

AMENDED IN ASSEMBLY MAY 2, 2017

AMENDED IN ASSEMBLY MAY 1, 2017

AMENDED IN ASSEMBLY MARCH 15, 2017

CALIFORNIA LEGISLATURE—2017–18 REGULAR SESSION

**ASSEMBLY BILL**

**No. 915**

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**Introduced by Assembly Member Ting**

February 16, 2017

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An act to add Section 65915.4 to the Government Code, relating to housing.

LEGISLATIVE COUNSEL'S DIGEST

AB 915, as amended, Ting. Planning and zoning: density bonus: affordable housing ordinances: City and County of San Francisco.

The Planning and Zoning Law requires, when an applicant proposes a housing development within the jurisdiction of a local government, that the city, county, or city and county provide the developer with a density bonus and other incentives or concessions for the production of lower income housing units or for the donation of land within the development if the developer, among other things, agrees to construct a specified percentage of units for very low, low-, or moderate-income households or qualifying residents.

This bill would require the City and County of San Francisco, if it has adopted an ordinance requiring an affordable housing minimum percentage for housing developments, to apply that ordinance to the total number of housing units in the development, including any additional housing units granted pursuant to these provisions, unless the city and county exempts those additional housing units from the ordinance. *The bill would provide that it would not apply to an applicant*

*seeking a density bonus for a proposed housing development if his or her application was submitted to, or processed by, the City and County of San Francisco before January 1, 2018.*

This bill would make legislative findings and declarations as to the necessity of a special statute for the City and County of San Francisco.

Vote: majority. Appropriation: no. Fiscal committee: no.  
State-mandated local program: no.

*The people of the State of California do enact as follows:*

1 SECTION 1. Section 65915.4 is added to the Government  
2 Code, to read:

3 65915.4. (a) If the City and County of San Francisco has  
4 adopted an ordinance requiring an affordable housing minimum  
5 percentage for housing developments, the city and county shall  
6 apply that ordinance to the total number of housing units in the  
7 development, including any additional housing units granted  
8 pursuant to Section 65915, unless the city and county exempts  
9 those additional housing units from the ordinance.

10 (b) *This section does not apply to an applicant seeking a density*  
11 *bonus for a proposed housing development if his or her application*  
12 *was submitted to, or processed by, the City and County of San*  
13 *Francisco before January 1, 2018.*

14 SEC. 2. The Legislature finds and declares that a special statute  
15 is necessary and that a general statute cannot be made applicable  
16 within the meaning of Section 16 of Article IV of the California  
17 Constitution because of the uniquely severe shortage of affordable  
18 housing within the City and County of San Francisco.