

File No. 230231

Committee Item No. _____

Board Item No. 33

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: _____

Date: _____

Board of Supervisors Meeting

Date: March 7, 2023

Cmte Board

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| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Resolution |
| <input type="checkbox"/> | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | Legislative Digest |
| <input type="checkbox"/> | <input type="checkbox"/> | Budget and Legislative Analyst Report |
| <input type="checkbox"/> | <input type="checkbox"/> | Youth Commission Report |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Introduction Form |
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OTHER

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|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>Senate Bill No. 593 02/15/23</u> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <u>CSAC/LCC Confirmation Email 03/01/23</u> |
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Prepared by: Arthur Khoo

Date: March 2, 2023

Prepared by: _____

Date: _____

1 [Supporting California Senate Bill No. 593 (Wiener) and Urging State Action to Increase
2 Funding for Affordable Replacement Housing in San Francisco]

3 **Resolution supporting California Senate Bill No. 593, introduced by State Senator Scott**
4 **Wiener, to authorize additional tax increment funding for affordable replacement**
5 **housing in the City and County of San Francisco.**

6
7 WHEREAS, on February 15, 2023, State Senator Scott Wiener introduced Senate Bill
8 No. 593 which would authorize, subject to local and state review, the Successor Agency to the
9 Redevelopment Agency of the City and County of San Francisco (commonly known as the
10 Office of Community Investment and Infrastructure or “OCII”) to use a portion of
11 redevelopment tax increment revenues to finance the construction of 5,842 affordable
12 dwelling units in San Francisco; and

13 WHEREAS, Senate Bill No. 593’s authorization of tax increment financing would be a
14 valuable tool to help meet the daunting affordable housing production goals set forth in San
15 Francisco’s recently passed, State-approved, Housing Element as it would provide significant
16 amounts of affordable housing construction funding in the near term secured by property tax
17 revenues; and

18 WHEREAS, The Housing Element states that San Francisco has an unmet housing
19 need at every income level and mandates the creation of more than 82,000 units within the
20 City with approximately 46,000 of these units are targeted to extremely low- and moderate-
21 income households. To meet these affordability targets will require a substantial increase in
22 public funding to cover the gap between the cost of development and operations and the
23 reduced revenue due to lower rents and prices.

1 WHEREAS, The Housing Element Objective 4.A at 47, estimates that meeting these
2 housing goals will require a range of additional investments for affordable housing from
3 between \$1.3 billion in 2023 and \$2.5 Billion in 2031; and

4 WHEREAS, On February 1, 2023, Governor Newsom trumpeted the California
5 Department of Housing and Community Development (“HCD”) certification of San Francisco’s
6 Housing Element 2022 Update and stated, that this “demonstrates our commitment to tackling
7 this housing crisis head-on by providing unprecedented funding and resources.”

8 WHEREAS, On February 1, 2023, Governor Newsom announced that the California
9 Department of Housing and Community Development (“HCD”) had certified San Francisco’s
10 Housing Element 2022 Update and stated, among other things, that this “announcement
11 demonstrates our commitment to tackling this housing crisis head-on by providing
12 unprecedented funding and resources.” Office of Governor Newsom, Governor Newsom
13 Announces Certification of San Francisco’s Plan for 82,000 Homes in the Next Eight Years;
14 and

15 WHEREAS, Under Senate Bill No. 593, to facilitate prudent financial decision-making,
16 the amount and timing of OCII’s financing of particular affordable housing projects would
17 occur over several years and would require approvals by the Successor Agency Commission,
18 its Oversight Board, the Board of Supervisors, and the California Department of Finance; and

19 WHEREAS, The Housing Element acknowledges that prior land use decisions and
20 other government actions in San Francisco, including federally-funded urban renewal
21 programs in the 1960s and 1970s carried out by the San Francisco Redevelopment Agency
22 (“Redevelopment Agency”), contributed to the current housing crisis, widespread
23 displacement of low-income households and the inequitable availability of housing for
24 American Indian, Black and other people of color; and

1 WHEREAS, Prior to 1976, state law did not require redevelopment agencies to replace
2 affordable housing units destroyed or removed by redevelopment action. In 1975, the state
3 legislature adopted Chapter 970, Statutes of 1975, to obligate redevelopment agencies to
4 replace destroyed units with an equal number of units at affordable cost. Chapter 970 became
5 effective on January 1, 1976; and

6 WHEREAS, Prior to 1976, the Redevelopment Agency destroyed 14,207 units of
7 affordable housing and replaced only 7,498 of those units at affordable cost, leaving a
8 shortfall of 6,709 affordable units; and

9 WHEREAS, In the year 2000, the Redevelopment Agency sought and received state
10 legislative authority to continue funding for the development of affordable housing that would
11 replace those units destroyed and not replaced prior to 1976. Senate Bill No. 2113 (Burton)
12 (Statutes 2000, chapter 661) ("SB 2113"). SB 2113 required, among other things, that HCD
13 review and confirm the Redevelopment Agency's pre-1976 destruction of affordable dwelling
14 units; and

15 WHEREAS, In 2003, HCD certified that the Redevelopment Agency had a net loss of
16 6,709 affordable units that the Agency must replace (the "Replacement Housing Obligation");
17 and

18 WHEREAS, From 2005-2009, the Board of Supervisors adopted a series of ordinances
19 to implement SB 2113 and authorize the Redevelopment Agency to continue receiving
20 redevelopment tax increment for the Replacement Housing Obligation. (Ordinance No. 15-05
21 (Jan. 21, 2005); No. 115-07 (May 18, 2007); No. 316-08 (Dec. 19, 2008); and No. 256-09
22 (Dec. 18, 2009)); and

23 WHEREAS, On February 1, 2012, the State of California dissolved statewide all
24 redevelopment agencies and transferred certain obligations and rights to successor agencies,
25 including OCII; and

1 WHEREAS, At the time of its dissolution, the Redevelopment Agency had an
2 outstanding balance of 5,842 affordable units that needed to be funded and developed under
3 its Redevelopment Housing Obligation; and

4 WHEREAS, OCII and the City have persistently sought state approval through
5 administrative and legislative actions to fund the Replacement Housing Obligation, but to date
6 have not been unsuccessful; and

7 WHEREAS, The California Department of Finance has not approved replacement
8 housing as an enforceable obligation under Redevelopment Dissolution Law and Governor
9 Brown vetoed legislation that would have provided the redevelopment financing authority.
10 (Governor Brown, Veto of Senate Bill No.1404 (Leno) (Sep. 29, 2014)); now, therefore, be it

11 RESOLVED, That the San Francisco Board of Supervisors strongly urges the
12 California Legislature to approve Senate Bill No. 593 and authorize the Successor Agency to
13 the Redevelopment Agency of the City and County of San Francisco to use tax increment
14 financing to fulfill the Replacement Housing Obligation; and, be it

15 FURTHER RESOLVED, That the San Francisco Board of Supervisors strongly urges
16 Governor Gavin Newsom to support Senate Bill No. 593 and sign it into law upon its passage;
17 and, be it

18 FURTHER RESOLVED, The San Francisco Board of Supervisors requests the Clerk of
19 the Board to submit a copy of this Resolution to Governor Newsom, Senator Wiener,
20 Assemblymembers Phil Ting and Matt Haney.

Introduced by Senator Wiener
(Coauthor: Assembly Member Haney)

February 15, 2023

An act to amend Section 34177.7 of the Health and Safety Code, relating to housing.

LEGISLATIVE COUNSEL'S DIGEST

SB 593, as introduced, Wiener. Redevelopment: successor agency debt: City and County of San Francisco.

Existing law dissolved redevelopment agencies and community development agencies as of February 1, 2012, and provides for the designation of successor agencies to, among other things, wind down the affairs of the dissolved redevelopment agencies and make payments due for enforceable obligations. Existing law, among other powers granted to successor agencies generally, additionally vests the successor agency to the former Redevelopment Agency of the City and County of San Francisco with the authority, rights, and powers of that former redevelopment agency solely for the purpose of issuing bonds or incurring other indebtedness, subject to the approval of the oversight board of the successor agency, to finance the construction of affordable housing and infrastructure required by specified development agreements. Under existing law, these bonds and indebtedness are considered indebtedness incurred by the dissolved redevelopment agency secured by moneys deposited in the Redevelopment Property Tax Trust Fund established for that agency.

This bill would expand this authority to include bonds issued and other indebtedness incurred to finance the replacement of certain demolished affordable housing units, subject to specified conditions, including that the assisted units remain affordable to, and occupied by,

persons and families of low- and moderate-income and extremely low and very low income households for at least 55 years for rental units and 45 years for owner-occupied units.

This bill would make legislative findings and declarations as to the necessity of a special statute for the City and County of San Francisco.

Vote: majority. Appropriation: no. Fiscal committee: no.

State-mandated local program: no.

The people of the State of California do enact as follows:

1 SECTION 1. The Legislature finds and declares all of the
2 following:

3 (a) Under the authority granted by the Legislature in Senate Bill
4 No. 2113 (Chapter 661 of the Statutes of 2000) and Senate Bill
5 No. 701 (Section 3 of Chapter 782 of the Statutes of 2002), the
6 former Redevelopment Agency of the City and County of San
7 Francisco (hereafter “former redevelopment agency”) sought, prior
8 to its dissolution, to redress the demolition of a substantial number
9 of residential dwelling units affordable to very low, low-, and
10 moderate-income households during the agency’s earlier urban
11 renewal efforts.

12 (b) In 2003, the Department of Housing and Community
13 Development determined that the former redevelopment agency
14 had an unmet affordable housing replacement need resulting from
15 its demolition of 14,207 units and replacement of only 7,498 units
16 in pre-1976 project areas. The department certified “a net loss of
17 6,709 units the Agency must replace.”

18 (c) In authorizing the former redevelopment agency’s
19 replacement of units, the Legislature found that San Francisco’s
20 early redevelopment activities, including the removal of previously
21 existing dwelling units serving a lower income population,
22 compounded the effects of the private market that have led to the
23 city’s housing crisis (Section 1 of Chapter 661 of the Statutes of
24 2000).

25 (d) Prior to its dissolution, the former redevelopment agency
26 exceeded the housing production goals of the Community
27 Redevelopment Law (Part 1 (commencing with Section 33000)
28 of Division 24 of the Health and Safety Code) and developed over
29 12,000 units of affordable housing. Nonetheless, it was only able
30 to approve and develop 867 replacement units out of the total 6,709

1 units that the Department of Housing and Community Development
2 had certified. When the Legislature dissolved redevelopment
3 agencies by enactment of Chapter 5 of the First Extraordinary
4 Session of the Statutes of 2011, the former redevelopment agency
5 had an outstanding balance of 5,842 affordable units that needed
6 to be replaced.

7 (e) After dissolution of the former redevelopment agency, the
8 Oversight Board for the City and County of San Francisco
9 confirmed, by Resolution No. 5-2012 (April 10, 2012), the
10 unfulfilled replacement housing obligations of the former
11 redevelopment agency and approved the successor agency's
12 expenditures of funds to fulfill those obligations, but the
13 Department of Finance disapproved those expenditures on the
14 grounds they were inconsistent with the wind down of
15 redevelopment agencies.

16 (f) In 2015, the Legislature authorized the successor agency to
17 the former redevelopment agency to issue bonds and incur other
18 indebtedness secured by the property tax revenues available in the
19 Redevelopment Property Tax Trust Fund to finance certain
20 enforceable obligations that the Department of Finance had
21 approved, but this legislation did not include authorization for
22 funding of the replacement housing obligation (Sections 9 and 27
23 of Chapter 325 of the Statutes of 2015).

24 (g) San Francisco faces a continuing shortage of affordable
25 housing for low- and moderate-income households. The San
26 Francisco Planning Department reports that "San Francisco and
27 the Bay Area are currently in the midst of a housing affordability
28 crisis unprecedented in their history. Increases in housing prices
29 and displacement pressures have been a long-term trend, driven
30 by policy decisions first established decades ago and amplified by
31 regional and national economic trends. Over the last 5 years, the
32 crisis has intensified as the region's high-wage employment base
33 has grown while regional housing production has not kept pace"
34 (San Francisco Housing Needs and Trends Report (July 2018)).

35 (h) The San Francisco residential real estate market is one of
36 the most expensive in the United States. In September 2022,
37 RealtyHop reported that the median-priced home in San Francisco
38 was \$1,388,500. A household earning the city's median household
39 income of \$126,117 would have to spend almost 67% of its yearly
40 income to afford the median priced home. While the national home

1 ownership rate is approximately 64 percent, only approximately
2 36 percent of San Franciscans own their own home. The majority
3 of market-rate homes for sale in San Francisco are priced out of
4 the reach of low- and moderate-income households. In 2022, the
5 average rent was \$3,340, which is affordable to households earning
6 over \$133,600. The Black population of San Francisco, with a
7 median household income of less than \$35,000 has little chance
8 of being able to purchase or rent a home in the city. These factors
9 contribute to a heavy demand for affordable housing in the city
10 that the private market cannot meet.

11 (i) Some of the 7,498 affordable units constructed to replace
12 the units removed as a result of urban renewal are no longer
13 available at affordable housing cost to low- and moderate- income
14 households because the income restrictions have expired. In
15 addition, some of these units are in need of substantial
16 rehabilitation or replacement if they are to continue to provide
17 decent and safe affordable housing and address the housing needs
18 of those displaced by urban renewal. For example, Freedom West
19 Homes is a 382 unit housing cooperative constructed in 1974 to
20 replace a portion of the housing units removed from the Western
21 Addition Redevelopment Project Area. It suffers from deterioration
22 and its affordability restrictions have expired.

23 (j) The removal of units as a result of urban renewal contributed
24 to the significant decline in the Black population in San Francisco
25 from a high of 13% of the population prior to the urban renewal
26 project to the current 5.3%. The continued lack of affordable
27 housing in the city further exacerbates this decline.

28 (k) San Francisco's housing situation is unique, in that median
29 rents and sales prices are among the highest in the United States
30 even though it has committed a significant amount of local funds
31 to assist affordable housing development. A special law is
32 necessary and a general law cannot be made applicable within the
33 meaning of Section 16 of Article IV of the California Constitution
34 because of the unique circumstances relating to the replacement
35 of affordable housing demolished by the former redevelopment
36 agency.

37 (l) It is the intent of the Legislature to authorize, subject to
38 compliance with redevelopment dissolution law (Part 1.8
39 (commencing with Section 34161) and Part 1.85 (commencing
40 with Section 34170) of Division 24 of the Health and Safety Code),

1 the successor agency to the former redevelopment agency to issue
2 bonds or incur other indebtedness for the purpose of financing the
3 construction of replacement affordable housing units demolished
4 and not replaced by the former redevelopment agency and the
5 replacement of the obsolete replacement units that were constructed
6 previously. The procedures and standards in the redevelopment
7 dissolution law, as amended, will govern the issuance of bonds or
8 incurrence of other indebtedness by the successor agency and will
9 supersede those provisions in Chapter 661 of the Statutes of 2000
10 requiring approval of the Department of Housing and Community
11 Development. These bonds or other indebtedness may be secured
12 by property tax revenues available in the successor agency's
13 Redevelopment Property Tax Trust Fund from those project areas
14 that generated tax increments for the former redevelopment agency
15 upon its dissolution, if the revenues are not otherwise obligated.

16 (m) It is further the intent of the Legislature that the successor
17 agency to the former redevelopment agency, to the greatest extent
18 feasible, replace the amount of lost units, as previously certified
19 by the Department of Housing and Community Development,
20 according to the formulas in Section 33413 of the Health and Safety
21 Code.

22 SEC. 2. Section 34177.7 of the Health and Safety Code is
23 amended to read:

24 34177.7. (a) (1) In addition to the powers granted to each
25 successor agency, and notwithstanding anything in the act adding
26 this part, including, but not limited to, Sections 34162 and 34189,
27 the successor agency to the Redevelopment Agency of the City
28 and County of San Francisco shall have the authority, rights, and
29 powers of the Redevelopment Agency to which it succeeded solely
30 for the purpose of issuing bonds or incurring other indebtedness
31 to finance:

32 (A) The affordable housing required by the Mission Bay North
33 Owner Participation Agreement, the Mission Bay South Owner
34 Participation Agreement, the Disposition and Development
35 Agreement for Hunters Point Shipyard Phase 1, the Candlestick
36 Point-Hunters Point Shipyard Phase 2 Disposition and
37 Development Agreement, and the Transbay Implementation
38 Agreement.

39 (B) The infrastructure required by the Transbay Implementation
40 Agreement.

1 (C) *The replacement of the remaining 5,842 units of demolished*
2 *affordable housing that were initially included in the total*
3 *replacement housing obligation described in Chapter 661 of the*
4 *Statutes of 2000 and subsequently certified by the Department of*
5 *Housing and Community Development. To satisfy this replacement*
6 *housing obligation and reduce the outstanding balance of units to*
7 *be replaced, the successor agency may assist housing projects*
8 *previously assisted by the Redevelopment Agency of the City and*
9 *County of San Francisco but with expired, or threatened expiration*
10 *of, affordability restrictions, provided that any successor agency*
11 *assistance shall be conditioned on the requirement that the assisted*
12 *units remain affordable to, and occupied by, persons and families*
13 *of low- and moderate-income and extremely low and very low*
14 *income households for the longest feasible time, but not less than*
15 *55 years for rental units and 45 years for owner-occupied units.*

16 ~~(2) The~~

17 (2) (A) *For purposes of financing the obligations described in*
18 *subparagraphs (A) and (B) of paragraph (1), the successor agency*
19 *to the Redevelopment Agency of the City and County of San*
20 *Francisco may pledge to the bonds or other indebtedness the*
21 *property tax revenues available in the successor agency's*
22 *Redevelopment Property Tax Trust Fund that are not otherwise*
23 *obligated.*

24 (B) *For purposes of financing the replacement housing*
25 *obligation described in subparagraph (C) of paragraph (1), the*
26 *successor agency to the Redevelopment Agency of the City and*
27 *County of San Francisco may pledge to the bonds or other*
28 *indebtedness the property tax revenues that remain available for*
29 *distribution to the City and County of San Francisco, as a taxing*
30 *entity, from the Redevelopment Property Tax Trust Fund, after all*
31 *preexisting legal commitments and statutory obligations funded*
32 *from that revenue, excluding the replacement housing obligation*
33 *described in this section, are made pursuant to Part 1.85*
34 *(commencing with Section 34170) of Division 24. Property tax*
35 *revenues allocated to the successor agency pursuant to this*
36 *subparagraph for the replacement housing obligation shall not*
37 *include any moneys that, notwithstanding the replacement housing*
38 *obligation described in this section, are payable to local agencies*
39 *other than the City and County of San Francisco, school districts*
40 *that maintain kindergarten and grades 1 to 12, inclusive,*

1 *community college districts, or the Educational Revenue*
2 *Augmentation Fund, pursuant to paragraph (4) of subdivision (a)*
3 *of Section 34183.*

4 (b) Bonds issued pursuant to this section may be sold pursuant
5 to either a negotiated or a competitive sale. The bonds issued or
6 other indebtedness obligations incurred pursuant to this section
7 may be issued or incurred on a parity basis with outstanding bonds
8 or other indebtedness obligations of the successor agency to the
9 Redevelopment Agency of the City and County of San Francisco
10 and may pledge the revenues pledged to those outstanding bonds
11 or other indebtedness obligations to the issuance of bonds or other
12 obligations pursuant to this section. The pledge, when made in
13 connection with the issuance of bonds or other indebtedness
14 obligations under this section, shall have the same lien priority as
15 the pledge of outstanding bonds or other indebtedness obligations,
16 and shall be valid, binding, and enforceable in accordance with its
17 terms.

18 (c) (1) Prior to issuing any bonds or incurring other
19 indebtedness pursuant to this section, the successor agency to the
20 Redevelopment Agency of the City and County of San Francisco
21 may subordinate to the bonds or other indebtedness the amount
22 required to be paid to an affected taxing entity pursuant to
23 paragraph (1) of subdivision (a) of Section 34183, provided that
24 the affected taxing entity has approved the subordinations pursuant
25 to this subdivision.

26 (2) At the time the agency requests an affected taxing entity to
27 subordinate the amount to be paid to it, the agency shall provide
28 the affected taxing entity with substantial evidence that sufficient
29 funds will be available to pay both the debt service on the bonds
30 or other indebtedness and the payments required by paragraph (1)
31 of subdivision (a) of Section 34183, when due.

32 (3) Within 45 days after receipt of the agency's request, the
33 affected taxing entity shall approve or disapprove the request for
34 subordination. An affected taxing entity may disapprove a request
35 for subordination only if it finds, based upon substantial evidence,
36 that the successor agency will not be able to pay the debt service
37 payments and the amount required to be paid to the affected taxing
38 entity. If the affected taxing entity does not act within 45 days after
39 receipt of the agency's request, the request to subordinate shall be
40 deemed approved and shall be final and conclusive.

(d) An action may be brought pursuant to Chapter 9 (commencing with Section 860) of Title 10 of Part 2 of the Code of Civil Procedure to determine the validity of bonds or other obligations authorized by this section, the pledge of revenues to those bonds or other obligations authorized by this section, the legality and validity of all proceedings theretofore taken and, as provided in the resolution of the legislative body of the successor agency to the Redevelopment Agency of the City and County of San Francisco authorizing the bonds or other indebtedness obligations authorized by this section, proposed to be taken for the authorization, execution, issuance, sale, and delivery of the bonds or other obligations authorized by this section, and for the payment of debt service on the bonds or the payment of amounts under other obligations authorized by this section. Subdivision (c) of Section 33501 shall not apply to any such action. The department shall be notified of the filing of any action as an affected party.

(e) Notwithstanding any other law, including, but not limited to, Section 33501, an action to challenge the issuance of bonds or the incurrence of indebtedness by the successor agency to the Redevelopment Agency of the City and County of San Francisco shall be brought within 30 days after the date on which the oversight board approves the resolution of the agency approving the issuance of bonds or the incurrence of indebtedness under this section.

(f) The actions authorized in this section shall be subject to the approval of the oversight board, as provided in Section 34180. Additionally, the oversight board may direct the successor agency to the Redevelopment Agency of the City and County of San Francisco to commence any of the transactions described in subdivision (a) so long as the agency is able to recover its related costs in connection with the transaction. After the agency, with approval of the oversight board, issues any bonds or incurs any indebtedness pursuant to subdivision (a), the oversight board shall not unilaterally approve any amendments to or early termination of the bonds or indebtedness. If, under the authority granted to it by subdivision (h) of Section 34179, the department either reviews and approves or fails to request review within five business days of an oversight board approval of an action authorized by this section, the scheduled payments on the bonds or other indebtedness shall be listed in the Recognized Obligation Payment Schedule

1 and shall not be subject to further review and approval by the
2 department or the Controller. The department may extend its review
3 time to 60 days for actions authorized in this section and may seek
4 the assistance of the Treasurer in evaluating proposed actions under
5 this section.

6 (g) Any bonds or other indebtedness authorized by this section
7 shall be considered indebtedness incurred by the dissolved
8 redevelopment agency, with the same legal effect as if the bonds
9 or other indebtedness had been issued, incurred, or entered into
10 prior to June 28, 2011, in full conformity with the applicable
11 provisions of the Community Redevelopment Law that existed
12 prior to that date, shall be included in the successor agency to the
13 Redevelopment Agency of the City and County of San Francisco's
14 Recognized Obligation Payment Schedule, and shall be secured
15 by a pledge of, and lien on, and shall be repaid from moneys
16 deposited from time to time in the Redevelopment Property Tax
17 Trust Fund established pursuant to subdivision (c) of Section
18 34172, as provided in paragraph (2) of subdivision (a) of Section
19 34183. Property tax revenues pledged to any bonds or other
20 indebtedness obligations authorized by this section are taxes
21 allocated to the successor agency pursuant to subdivision (b) of
22 Section 33670 and Section 16 of Article XVI of the California
23 Constitution.

24 (h) The successor agency to the Redevelopment Agency of the
25 City and County of San Francisco shall make diligent efforts to
26 ensure that the lowest long-term cost financing is obtained. The
27 financing shall not provide for any bullets or spikes and shall not
28 use variable rates. The agency shall make use of an independent
29 financial advisor in developing financing proposals and shall make
30 the work products of the financial advisor available to the
31 department at its request.

32 SEC. 3. The Legislature finds and declares that a special statute
33 is necessary and that a general statute cannot be made applicable
34 within the meaning of Section 16 of Article IV of the California
35 Constitution because of the unique circumstances relating to the
36 replacement of affordable housing demolished by the former
37 Redevelopment Agency of the City and County of San Francisco,
38 as described in Section 1 of this act.

O

From: [Hsu, Melody \(BOS\)](#)
To: [BOS Legislation, \(BOS\)](#)
Subject: RE: PESKIN Resolution - Urging State Action to Increase Funding for Affordable Replacement Housing in San Francisco
Date: Wednesday, March 1, 2023 2:05:53 PM
Attachments: [20230SB593_99.pdf](#)
[image001.png](#)

Hi Jocelyn,

The changes are acceptable- thanks!

Confirming that organizations such as the California State Association of Counties, and League of California Cities, have not taken a position on these bills.

Please find SB 593 attached.

Thank you!

Melody Hsu | 徐美
Legislative Aide | 市參事助理
Office of Board President Aaron Peskin | 市參事佩斯金辦公室
Office: 415-554-7450
Direct: 415-554-7419
melody.hsu@sfgov.org
[Sign up](#) to receive our [newsletter here!](#)

From: BOS Legislation, (BOS) <bos.legislation@sfgov.org>
Sent: Wednesday, March 1, 2023 1:48 PM
To: BOS Legislation, (BOS) <bos.legislation@sfgov.org>; Hsu, Melody (BOS) <melody.hsu@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>
Cc: Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>
Subject: RE: PESKIN Resolution - Urging State Action to Increase Funding for Affordable Replacement Housing in San Francisco

Hi Melody,

Also provide a PDF copy of SB 593 as well. Thank you!

Jocelyn Wong
Legislative Clerk
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
T: 415.554.7702 | F: 415.554.5163
jocelyn.wong@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services



Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation, and archived matters since August 1998.

***Disclosures:** Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not redact any information from these submissions. This means that personal information—including names, phone numbers, addresses and similar information that a member of the public elects to submit to the Board and its committees—may appear on the Board of Supervisors' website or in other public documents that members of the public may inspect or copy.*

From: BOS Legislation, (BOS) <bos.legislation@sfgov.org>

Sent: Wednesday, March 1, 2023 1:47 PM

To: Hsu, Melody (BOS) <melody.hsu@sfgov.org>; BOS Legislation, (BOS) <bos.legislation@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>

Cc: Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>

Subject: RE: PESKIN Resolution - Urging State Action to Increase Funding for Affordable Replacement Housing in San Francisco

Hi Melody,

Please see attached for proof of edits made to the titles of the Resolution. Kindly review and confirm the edits are acceptable.

Per Board Rule 2.8.2, please confirm that organizations such as the [California State Association of Counties](#), and [League of California Cities](#), have not taken a position on these bills. If they have, please provide a copy of their statement for completeness of the file

Thank you,

Jocelyn Wong

Legislative Clerk

San Francisco Board of Supervisors

1 Dr. Carlton B. Goodlett Place, Room 244

San Francisco, CA 94102

T: 415.554.7702 | F: 415.554.5163

jocelyn.wong@sfgov.org | www.sfbos.org

(VIRTUAL APPOINTMENTS) To schedule a “virtual” meeting with me (on Microsoft Teams), please ask and I can answer your questions in real time.

Due to the current COVID-19 health emergency and the Shelter in Place Order, the Office of the Clerk of the Board is working remotely while providing complete access to the legislative process and our services



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From: Hsu, Melody (BOS) <melody.hsu@sfgov.org>

Sent: Tuesday, February 28, 2023 3:42 PM

To: BOS Legislation, (BOS) <bos.legislation@sfgov.org>; Somera, Alisa (BOS) <alisa.somera@sfgov.org>

Cc: Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>

Subject: PESKIN Resolution - Urging State Action to Increase Funding for Affordable Replacement Housing in San Francisco

Good afternoon –

Please find Supervisor Peskin’s resolution [Urging State Action to Increase Funding for Affordable Replacement Housing in San Francisco] for introduction today, along with Introduction Form, attached.

This item is routine and non-contentious in nature, and of no special interest.

Best,
Melody

Melody Hsu | 徐美
Legislative Aide | 市參事助理
Office of Board President Aaron Peskin | 市參事佩斯金辦公室
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Introduction Form

(by a Member of the Board of Supervisors or the Mayor)

I hereby submit the following item for introduction (select only one):

- ☐ 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- ☐ 2. Request for next printed agenda (For Adoption Without Committee Reference)
(Routine, non-controversial and/or commendatory matters only)
- ☐ 3. Request for Hearing on a subject matter at Committee
- ☐ 4. Request for Letter beginning with "Supervisor [] inquires..."
- ☐ 5. City Attorney Request
- ☐ 6. Call File No. [] from Committee.
- ☐ 7. Budget and Legislative Analyst Request (attached written Motion)
- ☐ 8. Substitute Legislation File No. []
- ☐ 9. Reactivate File No. []
- ☐ 10. Topic submitted for Mayoral Appearance before the Board on []

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- ☐ Small Business Commission ☐ Youth Commission ☐ Ethics Commission
- ☐ Planning Commission ☐ Building Inspection Commission ☐ Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- ☐ Yes ☐ No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

[], Safai, Melgar, Chan, Engardio, Ronen, Mandelman, Dorsey, Preston, Walton

Subject:

Long Title or text listed:

Signature of Sponsoring Supervisor:

