

# San Francisco Housing Fund

On November 4, 2008, San Francisco voters will have the opportunity to vote to provide a regular and flexible source of funds to build thousands of new units, establish a baseline for housing programs, and provide greater transparency and public input in the City's administration of affordable housing dollars.

Affordable housing remains one of the most vexing issues facing San Francisco. As housing prices rise, it is becoming increasingly difficult for many people to stay in the City. The San Francisco Housing Fund will help address critical populations – families, seniors, and others – with unmet housing needs.

The San Francisco Housing Fund provides greater transparency to the City budgeting process. Housing goals, programs, and expenditures will be presented at hearings at which the public will have an opportunity to make comments to the plan.

## **What will the San Francisco Housing Fund do?**

The San Francisco Housing Fund will:

- 1) Establish a baseline appropriation and set-aside the equivalent of the available annual tax of two and one-half cents (\$0.025) on each one hundred dollars (\$100) of assessed property tax valuation. This set-aside would generate an estimated \$33 million each year for the next 15 years;
- 2) Encourage a diverse unit mix with at least 50% of the new units required to be 2 bedrooms or more;
- 3) Establish a baseline to protect the City's existing \$88 million commitment to housing programs and related services;
- 4) Ensure that 40% of funds dedicated to new housing development assist very low-income households with incomes less than 30% of the San Francisco Median Income (SFMI);
- 5) Ensure that 60% of funds dedicated to new housing development assist low-income households with incomes between 30% and 80% of SFMI;
- 6) Other eligible expenditures include: homeownership opportunities, community land trusts, eviction prevention, public housing repair, and rent subsidies.

## **When would this fund be in effect?**

The San Francisco Housing Fund would take effect July 1, 2009 and expire on July 1, 2024.

## **How does it work?**

The San Francisco Housing Fund would not require any new taxes, either on homeowners, tenants or business owners. Instead, like fire, police, MUNI, libraries, open space, children's services, and public education, the measure would require a mandatory funding of affordable housing from existing general funds. The

## **Who supports the San Francisco Housing Fund?**

Over 40 community-based organizations, service providers, networks, and coalitions – and growing!

Association of Community Organizations for Reform Now (ACORN)  
Bernal Heights Neighborhood Center  
California Association for Older Americans  
Central American Resource Center (CARECEN)  
Chinatown Community Development Center  
Chinese Progressive Association  
Coleman Advocates for Children and Youth  
Community Housing Organizing Project  
Community Housing Partnership  
Council of Community Housing Organizations  
Dolores Street Community Services  
Filipino Community Center  
Filipino-American Development Foundation  
Gray Panthers  
Housing Justice Coalition  
Housing Rights Committee of San Francisco  
Independent Living Resource Center  
La Voz Latina  
Livable City  
Manila Town Heritage Foundation  
Mental Health Association, San Francisco  
Mission Anti-Displacement Coalition  
Mission Economic Development Association  
Mission Neighborhood Resource Center  
Oasis for Girls  
People Organized to Demand Environmental Rights (PODER)  
People Organized to Win Employment Rights (POWER)  
San Francisco Coalition on Homelessness  
San Francisco Community Land Trust  
San Francisco Housing Development Corporation  
San Francisco Organizing Project  
San Francisco Youth Commission  
Senior Action Network  
Seniors Organizing Seniors (SOS)  
South of Market Community Action Network (SOMCAN)  
SRO Families United Collaborative  
St. Anthony's Catholic Church, SFOP  
St. Anthony's Foundation  
St. Patrick's Catholic Church, SFOP  
St. Peter's Housing Committee  
Star of the Sea Catholic Church, SFOP  
Tenderloin Housing Clinic  
Tenderloin Neighborhood Development Corporation  
Supervisor Ammiano  
Supervisor Daly  
Supervisor Duffy  
Supervisor Maxwell  
Supervisor McGoldrick  
Supervisor Mirkarimi  
Supervisor Peskin  
Supervisor Sandoval  
State Senator Carole Migden  
State Senator Leland Yee  
Assembly Member Mark Leno  
Assembly Member Fiona Ma  
(Partial List)

## **San Francisco Housing Fund**

mandatory funding would automatically end after 15 years unless extended by specific vote of the people.

### **Who will this benefit?**

The fund will target at-risk populations in the city, including families with dependents, seniors, persons with disabilities, persons living with AIDS, formerly homeless individuals, among others, who earn 30-80% of the SFMI. Professions that fall within this income range include teachers, social workers, child care workers, construction laborers, law clerks, nursing aids, dental assistants, police, fire and ambulance.

### **What will the fund pay for?**

The fund will pay for a variety of housing-related expenses, based on a "needs assessment." Most (75%) of the fund will pay for new construction, land acquisition, and rehabilitation of existing housing units. Half of these units will be family-sized units (2 bedrooms or more). The remaining monies (25%) will go toward homeownership counseling, tenant counseling, eviction prevention, legal services, rent subsidies, and repairs to public housing.

### **How many units of affordable housing will be created?**

Current estimates based on city budget growth and spending predicts 6,000 to 7,000 units of affordable housing built over the next 15 years with these and matching funds.

### **How will the City identify and prioritize housing needs over the next 15 years?**

The fund requires the Mayor's Office of Housing (MOH) to prepare a needs assessment in coordination with the Department of Public Health and the Department of Human Services. This assessment would be created in conjunction with the general plan for affordable housing that identifies priority populations, programs, and expenditures for affordable housing. The first assessment will be completed no later than January 30, 2009, and will be presented at a public hearing.

### **The San Francisco Housing Fund Reforms the Affordable Housing Budget Process by Requiring Full Disclosure and Public Participation ending Petty Political Gamesmanship with Affordable Housing.**

The San Francisco Housing Fund provides San Francisco residents, for the first time, an effective voice in setting each year's affordable housing budget ending petty political gamesmanship around funding affordable housing. It requires, for the first time, a full and complete accounting of the previous year's expenditures to be submitted to the Board for public information and comment in January of each year. It then requires, again for the first time, that in February, the Mayor's Office submits the next year's proposed budget to the Board of Supervisors. The Board is then required to hold a series of public hearing on that proposal in March. Finally, the Board is required to pass the annual affordable housing budget in May of each year, a full month before the rest of the budget. The early requirements for budget review, preparation and submission, each with mandated public oversight will give all San Franciscans an effective voice in setting actual expenditures of this critically important part of the City's budget.

#### **How can I help?**

Add your name to the growing list of supporters of the San Francisco Housing Fund and call the campaign to volunteer at (415) 666-0314.

The San Francisco Housing  
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