

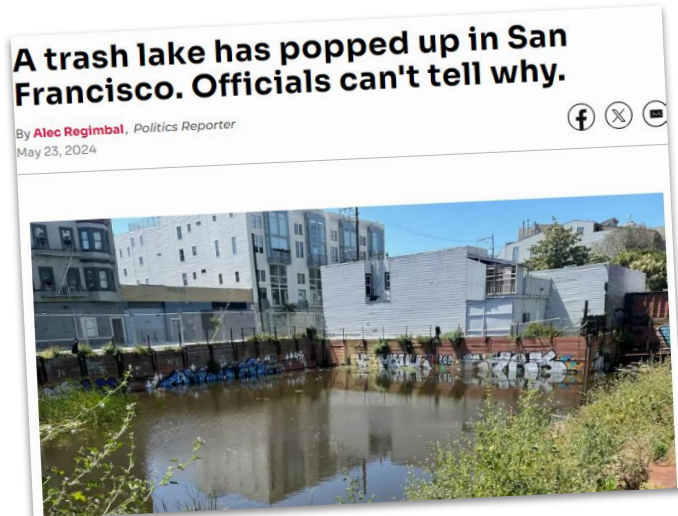
“The Housing We Need Act”

Workforce
Housing and
Affordable
Middle-
Income Revenue Bonds



AARON PESKIN
市參事佩斯金

Our Housing Market is Broken



- **Cyclical**
- Builds only at **high rents**

- *Only 1,801 units were proposed in 2023, none were disapproved*

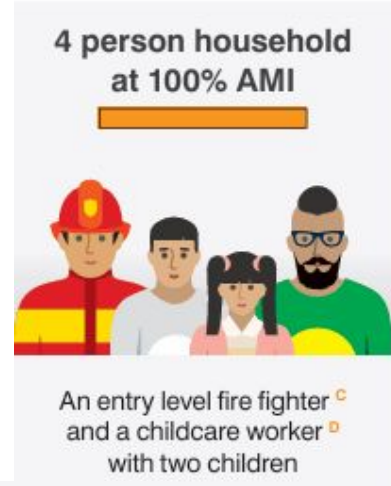
Total PROPOSED Units by Project
1801

Financing is the key obstacle to affordable housing

- RNHA demands 46,000 affordable units with no funding
 - SF has led the nation in local sources of low-income housing funding
 - Revenue bonds are untapped potential to expand affordable housing funding
-

Housing Our Workers

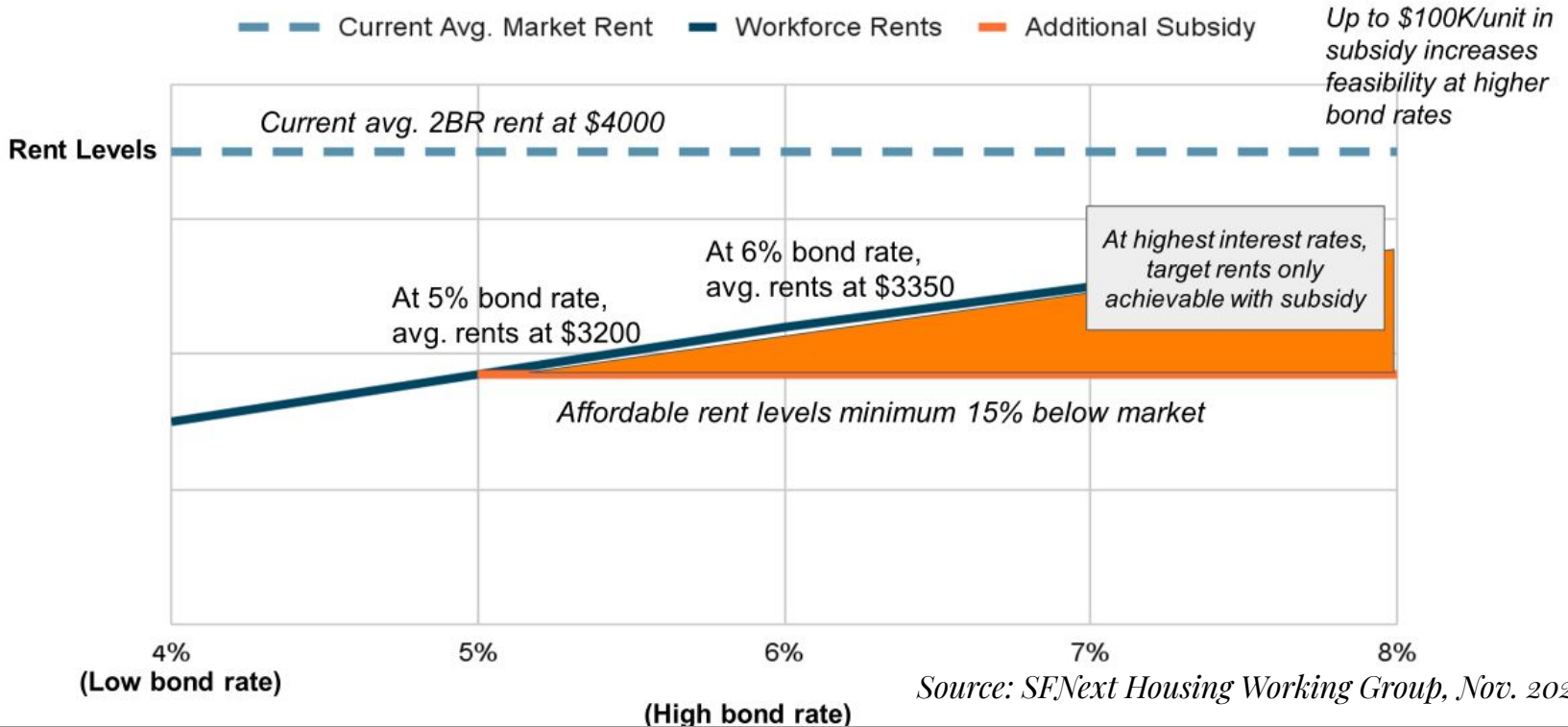
- Many San Francisco workers make too much to qualify for low-income housing but not enough for market rate
- This includes **critical occupations** like educators, healthcare workers, first responders, and artists.
- Achieving a **jobs-housing fit** is a matter of public safety, emergency response, and climate justice / emissions reduction



*SF Planning,
Affordable Housing
Strategies Report,
2020*

Revenue Bonds Can Fund Middle-Income Workforce Housing

Workforce Housing Achievable Across Markets - Illustrative 2BR, ~\$650K Cost



Types of tax-exempt bonds authorized

Governmental purpose bond

- Commonly used for city buildings and infrastructure projects, but can be used for housing
- Property is publicly-owned and tax exempt
- Developed and managed by non-profit or for-profit developer

501c3 bond

- Property owned by non-profit to further its charitable purpose to “lessen the burdens of government”
- Bond proceeds loaned to non-profit developer / owner
- Property tax exempt on units up to 80% AMI

Affordability and Streamlined Access

- **Streamlines and simplifies process to access to affordable units**
 - Limits documentation required
 - Shortens application timeline
 - Limits income recertification to every five years, providing housing stability
 - Sup. Peskin is engaged with parallel efforts to streamline BMR access
- **Affordability parameters:** Project rents can be set up 120% AMI, up to average of 100% AMI, and 15% below market rate
- **Restricts rent increases.** After initial income certification, rent increases are capped to the lesser of annual increases in AMI or up to 4%

Potential Project Types

60,000 units,
fully-entitled
pipeline projects

Office to Housing
Conversion

Distressed Assets

Workforce housing

