Ordinance amending the Administrative Code to exempt certain City jurisdictional transfers for affordable housing from appraisal requirement.

NOTE: Unchanged Code text and uncodified text are in plain Arial font. Additions to Codes are in single-underline italics Times New Roman font. Deletions to Codes are in strikethrough italics Times New Roman font. Board amendment additions are in double-underlined Arial font. Board amendment deletions are in strikethrough Arial font. Asterisks (*) indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

Section 1. The Administrative Code is hereby amended by revising Sections 23.14 and 23.15, to read as follows:

SEC. 23.14. DIRECTOR OF PROPERTY’S REPORT.

Within 30 days after the receipt of the request required by Section 23.13, the Director of Property shall prepare a report for the Mayor and the requesting department of the estimated fair market value of the Real Property, the character of the improvements thereon, and an evaluation as to whether, in the opinion of the Director of Property, the Real Property can be advantageously used by the requesting department for the purposes specified in the request. If the Director of Property determines the estimated fair market value of Real Property exceeds $10,000, the Director of Property shall obtain an Appraisal for the Real Property; provided, however, the Director of Property shall not be required to obtain an Appraisal when the requesting department (a) is not an Enterprise Department, as defined in Administrative Code Section 23A.4, and (b) will use the Real Property for 100% Affordable Housing, as defined in Administr
shall not exclude other ancillary uses of the Real Property that benefit the Affordable Housing on the
Real Property or benefit the community. If the Appraisal determines the fair market value of the
Real Property exceeds $200,000, the Director of Property shall obtain an Appraisal Review for
such Appraisal. Any Appraisal and Appraisal Review shall have an effective date of value that
is not earlier than nine months before the date any legislation for the proposed transfer is
submitted to the Board of Supervisors. The Appraisal requirement in this Section 23.14 shall not
apply to any jurisdictional transfers under Administrative Code Chapter 23A.

SEC. 23.15. MAYOR'S CONSENT TO TRANSFER; CONSENT OF DEPARTMENT
HAVING JURISDICTION.

If, on receipt of the Director of Property's report, the Mayor believes that the
department requesting the transfer can advantageously use the Real Property, the Mayor
shall request the department under whose jurisdiction it is to consent to the transfer of the
Real Property to the department desiring the transfer. If the second-mentioned department
consents to the transfer within 30 days, the Mayor shall recommend to the Board of
Supervisors that it order the Real Property transferred, sending to the Board with the request
such data regarding the Real Property as he or she has received from the Director of
Property. No Real Property shall be transferred from one department to another without the
consent of the department having jurisdiction over the Real Property, except as provided by
Section 23.18 below.

Section 2. Effective Date. This ordinance shall become effective 30 days after
enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
of Supervisors overrides the Mayor's veto of the ordinance.

Section 3. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal Code that are explicitly shown in this ordinance as additions, deletions, Board amendment additions, and Board amendment deletions in accordance with the “Note” that appears under the official title of the ordinance.

APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

By:
CAROL WONG
Deputy City Attorney
Ordinance amending the Administrative Code to exempt certain City jurisdictional transfers for affordable housing from appraisal requirement.

December 06, 2017 Rules Committee - RECOMMENDED

December 12, 2017 Board of Supervisors - PASSED ON FIRST READING
Ayes: 10 - Breed, Cohen, Farrell, Kim, Peskin, Ronen, Safai, Sheehy, Tang and Yee
Excused: 1 - Fewer

January 09, 2018 Board of Supervisors - FINALLY PASSED
Ayes: 11 - Breed, Cohen, Farrell, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Tang and Yee

I hereby certify that the foregoing Ordinance was FINALLY PASSED on 1/9/2018 by the Board of Supervisors of the City and County of San Francisco.

Angela Calvillo
Clerk of the Board

Acting Mayor
London Breed

Date Approved