Submittal Form
For Proposed Initiative Measure(s)
Prior to the Submittal
to the
Department of Elections
By 4 or more Board of Supervisors or the Mayor

I, hereby submit the following proposed initiative measure(s) for hearing before the Board of Supervisors, Rules Committee prior to the submittal of the proposed initiative measure to the Department of Elections.   (Prop C. Nov. 2007)

This matter is for the **June 7, 2016** Election.

Sponsor(s): Supervisor Wiener

SUBJECT: _Affordable Housing Streamlining Act_

The text is listed below or attached:

See attached.

Supervisor Scott Wiener _____

Supervisor Malia Cohen _____

Supervisor Katy Tang _____

Supervisor Mark Farrell _____

Time Stamp by Clerk's Office:

PROPOSED INITIATIVE ORDINANCE TO BE SUBMITTED BY FOUR OR MORE SUPERVISORS TO THE VOTERS AT THE JUNE 7, 2016 ELECTION.

[Under Charter Section 2.113(b), this measure must be submitted to the Board of Supervisors and filed with the Department of Elections no less than *45 days prior* to deadline for submission of such initiatives to the Department of Elections set in Municipal Elections Code Section 300(b).]

[Initiative Ordinance – Affordable Housing Streamlining Act]

Ordinance amending the Planning Code to accelerate the approval and delivery of affordable housing projects through administrative review, maintain public notice and participation, and strengthen design review.

NOTE: **Unchanged Code text and uncodified text** are in plain font.
Additions to Codes are in *single-underline italics Times New Roman font*.
Deletions to Codes are in *strikethrough italics Times New Roman 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. Findings.

A. San Francisco is in the midst of a housing affordability crisis, where prices and rents are far too expensive for most San Franciscans.

B. Producing as much affordable housing as possible will help ensure that housing is available for everyone, including existing residents who may be priced out of their homes.

C. The process for approving affordable housing is unnecessarily complex and lengthy, often requiring years of review, which reduces the number of affordable

housing units that are available, slows the creation of affordable housing, and increases the cost of housing.

D. Eliminating unnecessary bureaucracy and red-tape while maintaining a robust public participation process is one of the best ways to accelerate the production of affordable housing.

Section 2. The Planning Code is hereby amended by adding Section 315, to read as follows:

SEC. 315 AFFORDABLE HOUSING PROJECT AUTHORIZATION.

*(a) **Purpose**. The purpose of this Section 315 is to ensure that any project where the principal use is affordable housing, defined in subsection (b) as an Affordable Housing Project, is reviewed in coordination with relevant priority processing and design guidelines.*

*(b) **Applicability**. Notwithstanding anything to the contrary contained in this Planning Code, this Section 315 shall apply to any project where the principal use is housing comprised solely of housing that is restricted for a minimum of 55 years as affordable for "persons and families of low or moderate income," as defined in California Health & Safety Code Section 50093 (an "Affordable Housing Project"). The Affordable Housing Project shall be considered a principally permitted use and shall comply with the administrative review procedures set forth in this Section and shall not require conditional use authorization or a Planning Commission hearing that otherwise may be required by the Planning Code, provided that the site is not designated as public open space, is not under the jurisdiction of the Recreation and Park Department, is not located in a zoning district that prohibits residential uses, or is not located in an RH zoning district.*

(1) If a conditional use authorization or other Planning Commission approval is required for provision of parking, where the amount of parking provided exceeds the base amount permitted as accessory in Planning Code Article 1.5, such requirement shall apply.

(2) If an Affordable Housing Project proposes demolition or change in use of a general grocery store or movie theatre, this Section shall not apply.

(3) If a non-residential use contained in any proposed project would require conditional use authorization, such requirement shall apply unless the non-residential use is accessory to and supportive of the affordable housing on-site.

(c) Review Process.

(1) In lieu of any otherwise required Planning Commission hearing, the Planning Department shall administratively review and evaluate the physical aspects of an Affordable Housing Project and review such projects in coordination with relevant priority processing and design guidelines. An Affordable Housing Project may seek exceptions to Planning Code requirements that may be available through the Planning Code, including but not limited to sections 253, 303, 304, 309, and 329, without a Planning Commission hearing, and the Planning Department may permit such exceptions if it makes the findings otherwise required by the Planning Code.

(2) This administrative review shall be identical in purpose and intent to any Planning Commission review that would otherwise be required by the Planning Code, including but not limited to Sections 253, 303, 304, 309 or 329, and an Affordable Housing Project may seek the exceptions set forth in the Planning Code. If an Affordable Housing Project would otherwise be subject to such Planning Code provisions, the Planning Department shall consider all the criteria set forth in such Planning Code sections and shall make all required findings in writing when it approves, modifies, conditions, or disapproves an Affordable Housing Project.

(3) Decision and Imposition of Conditions. The Planning Department, after making appropriate findings, may approve, disapprove or approve subject to conditions the Affordable Housing Project and any associated requests for exceptions. As part of its review and decision, the Planning Department may impose additional conditions, requirements, modifications, and limitations on a proposed Affordable Housing Project in order to achieve the objectives, policies, and intent of the

General Plan or the Planning Code. Such approval or disapproval shall be made in writing and mailed to the project sponsor and individuals or organizations who so request.

(4) *Change of Conditions.* Once a project is approved, authorization of a change in any condition previously imposed by the Planning Department shall require approval by the Planning Director subject to the procedures set forth in this Section 315.

(5) *Discretionary Review.* This Section 315 is not intended to alter the procedures for requests for Discretionary Review by the Planning Commission.

(d) *Amendment.* The voters may amend or repeal this Ordinance. The Board of Supervisors may amend this Ordinance if the following conditions are met:

(1) The amendment furthers the purposes of this Ordinance;

(2) The proposed amendment is available for public review at least 30 days before the amendment is considered by the Board of Supervisors or any committee of the Board of Supervisors; and

(3) The Board of Supervisors approves the proposed amendment by at least a two-thirds vote of all its members.

SUBMITTED.

Scott Wiener   Date: 1/8/16
Scott Wiener
Member, Board of Supervisors

Malia Cohen   Date: 1/8/16
Malia Cohen
Member, Board of Supervisors

Katy Tang   Date: 1/14/16
Katy Tang
Member, Board of Supervisors

Mark E. Farrell   Date: 1/19/16
Mark Farrell
Member, Board of Supervisors