

File No. 230970

Committee Item No. 10

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Budget and Finance Committee Date September 27, 2023

Board of Supervisors Meeting Date _____

Cmte Board

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| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
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| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
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OTHER (Use back side if additional space is needed)

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| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>PLN General Plan Referral 8/17/2023</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>PLN CEQA Determination</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>FYI Referral Mandated 9/15/2023</u> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>FYI Referral Planning 9/15/2023</u> |
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Completed by: Brent Jalipa Date September 21, 2023

Completed by: Brent Jalipa Date _____

1 [General Obligation Bond Election - Affordable Housing - Not to Exceed \$300,000,000]

2

3 **Resolution determining and declaring that the public interest and necessity demand**
4 **the construction, reconstruction, development, acquisition, improvement,**
5 **rehabilitation, preservation, and repair of rental affordable housing projects, and the**
6 **expansion of homeownership opportunities through the Downpayment Assistance**
7 **Loan Program, and related costs necessary or convenient for the foregoing purposes;**
8 **to be financed through bonded indebtedness in an amount not to exceed \$300,000,000;**
9 **authorizing landlords to pass-through 50% of the resulting property tax increase to**
10 **residential tenants under Administrative Code, Chapter 37; providing for the levy and**
11 **collection of taxes to pay both principal and interest on such bonds; affirming a**
12 **determination under the California Environmental Quality Act; and finding that the**
13 **proposed Bond is consistent with the General Plan, and with the eight priority policies**
14 **of Planning Code, Section 101.1**

15

16 WHEREAS, The City and County of San Francisco (“City”)’s General Plan 2022
17 Housing Element (“2022 Housing Element”) details the City’s goals, objectives, and
18 corresponding policies and programs to meet the housing needs of all San Francisco
19 residents, with a focus on racial and social equity; and

20 WHEREAS, This includes the objective to substantially expand the amount of
21 affordable housing for extremely low- to moderate-income households and expand housing
22 opportunities for middle-income households (as defined in Section 3 below) (2022 Housing
23 Element, Objectives 4.A and 4.B), as well as the requirement for San Francisco to plan for
24 and support the production of 46,598 affordable housing units over the next eight years as
25 mandated by the Regional Housing Needs Allocation Plan; and.

1 WHEREAS, The U.S Department of Housing and Urban Development (HUD) considers
2 housing to be “affordable” when a household spends 30 percent or less of its income on
3 housing costs, including rent and utilities; and

4 WHEREAS, By this definition, the median condominium price of \$1.2 million is
5 affordable to households making \$222,000 annually; and

6 WHEREAS, Less than 25 percent of San Francisco households earn this income and
7 less than 10 percent of San Francisco workers have this salary; and

8 WHEREAS, In 2022, the median rent for a 2-bedroom was \$3,800, affordable to a
9 household earning \$137,000; and

10 WHEREAS, Less than 40 percent of San Francisco households earn this income (2022
11 Housing Element, Goal 4); and

12 WHEREAS, The need for affordable housing was severely exacerbated during the
13 COVID-19 pandemic, when the City’s unemployment rate rose to 13 percent in April 2020
14 from 2.2 percent in February 2020; and

15 WHEREAS, As a result, the City invested in policies and programs to support residents
16 at risk of eviction, foreclosure, and displacement due to loss of income related to the
17 pandemic; and

18 WHEREAS, These investments included (i) establishment of the Emergency Rental
19 Assistance Program, (ii) expansion of the Homeowner Emergency Loan Program, and (iii)
20 issuance of a moratorium on evictions due to nonpayment of rent; and

21 WHEREAS, While these policies and programs provided temporary support,
22 overwhelming demand far exceeded and continues to exceed the City’s available resources;
23 and

24 WHEREAS, The City’s economy is still recovering from the pandemic, and the impacts
25 of the pandemic will have lasting effects, particularly for families and individuals that were

1 disproportionately impacted by the pandemic (2022 Housing Element, Figure 33); and

2 WHEREAS, The City’s ability to produce the affordable rental housing it needs has
3 been significantly impacted by the limited availability of state and federal resources; and

4 WHEREAS, From 2018 to 2022, for every \$1 of local funding invested by the City to
5 create affordable housing, the City’s affordable housing projects received \$2 in funding from
6 state and federal sources; and

7 WHEREAS, As detailed in the 2024 Affordable Housing Bond Report, the economic
8 environment for affordable housing has changed significantly in recent years, with state
9 affordable housing funding programs becoming more competitive and severely
10 oversubscribed, including the state’s allocation of volume cap for tax-exempt housing revenue
11 bonds; and

12 WHEREAS, The City contributes significant resources to ensure project delivery; and

13 WHEREAS, San Francisco voters have approved measures to create local funds
14 dedicated to the construction, preservation, and rehabilitation of affordable housing, including
15 the 2012 Housing Trust Fund and affordable housing general obligation bonds in 2015 and
16 2019; and

17 WHEREAS, The City’s local funds from the 2015 and 2019 bonds are projected to be
18 exhausted by 2028 (2024 Affordable Housing Bond Report); and

19 WHEREAS, Additional sources of affordable housing funds from the City’s impact fees
20 have been decreasing due to the economic environment, such as the Jobs-Housing Linkage
21 Fee (Planning Code, Sec. 413), the Inclusionary Affordable Housing Program (Planning Code,
22 Sec. 415), various development agreements, and other impact fees; and

23 WHEREAS, Funding from such sources decreased by 95 percent between Fiscal Year
24 2019-2020 and Fiscal Year 2021-2022; and

25

1 WHEREAS, Moreover, the Office of the Controller’s FY 2023-2024 and 2024-2025
2 Revenue Letter projects only modest tax revenue growth over the coming years, severely
3 limiting the amount of resources the City will have to fund the development of affordable
4 housing; and

5 WHEREAS, The City’s economic future and ongoing recovery will ultimately depend on
6 its ability to produce and preserve enough affordable housing to ensure the City’s
7 economically diverse households can equitably access housing and remain stably housed in
8 San Francisco; and

9 WHEREAS, Failure to meet this need will result in the displacement of more
10 households to areas with more affordable housing; and

11 WHEREAS, This displacement could result in (i) greater disparity between above
12 moderate-income and lower-income households in the City with little change to the City’s
13 median income levels as determined by the U.S. Census Bureau; and (ii) long commutes,
14 road congestion, and environmental harm as people seek affordable housing at greater
15 distances from where they work; and

16 WHEREAS, The proposed Bond will provide a portion of the critical funding necessary
17 to construct, reconstruct, develop, acquire, improve, rehabilitate, repair, and preserve rental
18 affordable housing projects in the City, and to expand homeownership opportunities for San
19 Franciscans; now, therefore, be it

20 RESOLVED, The Board determines and declares that the public interest and necessity
21 demand the construction, reconstruction, development, acquisition, improvement,
22 rehabilitation, repair, and preservation of rental affordable housing projects in the City for
23 households ranging from extremely low-income to moderate-income households, and the
24 expansion of homeownership opportunities for eligible households, including middle-income
25 households, to support first-time homebuyers who would otherwise not be able to purchase a

1 primary residence in San Francisco, and the payment of related costs necessary or
2 convenient for the 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 (i) construct, reconstruct, develop, acquire, rehabilitate, repair, and improve
5 new affordable rental housing serving extremely low-income households, very low-income
6 households, and lower-income households; (ii) acquire, construct, reconstruct, repair,
7 develop, and rehabilitate, and improve rental housing, so as to preserve it as affordable for
8 lower-income households and moderate-income households; and (iii) to expand the City's
9 Downpayment Assistance Loan Program to assist prospective first-time homebuyers who
10 would otherwise not be able to purchase a market-rate residence in San Francisco; and, be it

11 FURTHER RESOLVED, This portion of the Bond shall be allocated to MOHCD's
12 existing programs that provide downpayment assistance loans to eligible households earning
13 up to 200 percent of Median Income, including loans to assist middle-income households
14 described in 2022 Housing Element Objective 4.B. (collectively, "San Francisco Affordable
15 Housing Bond"); and, be it

16 FURTHER RESOLVED, The estimated cost of \$300,000,000 for the San Francisco
17 Affordable Housing Bond is and will be too great to be paid out of the ordinary annual income
18 and revenue of the City, will require an expenditure greater than the amount allowed by the
19 annual tax levy, and will require the incurrence of bonded indebtedness in an amount not to
20 exceed \$300,000,000; and, be it

21 FURTHER RESOLVED, The Planning Department has determined that the actions
22 contemplated in this resolution comply with the California Environmental Quality Act
23 (California Public Resources Code, Section 21000 et seq.); and, be it

24 FURTHER RESOLVED, Said determination is on file with the Clerk of the Board of
25 Supervisors in File No. 230970 and is incorporated herein by reference; and be it

1 FURTHER RESOLVED, The Board affirms this determination; and, be it

2 FURTHER RESOLVED, On August 17, 2023, the Planning Department issued its
3 General Plan Referral Report finding that the actions contemplated in this resolution are
4 consistent, on balance, with the General Plan, and eight priority policies of Planning Code,
5 Section 101.1; and, be it

6 FURTHER RESOLVED, The Board adopts these findings as its own; and, be it

7 FURTHER RESOLVED, A copy of said General Plan Referral Report is on file with the
8 Clerk of the Board of Supervisors in File No. 230970, and is incorporated herein by reference

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

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

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

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

24 FURTHER RESOLVED, Each Expenditure was and will be either (a) of a type properly
25 chargeable to a capital account under general federal income tax principles (determined in

1 each case as of the date of the Expenditure), (b) a cost of issuance with respect to the Bonds,
2 (c) a nonrecurring item that is not customarily payable from current revenues, or (d) a grant to
3 a party that is not related to or an agent of the City so long as such grant does not impose any
4 obligation or condition (directly or indirectly) to repay any amount to or for the benefit of the
5 City;the maximum aggregate principal amount of the Bonds expected to be issued for the
6 Project is \$300,000,000; the City shall make a reimbursement allocation, which is a written
7 allocation by the City that evidences the City's use of proceeds of the applicable series of
8 Bonds to reimburse an Expenditure, no later than 18 months after the later of the date on
9 which the Expenditure is paid or the related portion of the Project is placed in service or
10 abandoned, but in no event more than three years after the date on which the Expenditure is
11 paid; the City recognizes that exceptions are available for certain "preliminary expenditures,"
12 costs of issuance, certain de minimis amounts, expenditures by "small issuers" (based on the
13 year of issuance and not the year of expenditure) and Expenditures for construction projects
14 of at least five years; and, be it

15 FURTHER RESOLVED, Documents referenced in this resolution are on file with the
16 Clerk of the Board of Supervisors in File No. 230970, which is hereby declared to be a part of
17 this resolution as if set forth fully herein.

18 APPROVED AS TO FORM:
19 DAVID CHIU
20 City Attorney

21 By: /s/ KENNETH D. ROUX
22 KENNETH D. ROUX
23 Deputy City Attorney
24 n:\financ\as2023\2300394\01704185.docx
25

<p>Items 10 & 11 Files 23-0970 & 23-0972</p>	<p>Department: Controller (CON)</p>
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EXECUTIVE SUMMARY

Legislative Objectives

File 23-0970: is a resolution would determine and declare that the public interest and necessity demand: (1) construction and rehabilitation of new affordable rental housing, (2) preservation of affordable rental housing, and (3) expansion of the City’s Downpayment Assistance Program.

File 23-0972: is a resolution would determine and declare that the public interest and necessity demand: (1) construction and rehabilitation of new affordable rental housing, (2) preservation of affordable rental housing, and (3) develop or rehabilitate housing for households that have survived homelessness, street violence, domestic violence and abuse, sexual abuse and assault, and/or human trafficking.

Key Points

- The FY 2024-2033 Capital Plan includes a schedule of planned debt and other capital financing. The schedule shows \$340 million in general obligation bond for affordable housing and shelters will be requested for voter approval in March 2024. The Capital Planning Committee has since voted to shift \$40 million for shelters to the November 2024 election. Prior to obtaining voter approval for bonds, the Board must find that such indebtedness is in the public interest.

Fiscal Impact

- According to the Office of Public Finance, the proposed bonds are projected to have an annual interest rate of 6.5 percent over approximately 20 years, with estimated total debt service payments of \$544.5 million, including approximately \$244.5 million in interest and \$300 million in principal. The Office of Public Finance estimates average annual debt service payments of \$24.8 million.

Policy Consideration

- The proposed resolutions are competing proposals for the single \$340 million general obligation bond request to voters scheduled in the City’s capital plan for March 2024.

Recommendation

- Approval of the proposed resolutions is a policy matter for the Board of Supervisors.

MANDATE STATEMENT

City Administrative Code Section 2.34 requires that a resolution determining the public interest and necessity for the acquisition, construction or completion of any municipal improvement funded by property taxes be adopted by the Board of Supervisors not less than 141 days before the election at which such proposal will be submitted to the voters. Approval of such resolutions requires a 2/3 vote by the Board of Supervisors.

BACKGROUND

The FY 2024-2033 Capital Plan includes a schedule of planned debt and other capital financing. The schedule shows \$340 million in general obligation bond for affordable housing and shelters will be requested for voter approval in March 2024. The Capital Planning Committee has since voted to shift \$40 million for shelters to the November 2024 election. According to the Office a Public Finance, a resolution will be introduced for the Board of Supervisors to amend the capital plan to reflect this change.

Files 23-0969 and 23-0971 are ordinances pending Board of Supervisors approval that each call for a special election on March 5, 2024 to request voter approval for \$300 million of general obligation bonded indebtedness to fund affordable housing programs. Prior to the election, the Board must find that such indebtedness is in the public interest.

DETAILS OF PROPOSED LEGISLATION

File 23-0970: is a resolution would determine and declare that the public interest and necessity demand: (1) construction and rehabilitation of new affordable rental housing, (2) preservation of affordable rental housing, and (3) expansion of the City’s Downpayment Assistance Program.

File 23-0972: is a resolution would determine and declare that the public interest and necessity demand: (1) construction and rehabilitation of new affordable rental housing, (2) preservation of affordable rental housing, and (3) develop or rehabilitate housing for households that have survived homelessness, street violence, domestic violence and abuse, sexual abuse and assault, and/or human trafficking.

Both the resolutions would:

- Find that the estimated cost of \$300 million for such proposed projects will be too great to be paid out of the ordinary annual income and revenue of the City and will require expenditures greater than the amount allowed by the annual tax levy;
- Find that the bond proposal is not subject to review under the California Environmental Quality Act (CEQA);
- Find that the proposed bonds are in conformity with the General Plan, and the eight priority policies of Planning Code, Section 101.1(b);

- Waive the time requirements specified in Administrative Code, Section 2.34;
- Authorize landlords to pass-through 50 percent of the resulting property tax increase to residential tenants under Administrative Code, Chapter 37; and,
- Declare the City’s intention to use bond proceeds to reimburse capital expenses incurred prior to the issuance of the proposed bonds

Possible uses of the bond proceeds are shown in Exhibit 1 below, based on the pending ordinances scheduling a special election.

Exhibit 1: Possible Uses of Bond Funds

Uses	File 23-0970	File 23-0972
New & Rehab	\$258,000,000	\$240,000,000
Preservation	30,000,000	30,000,000
Downpayment Assistance	12,000,000	0
Victims & Survivors	0	30,000,000
Total	\$300,000,000	\$300,000,000

Source: Files 23-0969 and 23-0971

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.

FISCAL IMPACT

Debt Service

According to Vishal Trivedi, Financial Analyst in the Office of Public Finance, the proposed bonds are projected to have an annual interest rate of 6.5 percent over approximately 20 years, with estimated total debt service payments of \$544.5 million, including approximately \$244.5 million in interest and \$300 million in principal. The Office of Public Finance estimates average annual debt service payments of \$24.8 million.

Property Taxes

Repayment of such annual debt service would be recovered through increases to the annual property tax rate. According to the Office of Public Finance, the average property tax rate for the proposed bonds would be \$5.70 per \$100,000 of assessed valuation, half of which could be passed through to tenants.

Debt Limit

According to the FY 2024-2033 Capital Plan, the proposed bonds are consistent with the City’s current debt management policy to maintain the property tax rate for City general obligation bonds below the FY 2005-06 rate of \$0.12 per \$100 of assessed value.

POLICY CONSIDERATION

The proposed resolutions are competing proposals for the single \$340 million general obligation bond request to voters scheduled in the City's capital plan for March 2024.

RECOMMENDATION

Approval of the proposed resolutions is a policy matter for the Board of Supervisors.



GENERAL PLAN REFERRAL

August 17, 2023

Case No.: 2023-006110GPR
Block/Lot Nos.: Various, Citywide
Project Sponsor: Mayor’s Office of Housing and Community Development
Applicant: Eric Shaw, Director
eric.shaw@sfgov.org
 1 South Van Ness, 5th Floor
 San Francisco, CA 94103

Staff Contact: Jessica Look – (628) 652-7455
jessica.look@sfgov.org

Recommended By: 
 Joshua Switzky, Acting Director of Citywide Policy for
 Rich Hillis, Director of Planning

Finding: The project, on balance, is **in conformity** with the General Plan.

Project Description

The City and County of San Francisco is proposing a \$300 million General Obligation Affordable Housing Bond for the March 2024 ballot. The Bond aims to address critical housing needs, protect residents, and stabilize communities. With this investment, the City can:

- Create new affordable homes that align with the Housing Element’s goals of providing equitable opportunities, especially for those who are most vulnerable, access to high resource neighborhoods, and stabilization of communities.
- Preserve affordability in existing housing at risk of market-rate conversion or loss due to physical disrepair and protect San Franciscans living in apartments at risk of displacement, including those covered by rent-control.
- Expand affordable home ownership opportunities for the City’s middle-income residents and workforce, including educators, first responders, nonprofit workers, and service industry employees.

To address the immediate and serious need for more affordable housing in San Francisco, the 2024 Affordable Housing Bond proposes three categories of investments, each of which supports people earning a range of incomes, from low-income households to middle-income households.

The estimated funding program for the 2024 affordable housing bond is as follows:

Program Categories	2024 GO Bond Funding
Production of Low-Income Housing (up to 80% AMI)	\$258 Million
Affordable Housing Preservation (30% to 120% AMI)	\$30 Million
Homeownership Opportunities (Up to 200% AMI)	\$12 Million
TOTAL	\$300 Million

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 the 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. Production: \$258 Million

The City’s goal is to maintain a steady pipeline of new construction affordable units moving through the development process. As of summer 2023, MOHCD has a robust portfolio of pre-development opportunities that could produce more than 4,700 units.

Eligible Uses:

The construction 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 four years
- Sites in a diversity of neighborhoods that can either open housing opportunities in high resource neighborhoods or that stabilize equity communities
- Projects positioned to leverage substantial investment from state, federal and other non-City sources
- Proximity to public transit

2. Preservation: \$30 million

Eligible Uses:

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

Who is Served?

Lower- 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. Ellis Act or unlawful evictions)
- Future generations of tenants

Priorities:

- Acquisitions and/or rehabilitations that create or enhance permanent affordability
- Acquisitions and/or rehabilitations of buildings at imminent risk of conversion to market-rate rents
- Districts with limited affordable housing production
- Districts with high documented eviction rates

Acquisition and preservation programs, including the Small Sites Program and the Preservation and Seismic Safety Program, protect San Francisco residents of properties that are vulnerable to market pressure and resulting property sales, increased evictions, and rising tenant rents. Acquired properties are converted to permanently affordable housing with rents at an average of 80% AMI, and available to families earning up to 120% AMI. Through FY22, these acquisition and preservation programs have deployed over \$217 million in funding to preserve 50 projects with 39 commercial spaces and 519 residential units.

3. Home Ownership: \$12 million

Eligible Uses:

The creation of new affordable housing opportunities through MOHCD's Downpayment Assistance Loan Programs.

Who is served?

Households earning between 80% and 200% of AMI. Some programs include:

- The Down Payment Assistance Loan Program (DALP) serves households earning up to 175% of AMI
- Teacher Next Door Down Payment Assistance Loans (TND) serve households earning up to 200% of AMI and support all United Educators of San Francisco (UESF) members, including teachers, paraprofessionals, and other certificated staff (e.g., counselors, deans, nurses, speech pathologists, psychologists, behavioral analysts, social workers, Special Education (SPED) Content Specialists and librarians), and also including those who work in the SFUSD Early Education department.

Environmental Review

The proposed bond is within the scope of the 2022 Housing Element Update Final EIR certified by the Planning Commission on November 17, 2022, Motion No. 21206. Any physical projects would require separate environmental analysis or General Plan Evaluation under the 2022 Housing Element EIR.

General Plan Compliance and Basis for Recommendation

As described below, the proposed Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 and is, on balance, in conformity with the General Plan.

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.A

ENSURE HOUSING STABILITY AND HEALTHY HOMES

OBJECTIVE 1.B

ADVANCE EQUITABLE HOUSING ACCESS

POLICY 2

Preserve affordability of existing subsidized housing, government-owned or cooperative-owned housing, or SRO (single-room occupancy) hotel rooms where the affordability requirements are at risk or soon to expire.

POLICY 3

Acquire and rehabilitate privately-owned housing as permanently affordable to better serve residents and areas vulnerable to displacement with unmet affordable housing needs.

The proposed Bond, if approved, would provide resources to preserve affordability of existing housing that is at risk and protect renters at risk of displacement.

OBJECTIVE 3.B

CREATE A SENSE OF BELONGING FOR ALL COMMUNITIES OF COLOR WITHIN WELL-RESOURCED NEIGHBORHOODS THROUGH EXPANDED HOUSING CHOICE

POLICY 19

Enable low- and moderate-income households, particularly American Indian, Black, and other people of color, to live and prosper in Well-resourced Neighborhoods by increasing the number of permanently affordable housing units in those neighborhoods.

The proposed Bond, if approved, would provide funding to help construct permanently affordable housing. Priorities for affordable housing in this bond measure include sites that can open housing opportunities in high resource neighborhoods or that stabilize equity communities.

OBJECTIVE 4.A

SUBSTANTIALLY EXPAND THE AMOUNT OF PERMANENTLY AFFORDABLE HOUSING FOR EXTREMELY LOW- TO MODERATE-INCOME HOUSEHOLDS

POLICY 15

Expand permanently affordable housing investments in Priority Equity Geographies to better serve American Indian, Black, and other People of color within income ranges underserved, including extremely-, very low-, and moderate-income households.

POLICY 22

Create dedicated and consistent local funding sources and advocate for regional, State, and Federal funding to support building permanently affordable housing for very low-, low-, and moderate-income households that meets the Regional Housing Needs Allocation targets.

POLICY 23

Retain and increase the number of moderate- and middle-income households by increasing their homebuying opportunities and reversing the shortage in housing that is affordable to these households.

The proposed Bond, if approved, would provide funding to help construct permanently affordable rental housing serving individuals and families earning from 0% to 80% AMI. Priorities for affordable housing include sites that can open housing opportunities in high resource neighborhoods or that stabilize equity communities. The proposed Bond would also provide funding for down payment assistance loans for home ownership.

OBJECTIVE 4.B**EXPAND SMALL- AND MID-RISE MULTI-FAMILY HOUSING PRODUCTION TO SERVE OUR WORKFORCE, PRIORITIZING MIDDLE-INCOME HOUSEHOLDS**

The proposed Bond, if approved, would expand affordable housing for the City's workforce and middle-income households.

Planning Code Section 101 Findings

Planning Code Section 101.1 establishes Eight Priority Policies and requires review of discretionary approvals and permits for consistency with said policies. The Project is found to be consistent with the Eight Priority Policies as set forth in Planning Code Section 101.1 for the following reasons:

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 would not have an adverse effect on neighborhood-serving retail uses or opportunities for employment in or ownership of such businesses.

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

The Project would 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 would 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 that align with the Housing Element's goals, preserve existing housing, and expand home ownership opportunities.

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

The Project would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking in San Francisco. The adopted Housing Element calls for parallel planning for both new housing and transportation. The City's goal is to advance well-connected neighborhoods consistent with the City's ConnectSF vision and encourage sustainable trips in new housing.

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 resident employment and ownership in these sectors be enhanced;

The Project would not cause displacement of the industrial or service sectors due to office development

and would not have an adverse effect on future opportunities for resident employment or ownership in these sectors.

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

The Project would not have an adverse effect on the City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The Project would not have an adverse effect on the City's landmarks and historic buildings.

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

The Project would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

Finding: The project, on balance, is **in conformity** with the General Plan.

BOARD of SUPERVISORS




City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

MEMORANDUM

Date: September 15, 2023
To: Planning Department / Commission
From: Brent Jalipa, Clerk of the Budget and Finance Committee
Subject: Board of Supervisors Legislation Referral - File Nos. 230969 and 230970
General Obligation Bond Election - Affordable Housing - Not to Exceed \$300,000,000

- California Environmental Quality Act (CEQA) Determination
(*California Public Resources Code, Sections 21000 et seq.*)
 - Ordinance / Resolution
 - Ballot Measure

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. Individual projects will require separate environmental review.

09/22/2023 
- Amendment to the Planning Code, including the following Findings:
(*Planning Code, Section 302(b): 90 days for Planning Commission review*)
 - General Plan
 - Planning Code, Section 101.1
 - Planning Code, Section 302
- Amendment to the Administrative Code, involving Land Use/Planning
(*Board Rule 3.23: 30 days for possible Planning Department review*)
- General Plan Referral for Non-Planning Code Amendments
(*Charter, Section 4.105, and Administrative Code, Section 2A.53*)
(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)
- Historic Preservation Commission
 - Landmark (*Planning Code, Section 1004.3*)
 - Cultural Districts (*Charter, Section 4.135 & Board Rule 3.23*)
 - Mills Act Contract (*Government Code, Section 50280*)
 - Designation for Significant/Contributory Buildings (*Planning Code, Article 11*)

Please send the Planning Department/Commission recommendation/determination to Brent Jalipa at Brent.Jalipa@sfgov.org.

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MEMORANDUM

TO: Tom Paulino, Liaison to the Board of Supervisors, Mayor's Office
Anne Pearson, Deputy City Attorney, Office of the City Attorney
John Arntz, Director, Department of Elections
Thaikkendiyil, Gayathri, Acting Executive Director, Ethics Commission
Carmen Chu, City Administrator, Office of the City Administrator
Eric D. Shaw, Director, Mayor's Office of Housing and Community
Development
Tonia Lediju, Acting Executive Officer, Housing Authority

FROM: Brent Jalipa, Assistant Clerk, Budget and Finance Committee
Board of Supervisors

DATE: September 15, 2023

SUBJECT: GENERAL OBLIGATION BOND INTRODUCED
March 5, 2024 Election

The Board of Supervisors' Budget and Finance Committee has received the following General Obligation Bond legislation for the March 5, 2024, Election, introduced by Mayor London Breed.

File No. 230969

Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, March 5, 2024, for the purpose of submitting to San Francisco voters a proposition to incur bonded indebtedness of not to exceed \$300,000,000 to finance the construction, reconstruction, development, acquisition, improvement, rehabilitation, preservation, and repair of rental affordable housing projects, and to expand homeownership opportunities through the Downpayment Assistance Loan Program; 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 of the Administrative Code relating to the Citizens' General Obligation Bond

Oversight Committee's review of Affordable Housing Bond expenditures; setting certain procedures and requirements for the election; affirming a determination under the California Environmental Quality Act; and finding that the proposed Bond is consistent with the General Plan, and with the eight priority policies of Planning Code, Section 101.1.

File No. 230970

Resolution determining and declaring that the public interest and necessity demand the construction, reconstruction, development, acquisition, improvement, rehabilitation, preservation, and repair of rental affordable housing projects, and the expansion of homeownership opportunities through the Downpayment Assistance Loan Program, and related costs necessary or convenient for the foregoing purposes; to be financed through bonded indebtedness in an amount not to exceed \$300,000,000; 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; affirming a determination under the California Environmental Quality Act; and finding that the proposed Bond is consistent with the General Plan, and with the eight priority policies of Planning Code, Section 101.1.

Please review and submit any reports or comments you wish to be included with the legislative file.

If you have any questions or concerns, please call me at (415) 554-7712 or email: brent.jalipa@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: Andres Power, Mayor's Office
Michael Canning, Ethics Commission
Sophie Hayward, Office of the City Administrator
Vivian Po, Office of the City Administrator
Angela Yip, Office of the City Administrator
Lydia Ely, Mayor's Office of Housing and Community Development
Brian Cheu, Mayor's Office of Housing and Community Development
Maria Benjamin, Mayor's Office of Housing and Community Development
Sheila Nickolopoulos, Mayor's Office of Housing and Community Development
Nancy Rodriguez, Housing Authority
Linda Martin-Mason, Housing Authority

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September 15, 2023

Rich Hillis, Director
Planning Department
1650 Mission Street, Ste. 400
San Francisco, CA 94103

Dear Director Hillis:

The Board of Supervisors' Budget and Finance Committee has received the following General Obligation Bond legislation for the March 5, 2024, Election, introduced by Mayor London Breed:

File No. 230969

Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, March 5, 2024, for the purpose of submitting to San Francisco voters a proposition to incur bonded indebtedness of not to exceed \$300,000,000 to finance the construction, reconstruction, development, acquisition, improvement, rehabilitation, preservation, and repair of rental affordable housing projects, and to expand homeownership opportunities through the Downpayment Assistance Loan Program; 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 of the Administrative Code relating to the Citizens' General Obligation Bond Oversight Committee's review of Affordable Housing Bond expenditures; setting certain procedures and requirements for the election; affirming a determination under the California Environmental Quality Act; and finding that the proposed Bond is consistent with the General Plan, and with the eight priority policies of Planning Code, Section 101.1.

File No. 230970

Resolution determining and declaring that the public interest and necessity demand the construction, reconstruction, development, acquisition, improvement, rehabilitation, preservation, and repair of rental affordable housing projects, and the expansion of homeownership opportunities through the Downpayment Assistance Loan Program, and related costs necessary or convenient for the foregoing purposes; to be financed through bonded indebtedness in an amount not to exceed \$300,000,000; 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; affirming a determination under the California Environmental Quality Act; and finding that the proposed Bond is consistent with the General Plan, and with the eight priority policies of Planning Code, Section 101.1.

The proposed ordinance and resolution 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 ordinance 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

Brent Jalipa

By: Brent Jalipa, Assistant Clerk
Budget and Finance Committee

Attachment

- c: Dan Sider, Chief of Staff
- Corey Teague, Zoning Administrator
- Tina Tam, Deputy Zoning Administrator
- Lisa Gibson, Environmental Review Officer
- Devyani Jain, Deputy Environmental Review Officer
- Aaron Starr, Manager of Legislative Affairs
- Josh Switzky, Acting Director of Citywide Planning
- Joy Navarrete, Environmental Planning
- Debra Dwyer, Principal Environmental Planner
- Elizabeth Watty, Current Planning Division

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MEMORANDUM

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

FROM: Brent Jalipa, Assistant Clerk, Budget and Finance Committee
Board of Supervisors

DATE: September 15, 2023

SUBJECT: GENERAL OBLIGATION BOND INTRODUCED
March 5, 2024 Election

The Board of Supervisors' Budget and Finance Committee has received the following General Obligation Bond legislation for the March 5, 2024, Election, introduced by Mayor London Breed. These matters are being referred to you in accordance with Administrative Code 2.33.

File No. 230969

Ordinance calling and providing for a special election to be held in the City and County of San Francisco on Tuesday, March 5, 2024, for the purpose of submitting to San Francisco voters a proposition to incur bonded indebtedness of not to exceed \$300,000,000 to finance the construction, reconstruction, development, acquisition, improvement, rehabilitation, preservation, and repair of rental affordable housing projects, and to expand homeownership opportunities through the Downpayment Assistance Loan Program; 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 of the Administrative Code relating to the Citizens' General Obligation Bond Oversight Committee's review of Affordable Housing Bond expenditures; setting certain procedures and requirements for the election; affirming a determination under the California Environmental Quality Act; and finding that the proposed Bond is consistent with the General Plan, and with the eight priority policies of Planning Code, Section 101.1.

File No. 230970

Resolution determining and declaring that the public interest and necessity demand the construction, reconstruction, development, acquisition, improvement, rehabilitation, preservation, and repair of rental affordable housing projects, and the expansion of homeownership opportunities through the Downpayment Assistance Loan Program, and related costs necessary or convenient for the foregoing purposes; to be financed through bonded indebtedness in an amount not to exceed \$300,000,000; 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; affirming a determination under the California Environmental Quality Act; and finding that the proposed Bond is consistent with the General Plan, and with the eight priority policies of Planning Code, Section 101.1.

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) 554-7712 or email: brent.jalipa@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
Natasha Mihal, City Performance Director
Janice Levy, Office of the Controller

From: [Conine-Nakano, Susanna \(MYR\)](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: [Paulino, Tom \(MYR\)](#); [Strong, Brian \(ADM\)](#); [Faust, Kate \(ADM\)](#); [Duning, Anna \(MYR\)](#); [ROUX, KENNETH \(CAT\)](#); [Nickolopoulos, Sheila \(MYR\)](#); [Hayward, Sophie \(ADM\)](#); [Ely, Lydia \(MYR\)](#); [Van Degna, Anna \(CON\)](#); [Angulo, Sunny \(BOS\)](#)
Subject: Mayor -- Resolution -- Affordable Housing Bond
Date: Tuesday, September 12, 2023 4:38:59 PM
Attachments: [01704185.DOCX](#)
[CAT approval.pdf](#)

Hello Clerks,

Attached for introduction to the Board of Supervisors is a Resolution determining and declaring that the public interest and necessity demand the construction, reconstruction, development, acquisition, improvement, rehabilitation, preservation, and repair of rental affordable housing projects, and the expansion of homeownership opportunities through the Downpayment Assistance Loan Program, and related costs necessary or convenient for the foregoing purposes; to be financed through bonded indebtedness in an amount not to exceed \$300,000,000; 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; affirming a determination under the California Environmental Quality Act; and finding that the proposed Bond is consistent with the General Plan, and with the eight priority policies of Planning Code, Section 101.1

Please note that Supervisor Peskin is a co-sponsor of this legislation.

Best,
Susanna

Susanna Conine-Nakano
Office of Mayor London N. Breed
City & County of San Francisco
1 Dr. Carlton B. Goodlett Place, Room 200
San Francisco, CA 94102
415-554-6147