

LEGISLATIVE DIGEST

[Administrative Code - Prioritizing 100% Affordable Housing Projects]

Ordinance amending the Administrative Code to require the Department of Building Inspection, Public Works, Fire Department, Mayor's Office on Disability, and Planning Department to prioritize the processing of 100% affordable housing projects as each department's or office's highest priority; to require those departments to identify a staff person responsible for 100% affordable housing projects; and to require the Mayor's Office of Housing and Community Development to provide the Board of Supervisors and the Mayor with quarterly reports about the status of pending 100% affordable housing projects.

Existing Law

San Francisco Campaign and Governmental Conduct Code Section 3.400(a) provides that it shall be the policy of the Department of Building Inspection, the Planning Department, the Department of Public Works to treat all permit applicants in the same manner. Section 3.400(b) further provides that these departments must review, consider, and process all applications, revisions, corrections and other permit-related material in the order in which they were received unless there is a written finding of a public policy basis for not doing so.

Amendments to Current Law

This ordinance would direct the Department of Building Inspection, Department of Public Works, Fire Department, Mayor's Office on Disability, and Planning Department to prioritize the processing of pending applications for 100% affordable housing project permits or other approvals. Such prioritization would require these departments to refrain from expending resources on other projects where doing so would delay processing of a 100% affordable housing application, while allowing the department head to make exceptions for emergencies. The ordinance would define a 100% affordable housing project to mean a building where 100% of the residential units will be subject to a recorded regulatory restriction to ensure affordability based on income, or where 100% of the residential units are funded by a nonprofit charitable organization and will provide permanent housing for homeless or formerly homeless persons.

In addition, the ordinance would require each of these departments to designate a responsible staff person for such projects. Finally, the ordinance would require the Mayor's Office of Housing and Community Development to provide quarterly reports to the Board of Supervisors and the Mayor regarding the status of 100% affordable housing projects.