



OFFICE OF THE CONTROLLER
CITY AND COUNTY OF SAN FRANCISCO

Ben Rosenfield
Controller
Todd Rydstrom
Deputy Controller

Ms. Angela Calvillo
Clerk of the Board of Supervisors
1 Dr. Carlton B. Goodlett Place Room 244
San Francisco, CA 94102-4689

July 1, 2019

RE: File 190437 – Charter amendment and initiative ordinance eliminating discretionary review and certain appeals for 100 percent affordable and teacher housing projects

Dear Ms. Calvillo,

Should the proposed charter amendment and initiative ordinance ("Legislation") be approved by the voters, in my opinion, it would have a minimal to moderate impact on the cost of government.

The proposed Legislation removes the Charter requirement for discretionary review of 100 percent affordable housing projects (for residents with an income up to 140 percent of Area Median Income) and teacher housing projects where at least two-thirds of units are occupied by at least one employee of the San Francisco Unified School District or Community College District. The proposed Legislation also eliminates appeals of ministerial approval of these projects and removes the requirement for a finding of General Plan consistency and certain approvals by the Historic Preservation Commission, Arts Commission, and Board of Supervisors.

The Legislation amends the Planning code, replacing Planning Commission approval of eligible projects with ministerial Planning Department approval based on design review and standard environmental review measures to be adopted by the Planning Department. The City's affordable housing projects could see cost savings due to shorter development and construction timelines and lower inflation on project costs.

In the year and a half since the effective date of Senate Bill 35, which allows for streamlined approval of affordable housing projects, six 100 percent affordable housing projects have gone through the discretionary review process and paid fees. The City anticipates eight to nine new projects of this type annually.

Sincerely,


Ben Rosenfield
Controller

Note: This analysis reflects our understanding of the proposal as of the date shown. At times further information is provided to us which may result in revisions being made to this analysis before the final Controller's statement appears in the Voter Information Pamphlet.