 Resolution approving a plan submitted by the Mayor’s Office of Housing for the use of in lieu fee payments imposed on residential development in the Rincon Hill Area and approving the expenditure of those funds pursuant to Section 827(b)(5)(E) of the Planning Code.

WHEREAS, The Board of Supervisors of the City and County of San Francisco (the “Board of Supervisors”), on August 2, 2005 passed Ordinance 217-05 amending the Planning Code by adding Section 318 to impose a SOMA community stabilization impact fee on residential development in the Rincon Hill Area to provide community stabilization benefits in SOMA including affordable housing; and

WHEREAS, on approximately November 1, 2006 the developers of One Rincon Hill deposited Eleven Million, Twenty-six Thousand, One Hundred and Forty-six dollars ($11,026,146.00) into the City’s Affordable Housing Fund pursuant to their obligations under Ordinance 217-05; and

WHEREAS, Section 827 of the Planning Code as amended by Ordinance 217-05 requires that no less than fifty percent (50%) of the fees that are paid due to development in the Rincon Hill Area Plan under Section 315.4 (e) and 315.6 shall be paid into the Citywide Affordable Housing Fund, but the funds must be separately accounted for and designated exclusively to increase the supply of affordable housing in the SOMA area; and

WHEREAS, Section 827(b)(5)(E) of the Planning Code further requires that the Mayor’s Office of Housing must submit a resolution to the Board of Supervisors with a plan for the use of all in lieu fee payments generated from the Rincon Hill Plan prior to any expenditure of the Funds; and
WHEREAS, the Mayor's Office of Housing has identified specific affordable housing projects eligible for and in need of funds from the Citywide Affordable Housing Fund, both in the SOMA area and outside the SOMA area; and

WHEREAS, the Mayor's Office of Housing wishes to expend all of the fees paid due to the development in the Rincon Hill Area Plan under Section 315.4 (e) and 315.6 to assist in the development of affordable housing according to the following plan:

(1) Approximately Five Million, Thirteen Thousand, Seventy-eight dollars ($5,513,073) representing Fifty-percent (50%) of the fees will be used for acquisition of a site at 1036 Mission Street in the South of Market area bounded by Market Street, the Embarcadero, King Street, Division Street and South Van Ness Avenue, as required by Section 827(b)(5)(B) to be developed into approximately 80 units of affordable rental housing for low and very low-income families, including families at risk of homelessness by Tenderloin Neighborhood Development Corporation. Acquisition closing is preliminarily scheduled for early May, 2007; and

(2) Approximately Five Million, Thirteen Thousand, Seventy-eight dollars ($5,513,073) representing the other Fifty-percent (50%) of the fees will be used for construction of Arnett Watson Apartments, comprised of approximately 83 units of permanent supportive housing for chronically homeless families and individuals on a site at 650 Eddy Street in the Tenderloin. Tenderloin Neighborhood Development Corporation and the Community Housing Partnership are developing the project. Construction is expected to commence in mid to late April, 2007; and
WHEREAS, the Mayor’s Office of Housing seeks approval of this plan in order to prepare for the expenditure of the Rincon Hill in lieu fees in a timely way; therefore be it:

RESOLVED that the Board of Supervisors approves the plan submitted by the Mayor’s Office of Housing for the use of all in lieu fee payments generated from the Rincon Hill Plan and authorizes the expenditure of such funds from the Citywide Affordable Housing Fund for the purposes identified by that plan.

This Resolution shall take effect from and after its adoption by the Board and approval by the Mayor.

Supervisor Daly
BOARD OF SUPERVISORS
Resolution approving a plan submitted by the Mayor's Office of Housing for the use of in lieu fee payments imposed on residential development in the Rincon Hill Area and approving the expenditure of those funds pursuant to Section 827(b)(5)(E) of the Planning Code.

May 15, 2007 Board of Supervisors — ADOPTED
Ayes: 11 - Alioto-Pier, Ammiano, Daly, Dufty, Elsbernd, Jew, Maxwell, McGoldrick, Mirkarimi, Peskin, Sandoval

I hereby certify that the foregoing Resolution was ADOPTED on May 15, 2007 by the Board of Supervisors of the City and County of San Francisco.

Kay Gulbengay
Interim Clerk of the Board

Date Approved

Mayor Gavin Newsom