

INCLUSIONARY AFFORDABLE HOUSING PROGRAM UPDATES

OVERVIEW



San Francisco
Planning

Land Use
Committee
October 25, 2021

OUTLINE

1. Primary Topics for Discussion

Tenure

Post-Approval Changes

Timing and Monitoring Requirements for Marketing

2. Clean Up

3. Commission Action and Discussion



San Francisco
Planning



Tenure

ISSUES

Project sponsors have sought to provide affordable units of a different tenure than the market rate units in the project.



PROPOSED ORDINANCE

Establishes clearer definitions for rental projects and ownership projects and requires affordable tenure to match the market rate tenure.

Post-Approval Changes

ISSUES

There is no consistent process to change tenure after approval

Issues related to tenure have caused delays in delivering on-site affordable housing



PROPOSED ORDINANCE

Requires Commission approval to modify conditions of approval

Provides objective criteria for Commission to consider when reviewing changes to affordable housing

Timing and Monitoring Requirements for Marketing

ISSUES

The Planning Code does not provide clear guidance for sponsors about the timing of the marketing requirement or BMR NSR.



PROPOSED ORDINANCE

Establishes two deadlines:

- first for BMR NSR 12 mos. prior to TCO and
 - second for their request for pricing determination to MOHCD 8 mos. prior to TCO
-

Requires project sponsor to submit construction schedule

What Else? Other Proposed Amendments



REGULATORY AGREEMENTS

- Requires regulatory agreements for Projects that seek a density bonus under Section 207(c)
-

REFERENCES

- Replaces “effective date of Board File 161351” with “February 26, 2018”
 - Replaces reference to TCAC with required minimum unit sizes
 - “MOH” or “Mayor’s Office of Housing” is corrected to be “MOHCD” or “Mayor’s Office of Housing and Community Development”
-

CLEAN-UP

- Defines “Rental Housing Project” and “Ownership Housing Project” and carries through the Planning Code
 - Capitalizes defined terms
 - **Corrects references to rental and ownership affordable housing units**
-

Commission Action and Discussion

- **Approved at Planning Commission Unanimously – October 14, 2021**
- **Discussion**
 - Protection of residents in BMR units when converting
 - Implementation efforts to avoid creating further delay with conversion process
 - Refinement in the future





THANK YOU



**San Francisco
Planning**

Carly Grob
Senior Planner
carly.grob@sfgov.org