

Affordable Homes for Educators & Families NOW Act
FACT SHEET

Board’s Initiative Ordinance – <i>Can be amended at the Board of Supes</i>	Mayor’s Charter Amendment – <i>can only be changed again if taken back to voters</i>
<p>Defines Educator Housing as:</p> <ul style="list-style-type: none"> • Every unit must be occupied by a SFUSD or CCSF employee • 80%+ of the units must be affordable to 30%-140% AMI households, with an overall average of 100% AMI – in recognition that paraeducators, early childhood educators and most teachers actually make far less than 140% AMI • 20% of units can be affordable to households earning up to 160% AMI • Max of 20% of building can be non-residential “neighborhood-serving” uses in Planning Code, in an effort to incentivize non-profit community uses • A pilot program up to 5,000 units to test program, allow for changing teachers needs 	<p>Defines Teacher Housing as:</p> <ul style="list-style-type: none"> • Only 43% of the building (2/3 of housing units) is reserved for teachers who make 140% Area Median Income (AMI) or less • Does not require an AMI average (ie, developers can make all units 140% AMI) • 33% of units in the building are market rate units, not reserved for teachers • 33% of the building is for “non-residential uses” like market-rate office • Commercial space/ market rate units subsidize “affordable” units <p>Redefines 100% Affordable Housing by:</p> <ul style="list-style-type: none"> • Raising the income levels from 120% AMI to 140% AMI with no avg– a dramatic change opposed by housers
<p>Extends streamlining benefits to Educator Housing projects on public land</p>	<p>Extends streamlining benefits for market rate projects, with 43% of units reserved for “teachers” – including public land, <i>if rezoned</i></p>
<p>100% Affordable Housing projects are <i>already</i> exempt from discretionary review via SB35 (2018), allowing them to bypass CEQA & potential appeals</p>	<p>Removes discretionary review from new warped definitions of 100% Affordable Housing and Teacher Projects</p>
<p>All provisions can be changed by a supermajority of the BOS, in partnership w/ stakeholders including educators and SFUSD/CCSF</p>	<p>Locks in warped definitions of affordable housing in the City Charter and requires another costly ballot measure to make any future changes.</p>
<p>Protects community’s hard-fought definition of 100% affordable housing, ensuring low-income & working-class households are still prioritized.</p>	<p>Gives a blank check to City to extend by-right approvals to market-rate housing.</p>
<p>Crafted in partnership with United Educators of San Francisco and American Federation of Teachers 2121</p>	<p>n/a</p>

NOTE: 100% Affordable Housing Projects *already* receive administrative streamlining that bypasses the Planning Commission via BOS legislation passed in 2017 AND can already by-pass CEQA review (and Discretionary Review appeals) using Senate Bill 35

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[Authored by Supervisors Fewer, Peskin, Walton, and Haney]

The Supervisors' "Affordable Homes for Educators & Families NOW" Initiative is a bold and comprehensive proposal that will make it easier and faster to build truly affordable housing across every district in San Francisco by:

- Rezoning thousands of large private and public lots citywide (including the Westside) to allow for expedited and streamlined 100% Affordable and Educator Housing Projects — without demolishing existing housing or touching public parks;
- Waiving density restrictions and allowing up to 3 stories of extra height through the state & local density bonus programs, which helps to make affordable housing development more financially feasible;
- Creating an Educator Housing pilot program – crafted in partnership with the United Educators of SF and affordable housing developers – that doesn't lock new programming in the City Charter but allows for continued flexibility to amend as teacher needs evolve and change;
- Using the same Educator Housing Project definition voters will be asked to approve in November Housing Bond, ensuring City puts public money where its mouth is to keep educators in the City;
- Eliminating Conditional Use Approval process (6-8 months) for 100% Affordable Housing *and* Educator Housing Projects and requiring that projects be approved within 90 days.

Why is Supervisors' Initiative better than Mayor's proposals?

- Its Educator Housing proposal was crafted by educators, for educators-- including paraeducators and early childhood workers!
- It protects public lands for affordable housing and does **NOT** streamline & incentivize market-rate projects on public land, per voter directive Prop K
- It is flexible and can be amended by the Board of Supervisors to accommodate changing needs over time.
- It allows affordable housing in *all* neighborhoods, including those currently restricted to single-family homes.
- It does **NOT** redefine "affordable housing" to raise income levels and circumvent state and local requirements that projects include housing for low-income households in order to qualify for streamlining benefits.
- It does not take away the community's ability to demand more deeply affordable housing.

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