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

Status:	Final Digest
On:	Thursday, July 30, 2026
Members:	Packard, Wong, Bella, Paxton, Pon

The Way It Is Now: The City has a Housing Trust Fund (HTF) to support the creation or preservation of affordable housing and affordable home ownership. Every 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. Last year, the City contributed $50.8 million to the HTF.

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 improve their housing and avoid housing loss;
- grant programs for specific types of neighborhood improvements; and
- administrative costs.

The Housing Trust Fund that supports these programs is set to expire in 2043.

The Proposal: Proposition ___ would change how the City's annual contributions to the Housing Trust Fund (HTF) are set, increase funding and expand programs for affordable housing, and extend the Fund's expiration date.

- Starting in 2028, the City's annual contribution would grow based on the greater of either:
    - any increases in local property tax revenue, or
    - the percentage increase in the unrestricted General Fund from the prior year.

  The City would increase its contributions to the HTF until the annual contribution meets or exceeds $125 million. After that, annual increases are capped at 3% based on increases in the General Fund.

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

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

- Expand affordable housing programs by:
    - increasing funding to create and preserve more affordable housing;
    - raising the household income limit for downpayment assistance loans from 120% to 200% of AMI, and allow the Board of Supervisors to change that limit by ordinance;
    - replacing the grant program for specific types of neighborhood improvements by authorized spending on affordable housing-related infrastructure such as sidewalks, streets and utilities.
    - extending the Fund's expiration date from 2043 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 amend the Charter to change how the City’s annual contributions to the Housing Trust Fund are set, increase funding and expand programs for affordable housing, and extend the Fund to 2058.

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