

The San Francisco Board of Supervisors does not build housing, and does not directly approve most housing projects. Through policy actions, the Board of Supervisors can facilitate the development of market rate and affordable housing, protect tenants and prevent displacement. It does so by approving development agreements which secure community benefits for large projects, area plans which govern rezonings of particular areas with robust community input, as well as funding approvals for affordable housing loans, grants, and bonds. The Board also adopts policies to acquire, rehabilitate and protect existing housing and defend tenants rights. Ultimately, construction of market rate housing is an investment decision of real estate capital and depends on the availability of loans, interest rates, construction costs, and the ability to secure a return on investment - i.e., rent.

Examining the legislative record reveals that:

**Aaron Peskin voted to approve (or facilitate) at least 115,000 new housing units, including at least 43,000 market rate units, and 34,000 affordable units, and he has sponsored legislation or voted to approve \$19.8 billion in housing funding. <sup>1</sup>**

**It is likely that Aaron Peskin voted to produce and protect more housing and more affordable housing than any other San Francisco Supervisor in recent history.**

**Aaron's record represents more than numbers, it's about the thousands of people he helped along the way as a champion protecting tenants in rent controlled buildings, leading innovative policies and projects to protect and grow vibrant mixed income communities**

Several large area plans and development agreements were negotiated and approved with Aaron Peskin's participation and support, along with a robust community engagement process to maximize community benefits including affordable housing, protection of parks, open space, transportation and infrastructure. Here is a breakdown of unit capacity created according to economic analyses of those efforts:

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<sup>1</sup>"Vote to approve" including a wide variety of legislative and zoning actions that create the capacity and funding for new housing units, including upzoning, funding approvals, development agreements, and more. See Methodology below the chart below

Year	Market-rate Capacity Approved	Affordable Capacity Approved	New Rent Stabilized Capacity Approved	Total
Area Plans	24,360	7,583		31,943
Development Agreements	18,674	8,558		27,232
Other approvals	806	18,711		19,517
ADU's			37,000	37,000
Total Units	43,840	34,852	37,000	115,692
<b>Housing Funding Approved</b>			<b>\$19,881,099,375</b>	

Methodology:

**Area plans** include Planning's estimate of housing capacity facilitated by: Central SoMa, Eastern Neighborhoods, Market and Octavia, Rincon Hill, Transbay Redevelopment plans

**Development Agreements** including thirteen large project approvals including 3333 California St, Balboa Reservoir, Candlestick / Hunters Point Shipyard II, HOPE SF Hunters View, Hope SF Potrero, Hope SF Sunnydale, India Basin, Mission Rock, Pier 70, Potrero Power Station, Trinity Plaza, 98 Franklin and 915 Cayuga.

**ADU's** is the capacity created for accessory dwelling units in the original 2016 ADU ordinance.

**Other Approvals** are votes that facilitated housing development and acquisition, and that were not otherwise counted within approved planning areas and development agreements including: housing loans, grants, land or building acquisition (only including votes from 2016 to present)

**Funding** is the sum of all housing grants, loans and bonds approved, including championing successful voter approved housing bonds in 2024, 2019, 2016, and 2004 which raised a total of \$1.3 billion of affordable housing funding.

\*This total does not include the new capacity created by the [Fourplex Ordinance of 2022](#), which upzoned 120,000 parcels zoned for single family homes.

See data here: [📄 Peskin Housing Record](#)

## Housing and Community Development Leadership

Aaron Peskin's housing policy record reflects leadership in affordable housing funding, pioneering new tools and models of community ownership, housing quality protections, champion of tenants rights and rent stabilization, and limits on corporate capture of our housing supply through corporate ownership and short-term rentals.

## Affordable Housing Financing

- **Prop C (November 2016)** - Supervisor Peskin came up with the idea to repurpose \$260 million of unspent seismic safety general obligation (GO) bond authority to allow it to also be used for the acquisition, rehab, and preservation of at-risk housing and make it permanently affordable in exchange for low-cost loans.
- **Academy of Art Affordable Housing Settlement (2016)** - The first thing Aaron did coming back to office was convince then City Attorney Dennis Herrera to sue the Academy of Art after decades of breaking the law and illegally converting low-income housing. The \$37.6 million affordable housing fund was negotiated to be kept within the “zone of damage” where the illegal conversions happened, mostly District 3, and has provided critical financing for projects that needed funding all over Nob Hill and Chinatown.
- **PASS Program (2018)** - With the passage of Supervisor Peskin’s Seismic Safety Repurposing Bond (Proposition C in 2016), he worked aggressively with MOHCD to make sure that they developed the financing program in partnership with affordable housers and small site operators, like the Community Land Trust, and the Consolidated Chinese Benevolent Association (who own many of the SRO’s in Chinatown) in a timely way that would work for the CBO’s. [PRESS RELEASE](#)
- **Prop A \$600 million Affordable Housing Bond - (November 2019)** - Supervisor Peskin (along with his colleagues former President Norman Yee and Supervisor Fewer) made sure that there were dedicated buckets for senior housing (\$150M), as well as educator housing (\$20m), which the Mayor’s Office originally opposed, citing the need for flexibility. Today the Shirley Chisholm Apartments in the Sunset are an example of that work to get dedicated funding approved, as well as the plans moving forward at 722 Pacific Avenue.
- **Prop A \$300 million Affordable Housing Bond - (June 2024)** - President Peskin championed this bond as a part of his negotiations with developers around pausing inclusionary housing fees to unstick entitled projects in the pipeline who were struggling with cost (not zoning) - and then arranged the Capital Plan to accommodate an earlier bond so it did not conflict with BAHFA’s proposed bond in November, and then after the success of dedicating educator bucket in 2019 bond, worked with Women’s Housing Coalition to secure \$30m for women survivors of violence and trauma..

## Legislative Policies and Negotiations

Aaron Peskin sponsored and championed the following housing and tenant policies and causes:

- **Downtown Adaptive Reuse Ordinance to spur office to housing conversations. (2023).** Partnered with Mayor Breed to upzone and facilitate the adaptive reuse of downtown office buildings to housing in order to transition downtown to a vibrant mixed use neighborhood.

- **Tenant Right to Organize Act (2022)** First-in-the-nation policy pioneering a new form of tenants rights modeled on union collective bargaining rights. Peskin's law has inspired similar ordinances in Seattle, New York, Washington DC, Austin and at the state level in California.
- **Maximizing density in RM, RC, and RTO districts (2021)**. These controls ensured that development is not building significantly under allowable density.
- **Community Opportunity to Purchase Act (2020)**. Co-sponsor of bill led by Sup. Fewer, a first in the nation policy empowering community based non-profits to have first access to bid on acquisitions.
- **100% Affordable and Educator Housing Streamlining Program (2020)**. In addition to the \$1.3 billion in successful affordable housing bonds, producing funding for tens of thousands of permanently affordable units (2024, 2019, 2016, 2004). Aaron was at the forefront of designing these bonds for tailored impact. He ensured they were written flexibly and could be later dedicated to specific populations in need and coordinated other policy changes to realize the units. For example, he helped tailor a portion of the 2019 bond to seniors and educators, then co-sponsored the which gave additional density and streamlining to educator projects and, when combined with funding, facilitated the Shirley Chisholm Village, providing housing for SFUSD employees, anticipating lease up in the outer Sunset in Fall 2024.
- **Short-term rental regulation (2016, Further strengthened in 2016, and further clarified in 2017)**. Sponsored regulation of short-term rentals requiring hosts to register and be permanent residents, in order to prevent detrimental impact on our housing stock.
- **Caps on Corporate rentals (2020)**. Like short-term rentals, created a definition of Intermediate Length Occupancy (ILO) rentals to be permitted and reported on, and banned them in rent-controlled housing.
- **530 Sansome Housing Above Rebuilt Station 13 Firehouse - (2019) [Aaron Peskin negotiated the deal](#)** to take a [plan he pushed in 2017](#) to sell the air rights above the Station 13 Firehouse and build housing on top, which ended up being an affordable housing fee-out for 100% Affordable Housing in Chinatown to maximize the affordability. [More Coverage via Hoodline](#).
- **Veritas Rent Waiver Deal - (2019)** "If Veritas wants to offer private tenants case-by-case relief, that is their prerogative. But as policymakers, we are not in the business of creating unenforceable policies outside of the law," stated Brown and Peskin. "We want to ensure that tenants in San Francisco can count on more than benevolence to keep a roof over their heads." - Supervisors Peskin & Brown

- **Operating & Maintenance (O&M) Pass-through Elimination (2018)** - After [Veritas tenants exposed the insane rent increases](#) they were subjected to from frivolous O&M pass-throughs and other special fees, [Supervisor Fewer and Peskin teamed up](#) to eliminate them from banked rent increases. [Also Special ABC7 News investigation here.](#)
- **737 Post Expiring Covenant (2017)**- Championed the cause of 54 tenants who were threatened with displacement when their buildings deed restrictions expired. Aaron asked the city to explore a lawsuit against the building owners for failing to disclose the situation to its BMR tenants, which aided in the city's negotiations with the owners, wherein the tenants all received lifetime leases, including discounts for those that were seniors or had health conditions.  
[EBAR Coverage.](#)  
[SF Chronicle Coverage.](#)
- **First ADU law originally authored by Peskin in 2003 (did not pass); co-authored the successful Citywide ADU law (2016).** The 2016 ADU ordinance allowed 37,000 parcels in the city to add ADUs, arguably ending single family zoning in San Francisco.
- **Former Embarcadero freeway parcels: Secured three 100% affordable housing projects and one park.** Sponsored the first development agreement with [CCDC in 2003](#). Second in [2006](#). [Broadway Cove/735 Davis](#) is the last of the freeway parcels developed in 2021 and is especially significant because they are the first of the sites to benefit from our SOS subsidies for seniors program.
- **Requiring Sprinklers in Common Areas of SRO Buildings (2017)** - After tragic fire revealed that SRO's were not required to have fire sprinklers in common areas, Supervisor Peskin passed law despite objection from Apartment Association.  
[SF Chronicle Editorial - "SF Board of Supervisors Must Pass Sprinkler Bill"](#)
- **Prop C Inclusionary Housing Charter Amendment (2016)** - Increased the affordable housing requirements in private development
- **Original inclusionary zoning program of 2002.** Peskin was the sponsor of one of the city's original inclusionary zoning program, one of the first in the nation, copied by dozens of jurisdictions around the country.
- **Jobs-Housing Linkage Fee program of 2002.** Pioneering anti-displacement policy which assessed impact fee of jobs growth in downtown office developments to mitigate the affordable housing demands generated.

### ***On CEQA Appeals***

The handful of CEQA appeal cases that come before the Board of Supervisors impact a tiny fraction of the housing projects proposed and approved in the city. A recent study found only seven of 120 proposed multifamily housing developments had to complete a full Environmental Impact Report. And from 2016 to 2020, only 0.4 percent of CEQA determinations were subject to appeal.<sup>2</sup> The state's leading environmental justice organization recognizes that CEQA is essential to advancing environmental justice for low-income communities and protecting housing.<sup>3</sup>

Read more of my perspective on CEQA here: [Why CEQA matters - 48 hills](#)

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<sup>2</sup> [https://rosefdn.org/wp-content/uploads/CEQA-California\\_s-Living-Environmental-Law-10-25-21.pdf](https://rosefdn.org/wp-content/uploads/CEQA-California_s-Living-Environmental-Law-10-25-21.pdf)  
And [\\*Getting\\_It\\_Right.pdf \(berkeley.edu\)](#)

<sup>3</sup> [CEQA-Fact-Sheet-CEJA.pdf \(calgreenzones.org\)](#)