

[Residential Housing Projects]

Resolution urging the San Francisco Planning Department and Planning Commission not to approve residential housing projects of ten units or more with less than a 10% affordability requirement or 15% affordability requirement for conditional-use projects and Planned Unit Developments (PUDs) prior to consideration by the Board of Supervisors of legislation specifically codifying these new affordability levels.

WHEREAS, Affordable housing is a paramount statewide concern, and the availability of housing is of vital statewide importance; and,

WHEREAS, San Francisco faces a continuing shortage of affordable housing for very low, low and median income residents; and,

WHEREAS, Affordable housing production in the City has averaged approximately 350 units per year during the past 10 years, while the demand for new affordable housing is approximately 1,300 units per year; and,

WHEREAS, The San Francisco Planning Department reported that for the past ten years, 3,199 units of low and very low-income housing were built in SF out of a total need of 15,103 units for the same period; and,

WHEREAS, The General Plan states that "[i]nclusion of affordable housing should be required as a condition of approval of housing projects containing 10 or more units which seek Planning Commission approval as conditional uses or planned unit developments;" and,

WHEREAS, The Planning Department and the Planning Commission do not currently have a policy of requiring inclusionary housing for projects which do not require conditional use approval or are not planned unit developments, thereby greatly limiting the already dismal production of affordable housing; and,

1 WHEREAS, The Planning Department and the Planning Commission are presently
2 considering a review of their existing inclusionary guidelines, and the Board of Supervisors
3 would like to encourage the Commission to do so; and

4 WHEREAS, The San Francisco Board of Supervisors has before it pending legislation
5 sponsored by Supervisor Mark Leno that intends to apply a 10% inclusionary housing
6 requirement to all residential projects of 10 units or more and 15% for conditional use projects
7 and PUDs; and,

8 WHEREAS, Given the General Plan 10% inclusionary guideline, the Board's intent to
9 codify even higher levels, and the tremendous need for affordable housing; now, therefore be
10 it,

11 RESOLVED, that the City and County of San Francisco Board of Supervisors hereby
12 urges the San Francisco Planning Department and Planning Commission not to approve
13 residential housing projects of ten units or more with less than a 10% affordability requirement
14 or 15% affordability requirement for conditional-use projects and Planned Unit Developments
15 (PUDs) prior to consideration by the Board of Supervisors of legislation specifically codifying
16 these new affordability levels.



City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Tails Resolution

File Number: 011366

Date Passed:

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August 20, 2001 Board of Supervisors — AMENDED, AN AMENDMENT OF THE WHOLE
BEARING SAME TITLE

August 20, 2001 Board of Supervisors — AMENDED

August 20, 2001 Board of Supervisors — ADOPTED AS AMENDED

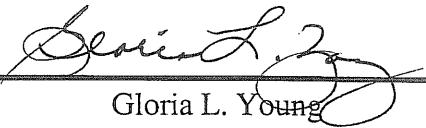
Ayes: 8 - Ammiano, Daly, Gonzalez, Leno, Maxwell, McGoldrick, Peskin, Yee

Noes: 2 - Hall, Newsom

Absent: 1 - Sandoval

File No. 011366

I hereby certify that the foregoing Resolution
was ADOPTED AS AMENDED on August
20, 2001 by the Board of Supervisors of the
City and County of San Francisco.



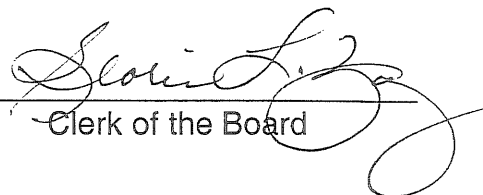
Gloria L. Young
Clerk of the Board

Date Approved

Mayor Willie L. Brown Jr.

Date: August 31, 2001

I hereby certify that the foregoing resolution, not being signed by the Mayor
within the time limit as set forth in Section 3.103 of the Charter, became effective
without his approval in accordance with the provision of said Section 3.103 of the
Charter.



Clerk of the Board

File No.
011366