Contributions to the Housing Trust Fund*
Digest by the Ballot Simplification Committee

Status:	Draft for Consideration
On:	Monday, July 27, 2026
Members:	Packard, Wong, Bella, Paxton, Pon

Deadline to Request Reconsideration: TBD

The Way It Is Now: The City maintains a Housing Trust Fund (HTF) to support affordable housing ownership programs and the creation or preservation of affordable housing. Each fiscal year, the City provides funding to the HTF, and the annual contribution is adjusted up or down based on changes in the City's unrestricted General Fund revenue. The City contributed $50.8 million to the HTF in 2024-2025.

The City may use HTF funds for:

- building, purchasing, and improving affordable housing;
- downpayment assistance loans for households earning up to 120% of Area Median Income (AMI) and for emergency first responders;
- assistance to households earning up to 120% of AMI to avoid housing loss and improve housing (Housing Stabilization);
- an infrastructure grant program for specific types of neighborhood improvements; and
- administrative costs.

The Fund will expire in 2043.

The Proposal: Proposition __ would amend the Charter to change the City's annual contributions to the HTF to the higher of:

- the prior year's contribution plus an amount calculated based on any increase in the City's property tax revenue, or
- the prior year's contribution adjusted by the percentage increase in unrestricted General Fund revenue from the prior year.

These required contributions would begin in fiscal year 2028–2029 and end when the City's annual contribution reaches at least $125 million. After annual contributions reach $125 million, they would increase up to 3% annually based on the percentage increase in unrestricted General Fund revenue from the prior year.

The City could freeze contributions when a projected City deficit exceeds $250 million. This threshold would be adjusted each year based on changes in unrestricted General Fund revenue.

The City could also reduce annual contributions by up to 10% during years when the City may use its Rainy Day Reserve.

Proposition __ would also:

- specify additional types of housing that may be supported by the HTF;
- raise the household income limit for downpayment loans to 200% of AMI, and allow the Board of Supervisors to change that limit by ordinance;
- eliminate the infrastructure grant program and authorize spending on housing-related infrastructure; and
- extend the HTF to 2058.

Working title, for identification only. The Director of Elections determines the title of each local ballot measure; measure titles are not considered during Ballot Simplification Committee meetings.

A "YES" Vote Means: If you vote "yes," you want to change the method for determining City contributions to the Housing Trust Fund (HTF), allow for contribution freezes and reductions in certain circumstances, modify the permissible uses of the HTF, and extend the HTF to 2058.

A "NO" Vote Means: If you vote "no," you do not want to make these changes.