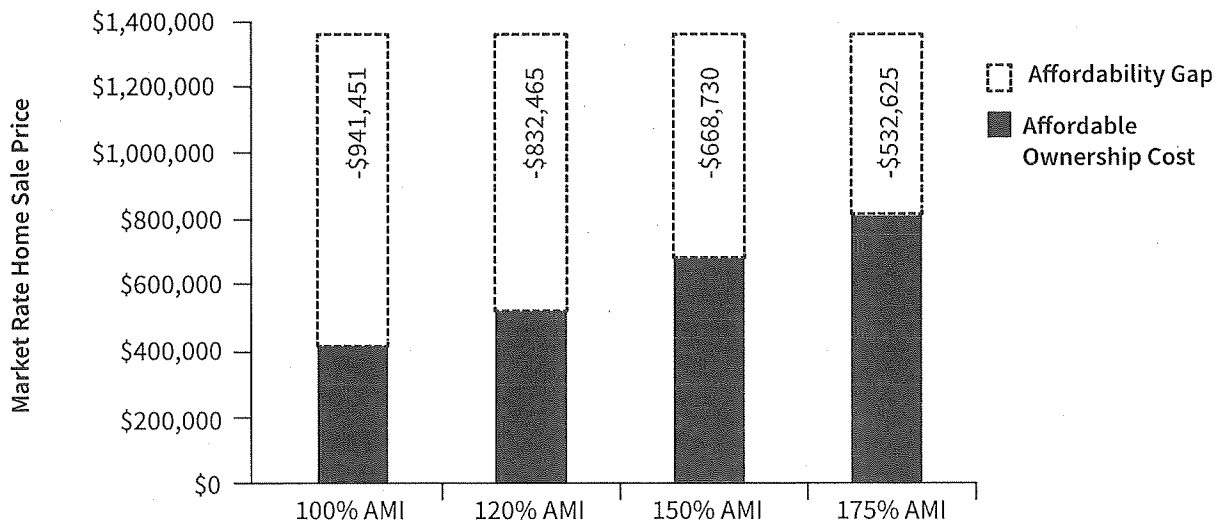


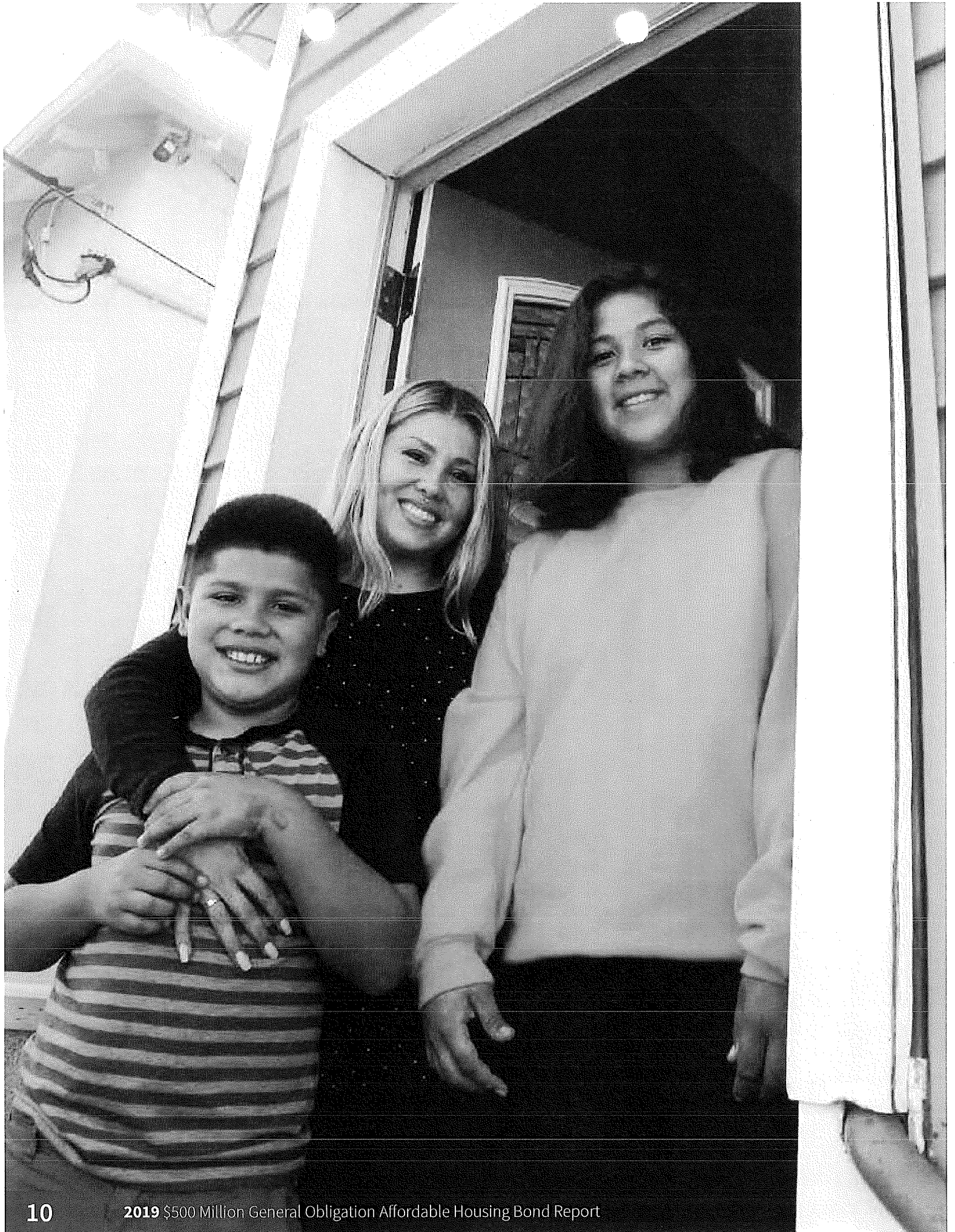
## Market Rate Rent vs. Affordability Gap (30% AMI Households)



Homeownership is likewise out of reach for many. A household earning 100% AMI faces a nearly one million dollar homeownership gap. Even a household earning 175% AMI can only afford two-thirds of what it takes to become a homeowner.

## Homeownership Gap



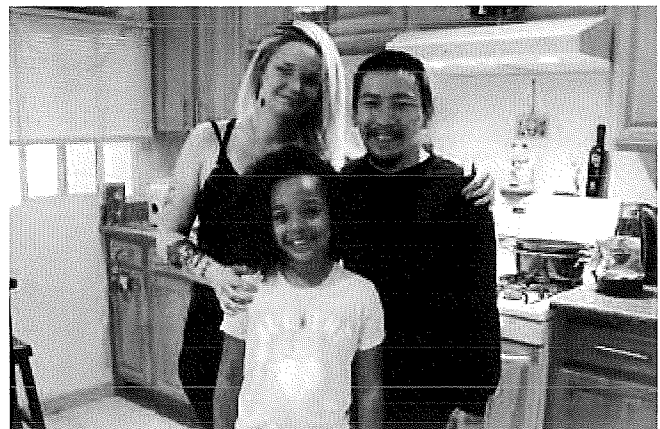


# 2019 Affordable Housing Bond Program Elements

To address the immediate and serious need for more affordable housing in San Francisco, the 2019 Affordable Housing Bond proposes four categories of investments, each of which supports people earning a range of incomes:

- Public housing
- Low-income housing
- Affordable housing preservation & Middle-Income housing
- Senior housing

For all investment categories, State Constitutional requirements regarding eligible uses of general obligation bond funding apply. For each investment, specific eligible uses will be prioritized with the overall goal of protecting our City's most vulnerable residents; stabilizing communities, especially neighborhoods in which there has been limited affordable housing production; enhancing the City's economic health; and planning for a future San Francisco that maintains its diversity and vibrancy.



# 1. Public Housing: \$150 Million

**Eligible Uses:** The repair and rebuilding of distressed public housing and its underlying infrastructure.

## Who is Served?

- Existing public housing residents, including families, seniors, and people with disabilities
- New generations of residents earning 0-80% AMI
- Low-income families living in new units added to public housing sites
- Communities and neighborhoods in which the developments are located

San Francisco has made tremendous progress towards fulfilling its commitment to renovate or rebuild all of the City's public housing. In 2013, the City, the San Francisco Housing Authority (SFHA), the U.S. Department of Housing and Urban Development (HUD), and San Francisco's affordable housing development community came together to convert 3,500 underfunded and dilapidated public housing apartments to nonprofit ownership. This conversion allowed the development teams to bring almost \$800 million in rehab investments to the buildings, thereby preserving this critical affordable housing and improving residents' daily lives.

The City also launched a nationally-acclaimed public housing rebuilding effort known as HOPE SF. Commencing in 2008, two of the four developments identified for HOPE SF investments are largely complete, and the transformation is profound. Two additional HOPE SF sites, Sunnysdale and Potrero, are underway, and the Bond will help keep construction moving forward without delay. SFHA has other, smaller developments that are also converting to private ownership with a substantial rehabilitation goal. The Bond will help ensure that the habitability concerns of all remaining public housing residents can be addressed

While SFHA has encountered financial issues, the City is committed to ensuring its public housing investment is efficiently managed and is providing full oversight and responsibility for SFHA's essential functions.

**Priorities:** Projects that address the following goals and needs will be prioritized:

- Urgent capital needs to address life safety risks, including:
  - Elevator repair
  - Mold remediation
  - Lead paint abatement
  - Plumbing repair
- Additional creation of net new homes
- Acceleration of long construction timelines
- Reduction of adverse community impacts caused by long construction timelines



Hunters View public housing before HOPE SF transformation



Hunters View public housing after HOPE SF transformation

## 2. Low-Income Housing: \$210 Million

**Eligible Uses:** The construction, acquisition, and rehabilitation of permanently affordable rental housing serving individuals and families earning from 0% to 80% AMI.

**Who is Served?** Low-income housing protects vulnerable populations, such as

- Working families
- Veterans
- Seniors
- People with disabilities
- Transitional aged youth
- People experiencing homelessness

Low-income housing also serves vital members of the City's workforce in jobs with traditionally low pay scales, such as school district employees, nonprofit workers, health care attendants, and hotel, restaurant, and retail employees.

**Priorities:**

- Shovel-ready projects able to start construction within 4 years
- Predevelopment funding to jumpstart new construction with \$10 million reserved for permanent supportive housing development
- Proximity to public transit
- Projects able to leverage City funds with the most additional resources, including state and federal funding and public land
- Projects located in neighborhoods with limited affordable housing production

# Housing Serving Essential City Workers

Retail Clerk  
\$24,000/year

Restaurant Staff  
\$30,000/year

Healthcare Assistant  
\$40,000/year

Teacher  
\$60,000/year

Police Officer  
\$90,000/year



Public Housing for people earning  
\$30,000 or less per year

Low-Income Housing for people earning  
\$30,000 - \$70,000 per year

Middle-Income  
Housing for people  
earning \$70,000 -  
\$120,000 per year



### 3. Affordable Housing Preservation (\$30M est.) & Middle-Income Housing (\$20M est.): \$50 Million

**A. Affordable Housing Preservation Eligible Uses:** The acquisition and/or rehabilitation of rental housing at risk of losing affordability, whether through market forces or a building's physical decline.

**Who is Served?** Low to middle-income households earning between approximately 30% and 120% of AMI, such as:

- Current residents living in housing at-risk of losing affordability (e.g. unlawful evictions and physical disrepair)
- Future generations of tenants

**Priorities:**

Acquisitions and/or rehabilitation

- To create or enhance permanent affordability
- For buildings at imminent risk of conversion to market-rate rents
- In neighborhoods with limited affordable housing production
- In neighborhoods with high documented eviction rates

**B. Middle-Income Eligible Uses:** The creation of new affordable housing opportunities through down payment assistance loans, and the purchase of buildings or land for new affordable construction.

**Who is Served?**

- Households earning between 80% and 175% of AMI
- Teacher Next Door educators earning up to 200% of AMI

**Priorities:**

- Households eligible for the Down Payment Assistance Loans (DALP)
- SFUSD educators eligible for Teacher Next Door Down Payment Assistance Loans (TND)



## 4. Senior Housing: \$90 Million

**Eligible Uses:** The creation of new affordable senior housing rental opportunities, through new construction and acquisition.

**Who is Served?** Seniors on fixed incomes earning from 0% AMI to 80% AMI, who are especially vulnerable in San Francisco's inflated housing market. Senior housing currently makes up only 12% of the City's pipeline for affordable housing, but 24% of residents are seniors living under the poverty line.

**Priorities:**

- New construction
- Projects able to leverage the most additional resources, including state and federal funding, public land, and especially ongoing rental subsidies for extremely low-income seniors
- Developments located in neighborhoods with limited affordable senior housing production
- Proximity to public transit



## Program Summary

The table below summarizes the 2019 Affordable Housing Bond program and projected timeline for expenditures.

PROGRAM CATEGORY	VALUE	ELIGIBLE & PRIORITIZED USES	WHO IT SERVES	AFFORDABLE HOMES PRODUCED OR PRESERVED (est.)	TIMELINE
Public Housing	\$150 Million	Repair and rebuilding of distressed public housing developments and their underlying infrastructure	<ul style="list-style-type: none"> <li>Existing public housing residents</li> <li>New generations of assisted residents, at 10%-80% AMI</li> <li>Low-income families living in new units added</li> </ul>	965  Projected: 550 Rehab 415 Newly rebuilt + infrastructure	2020-2025
Low-Income Housing	\$210 Million	Construction, acquisition, and rehabilitation of affordable rental housing, focusing on shovel-ready projects and predevelopment for permanent supportive housing	<ul style="list-style-type: none"> <li>Extremely low- and low-income households</li> <li>Chronically homeless households and other vulnerable populations (\$10M is reserved for supportive housing predevelopment)</li> </ul>	1,000  Assumes funding will primarily go to new construction. By leveraging outside funds, gap funding will be approximately \$210,000 per unit.	2020-2024
Affordable Housing Preservation	\$30 Million (est.)	Acquisitions and/or rehabilitation of existing buildings at risk of losing affordability, either to market-rate rents or through physical decline	<ul style="list-style-type: none"> <li>Existing residents earning between approximately 30% and 120% AMI</li> </ul>	90  Assumes an acquisition/rehab cost of \$330,000 per unit.	2020-2025
Middle-Income Housing	\$20 Million (est.)	Housing opportunities for households earning between 80% and 200% AMI, focusing on DALP and TND	<ul style="list-style-type: none"> <li>Households earning between 80% and 200% AMI</li> <li>First-time homebuyers earning between 80% and 175% AMI</li> <li>SFUSD educators up to 200% AMI</li> </ul>	60  Assumes an average down payment assistance loan of \$330,000.	2020-2021
Senior Housing	\$90 Million	New affordable senior rental opportunities	<ul style="list-style-type: none"> <li>Seniors on fixed incomes at 30% AMI or lower</li> <li>Low-income seniors up to 80% AMI</li> </ul>	300  Assumes a new construction gap funding need of \$300,000 per unit.	2020-2025
<b>TOTALS</b>	<b>\$500 Million</b>			<b>2,415</b>	

# Accountability

The 2019 Affordable Housing Bond will include strict standards of accountability, fiscal responsibility, and transparency. In addition to California state bond accountability requirements, the Mayor's Office of Housing and Community Development (MOHCD), in collaboration with other relevant City departments, such as the Controller's Office and City Attorney's Office, will create a comprehensive public oversight and accountability process for the duration of the Bond program.

The following principles apply to all related programs funded through the 2019 Affordable Housing Bond:

**Policy Compliance:** The proposed bond funding levels complies with the City's policy to keep property taxes constrained at or below their 2006 level. The 2019 Affordable Housing Bond program is also consistent with the Housing Element of the San Francisco General Plan and with the eight priority policies set forth in Planning Code Section 101.1 of the Planning Code.

**CGOBOC Audits:** The City's Citizens' General Obligation Bond Oversight Committee (CGOBOC) is responsible for auditing the implementation of the 2019 Housing Bond per the Administrative Code (Section 5.30 to 5.36). This independent, nine member committee is appointed by the Mayor, the Board of Supervisors, the Controller, and the Civil Grand Jury. One-tenth of one percent (0.1%) of the bond funds would pay for the committee's audit and oversight functions. Should CGOBOC determine that any funds were not spent in accordance with the express will of the voters, they are empowered to deny subsequent issuances of bond funds.



**Annual Public Review:** The proposed bond funds are subject to the approval processes and rules described in the San Francisco Charter Administrative Code. The bond will be subject to annual public reviews before the Capital Planning Committee and Board of Supervisors.

**Bond Accountability Reports:** Per the Administrative Code (Section 2.70 to 2.74), 60 days prior to the issuance of any portion of the bond authority, MOHCD will submit a 2019 Affordable Housing Bond accountability report to the Clerk of the Board, the Controller, the Treasurer, the Director of Public Finance, and the Budget Analyst describing the current status and description of each project and whether it conforms to the express will of the voters.

**Transparency:** For project selections, MOHCD will issue and advertise transparent Requests for Proposals or Requests for Qualifications that clearly set forth selection criteria and rules, including objective means of prioritizing projects in conformance to the Affordable Housing Bond's express eligible and priority uses.

# 10-Year Capital Plan

Adopted through legislation by the Mayor and Board of Supervisors in 2005, the Capital Planning Committee was created to guide and prioritize capital needs citywide. The Capital Plan is developed by the committee and adopted annually by the Board of Supervisors prior to adoption of the City budget. The City invests significant General Fund dollars into the repair and rehabilitation of our capital assets every year. However, the City cannot rely on annual funds alone to address these critical infrastructure needs. Where annual funds are not adequate to pay the costs of major capital improvements, the Plan recommends using one of two sources of long-term debt financing:

- General Obligation (G.O.) bonds backed by property taxes upon approval by voters
- General Fund debt programs backed by the City's General Fund upon approval by the Board of Supervisors and the Mayor

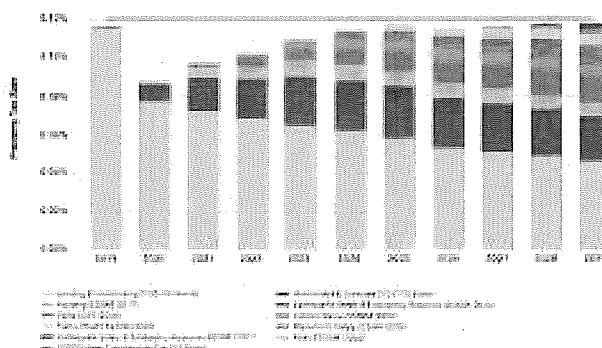
General Obligation bonds and General Fund debt programs are appropriate means of funding capital improvements as they spread the costs over their long, useful lives and across the generations of San Franciscans that will reap their benefits.

The Plan prioritizes critical capital projects to protect the public's safety and well-being; places a strong emphasis on accountability and transparency; and most importantly, demonstrates the highest levels of fiscal restraint and responsibility. Since its inception, the top priorities of the Capital Plan have been improvement of critical City infrastructure, including San Francisco's public health and safety, transportation, and parks and open space. As the City's unaffordability crisis has grown, affordable housing has entered the G.O. Bond Program, first in 2015. The most recent Capital Plan includes \$500 million for the 2019 Affordable Housing Bond.

The Capital Plan G.O. Bond Program chart below illustrates the relationship between the G.O. Bond Program and the local tax rate, including existing and outstanding issuance and voted-approved bonds. This view shows the City's policy constraint that G.O. Bonds will not increase the property tax rate above 2006 levels.

**For more information on the City's capital plan, please visit [www.onesanfrancisco.org](http://www.onesanfrancisco.org)**

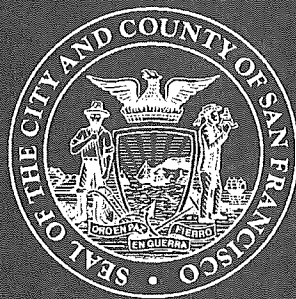
## Capital Plan G.O. Bond Program (Certified AV 8-1-18) 2019-2029





# Project Schedule

<b>May 6, 2019:</b>	Presentation of the 2019 Affordable Housing Bond to the Capital Planning Committee
<b>May 7, 2019:</b>	Introduction to the Board of Supervisors
<b>November 5, 2019:</b>	Election Day
<b>January 2020:</b>	Project Implementation Begins



File #190501, 19495, 190644  
Received in Committee - 6/13/19.



# 2019 Affordable Housing Bond Budget & Finance Committee

Mayor's Office of Housing and  
Community Development

June 13, 2019

CITY AND COUNTY OF  
**SAN FRANCISCO**

MAYOR LONDON N. BREED



# Original Program Categories

Program Categories	Estimated Funds
Public Housing	\$150 million
Low-Income Housing (up to 80% AMI)	\$210 million
Affordable Housing Preservation (30% to 120% AMI) & Middle-Income Housing (80%-175% AMI; up to 200% AMI for teacher households)	<u>\$50 million</u> \$30 million (est.) \$20 million (est.)
Senior Housing (up to 80% AMI)	\$90 million
<b>TOTAL</b>	<b>\$500 million</b>



# Recommended Allocation Change Summary

Program Categories	Original	Recommendation
Public Housing	\$150 million	\$150 million
Low-Income Housing	\$210 million	\$220 million
Affordable Housing Preservation	\$30 million (est.)	\$30 million (est.)
Middle-Income	\$20 million (est.)	\$30 million (est.)
Senior Housing	\$90 million	\$150 million
Educator Housing	--	\$20 million
<b>TOTAL</b>	<b>\$500 million</b>	<b>\$600 million</b>



# Recommended Allocation Priorities

Program Categories	Value	Allocation Priorities
Low-Income Housing	\$230M	<ul style="list-style-type: none"> <li>- \$10M PSH predevelopment</li> <li>- \$5M PSH scattered sites</li> <li>- \$15M low production, or low production + high displacement neighborhoods</li> </ul>
Senior Housing	\$150M	<ul style="list-style-type: none"> <li>- \$15M low production, or low production + high displacement neighborhoods</li> </ul>
Educator Housing	\$20M	<ul style="list-style-type: none"> <li>- New construction for SFUSD and CCSF educators and staff earning between 30-140% AMI</li> </ul>



# Additional Recommended Revisions – For Inclusion in the Bond Report

- If the Educator Housing category funds are unused after 4 years from the date of the election certification, the remaining funds will be reallocated: 50% to eligible low-income uses and 50% to Educator DALP and TND
- If funds allocated to achieve Geographic Balance in the Low-Income and Senior Housing categories are unused after 4 years from the date of the election certification, the funds will become available for any other eligible use in their respective categories
- Funds not otherwise geographically restricted should prioritize high displacement neighborhoods
- Senior housing project selection priorities should include LGBTQ-welcoming programs



BOARD of SUPERVISORS



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco 94102-4689  
Tel. No. 554-5184  
Fax No. 554-5163  
TDD/TTY No. 554-5227

## MEMORANDUM

### BUDGET AND FINANCE COMMITTEE

### SAN FRANCISCO BOARD OF SUPERVISORS

TO: Supervisor Sandra Lee Fewer, Chair, Budget and Finance Committee

FROM: *Linda Wong* Linda Wong, Assistant Clerk

DATE: June 7, 2019

SUBJECT: **NO COMMITTEE REPORT, BOARD MEETING**  
Tuesday, June 11, 2019

The following file should not be presented as a **COMMITTEE REPORT** at the Board meeting on Tuesday, June 11, 2019, at 2:00 p.m. This item was acted upon at a Special Committee Meeting today, June 6, 2019, at 1:00 p.m., by the votes indicated.

**Item No. 23                      File No. 190501**

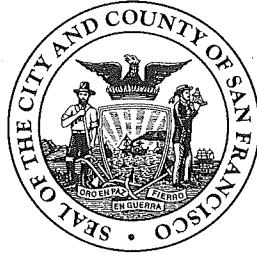
Resolution determining and declaring that the public interest and necessity demand the construction, development, acquisition, improvement, rehabilitation, preservation and repair of affordable housing improvements and related costs necessary or convenient for the foregoing purposes; to be financed through bonded indebtedness in an amount not to exceed \$500,000,000; authorizing landlords to pass-through 50% of the resulting property tax increase to residential tenants under Administrative Code, Chapter 37; providing for the levy and collection of taxes to pay both principal and interest on such bonds; adopting findings under the California Environmental Quality Act; and finding that the proposed bond is in conformity with the General Plan, and the eight priority policies of Planning Code, Section 101.1(b).

**CONTINUED to the Budget and Finance Committee meeting of June 13, 2019:**

Vote: Supervisor Sandra Lee Fewer - Aye  
Supervisor Catherine Stefani - Aye  
Supervisor Rafael Mandelman - Aye  
Supervisor Hillary Ronen - Aye  
Supervisor Norman Yee - Aye

c: Board of Supervisors  
Angela Calvillo, Clerk of the Board  
Jon Givner, Deputy City Attorney  
Alisa Somera, Legislative Deputy Director

BOARD of SUPERVISORS



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May 14, 2019

**File No. 190501**

Lisa Gibson  
Environmental Review Officer  
Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Dear Ms. Gibson:

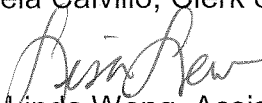
On May 7, 2019, Mayor Breed introduced the following proposed legislation:

**File No. 190501**

**Resolution determining and declaring that the public interest and necessity demand the construction, development, acquisition, improvement, rehabilitation, preservation and repair of affordable housing improvements and related costs necessary or convenient for the foregoing purposes; to be financed through bonded indebtedness in an amount not to exceed \$500,000,000; authorizing landlords to pass-through 50% of the resulting property tax increase to residential tenants under Administrative Code, Chapter 37; providing for the levy and collection of taxes to pay both principal and interest on such bonds; adopting findings under the California Environmental Quality Act; and finding that the proposed bond is in conformity with the General Plan, and the eight priority policies of Planning Code, Section 101.1(b).**

This legislation is being transmitted to you for environmental review.

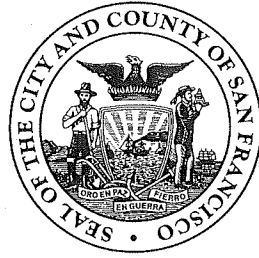
Angela Calvillo, Clerk of the Board

*for* By:  Linda Wong, Assistant Clerk  
Budget and Finance Committee

Attachment

c: Joy Navarrete, Environmental Planner  
Laura Lynch, Environmental Planner

BOARD of SUPERVISORS



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San Francisco 94102-4689  
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Fax No. 554-5163  
TDD/TTY No. 554-5227

May 14, 2019

John Rahaim, Director  
Planning Department  
1650 Mission Street, Ste. 400  
San Francisco, CA 94103

Dear Director Rahaim:


On May 7, 2019, Mayor Breed introduced the following legislation:

**File No. 190501**

**Resolution determining and declaring that the public interest and necessity demand the construction, development, acquisition, improvement, rehabilitation, preservation and repair of affordable housing improvements and related costs necessary or convenient for the foregoing purposes; to be financed through bonded indebtedness in an amount not to exceed \$500,000,000; authorizing landlords to pass-through 50% of the resulting property tax increase to residential tenants under Administrative Code, Chapter 37; providing for the levy and collection of taxes to pay both principal and interest on such bonds; adopting findings under the California Environmental Quality Act; and finding that the proposed bond is in conformity with the General Plan, and the eight priority policies of Planning Code, Section 101.1(b).**

The proposed legislation is being transmitted to the Planning Department for review and determination regarding consistency with the City's General Plan and eight priority policies of Planning Code Section 101.1. The legislation is pending before the Budget and Finance Committee and will be scheduled for hearing following receipt of your response.

Angela Calvillo, Clerk of the Board

*for* By:  Linda Wong, Assistant Clerk  
Budget and Finance Committee

Attachment

c: Jonas Ionin, Director of Commission Affairs  
Dan Sider, Director of Executive Programs  
Aaron Starr, Manager of Legislative Affairs  
AnMarie Rodgers, Director of Citywide Planning  
Scott Sanchez, Acting Deputy Zoning Administrator  
Corey Teague, Zoning Administrator  
Lisa Gibson, Environmental Review Officer  
Devyani Jain, Deputy Environmental Review Officer  
Joy Navarrete, Environmental Planning  
Laura Lynch, Environmental Planning



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## MEMORANDUM

TO: Ben Rosenfield, City Controller, Office of the Controller

FROM: *ll*  
*ll* Linda Wong, Assistant Clerk, Budget and Finance Committee  
Board of Supervisors

DATE: May 16, 2019

SUBJECT: GENERAL OBLIGATION BOND INTRODUCED  
November 5, 2019 Election

---

The Board of Supervisors' Budget and Finance Committee has received the following General Obligation Bond for the November 5, 2019, Election, introduced by Mayor Breed on May 7, 2019. These matters are being referred to you in accordance with Rules of Order 2.22.4.

**File No. 190495**

**Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, November 5, 2019, for the purpose of submitting to San Francisco voters a proposition to incur bonded indebtedness not to exceed \$500,000,000 to finance the construction, development, acquisition, improvement, rehabilitation, preservation, and repair of affordable housing improvements, and related costs necessary or convenient for the foregoing purposes; authorizing landlords to pass-through 50% of the resulting property tax increase to residential tenants under Administrative Code, Chapter 37; providing for the levy and collection of taxes to pay both principal and interest on such Bonds; incorporating the provisions regarding the Citizens' General Obligation Bond Oversight Committee's review of Affordable Housing Bond expenditures in Administrative Code, Sections 5.30-5.36; setting certain procedures and requirements for the election; adopting findings under the California Environmental Quality Act; and finding that the proposed Bonds are in conformity with the General Plan, and the eight priority policies of Planning Code, Section 101.1(b).**

File No. 190501

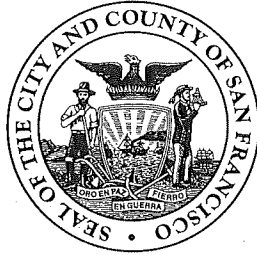
**Resolution determining and declaring that the public interest and necessity demand the construction, development, acquisition, improvement, rehabilitation, preservation and repair of affordable housing improvements and related costs necessary or convenient for the foregoing purposes; to be financed through bonded indebtedness in an amount not to exceed \$500,000,000; authorizing landlords to pass-through 50% of the resulting property tax increase to residential tenants under Administrative Code, Chapter 37; providing for the levy and collection of taxes to pay both principal and interest on such bonds; adopting findings under the California Environmental Quality Act; and finding that the proposed bond is in conformity with the General Plan, and the eight priority policies of Planning Code, Section 101.1(b).**

Please review and prepare a financial analysis of the proposed measure prior to the first Budget and Finance Committee hearing.

If you have any questions or concerns, please call me at (415) 554-7719 or email: [linda.wong@sfgov.org](mailto:linda.wong@sfgov.org). To submit documentation, please forward to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c: Todd Rydstrom, Deputy City Controller  
Peg Stevenson, City Performance Director  
Natasha Mihal, City Services Auditor

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## MEMORANDUM

TO: Sophia Kittler, Liaison to the Board of Supervisors, Mayor's Office  
Jon Givner, Deputy City Attorney, Office of the City Attorney  
John Arntz, Director, Department of Elections  
LeeAnn Pelham, Executive Director, Ethics Commission  
Naomi Kelly, City Administrator, Office of the City Administrator  
Kate Hartley, Director, Mayor's Office of Housing and Community Development  
Barbara Smith, Acting Executive Director, Housing Authority  
Vincent C. Matthews, Superintendent, San Francisco Unified School District

FROM: *ll*  
*5/14* Linda Wong, Assistant Clerk, Budget and Finance Committee  
Board of Supervisors

DATE: May 14, 2019

SUBJECT: LEGISLATION INTRODUCED

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The Board of Supervisors' Budget and Finance Committee has received the following proposed legislation, introduced by Mayor Breed on May 7, 2019:

**File No. 190501**

**Resolution determining and declaring that the public interest and necessity demand the construction, development, acquisition, improvement, rehabilitation, preservation and repair of affordable housing improvements and related costs necessary or convenient for the foregoing purposes; to be financed through bonded indebtedness in an amount not to exceed \$500,000,000; authorizing landlords to pass-through 50% of the resulting property tax increase to residential tenants under Administrative Code, Chapter 37; providing for the levy and collection of taxes to pay both principal and interest on such bonds; adopting findings under the California Environmental Quality Act; and finding that the proposed bond is in conformity with the General Plan, and the eight priority policies of Planning Code, Section 101.1(b).**

If you have comments or reports to be included with the file, please forward them to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102 or by email at: [linda.wong@sfgov.org](mailto:linda.wong@sfgov.org).

- c: Andres Power, Mayor's Office
- Rebecca Peacock, Mayor's Office
- Patrick Ford, Ethics Commission
- Lynn Khaw, Office of the City Administrator
- Lihmeei Leu, Office of the City Administrator
- Eugene Flannery, Mayor's Office of Housing and Community Development
- Amy Chan, Mayor's Office of Housing and Community Development
- Dariush Kayhan, Housing Authority
- Linda Martin-Mason, Housing Authority
- Viva Mogi, San Francisco Unified School District
- Esther Casco, San Francisco Unified School District

OFFICE OF THE MAYOR  
SAN FRANCISCO



LONDON N. BREED  
MAYOR

A handwritten signature in black ink, appearing to be "L. Breed".


TO: Angela Calvillo, Clerk of the Board of Supervisors  
FROM: Sophia Kittler  
RE: General Obligation Bond Election - Affordable Housing - Not to Exceed  
\$500,000,000  
DATE: May 7, 2019

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**Resolution determining and declaring that the public interest and necessity demand the construction, development, acquisition, improvement, rehabilitation, preservation and repair of affordable housing improvements and related costs necessary or convenient for the foregoing purposes, to be financed through bonded indebtedness in an amount not to exceed \$500,000,000; authorizing landlords to pass-through 50% of the resulting property tax increase to residential tenants under Administrative Code, Chapter 37; providing for the levy and collection of taxes to pay both principal and interest on such bonds; setting certain procedures and requirements for the election; adopting findings under the California Environmental Quality Act; and finding that the proposed bond is in conformity with the priority policies of Planning Code, Section 101.1(b).**

Please note that Supervisors Yee, Brown, Safai, Walton, and Stefani are co-sponsors of this legislation.

Should you have any questions, please contact Sophia Kittler at 415-554-6153.

BY  \_\_\_\_\_  
2019 MAY -7 PM 4:33  
BOARD OF SUPERVISORS  
SAN FRANCISCO

BL# 170501  
170495

**Wong, Linda (BOS)**

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**From:** pmonette-shaw <pmonette-shaw@earthlink.net>  
**Sent:** Thursday, June 13, 2019 10:07 AM  
**To:** Wong, Linda (BOS)  
**Cc:** Young, Victor (BOS)  
**Subject:** Fwd: Corrected Testimony: Board of Supes Budget and Finance Committee Must Fix Problems With 2019 Affordable Housing Bond on June 13  
**Attachments:** Testimony to Budget and Finance Committee 19-06-12.pdf

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

Dear Ms. Wong,

Please add the PDF file attached to the permanent packet for this agenda item as Mr. Young kindly did last week.

Thank you.

Patrick Monette-Shaw

----- Forwarded Message -----

**Subject:**Corrected Testimony: Board of Supes Budget and Finance Committee Must Fix Problems With 2019 Affordable Housing Bond on June 13

**Date:**Wed, 12 Jun 2019 22:15:21 -0700

**From:**pmonette-shaw <pmonette-shaw@earthlink.net>

**Reply-To:**pmonette-shaw@earthlink.net

**To:**Sandra.Fewer@sfgov.org, Catherine.Stefani@sfgov.org, Rafael.Mandelman@sfgov.org,  
Hillary.Ronen@sfgov.org, Norman.Yee@sfgov.org

**CC:**Aaron.Peskin@sfgov.org, Gordon.Mar@sfgov.org, Vallie.Brown@sfgov.org, Matt.Haney@sfgov.org,  
Shamann.Walton@sfgov.org, Ahsha.Safai@sfgov.org, Tim.H.Ho@sfgov.org, Suhagey.Sandoval@sfgov.org,  
Jack.Gallagher@sfgov.org, Ian.Fregosi@sfgov.org, Angelina.Yu@sfgov.org, Percy.Burch@sfgov.org,  
Daisy.Quan@sfgov.org, Alan.Wong1@sfgov.org, Edward.W.Wright@sfgov.org, Juancarlos.Cancino@sfgov.org,  
Derek.Remski@sfgov.org, Tom.Temprano@sfgov.org, Courtney.McDonald@sfgov.org, Hepner, Lee (BOS)  
<lee.hepner@sfgov.org>, Erica.Maybaum@sfgov.org, Low, Jen (BOS) <jen.low@sfgov.org>, Ivy.Lee@sfgov.org

**Patrick Monette-Shaw**

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975 Sutter Street, Apt. 6 San Francisco, CA 94109  
Phone: (415) 292-6969 • e-mail: [pmonette-shaw@earthlink.net](mailto:pmonette-shaw@earthlink.net)

June 12, 2019

Budget and Finance Committee, San Francisco Board of Supervisors

The Honorable Sandra Lee Fewer, Chairperson

The Honorable Catherine Stefani, Supervisor, District 2

The Honorable Rafael Mandelman, Supervisor, District 8  
 The Honorable Hillary Ronen, Supervisor, District 9  
 The Honorable Norman Yee, Supervisor, District 7  
 Re: **June 13 Agenda Items #2 & 3: General Obligation Bonds — Affordable Housing — Not to Exceed \$500,000,000**

1 Dr. Carlton B. Goodlett Place  
 San Francisco, CA 94102

Dear Chairperson Fewer and Budget and Finance Committee Members,

This provides additional testimony to the Budget and Finance Committee regarding the need to re-allocate uses of the \$5 million to \$600 million proposed for the November 2019 Affordable Housing Bond, particularly to dedicate the potential \$100 million increase to middle-income housing.

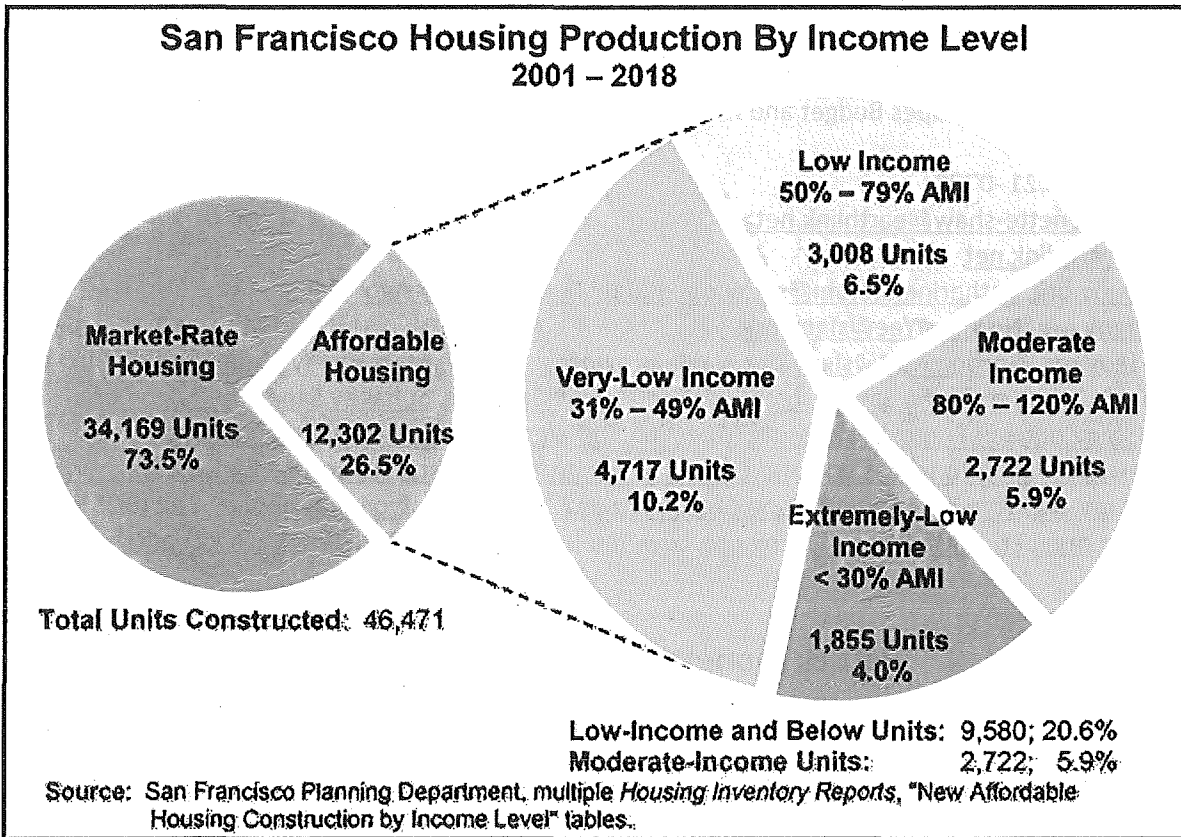
**Moderate-Income Housing Has Been Short-Changed**

As I previously testified, the Board of Supervisors needs to direct that a middle-income rental housing component be included in the November 2019 bond, in part because middle-income rental spending was improperly removed from planned spending of the 2015 Affordable Housing Bond, which had explicitly asked voters the question of whether the bond would include a middle-income rental program.

Middle-income households who rent are not explicitly included in funding for the 2019 housing bond. That must be fixed, including funding for it, and not removing it, again.

Figure 1 illustrates that successive Planning Department *Housing Inventory Reports* document that in the past 18 years, Moderate-Income households earning between 80% and 120% of AMI have seen just 2,722 units produced, only 5.9% of total 46,471 total units produced during that period.

**Figure 1: 18-Year Dearth of Moderate-Income Housing Production**



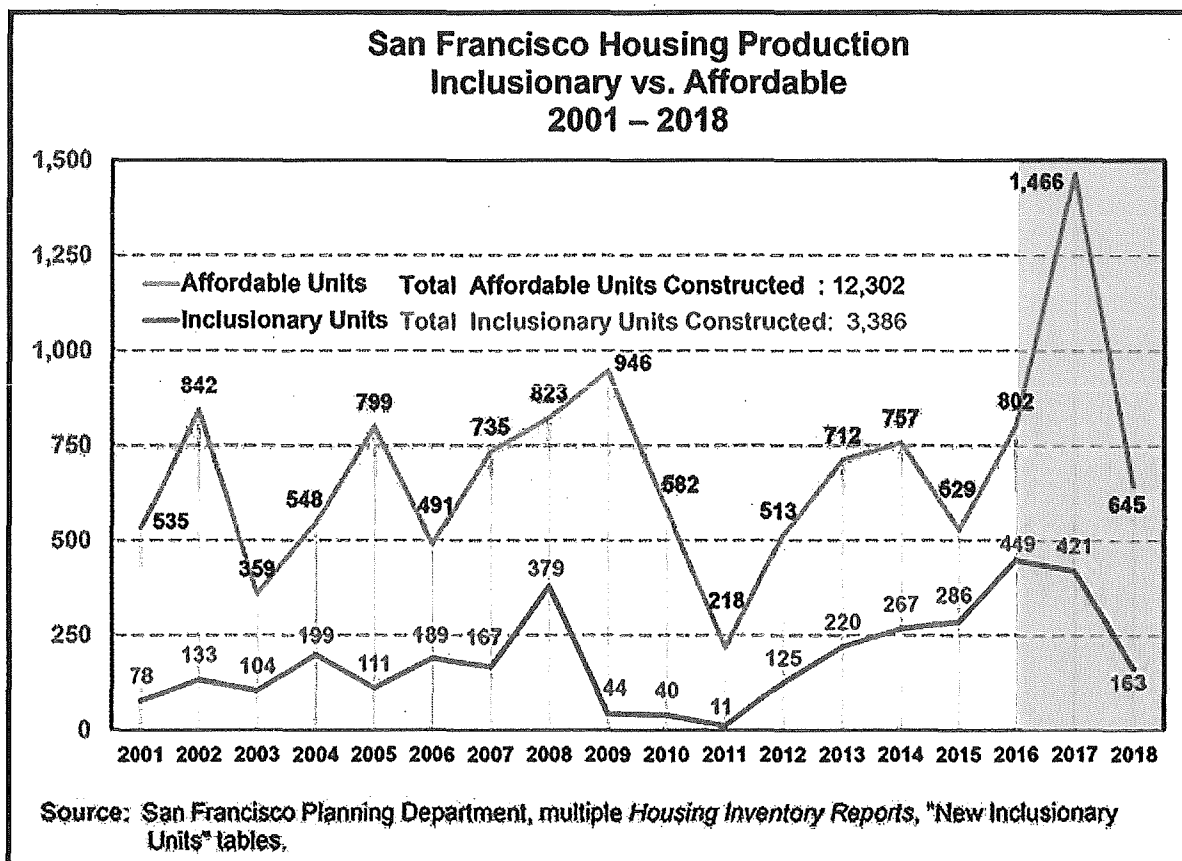
Looking closer at Figure 1, the 2,722 Moderate-Income units in that 18-year period represent 22% of the total 12,302 Affordable Housing units produced. The remaining 9,580 Affordable Housing units (78%) were for households in the low income and below categories.

There's no mention in the *Housing Inventory Reports* how many of the 2,722 units in the Moderate-Income category were ownership units, rather than for rental units, or how many of the Moderate-Income units were DALP or TND loans.

The Planning Department *Housing Inventory Reports* also document that in the past 18 years, of the 12,302 total Affordable Housing units produced just 3,386 (27.5%) were funded by so-called "inclusionary fees."

That may be, in part, because MOHCD reported in its "Big Tent" PowerPoint presentation in April 2019 that there had been a shortfall in FY 18–19 of approximately \$50 million in inclusionary housing fees generated from projected market-rate projects that subsequently stalled out due to rising construction costs.

**Figure 2: Drop in Inclusionary Unit Production**



Some observers continue to wonder whether MOHCD made the right decision when it decided in July 2016 one month after voters passed Proposition "C" in June 2016 that it could remove the *Middle-Income Rental* program from the 2015 Affordable Housing Bond on the theory that increasing inclusionary percentages would actually result in additional rental units constructed.

That doesn't appear to have happened. Figure 2 illustrates a 63.7% drop — from 449 inclusionary housing units in 2016 to just 163 units — between 2016 and 2018, and it's unclear if the inclusionary units were rental, rather than ownership, units.

The need for middle-income rental units may now be greater than previously known, or produced.

**Require Disclosure of Cost Categories Before Approving November 2019 Bond**

The Board of Supervisors should not approve the \$500 million to \$600 million November Affordable Housing bond unless and until, MOHCD reports itemizes what the bond will actually be spent on: 1) Construction of new housing units, 2) Rehabilitation and Acquisition of existing housing units, 3) Pre-development expenses separate from construction expenses and 4) Infrastructure construction expenses separate from construction of actual housing units.

Respectfully submitted,



**Patrick Monette-Shaw**

*Columnist*

*Westside Observer* Newspaper

cc: The Honorable Aaron Peskin, Supervisor, District 3  
The Honorable Gordon Mar, Supervisor, District 4  
The Honorable Vallie Brown, Supervisor, District 5  
The Honorable Matt Haney, Supervisor, District 6  
The Honorable Shamann Walton, Supervisor, District 10  
The Honorable Ahsha Safai, Supervisor, District 11

# Patrick Monette-Shaw

975 Sutter Street, Apt. 6  
San Francisco, CA 94109  
Phone: (415) 292-6969 • e-mail: [pmonette-shaw@earthlink.net](mailto:pmonette-shaw@earthlink.net)

June 12, 2019

Budget and Finance Committee, San Francisco Board of Supervisors

The Honorable Sandra Lee Fewer, Chairperson  
The Honorable Catherine Stefani, Supervisor, District 2  
The Honorable Rafael Mandelman, Supervisor, District 8  
The Honorable Hillary Ronen, Supervisor, District 9  
The Honorable Norman Yee, Supervisor, District 7

1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102

Re: **June 13 Agenda Items #2 & 3: General Obligation Bonds — Affordable Housing — Not to Exceed \$500,000,000**

Dear Chairperson Fewer and Budget and Finance Committee Members,

This provides additional testimony to the Budget and Finance Committee regarding the need to re-allocate uses of the \$500 million to \$600 million proposed for the November 2019 Affordable Housing Bond, particularly to dedicate the potential \$100 million increase to middle-income housing.

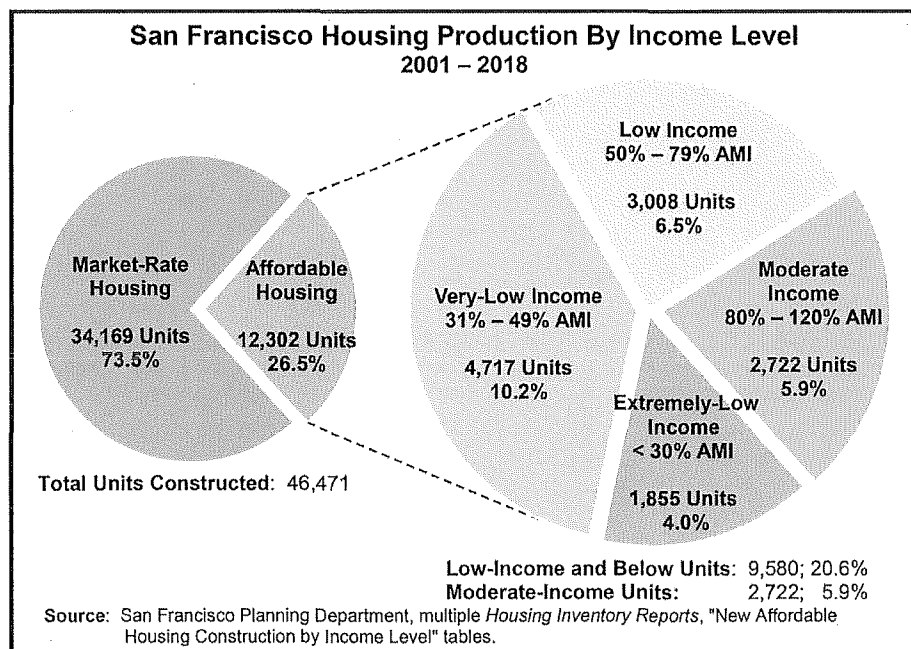
## Moderate-Income Housing Has Been Short-Changed

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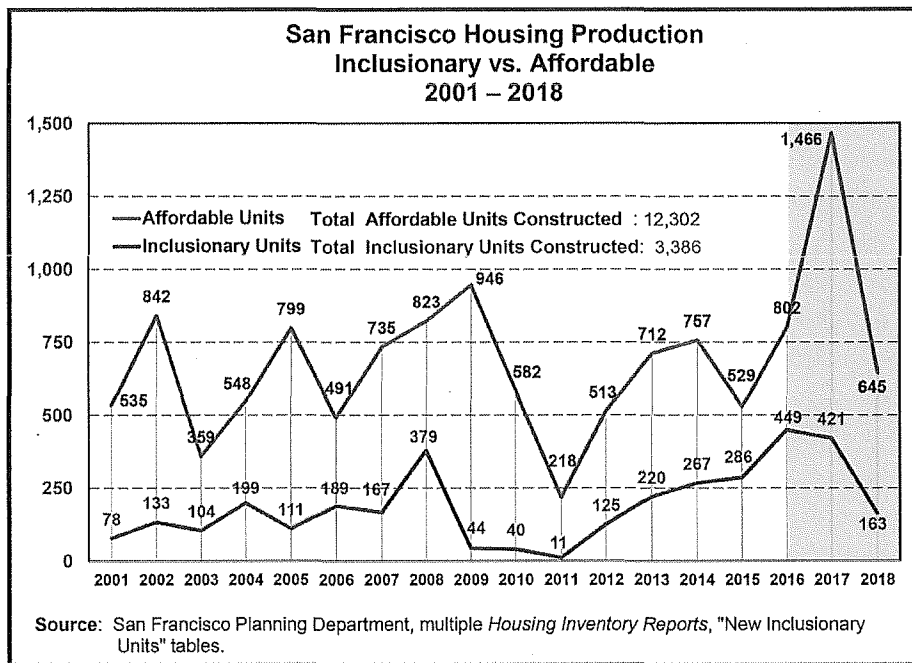
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That may be, in part, because MOHCD reported in its “*Big Tent*” PowerPoint presentation in April 2019 that there had been a shortfall in FY 18–19 of approximately \$50 million in inclusionary housing fees generated from projected market-rate projects that subsequently stalled out due to rising construction costs.

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The need for middle-income *rental* units may now be greater than previously known, or produced.

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Respectfully submitted,

**Patrick Monette-Shaw**  
Columnist  
Westside Observer Newspaper

June 12, 2019

**June 13 Agenda Items #2 & 3: General Obligation Bonds — Affordable Housing — Not to Exceed \$500,000,000**

Page 3

cc: The Honorable Aaron Peskin, Supervisor, District 3  
The Honorable Gordon Mar, Supervisor, District 4  
The Honorable Vallie Brown, Supervisor, District 5  
The Honorable Matt Haney, Supervisor, District 6  
The Honorable Shamann Walton, Supervisor, District 10  
The Honorable Ahsha Safai, Supervisor, District 11

**Patrick Monette-Shaw**

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June 5, 2019

Budget and Finance Committee, San Francisco Board of Supervisors  
 The Honorable Sandra Lee Fewer, Chairperson  
 The Honorable Catherine Stefani, Supervisor, District 2  
 The Honorable Rafael Mandelman, Supervisor, District 8  
 The Honorable Hillary Ronen, Supervisor, District 9  
 The Honorable Norman Yee, Supervisor, District 7

1 Dr. Carlton B. Goodlett Place  
 San Francisco, CA 94102

**Re: June 6 Agenda Items #4 & 5: General Obligation Bonds — Affordable Housing — Not to Exceed \$500,000,000**

Dear Chairperson Fewer and Budget and Finance Committee Members,

This testimony recommends the Budget and Finance Committee 1) Require MOHCD to correct inaccurate data, 2) Re-Allocate uses of the \$500 million proposed bond, and 3) Dedicate potential \$100 million increase to middle-income housing.

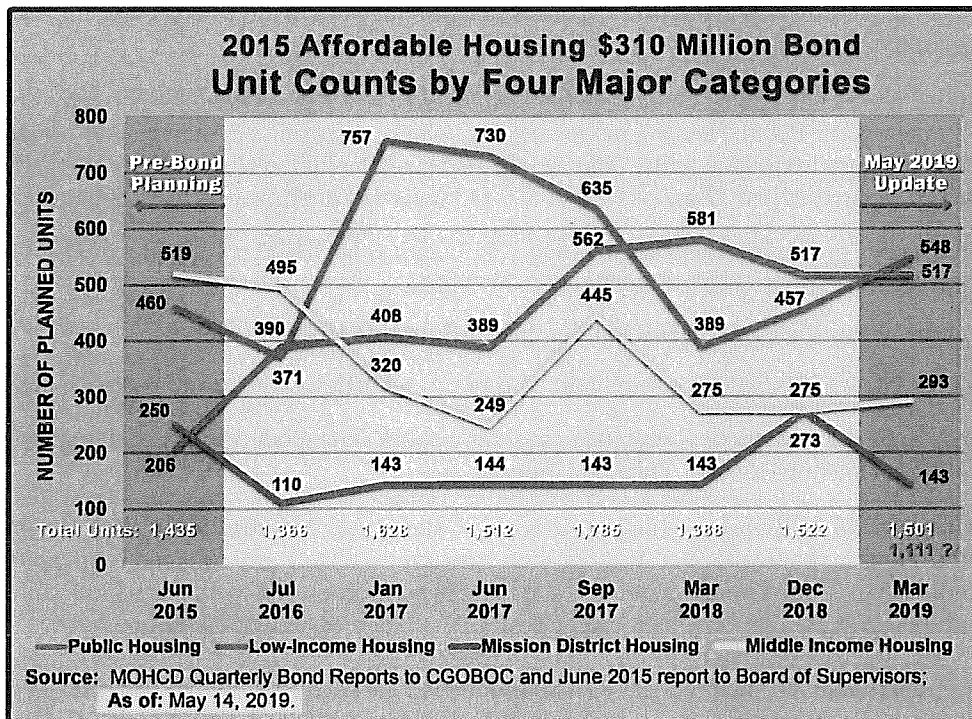
**Correct Inaccurate Data About 2015 Affordable Housing Bond Accomplishments**

MOHCD’s report to both the Capital Planning Committee and to the Board of Supervisors — *2019 General Obligation Affordable Housing Bond Report* — wrongly claims that the 2015 Affordable Housing Bond has produced (or will) 1,613 housing units.

That’s complete hooley, since MOHCD’s own presentation to CGOBOC on May 20, 2019 reported that just 1,501 units — not 1,613 — will be produced with the 2015 Affordable Housing Bond (MOHCD report dated March 2019). And the 1,501-unit amount may actually only be somewhere between 1,056 units and 1,111 units, since MOHCD is counting at least 390 units, if not 445 units, in “*infrastructure*” projects, including 125 market-rate units, in the Public Housing subcategory. All along, MOHCD had been reporting units for *pre-development* projects in the total unit count, but eventually removed the *pre-development* units from the totals. Similarly, MOHCD should stop padding the unit counts by including units served by “*infrastructure*” improvements as new or rehabilitated units.

During successive quarterly reports on the 2015 bond to CGOBOC, MOHCD shifted the unit counts in each category, shown in Figure 1. MOHCD must report to you, and members of the public, correct data on the number of new and rehabbed units.

**Figure 1: Shifting Units Counts of 2015 Bond Main Categories:**



**Figure 2: Total Units Shouldn't Be Inflated by Counting "Infrastructure"**

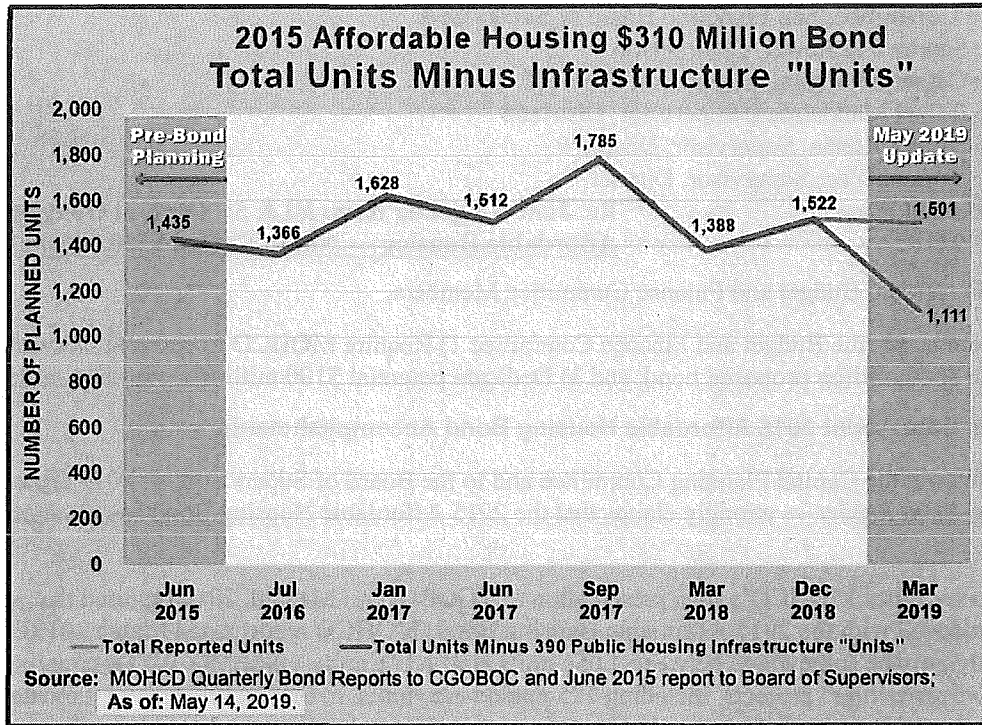


Figure 2 illustrates:

- MOHCD appears to be reporting in its “GO Bond accomplishment tracking of unit counts” metrics at least 390 units in the Public Housing category that are infrastructure development and perhaps not actual units (217 units in the Potrero Phase II Infrastructure Development project, and 173 units at the Sunnydale 3A/B Predevelopment and Infrastructure project).

If MOHCD is not counting *pre-development* expenses in its “GO Bond accomplishments” in the Low-Income Housing main category, why is it counting *infrastructure* expenses that also may not involve actual housing units being built or rehabilitated in the Public Housing main category?

- Not shown in Figure 2 are 55 units being counted in the “Sunnydale Parcel Q Vertical/Block 6 Infrastructure Predevelopment” project in the Public Housing main category, which may push the total number of units funded by the bond down from 1,111 to just 1,056 total units. This would also push the Public Housing “accomplishments” down from 517 units (as MOHCD reports) to just 72 units (390 + 55 = 445 units that are infrastructure support, not actual units).

To the extent the 2015 bond is producing 1,056 units — not 1,613 units as MOHCD reported to you for the 2019 bond — MOHCD artificially inflated the “accomplished” unit counts by 34.5%.

**Proposed Re-Allocation Within Proposed \$500 Million 2019 Affordable Housing Bond**

I have been following the 2015 Affordable Housing bond’s progress and believe you should make changes to the 2019 bond.

I am requesting that the Budget and Finance Committee consider making amendments to the enabling legislation for the November 2019 Affordable Housing Bond on Thursday, June 6.

- **Re-Allocate Portion of \$210 Million Low-Income Housing Category to Affordable Housing Preservation Category:** The 2015 Affordable Housing bond allocated \$180 million between the *Public Housing* and *Low-Income Housing* main categories, 58% of the \$310 million bond. Similarly, the 2019 bond is proposing to allocate \$360 million between the *Public Housing* and *Low-Income Housing* main categories, 72% of the proposed \$500 million bond.

Since the Planning Department has reported that RHNA production between 2007 and 2014 achieved just 19% of units *actually produced* for the Moderate-Income category (80% to 120% of AMI) and only 22% of Moderate-Income units

June 5, 2019

**June 6 Agenda Items #4 & 5: General Obligation Bonds — Affordable Housing — Not to Exceed \$500,000,000**

Page 3

have received permits for the 2015–2022 period now four years into the eight-year cycle, the Budget and Finance Committee should re-allocate \$100 million of the \$210 million planned for Low-Income housing and assign it to the *Affordable Housing Preservation* category, thereby increasing that category from \$30 million to \$130 million.

It's a long-overdue matter of equity for moderate-income households.

The Middle-Income Rental housing program took a hit in the 2015 bond, and a similar category is on track to receive just \$30 million — only 6% — from the \$500 million 2019 bond. That funding must be significantly increased.

- **Require No “Poaching” From \$30 Million Affordable Housing Preservation Category:** When CGOBOC first heard the 2015 Bond during its initial January 2016 hearing, the *DALP* and *Teacher Next Door* loans were budgeted for a combined \$15 million, but as of December 2018, those two programs rose to receiving \$39.4 million of the \$80 million Middle-Income Housing category. MOHCD claimed there had been “great demand” for the *DALP* loans, but in the re-allocation process the category for a *Middle-Income Rental Housing* category was removed entirely in favor of funding the *DALP* and *TND* loans and for the 43<sup>rd</sup> & Irving rental project serving only teachers, in effect stripping other middle-income households of housing production they could afford.

The Budget and Finance Committee should ensure that MOHCD is not allowed to raid the planned \$30 million *Affordable Housing Preservation* category for *rental units* in the 2019 bond to again fatten up *ownership* loan awards for the *DALP* and *TND* categories.

- **Change AMI Levels for Affordable Housing Preservation Category:** The AMI targets for the *Affordable Housing Preservation* category should be changed from 30%–120% of AMI, to 80%–120% of AMI. This is particularly true since the *Public Housing* and *Low-Income Housing* categories are already reserved for those households earning less than 80% of AMI. Allowing those who earn between 30% and 80% of AMI to access the *Affordable Housing Preservation* category essentially provides them with multiple categories of funding, pitting them against moderate-income households earning between 80% and 120% of AMI.
- **Expand AMI Levels for Senior Housing Category:** The AMI range for the Senior Housing units should be raised to 120% of AMI to assist moderate-income level seniors.
- **Require Breakouts of Senior Housing Category:** MOHCD should be required to determine now the number of proposed senior housing units being planned in each of the three categories for very-low income, low-income, and moderate-income seniors (80% to 120% of AMI), and require MOHCD to stick to it.
- **Types of Senior Housing Units:** MOHCD should be required to report now what types of housing will be developed for the \$90 million Senior Housing category, and whether assisted living and board-and-care facilities will be included in the funding and will actually and eventually be developed.
- **Speed Up Bond Issuance:** One of the problems with the 2015 bond is that it was split into three tranches. The third tranche representing nearly one third of the \$310 million bond is not expected to be issued until the Fall of 2019, four years after voters approved it in November 2015. Taking three to four years to issue bonds after voters have approved them is totally unacceptable in the middle of San Francisco's affordable housing crisis.

The \$500 million for the November 2019 ballot needs to be issued more aggressively. The \$200 million planned to be issued in 2021 and the \$150 million tranche expected to be issued in 2022 should be moved up to mid-year 2020.

- **Speed Up Project Timelines:** I am concerned that the five categories of spending — Public Housing, Low-Income Housing, Affordable Housing Production, Middle-Income Housing, and Senior Housing projects — drag out project timelines to the year 2025 or later, six years after the \$500 million bond is to appear on the November 2019 ballot.

In the midst of an on-going affordable housing crisis, the City must do better!

- **Report Accurate Unit Counts:** I am concerned by the 965 units reported as being produced or preserved in the Public Housing category for the planned 2019 bond, and whether that number is being over-reported. How many of those 965 units are actually for pre-development and/or infrastructure? MOHCD should be required to break out the data.

June 5, 2019

**June 6 Agenda Items #4 & 5: General Obligation Bonds — Affordable Housing — Not to Exceed \$500,000,000**

Page 4

You should require that MOHCD report in all major categories of funding the number of actual units being produced, and report separately the number of units that fall into the “*pre-development*” and “*infrastructure*” categories to avoid artificially inflating the total number of units that will be produced or preserved with the 2019 bond.

Please consider making amendments to the enabling legislation for the \$500 million bond plans on June 6.

**Dedicate Potential \$100 Million Increase (to \$600 Million) for Middle-Income Rental Housing**

Should the Board decide to add \$100 million — to a total of \$600 million — to the November 2019 Affordable Housing bond, I believe you should reserve the \$100 million increase for middle-income rental housing development, in part because that need was unceremoniously removed from the 2015 bond spending.

The November 2015 Affordable Housing bond had explicitly asked voters the question of whether the bond would include a middle-income rental program. The legal text of the Affordable Housing Bond clearly stated in Section 3-E on page 156 in the November 2015 voter guide that a portion of the bond would be used to create “*Middle-Income Rental Housing*.” In fact, MOHCD had advised CGOBC in January 2016 that:

*“Bond funds may be allocated to support the creation of permanently affordable rental units designated for middle-income households that are currently not served by the City’s traditional affordable housing programs. Bond funds used for the creation and support of middle-income rental units will prioritize family-sized units.”*

Some observers continue to wonder whether MOHCD decided after voters passed Proposition “C” in June 2016 that MOHCD could remove the *Middle-Income Rental* program from the 2015 Affordable Housing Bond a month later in July 2016.

Middle-income households that rent will not be included in funding for the 2019 housing bond. That must be fixed, by including funding for it, and not removing it, again.

Beyond that, the Board of Supervisors should not approve adding \$100 million to the bond, without first transparently telling voters what the \$100 million increase will be used for, presumably for brick-and-mortar projects.

Respectfully submitted,

**Patrick Monette-Shaw**

*Columnist*

*Westside Observer* Newspaper

cc: The Honorable Aaron Peskin, Supervisor, District 3  
The Honorable Gordon Mar, Supervisor, District 4  
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