

**Housing Commission to Protect and  
Preserve Dynamic and Diverse Neighborhoods**  
**Housing Bond and Funding Subcommittee**

---

Wednesday, January 13, 2016

11:30 AM – 1:00 PM

1400 South Flores

---

**Call to Order – 11:33 AM**

**Present:** Jennifer Gonzalez, Natalie Griffith, Richard Milk, Rod Radle, Jackie Gorman (arrived 11:45), Gabriel Velasquez (arrived 11:42), Mu Son Chi, Debra Guerrero, Mike Hogan, Gil Piette (arrived 11:58)

**Absent:** Jim Bailey, Carol Rodriguez, Rebecca Walter, Noah Garcia, George Balliet

• **Staff Present:**

John Dugan, Director, Department of Planning & Community Development  
Michael Taylor, Department of Planning & Community Development  
Ramiro Fernandez, Department of Planning & Community Development  
Christopher Lazaro, Department of Planning & Community Development  
Bridgett White, Department of Planning & Community Development  
Tom Morgan, Department of Planning & Community Development  
Ben Gorzell, City Manager's Office  
Edward Guzman, City Attorney's Office

A. Approval of November 9, 2015 minutes.

Debra Guerrero made corrections as stated: misspelled Debra, add Legal Council after James Plummer and correct typos.

**COMMITTEE ACTION:**

The motion was made by Gil Piette and seconded by Jackie Gorman to approve the November 9, 2015 minutes with the corrections as stated.

**AYES:** Griffith, Milk, Radle, Gorman, Velasquez, Son Chi, Guerrero, Piette

**NAYS:** None

**ABSTAIN:** Gonzalez, Hogan

**THE MOTION CARRIED**

B. Continuation of staff briefing and Subcommittee discussion on framework for a potential affordable housing bond.

Michael Taylor presented.

**Draft Subcommittee Mission Statement**

Debra Guerrero asked if the statement is open enough for other initiatives within the city, like general fund and dedicated source but leave it open for the city to make a determination from TIF money.

Michael Taylor stated it is a combination of dedicated annual funding streams. It can be federal dollars, general fund dollars, TIF funds, corporate/foundation support.

Debra Guerrero suggested adding “including” after streams.

Mu Son Chi suggested adding “and other available funding sources” after housing bond.

Debra Guerrero stated Mu Son Chi’s suggestion is perfect.

## **Bond PACs**

Christopher Lazaro presented.

Gabriel Velasquez asked if there is an understanding of where the vote came from as far as what the municipality was, where the vote came from versus where people voted against it.

Christopher Lazaro stated he did not have that data but can search the election turn-out. San Francisco is in a position where there is a broad support on both sides for affordable housing.

Mike Hogan asked if there is a preview of what the main topics will be for the 2017 bond issue.

Michael Taylor stated that has not been decided yet and the discussion will begin in the summer.

Edward Guzman stated the charter amendment would be on the same ballot. You would have an approval for that bond capacity but no longer be for housing, if the charter amendment failed. You would have the ability to use the bond capacity for something else other than housing.

Gabriel Velasquez stated whatever we are going to do with regard to, trailer park regulations to relocation opportunities, we should stand on the decisions we already made and continue making, for the future bond.

## **Housing Bond Goal**

Gabriel Velasquez stated the bond amount is significant but the important thing is to get the ball rolling for the long term.

Jennifer Gonzalez stated they need to be realistic about what can be accomplished and what can roll out the first year. The idea is not to roll this out and have people talk about it and not succeed in 2017. We need to have a clear understanding about what is doable.

Rod Radle stated we have to make sure it is enough to make an impact.

Ben Gorzell presented an overview of the bond process parameters as it relates to housing.

Mike Hogan asked for low income parameters. The definition of low income is 80% of AMI, moderate income 90-95% AMI. We are talking about people that are 60% and below AMI. If we use these words for the bond, we have eliminated and I would rather be expansive.

Richard Milk asked if new construction would be a category.

Ben Gorzell stated as long as it fits in with the other broader components.

Natalie Griffith stated she is concerned with the families making less the 80 are the work force.

Mike Hogan stated maybe workforce is the top category and then break it down to different income levels.

Richard Milk stated the other problem with work force housing is the implication that it leaves out the elderly and the children.

Rod Radle stated he would like a better idea of what the breakout is for seniors in the various categories. Also, when looking at home funds for down payment assistance, it is almost exclusively for the 80% and above because it is based market. If we look at this, we need to portion out the amount based on what the needs are.

Gabriel Velasquez stated it would be great if we could have the cut off at 65%. When we talk about getting people into affordable housing, we really have to look at the communities of poverty at how they are existing. The form of architectural investment should be reflecting what is actually affordable by the people who can't afford it but yet they are able to do it.

Rod Radle stated seniors should be added to the Extremely Low and Very Low category. The ongoing rate for Social Security/Disability is about \$600.

Jennifer Gonzalez asked the subcommittee if they wanted to change the meeting time being that lunch will be cut out.

Debra Guerrero suggested to keep the 11:30 meeting time and subcommittee will bring their own lunch.

**Adjourn – 1:10 PM**