

BOARD of SUPERVISORS



City Hall
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NOTICE OF PUBLIC HEARING

BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO LAND USE AND TRANSPORTATION COMMITTEE

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard:

Date: Monday, June 12, 2017

Time: 1:30 p.m.

Location: Legislative Chamber, Room 250, located at City Hall
1 Dr. Carlton B. Goodlett Place, San Francisco, CA

Subject: **File No. 161351.** Ordinance amending the Planning Code to revise the amount of the Inclusionary Affordable Housing Fee and the On-Site and Off-Site Affordable Housing Alternatives and other Inclusionary Housing requirements; to require minimum dwelling unit mix in all residential districts; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of public necessity, convenience, and welfare under Planning Code, Section 302; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

If the legislation passes, new residential projects shall be subject to revised Affordable Housing fees or provide a percentage of dwelling units either on-site or off-site, and other requirements, as follows:

Inclusionary Affordable Housing Fee:

- 10 units or more, but less than 25 units: 20%
- 25 units or more: 33% for ownership projects or 30% for rental projects

The Mayor's Office of Housing and Community Development shall calculate these fees based on the City's cost of constructing affordable residential housing, including development and land acquisition costs.

On-Site Affordable Housing option:

- 10 to 24 units: 12%, increasing by 0.5% annually for all development projects with 10-24 units of housing, beginning on January 1, 2018, until such requirements is 15%.
- 25 ownership units or more: 20%, increasing by 1.0% annually for two consecutive years, starting on January 1, 2018, and then by 0.5% annually starting January 1, 2020, with the total on-site inclusionary affordable housing requirement not exceeding 26%.

- 25 rental units or more: 18%, increase by 1.0% annually for two consecutive years, starting on January 1, 2018, and then by 0.5% annually starting January 1, 2020, with the total on-site inclusionary affordable housing requirement not exceeding 24%

Off-Site Affordable Housing option:


- 10 units or more, but less than 25 units: 20%
- 25 ownership units or more: 33%
- 25 rental units or more: 30%

If the principal project results in the demolition, conversion or removal of affordable housing units that are subject to a recorded, covenant, ordinance or law that restricts rents or is subject to any form of rent or price control, the project sponsor shall pay the Inclusionary Affordable Housing Fee equivalent for the number of units removed or replace the number of affordable units removed with units of a comparable number of bedrooms and sales prices or rents, in addition to compliance with the inclusionary requirements.

The fee shall be imposed on any additional units or square footage authorized and developed under California Government Code Sections 65915 et seq. where the development project submits an Environmental Evaluation application after January 1, 2016.

Projects located within the Eastern Neighborhoods Mission Planning Area, the North of Market Residential Special Use District Subarea 1 or Subarea 2, or the SOMA Neighborhood Commercial Transit District, that have submitted a complete Environmental Evaluation Application on or before January 12, 2016, shall pay a fee or provide off-site housing in an amount equivalent to 30% or provide affordable units in the amount of 25% of the number of rental units constructed on-site or 27% of the number of owned units constructed on-site.

In accordance with Administrative Code, Section 67.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be made as part of the official public record in this matter, and shall be brought to the attention of the members of the Committee. Written comments should be addressed to Angela Calvillo, Clerk of the Board, City Hall, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102. Information relating to this matter is available in the Office of the Clerk of the Board. Agenda information relating to this matter will be available for public review on Friday, June 9, 2017.


for Angela Calvillo
Clerk of the Board

DATED: June 2, 2017
PUBLISHED: June 2 & 7, 2017

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1 DR CARLTON B GOODLETT PL #244
SAN FRANCISCO, CA 94102

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE
Ad Description AS - 06.12.17 Land Use - 161351 Fee Ad

To the right is a copy of the notice you sent to us for publication in the SAN FRANCISCO EXAMINER. Thank you for using our newspaper. Please read this notice carefully and call us with ny corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

06/02/2017 , 06/07/2017

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an

EXM# 3017724

NOTICE OF PUBLIC HEARING
BOARD OF SUPERVISORS OF THE CITY AND COUNTY OF SAN FRANCISCO
LAND USE AND TRANSPORTATION COMMITTEE
MONDAY, JUNE 12, 2017 - 1:30 PM
LEGISLATIVE CHAMBER, ROOM 250, CITY HALL
1 DR. CARLTON B. GOODLETT PLACE, SAN FRANCISCO, CA

NOTICE IS HEREBY GIVEN THAT the Land Use and Transportation Committee will hold a public hearing to consider the following proposal and said public hearing will be held as follows, at which time all interested parties may attend and be heard: File No. 161351. Ordinance amending the Planning Code to revise the amount of the Inclusionary Affordable Housing Fee and the On-Site and Off-Site Affordable Housing Alternatives and other Inclusionary Housing requirements; to require minimum dwelling unit mix in all residential districts; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of public necessity, convenience, and welfare under Planning Code, Section 302; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1. If the legislation passes, new residential projects shall be subject to revised Affordable Housing fees or provide a percentage of dwelling units either on-site or off-site, and other requirements, as follows: Inclusionary Affordable Housing Fee: 10 units or more, but less than 25 units: 20%; 25 units or more: 33% for ownership projects or 30% for rental projects. The Mayor's Office of Housing and Community Development shall calculate these fees based on the City's cost of constructing affordable residential housing, including development and land acquisition costs. On-Site Affordable Housing option: 10 to 24 units: 12%, increasing by 0.5% annually for all development projects with 10-24 units of housing, beginning on January 1, 2018, until such requirements is 15%; 25 ownership units or more: 20%, increasing by 1.0% annually for two consecutive years,

starting on January 1, 2018, and then by 0.5% annually starting January 1, 2020, with the total on-site inclusionary affordable housing requirement not exceeding 26%; 25 rental units or more: 18%, increase by 1.0% annually for two consecutive years, starting on January 1, 2018, and then by 0.5% annually starting January 1, 2020, with the total on-site inclusionary affordable housing requirement not exceeding 24%; Off-Site Affordable Housing option: 10 units or more, but less than 25 units: 20%; 25 ownership units or more: 33%; 25 rental units or more: 30%. If the principal project results in the demolition, conversion or removal of affordable housing units that are subject to a recorded, covenant, ordinance or law that restricts rents or is subject to any form of rent or price control, the project sponsor shall pay the inclusionary Affordable Housing Fee equivalent for the number of units removed or replace the number of affordable units removed with units of a comparable number of bedrooms and sales prices or rents, in addition to compliance with the inclusionary requirements. The fee shall be imposed on any additional units or square footage authorized and developed under California Government Code Sections 65915 et seq, where the development project submits an Environmental Evaluation application after January 1, 2016. Projects located within the Eastern Neighborhoods Mission Planning Area, the North of Market Residential Special Use District Subarea 1 or Subarea 2, or the SOMA Neighborhood Commercial Transit District, that have submitted a complete Environmental Evaluation Application on or before January 12, 2016, shall pay a fee or provide off-site housing in an amount equivalent to 30% or provide affordable units in the amount of 25% of the number of rental units constructed on-site or 27% of the number of owned units constructed on-site. In accordance with Administrative Code, Section 87.7-1, persons who are unable to attend the hearing on this matter may submit written comments to the City prior to the time the hearing begins. These comments will be



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